

Flint's Park

QUEENSTOWN



**ADDENDUM TO THE FLINT'S PARK
LANDSCAPE AND VISUAL ASSESSMENT
LADIES MILE SPECIAL HOUSING AREA (SHA)
FLINT'S PARK MIXED-USE PRECINCT**

20 MARCH 2019

Addendum to the Flint's Park Landscape and Visual Assessment
Flint's Park Mixed-Use Precinct Special Housing Area
Landscape and Visual Impact Assessment

Project #: PA18274
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Client: Glenpanel LP

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Revision	Date	Description	Author	Review
A	20 Mar 2019	Draft LVIA	S. Skelton	G. Durcan



1. INTRODUCTION

- 1.1. Patch Ltd. have been engaged to assess the landscape and visual effects of the proposed Flint's Park Mixed-Use Special Housing Area (**SHA**) development on amalgamated sites to the north of SH6 along the Frankton-Ladies Mile Highway in the Wakatipu Basin between Lake Hayes and the Shotover River. The proposal seeks an urban mixed-use development on the site's flatlands. This mixed-use precinct will complement other proposed development to the west and future development in the Ladies Mile area.
- 1.2. This landscape assessment report should be read in conjunction with the landscape assessment report and Expression of Interest submitted as part of the Flint's Park Special Housing Area, March 2019 and the Expression of Interest for the Glenpanel SHA dated 13 March 2019.

2. METHODOLOGY

- 2.1. The *Methodology, Statutory and Non-statutory Considerations* for the following assessment are as described in part 2 of the Flint's Park Landscape and Visual Assessment.

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Landscape Category

- 2.2. The subject site is classified as Rural General in the ODP (Map 30). All of the proposed built development is within a Visual Amenity Landscape (Appendix 8a Map 1). All proposed development will be below the ONF category boundary as proposed by the Hearings Panel based on recommendations of Landscape Architect Hellen Mellsop as shown in **Attachments A and B**.

3. DESCRIPTION OF THE LANDSCAPE

- 3.1. The description of the *Regional Context, Wakatipu Basin and Ladies Mile* is as described in part 3 of the Flint's Park Landscape and Visual Assessment.

The Site

- 3.2. The site is on the northern side of SH6 near the centre of the Ladies Mile LCU. It is immediately across the highway from the QCC site and Howards Drive. The site is not highly visible from SH6 as there is a mature line of trees along the site's eastern, southern and western boundaries (**Attachment C**).
- 3.3. The site currently holds two distinct character areas. The southwestern edge of the site is occupied by a rural living development and rural business activity, the Ladies Mile Pet Lodge. This area holds a rural living quality with mature trees, buildings and other rural living elements. The balance of the site is flat pastoral land enclosed by mature shelterbelts and the slopes of Slope Hill.

4. DESCRIPTION OF THE PROPOSAL

- 4.1. The proposal seeks a comprehensively designed mixed-use development set within a frame of the natural lands of Slope Hill to the north and the urban lands of Ladies Mile to the south. The site will be developed for mixed-use development and will contain a village square, retail and community area and a future school site (**Attachment D**).
- 4.2. This proposal is guided by the QLDC masterplan for the development of the Ladies Mile area. It involves the creation of 96 new residential lots. The southern road boundary will contain a large area of open space. A new roundabout is proposed at the intersection of Howards Drive and SH6. North of this new roundabout will be a Village Square and retail and community hub. A future school site is also identified in the site's southeastern portion.

- 4.3. Architecture and landscape design principles will guide the detailed design of the development. The overarching concept is to create a mixed-use neighborhood which will be integrated into the wider Ladies Mile landscape, providing adequate access to open space and views of the wider landscape, reflecting the region's distinct character and providing for the needs of the growing community.

5. LANDSCAPE ASSESSMENT

Visual Effects

- 5.1. SH6 acts as the main arterial between Queenstown, the Wakatipu Basin and places farther north and east. The site adjoins SH6 to the north near the centre of the Ladies Mile. The development will be visible from SH6, from some public and private places within the immediate vicinity of the site and from the Remarkables Road and Hawthorne Road to the south and southwest.

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Mitigation

- 5.2. None of the existing trees on the site or site boundaries are proposed to be retained. However, a generous setback will exist to the north of SH6 and this setback will accommodate some landform modification, planting and groups of trees which will set the proposed development into a frame of open space and break the form of built development as viewed from SH6. The landform of Slope Hill to the north will screen views from the north.
- 5.3. The following portion of this report will provide a summary of the proposal's visibility, followed by a summary of the proposal's visual effects from those locations. A photographic representation of the visibility of the site from public places is attached (**Attachment E, Images 1-21**).

Visual Effects from SH6

- 5.4. The proposed built development may become visible to the east from a distance of approximately 60m. The future of the existing trees off site is not certain, but these trees are not required to provide mitigation. The proposal will be highly visible from parts of SH6 immediately adjacent to the site. Overall the proposal may be visible for a stretch of less than half a kilometre of SH6 (**Images 8-15**).
- 5.5. A generous setback of open space will exist between the proposed built development and the highway. Visual access towards the dominant slopes of Slope Hill will be enhanced through the removal of existing trees on the boundary and the context of open views across the generous area of open space adjacent to SH6. Proposed development and landscape treatments will draw on the Otago vernacular and while an urban density and mixed-use development is proposed, the development will reflect the regions form's, colours and materials. The proposal will result in more than **low** adverse visual effects on users of SH6 and its associated cycle and pedestrian trails.

Visual Effects from Howards Drive

- 5.6. It may be possible to view the western parts of the proposal from Howards Drive near the junction with SH6 over a distance of approximately 250m (**Images 16-19**). Proposed vegetation will provide some screening of built development.
- 5.7. A new roundabout is proposed at the Hawthorne Road SH6 junction. The retail and community hub area will likely be prominent from this junction. The proposal will be seen in the same context of the QCC and experienced as a receptor leaves or enters the urban areas of Lake Hayes Estate. The proposal will result in **very low** adverse visual effects on preceptors using Howards Drive.

Visual Effects from Hawthorne Road

- 5.8. It may be possible to see some of the development from Hawthorne Road (**Images 20-21**). However, from this distance any visibility of the proposal will be amalgamated with the urban areas of Shotover Country and Lake Hayes Estate in the foreground. It is considered from this road the proposal will result in a **negligible** visual effect

Visual Effects from Remarkables Road

- 5.9. The proposal will be visible from the Remarkables Road switchbacks intermittently over approximate 3.5km up the mountain's northern slopes (**Image 22**). This view will be held at a distance of greater than 3km and will be in the context of almost all the Wakatipu Basin and its surrounding mountains.
- 5.10. From the Remarkables Road the Ladies Mile is viewed within the context of the Shotover Country and Lakes Hayes Estate urban areas. It is anticipated that any development within the Ladies Mile will highlight the transition of flatland to Slope Hill and to a degree, better visually separate the ONF from the wider basin. Overall from the Remarkables Road, the proposal will result in a **negligible** adverse visual effect.

Visual Effects from Private Places

- 5.11. The proposal will be visible from the adjoining private places including the south facing slopes of Slope Hill and from the QCC. It will not be visible from any other private place.
- 5.12. The Stalkers sites to the southwest and west are also part of the Ladies Mile masterplan and are likely to be developed as urban. The QCC to the south is currently being developed and the built development there contains an open space setback. Similarly, it is understood the site to the south of SH6 has recently been purchased by QLDC and is likely to evolve into an urban character area.
- 5.13. The proposal's setbacks adjacent to SH6 will provide for a larger area of open space between these private properties. Visual access will be maintained to Slope Hill. Overall the proposal will result in **low** adverse visual effects on private places.

Landscape Character and Amenity Effects

- 5.14. The Ladies Mile is a landscape in a state of change. Its open rural character has been compromised by the approval of the QCC SHA. It has been identified as an area with a high ability to absorb additional development in the WBLUPS. It is therefore problematic to assess the effects of the proposed urban development in the context of the existing landscape character, as this character is rapidly changing. Further

complicating this matter are the recommendations of the PDP Hearings Panel which have recommended the site be zoned Rural Lifestyle, which has been adopted by Council. As the future character of the site is ambiguous at best, the following assessment of the proposal's effects on landscape character seeks to balance the potential futures of the site with its complex and changing zoning overlays, to present an assessment of effects rooted in the landscape's wider values.

Effects on the Queenstown Gateway Experience

- 5.15. The rural character of Ladies Mile and the open, green gateway experience it once provided has been compromised by the QCC development which has allowed urban densities to encroach on the upper Ladies Mile Terrace. As such the gateway to Queenstown has been extended to the east.
- 5.16. Prior to the approval and construction of the QCC and indeed the Stalker Road roundabout, the gateway to Queenstown was clearly west of the Shotover Bridge. The urban densities of Lake Hayes Estate, while still visible were on the periphery of Ladies Mile and the open rural character of the Ladies Mile continued the ruralness of lands to the east. Now however, the gateway experience, once so clearly marked by the Shotover River has been degraded and there is no clear marker. The densities of QCC near the intersection of Howards Drive provides a cue to a gateway, but this is not clearly defined and offers a flat change in character.
- 5.17. It is anticipated that with the implementation of the Ladies Mile Masterplan the gateway to Queenstown will be marked by the east end of Ladies Mile where SH6 ascends from the lowlands and vegetation associated with Hayes Creek and Lake Hayes. The more urban character of the development proposed on the Ladies Mile will be present and the existing urban character of Lake Hayes Estate will have encroached onto the upper terrace. The rural and rural living lands to the east will give way to urban areas.
- 5.18. I consider as a result of the proposal the gateway experience will begin as the receptor ascends from the low point near Hayes Creek to view the more urban areas anticipated on the Ladies Mile. The proposed Howards Drive roundabout will mark the new Gateway to Queenstown providing a clear transition in character and the first,

or last urban experience in Queenstown. The Flint's Park Mixed-Use Precinct will complement this gateway experience.

Effects on Rural Character

- 5.19. As discussed above, the rural character of Ladies Mile has been compromised and it is anticipated that much of the land within the Ladies Mile will be developed for urban type development. The proposal however seeks to maintain a generous open space setback from the highways. This setback will be partially grassed, partially planted in native shrubs and grasses and partially treed. The proposed trees will include groups of mountain beech near the site's southern boundary and internal groups of rural character trees. This rural setback will continue to allow visual access to open space, framing views between trees to the retained openness and the open character of Slope Hill.
- 5.20. The proposed architecture will be directed by design principles of the architects and will reflect elements of rural buildings in terms of utilising gabled roof forms and traditional materials. Landscape treatments adjacent to SH6 will also use traditional forms and materials such as post and rail fencing and low-level lighting.
- 5.21. The Ladies Mile will form part of a rural / urban interface, providing a transition between the rural residential lands to the east and north and the urban areas to the west. This interface will be complemented and its associations to rural character will be maintained through the use of rural elements and setbacks which will in many cases enhance views to the wider, open landscape.

Effects on ONL's and ONF's

- 5.22. The Slope Hill ONF is largely not visible at present across the site due to the existing trees and shrubs on the site's boundaries. The proposal will release this view and while urban development will be located on the site's flatlands, the low, mid and upper parts of Slope Hill will become more visible as a result of the proposal. This will allow the outstanding and visual qualities of Slope Hill to be more visually accessible to the public.

Cumulative Effects

5.23. It is considered that the cumulative effects of development have already changed the character of the Ladies Mile LCU. The proposal will contribute to intensifying these effects, which have largely changed the character of the Ladies Mile from rural to increasingly urban. The proposed setback however will continue to allude to a rural character will providing a sense of openness and will enhance open views to the wider ONL's and ONF's which dominate the District.

6. CONCLUSION

- 6.1. The Flint's Park Mixed-Use Precinct SHA seeks to establish a comprehensively designed urban development across the site's flatlands which will largely be consistent with the Ladies Mile Masterplan. The approval of the QCC has extended urban development to the upper Ladies Mile terrace and the once rural character of this terrace and its role as an open, green corridor before the Queenstown gateway has been diminished. The landscape is in a state of change and it is likely this change will continue to supplant the ruralness of Ladies Mile with remnant rural elements which will frame urban development.
- 6.2. Overall, the site will be visible from SH6 immediately adjacent to it and from near the intersection of Howards Drive. From these locations and from the few more distant viewpoints on Hawthorne Road and the Remarkables Road the proposal will be seen in the context of the existing urban development. It will not screen any views of the Slope Hill ONF and will result in low adverse visual effects.
- 6.3. Overall it is considered the proposal will form an integral and important part of the intended rural / urban interface of the Ladies Mile and the gateway experience to Queenstown while enhancing visual access to the Slope Hill ONF.

Stephen Skelton

A handwritten signature in black ink that reads "Stew Skelton". The signature is fluid and cursive, with the first name "Stew" written in a more abbreviated, stylized manner than the last name "Skelton".

Registered Landscape Architect
20 March 2019

FLINT'S PARK MIXED-USE PRECINCT

ADDENDUM TO THE FLINT'S PARK SHA
GRAPHIC ATTACHMENTS

LADIES MILE SPECIAL HOUSING AREA (SHA)
LANDSCAPE AND VISUAL ASSESSMENT

20 MARCH 2019

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landscape ■ architecture ■ planning



Indicative Landscape Category Boundary
as shown in the Stage 1 Planning Maps

- Medium-Low Density Residential
- Medium Density Residential
- High Density Residential
- Mix Use









 Image location











































