

Flint's Park

QUEENSTOWN



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

6 MARCH 2019

Flint's Park Special Housing Area – Landscape and Visual Impact Assessment

Project #: PA18274
Revision: C
Date: 6 March 2019
Client: Glenpanel Development Ltd.

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Revision	Date	Description	Author	Review
A	25 Feb 2019	Draft LVIA	S. Skelton	G. Durcan
B	27 Feb 2019	Draft LVIA	S. Skelton	G. Durcan
C	6 March 2019	Final 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 Special Housing Area (**SHA**) development on a site legally described as LOTS 1-2 DP 463532 and LOT 1 DP 20162. The site is located 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 residential development on the site's flatlands.

2. METHODOLOGY

2.1. This landscape and visual assessment process is informed by NZILA landscape assessment theory and professional best practice, as well as requirements under the Resource Management Act Section 6. *Matters of National Importance*, and subsequent planning matters pertinent to the Queenstown Lakes District. The assessment methodology also makes use of procedures and principles established through case law in the Environment Court.

2.2. In undertaking this assessment, Patch employees the following methodology:

- **Description of the Landscape:** The receiving environment is described in terms of its biophysical, perceptual and associative factors.
- **Description of the Proposal:** A full description of the proposal is contained within the application. This report only includes consideration of design elements and principals which have guided the development and are relevant to landscape and visual effects.
- **Assessment of Landscape and Visual Amenity Effects:** This includes an assessment of the proposal against the objectives, policies and other provisions contained within the Proposed and Operative Queenstown Lakes District Plan. This assessment considers the potential effects of the proposal on landscape character and visual amenity. The effects covered in this assessment include those that can occur in relation to physical landscape

features, viewing audiences and visual amenity and/or on the site's contribution to the existing landscape character and amenity values.

2.3. This assessment uses the following definitions:

- **Landscape** is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.
- **Landscape character and amenity effects** – These effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- **Visual effects** – Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

Statutory and Non-Statutory Considerations

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2.4. This landscape report follows guiding principles under the Resource Management Act 1991, and objectives and policies identified in the Queenstown Lakes District Council Operative District Plans, proposed and operative. Relevant non-statutory documentation includes the Ladies Mile Master Plan and the Wakatipu Basin Land Use Planning Study (WBLUPS).

Ladies Mile Master Plan

- 2.5. The Ladies Mile Master Plan was approved by Council in 2017. It has been identified as a Category 2 land area of the SHA Lead Policy, which enables development to proceed at a faster rate, subject to further assessment of the proposal against the Lead Policy Document.
- 2.6. Developers should closely follow an indicative masterplan approved by Council and the Building and Construction Minister, and any housing would be expected to be of

a medium to high density and designed in accordance with the Council's development quality expectations set out in Attachment C of the Lead Policy Document.

- 2.7. The proposal is within the Ladies Mile masterplan site and is adjacent to, at time of writing two existing and consented SHA applications; the Queenstown Country Club, (QCC) and Laurel Hill. Other SHA's within the area include the approved and under constructions Bridesdale and a small part of Shotover Country.

Wakatipu Basin Land Use Planning Study

- 2.8. On 1 July 2016 the PDP Hearings Panel issued a memorandum. In this memorandum the Hearing Panel recognised that the discretionary development in the Rural General Zone was unlikely to achieve the Strategic Direction of the PDP in the Wakatipu Basin. In this memorandum they state that there is some merit that rural character and amenity values do not derive predominantly from farming and agricultural activities. As such, the Hearings Panel directed Council to undertake a study which would:

- a) Identify the environmental characteristics and amenity values of the area that should be maintained and enhanced, noting that these will vary across the Wakatipu Basin floor;*
- b) Identify those areas able to absorb development without adversely affecting the values derived in (a) and without adversely affecting the values associated with the surrounding Outstanding Natural Landscapes and Outstanding Natural Features;*
- c) Identify those areas that are unable to absorb such development;*
- d) Determine whether, given the residual development already consented, there is any capacity for further development in the Wakatipu Basin floor and, if there is, where it should be located and what form it should take.*

- 2.9. That report was completed in February 2017 and the subject site was identified as being within LCU10 – Ladies Mile (**Appendix A**). The WBLUPS was considered prior to the construction of the QCC but the authors recognized that if approved, the SHA would change the character of the LCU. As such the authors consider the landscape has a high potential to absorb additional development and that the western end of the LCU has a tolerance for urban development. The WBLUPS recommended that LCU10 be rezoned the Ladies Mile Gateway Precinct. The worksheets associated with the LCU are appended as **Appendix B**.

Proposed District Plan

2.10. At time of writing the Proposed District Plan (PDP) Stream 2 Chapter 24 of the Wakatipu Basin has been notified and the PDP Hearings Panel have released their recommendations. These recommendations have not yet been ratified by Council, but it is anticipated they will be accepted. With regard to the site, the Hearings Panel has recommended amending the Outstanding Natural Landscape (ONL) category boundary as shown in **Attachment A and B**. This amendment would exclude the existing homestead, its associated vegetation and the toe of Slope Hill. The Panel has also recommended to rezone the site Rural Lifestyle with a 75m building restriction area adjacent to SH6. At time of writing Council has not ratified this recommendation.

2.11. The site is currently zoned Rural and the relevant Objectives and Policies include:

- Objective 3.2.2.1 – “Ensure urban development occurs in a logical manner: that promotes a compact, well designed and integrated urban form; protects the District’s rural landscapes from sporadic and sprawling development.”
- Objective 3.2.3.1 – “Built environment that ensures that urban areas are desirable and safe places to live, work and play.” Relevant Policies 3.2.3.1.1 and 3.2.3.1.1 requires that development responds to the character of the site and area and that larger scale developments are to be comprehensively designed.
- Objective 3.2.5.1 - ‘Protection of Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development.’
- Policy 3.2.5.2 - “The quality and visual amenity values of the rural landscapes are maintained and enhanced whilst acknowledging the potential for managed and low impact change”.
- Objective 3.2.5.3 - “New urban subdivision, use or development to will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.”

2.12. Also, Chapter 4 of the Proposed District Plan sets out other objectives and policies for managing the spatial location and layout of urban development for Queenstown. With regards to urban design and landscape considerations the relevant matters include Objectives 4.2.1, 4.2.2, 4.2.3, 4.2.4 and associated Policies 4.2.1.1 to 4.2.1.7, 4.2.2.1 to 4.2.2.5, 4.2.3.1 to 4.2.3.8.

Queenstown Lakes Operative District Plan (ODP)

2.13. The site is zoned Rural General (Map 30) under the ODP. Relevant objectives and policies include:

- Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.

1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.

1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.

1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.

1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.

1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.

1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.

1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.

1.9 Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.

Resource Management Act 1991

2.14. Section 6 of the RMA identifies matters of national importance:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, its relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

S.6 (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;

S.6 (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

S.6 (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.”

Other matters are included under Section 7:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

(c) The maintenance and enhancement of amenity values.”

Landscape Category

2.15. 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, with the remaining part located in the Slope Hill foothills ONF (Appendix 8a Map 1). I note that the ONF boundary has been recommended by the PDP Hearing Panel to be moved. 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

Regional Context

3.1. The site is within the central Otago Region, a dramatic and memorable part of New Zealand characterized by mountain ranges and basins. Glacial and tectonic activity has formed much of the region, shaping the face of the mountains and the floor of the basins carving lakes and valleys. Much of the region is open and natural in character, being part of high-country grazing lands, forestry blocks and Department of Conservation lands including National Parks. The region contains several small settlements including Cardrona, Clyde and Arrowtown. The larger settlements of Cromwell, Wanaka and Queenstown have recently seen significant growth.

Wakatipu Basin

3.2. The Wakatipu Basin is an area of land bound between the Crown Range to the east, The Harris Mountains to the north Lake Wakatipu to the west and Ben Cruchan and the Remarkables to the south. It is a basin formed by the advance and retreat of the Wakatipu Glacier which has left a series of glacial terraces, kettle lakes, moraine terraces and roche moutonnées. Other processes such as erosion and river channelling has shaped parts of the basin. The basin is dominated by the enclosing

mountain, but key features within it include Lake Hayes, Lake Johnson, the Shotover and Kawarau Rivers, Slope Hill, Ferry Hill, Queenstown Hill, Morvin Hill and the Crown Terrace. Land use within the basin has historically been pastoral, but the pressures on much of the land for residential development has created pockets of rural living and urban character. The prominent vegetation within the Basin is pasture grass while mature shelterbelts, rural character trees and native amenity planting are prevalent throughout some, more settled parts of the basin.

Ladies Mile

- 3.3. The 'Ladies Mile' is a portion of SH6 between Lake Hayes and the Shotover River. It is distinctly separated from the areas of Frankton and the Frankton Flats by the Shotover River. The Ladies Mile Landscape Character Unit (LCU 10) as mapped and described in the WBLUPS (**Attachment C**) takes in the upper alluvial terraces bound by the Shotover River to the west, the lower terraces and urban areas of Shotover Country and Lake Hayes Estate to the south, the intersection of Lake Hayes and Morven Hill to the east and the foot of Slope Hill to the north.
- 3.4. The Ladies Mile is in a state of change. Prior to the approval of the QCC SHA the LCU10 was predominantly open pastoral, with rural living on the periphery and dominated by views of Slope Hill and the nearby northern slopes of the Remarkables. The urban areas of Lake Hayes were only visible over the southern edge of a terrace to the south and the Ladies Mile maintained, although marginally, an Arcadian pastoral character. However, with the construction of a roundabout along the Highway and the approval of the QCC, the urban character of the lower terrace has encroached onto the Ladies Mile and the openness it once embodied, and its rural elements have been significantly eroded.
- 3.5. The Ladies Mile is predominantly covered in pasture grass. With the exception of the QCC, lands south of SH6 are mostly open pasture with a backdrop of mature Walnut trees which also line much of the southern edge of SH6. On the northern edge of SH6 the vegetation patterns is more varied, with lineal plantings of shelterbelt trees running both parallel and perpendicular to the highway. This creates a varied degree of

openness and reveals different views across the landscape towards the natural character of Slope Hill which is intermittently visible through vegetation.

The Site

3.6. The site is on the northern side of SH6 near the western portion of the Ladies Mile LCU. It is immediately across the highway from the QCC site. The site is not highly visible from SH6 as there is a mature line of trees along the site's eastern lower boundary and a mature hedge of mixed species along the site's southern road boundary.

3.7. The site currently holds three distinct character areas (**Attachment D**).

- The southern portion of the site is open and pastoral with deer fencing and grazing animals. This pastoral land is framed by mature vegetation on all sides.
- Near the foot of Slope Hill the site contains a heritage listed building which is one of the original homesteads of the basin. This homestead is surrounded by mature rural character trees which form a wooded, parkland character.
- The northern part of the site occupies part of the lower slopes of Slope Hill. A gully runs through this part of the site and the lower portion of this gully are vegetated in tall stands of trees, predominantly poplar trees.

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4. DESCRIPTION OF THE PROPOSAL

4.1. The proposal seeks a comprehensively designed urban character area set within the frame of the natural lands of Slope Hill to the north and the urban lands of Ladies Mile to the south. The proposal draws on the influence of the site's three main characters. The lower reaches of Slope Hill just below the recommended ONL line will hold larger lots and accommodate lower density residential areas. The parkland area around the existing homestead will be largely retained and deferred for a future use, be it as a school or other community facility. The pastoral flatlands will be developed for urban residential use (**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 151 new residential lots within a frame of open space. The existing homestead will be retained and many of the mature trees and heritage features associated with that area will maintain its parkland character. The trees on the site's eastern boundary will be retained and adjacent to them will be a linear park for passive recreation. The southern road boundary will contain a large area of open space. Architecture and landscape design principals will guide the detailed design of the development. The overarching concept is to create a medium density neighborhood which will be integrated into the wider Ladies Mile landscape, providing adequate access to open space and views of the wider landscape and reflecting the region's distinct character.

5. LANDSCAPE ASSESSMENT

Visual Effects

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- 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 at the western end of the Ladies Mile. The development will be visible from this SH6 from some public and private places within the immediate vicinity of the site and from the Remarkables Road and Hawthorne Road.

Mitigation

- 5.2. An existing band of mature oaks, elms, and walnut trees will be maintained along the flatlands of the site's eastern boundary. These trees screen views of the site from the east and will continue to provide a high degree of visual mitigation. Also, the landform of Slope Hill to the north will screen views from the north. Similarly, there is existing mounding north of the Stalker Road Roundabout which will screen most of the proposed development from more westerly SH6 views. Existing vegetation near the site's western boundary provides a high degree of screening but the future of this vegetation is unknown.

- 5.3. Five dense patches of mountain beech trees are proposed along the SH6 road boundary which will break views from SH6 to the development. Other patches of rural character trees in the open space between the proposed built development and the highway will also break the forms of buildings, as will the proposed internal upright oaks and Ginko biloba street trees. These proposed trees will not provide full screening of built development but will soften views and naturalize its context.
- 5.4. The following portion of this report will provide a summary of the proposal's visibility, followed by a summary of the proposal visual effects from those locations. A graphic representation of the visibility of the site from public places is attached (**Attachment E**).

Visual Effects from SH6

- 5.5. The existing trees which will be retained on the site's eastern boundary will screen the proposed development from SH6 east of the site. The proposed built development may become visible in the vicinity of the site through a gap in the trees which will be created to allow for a connection between the site and development to the east. From the west the site will be screened by existing landform. Immediately adjacent to the site much of the interior will be screened by proposed trees. Overall the proposal may be visible for a stretch of less than half a kilometre of SH6 (**Images 4 – 11**).
- 5.6. A generous setback of open space will exist between the proposed built development and the highway. Proposed buildings at the back (north) of the site will be set low along the toe of Slope Hill such that the existing trees in the vicinity of the homestead and proposed development will screen views of this northernmost development and if it is seen at all, the more northern dwellings will be visually amalgamated with the foreground of urban development. 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 setback. Proposed development and landscape treatments will draw on the Otago vernacular and while an urban density 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 preceptors using SH6.

Visual Effects from Stalker Road

- 5.7. It may be possible to view the western parts of the proposal from Stalker Road near the Stalker Road Roundabout over a distance of approximate 250m (**Images 1 – 3**). Proposed vegetation will provide some screening of built development.
- 5.8. From this road and roundabout the views of the site are in the periphery. Regardless, the urban effects of the proposal will be set within a large, treed open space setback and if viewed at all, the proposal will be seen in the same views of the QCC and generally experienced as a preceptor leaves or enters the urban areas of Shotover Country. The proposal will result in **very low** adverse visual effects on preceptors using SH6.

Visual Effects from Hawthorne Road

- 5.9. It may be possible to see some of the development from Hawthorne Road (**Images 16 – 17**). 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

- 5.10. The proposal will be visible from the Remarkables Road intermittently as the road switchbacks over approximate 3.5km up the mountain's northern slopes for a (**Image 18**). 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 it's surrounding mountains.
- 5.11. 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 that 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

- 5.12. 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.

5.13. The Stalkers sites to the northeast 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. This setback combined with the proposal's generous setback will provide for a larger area of open space between these 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 is the recommendations of the PDP Hearings Panel which have recommended the site be zoned Rural Lifestyle. 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.

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Effects on the Queenstown Gateway

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 Ladies Mile Terrace. As such the gateway to Queenstown has been extended to the east. 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.

5.16. 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, the existing urban character of Lake Hayes Estate will have encroached onto the terrace and the rural and rural living lands to the east will give way to the urban areas of Queenstown and Ladies Mile will act as the gateway to Queenstown.

5.17. The site is at the western end of Ladies Mile, across SH6 from the Queenstown Country Club. The urban density proposed will be considered in tandem with the urban areas of QCC and its associations to Lake Hayes Estate and Shotover Country. If the balance of the Ladies Mile were not developed as anticipated in the Masterplan, the screening effect of the mature trees on the site's eastern boundary would continue to screen the site from the east and would not extend the threshold of urban development visually to the east. It would however bookend the highway on the north between QCC and the sense of 'breathing space' would be reduced slightly. The retention of a large open setback will maintain much of the breathing space as will be discussed below with regards to rural character.

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5.18. Overall the proposal will result in a very low adverse effect on the gateway to Queenstown.

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 grasses, 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 principals or the architects and will reflect elements of rural buildings in terms of utilising gable 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 complimented 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 SH6 boundary. 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.

5.23. Some development is proposed at the transition zone between the Slope Hill landform and the flatlands. This development will be sited near the existing mature trees within the Homestead site. These trees will provide a high level of screening of this part of the proposal. While this part of the development is in the vicinity of the ONF line, it will not compromise the natural or open character of the wider Slope Hill ONF to more than a low extent.

Cumulative Effects

5.24. It is considered that the cumulative effects of development has 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 urban. The proposed setback however continues to allude to a rural character will provide a sense of openness and maintain open views to the wider ONL's and ONF's which dominate the District.

6. CONCLUSION

6.1. The Flint's Park 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

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. The existing trees on the site's eastern boundary will provide a high degree of visual screening of the proposed development from views to the east along SH6. Overall the site will be visible from SH6 immediately adjacent to it and from near the intersection of Stalker Road and Howards Road. From these locations and from the few more distant viewpoints on Hawthorne Dr 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.

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6 March 2018

FLINT'S PARK

GRAPHIC ATTACHMENTS

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

6 MARCH 2019

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

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



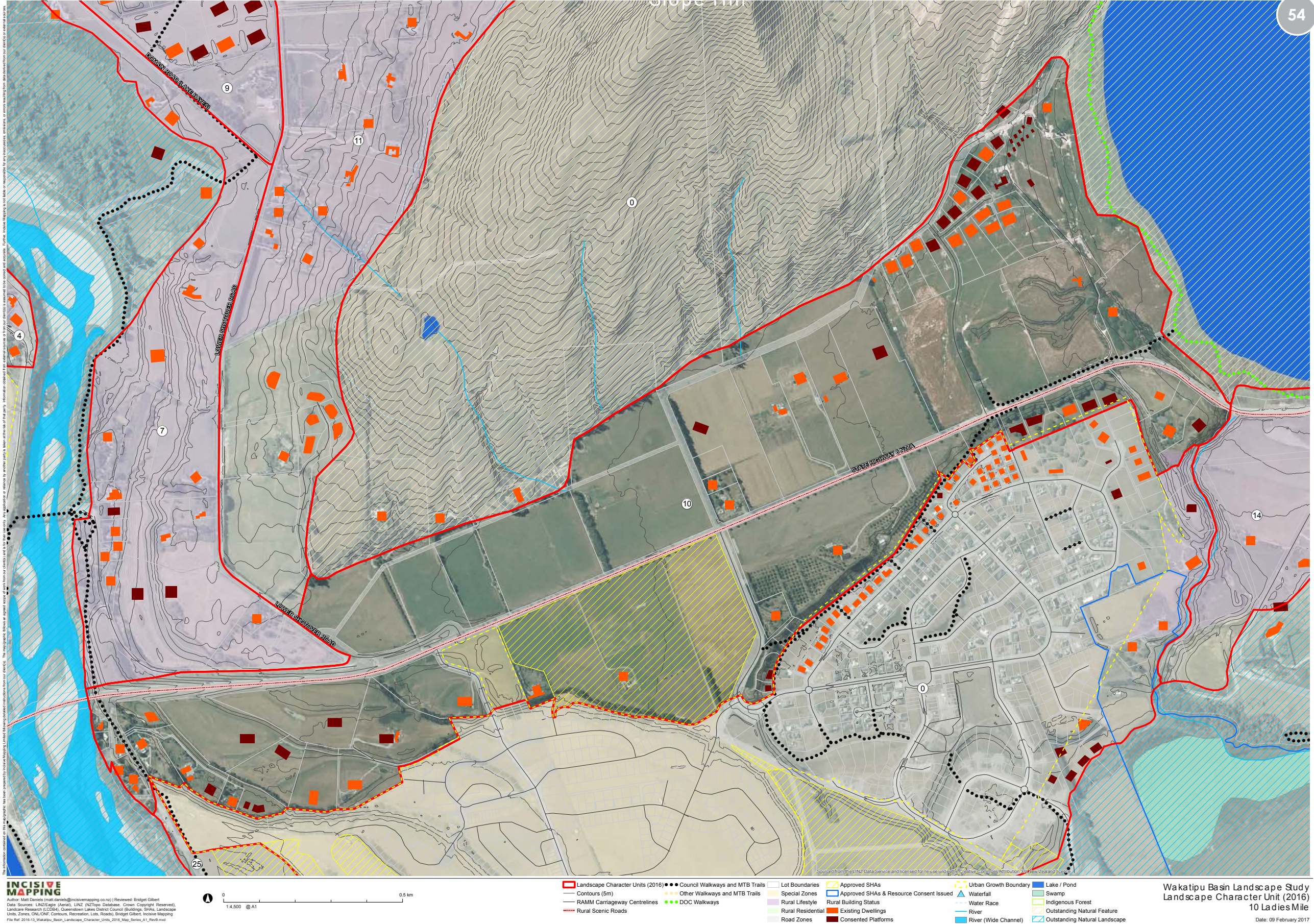






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