

# Queenstown Country Club

## Appendix 2: Landscape and Urban Design Report

For Expression of Interest for a Special Housing Area  
On behalf of Sanderson Group Ltd

11 April 2016



Queenstown  
Country Club  
FINE RETIREMENT LIVING

Boffa Miskell





# Document Quality Assurance

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# Executive Summary

This report provides a high level strategic urban design and landscape assessment of the proposed development of a new retirement village, known as 'Queenstown Country Club' as a Special Housing Area. This report is to be read in conjunction with other reports to accompany an 'Expression of Interest for a Special Housing Area' (SHA) request.

The site comprises two tracts of land within the Wakatipu Basin in Queenstown. The northern site is located adjacent to the Frankton-Ladies Mile Highway (and State Highway 6) and the southern site is located south of the northern site via a slender piece of land.

This report has been prepared by landscape architects and urban designers at Boffa Miskell Ltd on behalf of the Sanderson Group. The purpose of the report is to identify development constraints and opportunities of the proposed development sites and design strategies that would assist with mitigating potential adverse landscape effects and enhancing the landscape and urban design qualities of the proposals.

The report covers the following topics:

- Overview of the regional, district and local landscapes
- A description of the surrounding context and the site
- Site analysis
- Identification of vision and design principles
- Master plan
- Assessment of the urban design and landscape aspects of the proposal
- Conclusions and recommendations in relation to relevant policy and SHA criteria





The proposal comprises the comprehensive development of the site for a retirement village. The Master Plan as set out in this report provides for new community housing, worker accommodation, community and commercial facilities, including public spaces, ecological restoration and infrastructure upgrades.

The assessment outlines that the proposed development will result in a new alignment to the urban growth boundary and new urban development within Queenstown. It is considered that:

- The proposal will promote urban consolidation through the development of a site that sits between two existing urban areas. The site will be accessible to a range of community facilities and services both within the Lake Hayes Estate/Shotover Country and Frankton. By virtue of consolidating urban development in the proposed location will avoid sporadic urban development in other areas.
- The development will promote a compact urban form and the layout of the development ensures that it is future proofed, should development happen at a later date in the vicinity of the site.
- The development includes a range of connections, will further support existing public transport provision in the area and will improve connections to a range of recreational pursuits.
- Development in this location will reinforce the role of Frankton in providing local commercial services for the area.
- The development will promote a high amenity urban development and a range of facilities and services.

In relation to the criterion for assessment of an SHA, the development will be located adjacent to existing urban areas, will focus on the provision of elderly persons housing providing a range of housing options at a scale appropriate for the context and promote a high standard of design. The residential development qualities of the proposal will comprise the following:

- **Integrating into the neighbourhood** - Be well integrated into the neighbourhood context and be well connected both in terms of utilizing existing vehicular routes and introducing new vehicle, pedestrian and cycle connections to further link the three neighbourhoods together. The development will include new facilities and services to support the residents and be within close proximity of Frankton and Remarkables Park. Consolidation in this location will support the viability of the existing bus service to Lake Hayes.

- **Creating a place** - Be comprehensively designed and developed, with clear and legible layout and a strong heart to the development. The development will adopt a built form and landscape that will respond to the site characteristics and surrounding vernacular character to promote a unique development that sits comfortably within the site.
- **Street and home** – The development will incorporate car parking and the main avenue will enable easy access to different areas of the development. A range of public spaces are proposed and outdoor spaces for residents will provide a high degree of amenity. Housing will be of a high quality and the layout of the development has been orientated to maximize solar gain.
- **Environmental responsibility** – The proposal will promote a range of sustainability initiative including low impact design and these will be explored during the detailed design stages.

The development will successfully address the **Urban Design Protocol 7C's**, particularly given the comprehensive nature of the development and the design-led approach of responding to the topography and landscape features of the site to inform the design and layout. The development will reinforce the Central Otago character and provide significant opportunities to integrate the Lake Hayes and Shotover Country developments to result in an integrated neighbourhood.

In terms of **landscape and visual effects**, it is considered that the proposal is appropriate for the following reasons:

- The site is located within a rural/ residential part of the Wakatipu Basin and has to all intents and purposes, been modified from its original form. It is located adjacent to two large areas of residential development within an overall landscape of transition.
- The flat land associated with the site assists in visually mitigating the development, especially in views from the Frankton- Ladies Mile Highway. A considered design approach referencing the broader landscape characteristics have influenced the treatment of the predominantly rural corridor, further strengthening these characteristics.

- In terms of visibility, the development will be seen from a variety of viewpoint, however the majority of these will only see part of the development. Only in elevated views, such as those from the Remarkables ski field road, will panoramic views of the whole site be available. Due to distance and mitigation planting, it is considered that the visual effects, whilst different, are broadly low.
- Appropriate landscape design treatment to the terrace edges has also assisted integrate the development into its landscape, especially in views from within the Shotover Country and Lake Hayes Estate.
- Slight realignment of the proposed ONL within the Queenstown Proposed District Plan (which makes more effective sense on the ground – referencing the elements that the ONL is trying to protect) are appropriate and sensitive buffering between the development and the high landscape values will ensure those broader ONL values are protected.

Based on the landscape and visual effects assessment we recommend the following **landscape recommendations**:

1. Enhancement of Ladies Mile tree avenue planting and boundary treatment.
2. Retention of rural open space along Ladies Mile.
3. Implementation of a planted visual buffer adjacent to the rural open space along Ladies Mile.
4. Clustering of proposed houses facing onto Ladies Mile with the planted buffer.
5. Architectural design of buildings within the clusters to create an attractive rural character.
6. Architectural design of commercial buildings including the proposed care facility to create an attractive rural character.
7. Inclusion of evergreen planting within the planted buffer to provide winter screening of buildings.
8. Twenty metre wide building setbacks, mounding and planting treatments along Howards Drive and along terrace edges.
9. Inclusion of building and structures selected colour and material palettes.

10. Development of a detailed landscape plan showing; Street tree planting, boundary planting, walkways and cycleways, landscape features, open space areas, ecological enhancement, stormwater management areas and their enhancement, fencing design, streetscape treatments and layouts, hard surface treatments, lighting design to avoid light spill, street furniture, and signage design character.
11. Development of building and urban design guidelines addressing appropriate design details for different parts of the site.

**In conclusion**, the proposed development will:

- Result in change to the rural environment where development will replace rural land, creating an urban residential setting with high amenity.
- Promote urban consolidation, a compact urban form and a legible and well connected development and integrated with Lake Hayes Estate and Shotover Country.
- Align with and promote the relevant urban design criterion the Council has produced for SHA applications.
- Achieve a high quality urban design outcome in line with the Urban Design Protocol.
- Achieve a well-integrated outcome within the landscape context drawing on prevalent characteristics of the Otago context.
- Based on the assessments, a series of landscape and urban design recommendations are proposed in order to ensure that the development is well integrated into its landscape setting.



# 1. Introduction

## Scope

The following report provides a high level strategic landscape and urban design overview of the proposed 'Queenstown Country Club' proposal. This report has been prepared by landscape architects and urban designers at Boffa Miskell Ltd on behalf of the Sanderson Group and should be read in conjunction with the other reports that accompany this Expression of Interest for a Special Housing Area (SHA) request. The report covers the following topics:

- Overview of the regional, district and local landscapes, including the importance of the Wakatipu Basin landscape and the Frankton- Ladies Mile Highway corridor.
- A description of the surrounding context, including reference to the Lake Hayes Estate and Shotover Country developments and identification of landscape characteristics, including the landscape setting in the basin, the rural lifestyle blocks, outstanding natural landscapes, Ladies Mile road corridor and urban communities.
- Potential landscape and visual amenity issues from the proposal and how these can be addressed through design principles, such as to retain a sense of rural character/openness and maintenance of views of the surrounding mountains.
- Landscape and urban design review of the Special Housing Area provisions (SHA) and the operative and proposed QLDC District Plans (at a high level) in relation to the proposal, as well as separate landscape and urban design effects assessments.
- Development of conceptual plan graphics to illustrate potential solutions to address issues identified.
- Presentation of the Master Plan.

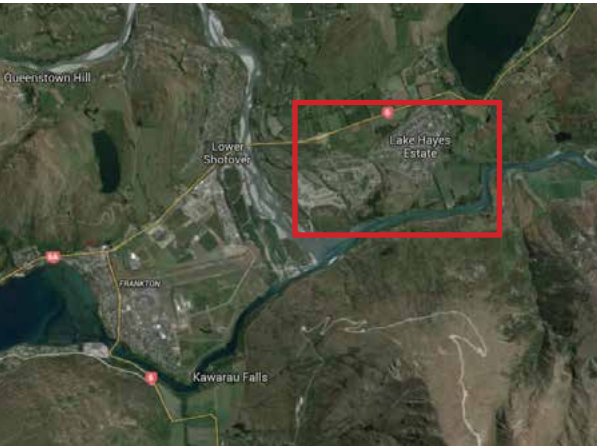
The purpose of the report is to identify development constraints and opportunities of the proposed development site, and design strategies that would assist with mitigating potential adverse landscape effects and enhancing the landscape and urban design qualities of the proposals to ensure a sensitive, well considered proposal, appropriate to both site and surrounding context, including the site's statutory context.

## Overview of Site

The site is located on two tracts of land within the Wakatipu Basin. The **northern site** is located adjacent to the Frankton – Ladies Mile Highway (and State Highway 6) and the **southern site** is located south of the northern site via a slender piece of land (akin to a land-locked causeway). The extent of both of these sites is illustrated on the adjacent location plan.



Site location - Local context



Site location within the wider context - Wakatipu Basin



# 2. Context

## PLANNING CONTEXT

### Operative and Proposed District Plans

Relevant provisions and discussions relating to the Operative and Proposed District Plans are outlined in Section 6 of this report. The site is zoned rural in both.

### Criteria for Assessing a Special Housing Area

The Council will assess an Expression of Interest against the following criteria. Those of direct relevance to the Landscape and Urban Design Assessments are outlined in summary below with full consideration of these covered in Section 6 of this Report.

- Location
- Predominantly Residential
- Building Height
- Minimum Number of Dwellings
- Residential Development Quality

QLDC outlines that 'High Quality Residential Development' means: "Residential development that integrates well into neighbourhoods (acknowledging it may be of significantly higher density), contributes to place making and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs."

Four facets are highlighted as part of this, as follows:

### 1. Integrating into the Neighbourhood

- a. Connections
- b. Facilities and services
- c. Public transport
- d. Meeting local housing requirements

### 2. Creating a sense of place

- a. Articulation and design
- b. Working with the site and its context
- c. Creating well defined streets and places

### 3. Street and Home

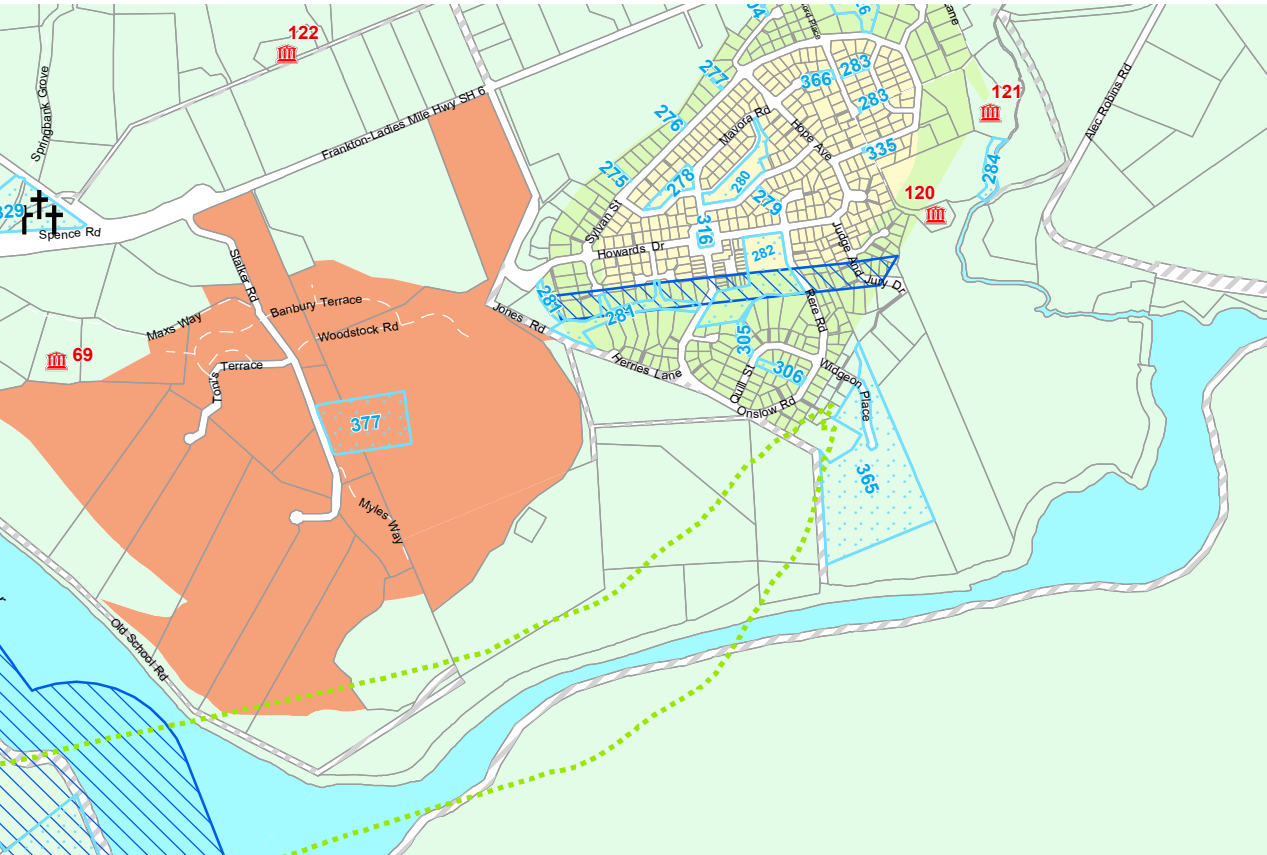
- a. Car parking and access
- b. Public and private spaces
- c. Good quality homes

### 4. Environmental responsibility

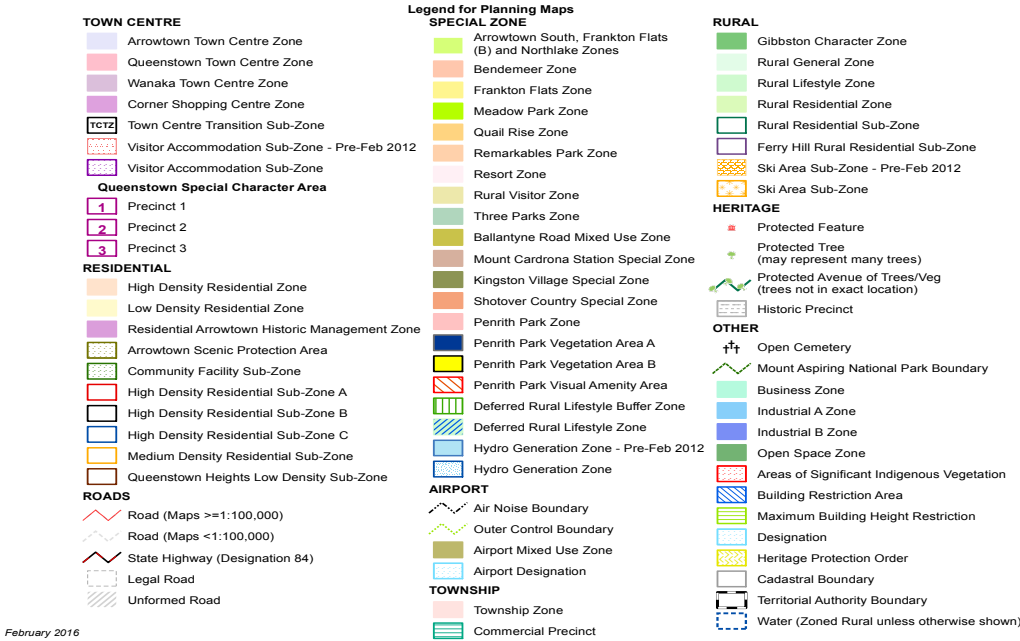
### Urban Design Protocol

The purpose of the Urban Design Protocol is 'to signal the Government's commitment to quality urban design and to initiate a programme of action to result in 'quality urban design'. QLDC is a signatory to this protocol. The Protocol identifies seven essential design qualities that create quality urban design (the 7 C's) as outlined below:

- Context
- Character
- Choice
- Connections
- Creativity
- Custodianship
- Collaboration



Operative District Plan Planning Map





# REGIONAL CONTEXT

In terms of landscape, the Site is located within the Otago Region, a dynamic and rugged area dominated by ranges and basins. Glacial and tectonic activity has been a formative process in shaping this landscape, resulting in large mountains, lakes and inland basins. Much of this landscape is in conservation estate, however there are large areas of high country grazing and other productive land uses such as forestry. There are numerous small settlements with Queenstown being the largest inland town.

The landscape surrounding the site can be broadly classified into the contrasting landscape types of the low relief Wakatipu Basin and its surrounding mountain ranges.

A number of townships in the region promote a range of cohesive and integrated village characteristics that reflect the history of the area and the surrounding environment. These townships (including Arrowtown, Cardrona, Clyde and Alexandra for example) suggest ways that the proposed development can build upon and complement these. The key characteristics include:

- Buildings that are discrete, small scaled and yet are distinctive forms in the landscape.
- Buildings have sufficient space to accommodate trees and vegetation
- Villages that are anchored around a main street and have distinct edges (i.e. walls)
- Buildings that relate well to public spaces, front the street and village green
- A grid that is well connected to the main street
- Buildings that are simple in form based on the traditional shed and cottage forms
- Larger buildings that are composed of a collection of primary volumes
- Buildings that are clad in basic materials such as timber, stone, plaster and corrugated iron.

The Lake Hayes Estate and Shotover Country developments draw on a number of the above characteristics.



Townships



Landscape Characteristics



Arrowtown main street



Cromwell old town



Cardrona main street





Wakatipu Basin landscape context

## WAKATIPU BASIN

The wider Wakatipu Basin is defined by a series of surrounding mountain ranges reaching heights of up to 2000 metres above sea level (masl). To the north, numerous peaks and ridges around Coronet Peak and the Crown Range enclose the northern extent of the Basin in an east-west arc. They rise immediately above Arrowtown in a sequence of steep terraces to heights of between 1000 and 1700masl. Coronet and Crown Peaks are key landmarks within these ranges, with Mount Cardrona and the Harris Mountains extending beyond. To the south, the Remarkables rise steeply from the Kawarau River to more than 2000masl. The steep gorges of the Arrow and Shotover Rivers which drain the Arrow Basin into the Kawarau River are important features carved through these ranges. Glacially formed roche moutonnée hills are also prominent within the basin, including Ferry Hill, Slope Hill and Queenstown Hill, as are the two lakes, Lake Hayes and the smaller Lake Johnson.

From the Basin floor, the horizon is defined by the profiles of the Remarkables to the south, the Crown Range to the east and the mountains of Ben Lomond, Bowen Peak and Mt Dewar to the west and northwest.

Landuses within this basin are varied. The Frankton Flats, to the west of the Site is the most modified, where the Queenstown airport and runway are located amongst areas of significant new light industrial development and housing. State Highway 6 forms the principal road access through the area and is a major tourist route. New areas of industrial, retail and recreational activity, including lighting and roundabouts are being constructed adjacent to State Highway 6 and include the Five Mile development.

Closer to the site, numerous lifestyle and suburban residential subdivisions, are appearing throughout the area. To the east of the site is the established Lake Hayes Estate and to the west the part-completed Shotover Country. Both settlements occupy a lower river terrace of the Kawarau and Shotover Rivers. Beyond Slope Hill to the north, this part of the Wakatipu Basin is predominantly occupied by low density rural production and lifestyle subdivisions, with Arrowtown being the principal township.

It is recognised that the whole Wakatipu basin landscape retains high landscape value. This is due to the location of the area within its mountainous and lakes setting.





# FRANKTON-LADIES MILE

The Frankton- Ladies Mile is a section of SH6 extending from the roundabout at Frankton to the west to Lake Hayes in the east. This section of SH6 is approximately six kilometres in length. This road corridor is divided almost centrally by the Shotover River, where a 300m bridge spans this braided river. The Shotover River essentially provides a physical landscape character change to the experience of this corridor. The western section of this road corridor (west of the Shotover River) is currently in a state of change, where light industrial and commercial buildings have replaced open paddocks. East of the Shotover River up to Lake Hayes, the corridor retains a more rural character, where open paddocks predominantly align the highway.

This eastern part is predominantly flat, being the historic upper alluvial terrace of the Shotover and Kawarau Rivers. To the south of the highway, a series of broad river terraces step down towards the Kawarau River. It is on this 'first' stepping of the terrace that the predominantly residential settlements of Lake Hayes Estate and Shotover Country have established. Visual evidence of these settlements is evident from the Frankton- Ladies Mile.

This eastern part of the Frankton- Ladies Mile Highway retains an open, rural character, where views of the surrounding mountains, notably the Remarkables are evident. There are parts of the highway where aligning vegetation partially screens views. Tree planting, to replicate an avenue style has been planted along one land ownership to the south of the road and is a noted feature of this road corridor. Otherwise, scrappy clumps of shrub vegetation, occasional trees and shelterbelts comprise the remainder of the vegetation. Post and wire fencing demarcates the paddock boundaries. There are a number of urban characteristics encroaching into this corridor, including the new Stalker roundabout, with its associated lighting, bunding, road widening and landscaping. This has eroded the pastoral character of the corridor at this location.

In addition to glimpses of the buildings associated with the Lake Hayes Estate and Shotover Country from short sections of the highway are available, there are other built forms evident along this eastern part of the highway. Large homesteads are evident as are smaller rural residencies. These are set amongst a predominantly rural setting, comprising open paddocks, orchards and deciduous trees forming property boundaries. The backdrop of the surrounding mountains however provides the sense of enclosure in views from the highway and in many ways dominates the visual catchment.

In summary, the rural qualities and characteristics that are apparent along the eastern extent of the Frankton- Ladies Mile corridor include:

- Predominantly rural corridor through pastoral land use
- Rural experience separating the Lake Hayes landscape from the Shotover/ Frankton landscape
- Open views towards the Remarkables, Slope Hill and the wider basin.
- Urban development screened by topographical relief (with only glimpses obtained towards the eastern extent of the highway).
- Ridges and horizons free from development, amplifying openness.
- Moderate degree of perceived naturalness obtained along this corridor (i.e. lack of built development on the rural landscape) where unencumbered views are obtained from the flats to the mountains.
- Tree avenues that align with part of the highway contribute to the rural amenity of the area (along with shelterbelts, orchards etc).



Frankton- Ladies Mile rural context



Frankton-Ladies Mile Highway (SH6) looking east with Howards Drive to the right





Lake Hayes Estate looking north-eastwards towards Slope Hill

## LAKE HAYES ESTATE

Lake Hayes Estate is located to the immediate east of the northern and southern sites and occupies a tract of land some 20 metres lower in elevation than both sites. The Lake Hayes Estate was one of the first residential areas of a large scale involving quite flat land near Queenstown and contains around 700 residential sections.

At the heart of the development is Nerin Square a large formal green space in the centre of the estate and a restaurant, bar, deli and offices have recently opened here. The Graze cafe is quickly becoming a local landmark in the community. The character of the development is akin with a more traditional suburban subdivision and Howards Drive extends through the centre to form a central spine.



Shotover Country development looking from the top of the Hill associated with the southern site looking north-westwards with Ferry Hill in the immediate background

## SHOTOVER COUNTRY

To the west of the Lake Hayes Estate and the northern and southern sites is the newer subdivision of Shotover Country which is accessed by Jones Road and a new roundabout off Stalker Road. Parts of the development are still under construction. As with the Lake Hayes Estate, Shotover Country occupies a tract of land some 20 metres lower in elevation than both sites.

Shotover Primary School is at the centre of the subdivision.





### 3. The Site

The Site comprises two separate tracts of land and are referenced in this report as the **northern site** and the **southern site**. They are connected by a narrow strip of elevated land.

#### NORTHERN SITE

The northern site occupies a predominantly flat tract of rural land located approximately mid-way along the southern side of the Frankton – Ladies Mile Highway. The northern site is roughly triangular in shape occupying approximately 24 hectares of open grass paddocks. Land is flat, however gently slopes south-eastwards. The northern site is bounded to the north by the Frankton – Ladies Mile Highway, to the east by Howards Drive and to the south and west by the alluvial terrace edge associated with Shotover Country to the south. A farmstead building and associated ancillary buildings occupies the central portion of the site.

Vegetation is limited on the site, with the majority associated with the Frankton- Ladies Mile Highway and the occasional shelterbelt located within the southern portion of the site. A small group of mature deciduous trees is located around the farmstead buildings. Scrub vegetation is also associated with the sloping terrace sides.

#### SOUTHERN SITE

The southern site is connected to the northern site via a slender tract of land, sandwiched by old river terracing to the east and west, creating a landlocked 'causeway'. As with the northern site, this site is associated with the upper river terrace, with its north-eastern and north-western boundaries being defined by them. This southern site is again approximately triangular in shape occupying 28 hectares of rural land.

The southern part of the Site is dominated by a small unnamed moutonnée hill. This hill, defined on the topographic map by Trig Point A3A9 is 439m in height, and acts a barrier to the Kawarau River immediately to the south.

This site is reasonably flat and open within its northern section used predominantly for grazing purposes. Its southern section which extends to the Kawarau River is steeper. An agricultural shed occupies the immediate northern toe of the hill and a former quarry, now small pond, is noted immediately west of this on slightly elevated land. A house is also located on a small knoll at



Northern site: Looking west across the northern site adjacent to the eastern boundary towards Ferry Hill.



Northern site: Looking south across the site towards the Remarkables adjacent to the eastern boundary.





Southern site: Looking south across the Southern Site adjacent to the north-eastern boundary towards the ONL and the Remarkables.



Southern site: An elevated view of the Southern Site looking north-eastwards towards Lake Hayes Estate.

the base of the hill. Deciduous trees occupy the margins of the small pond, with the remainder of the vegetation on the hill being rough grass and shrubs. Patchy scrub vegetation is associated with the terrace slopes and a small enclave of vegetation is also associated with the northernmost and narrowest part of the site.

Views from this area extend over much of the southern part of the Wakatipu Basin, including over both the settlements of Lake Hayes Estate and Shotover Country.

The hill is associated with an Outstanding Natural Landscape (ONL) due to its visual presence and its association with the mountainous terrain further south. A line indicating the extent of this ONL in the Operative and proposed District Plans has been refined in this document to better reflect the conditions on the ground.

Both the northern and southern sites retain specific landscape qualities and characteristics that are slightly different, however retain consistent rural characteristics at a broader scale.

Both sites fall within a Visual Amenity Landscape overlay (within the operative District Plan) and as a RLC (within the Proposed QLDC Plan).

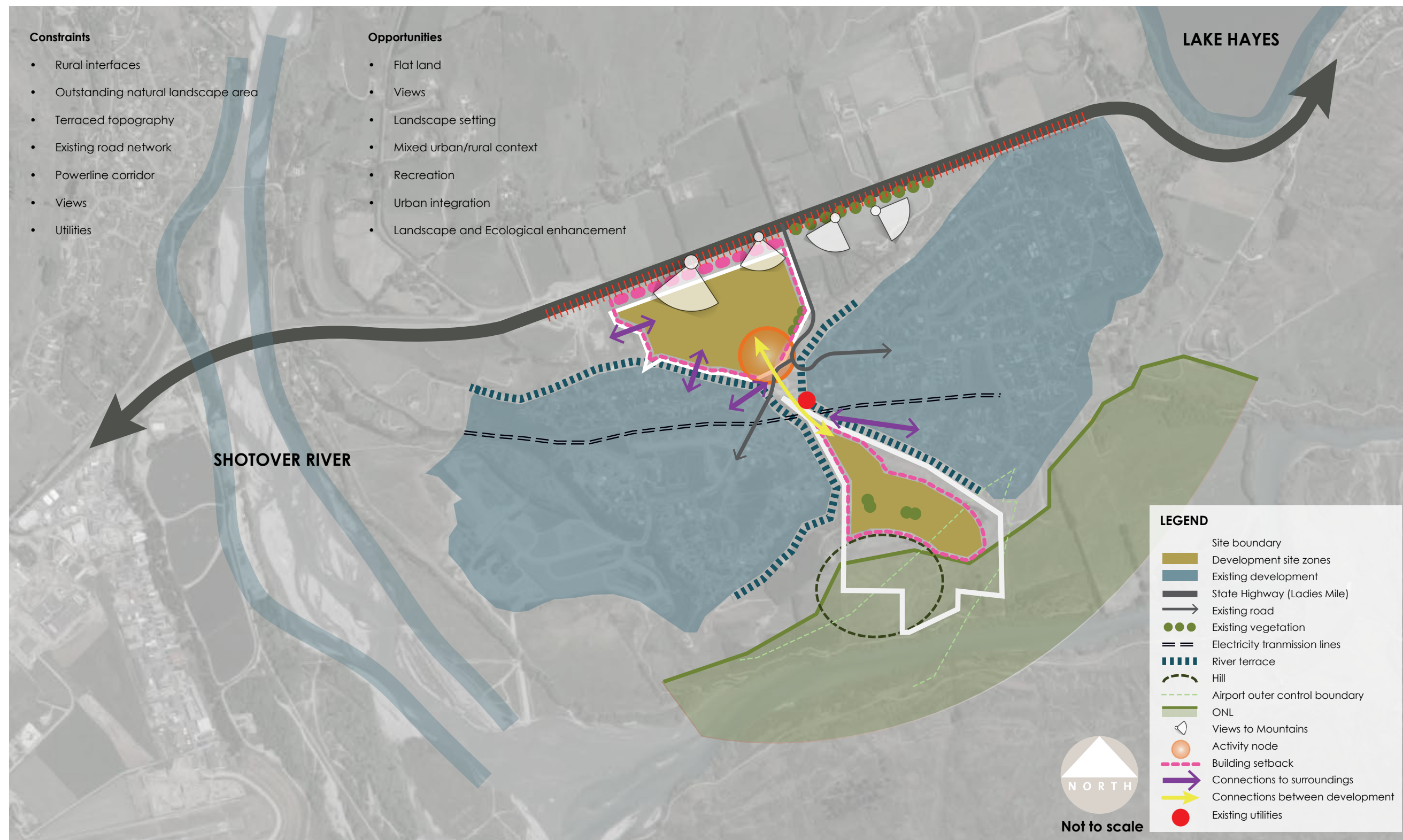
The rural qualities and characteristics that are associated with the sites include:

- The open rural character of the northern site, sandwiched on the upper river terrace by the urban developments of Lake Hayes Estate to the east and Shotover Country to the west.
- The hill in the southern site is a notable local feature that retains outstanding qualities and characteristics.
- The sites physical landscape boundaries are defined by topographical variation and river terracing (including a landward 'causeway').
- Both sites provide foreground context to the larger ONL beyond, especially due to its openness, albeit that much of the flat area of land is not visible from many vantage points.
- The association of the sites in relation to the wider Wakatipu Basin and eastern part of the Frankton-Ladies Mile corridor.





## CONSTRAINTS AND OPPORTUNITIES



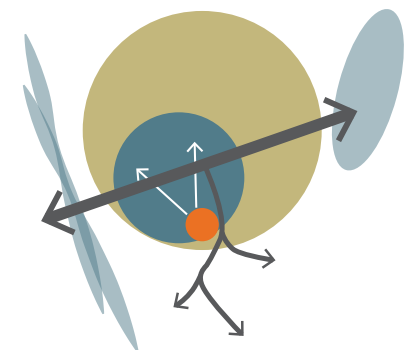
Constraints and Opportunities diagram



## DESIGN PRINCIPLES

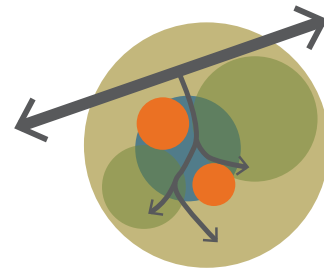
Key urban design and landscape principles were identified early in the process and have been incorporated into the design as it has evolved. These are described in the diagrams.

### Future Proof



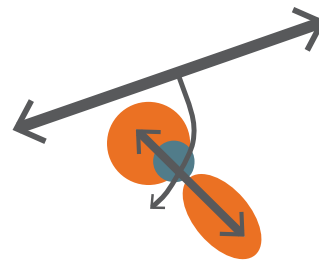
- Ensure that the site is designed to future proof the site.
- Protect rural characteristics through landscape corridor.

### Urban Integration



- Achieve integration of the development with the adjoining Lake Hayes and Shotover Country development.

### Access and Legibility



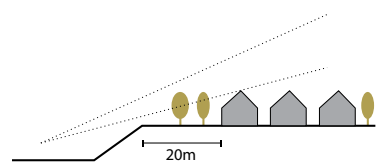
- Provide a legible and accessible routes for enhanced wayfinding.

### Working with Landforms



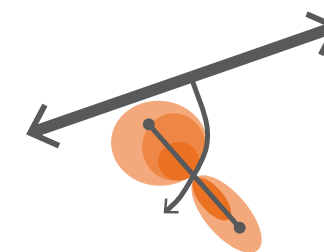
- Layout to respond to distinctive terrace shapes formed by river processes.
- Provide landscape buffers along terraces and hills.

### Landscape Sensitivity



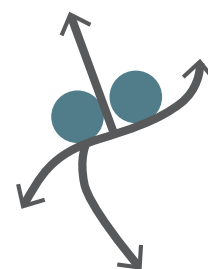
- Landscape to be key determinant of village layout.
- Maintain the rural character along Ladies Mile.
- No development to be located on or immediately adjacent to the ONL.
- Placement of buildings to be carefully considered.

### Intensity of Development



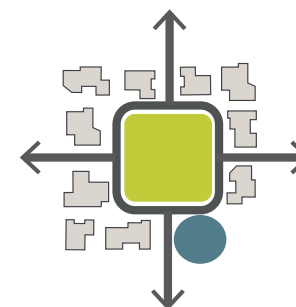
- Cluster more intensive development within the northern part of the site, close to main access routes and central boulevards.
- Create a hierarchy of density across the sites.

### Community focal point



- Create a community focal point that is accessible for all - convenient to adjacent developments.

### Existing urban characteristics



- Take cues from the character and layout of Central Otago townships (i.e. Arrowtown and Cardrona) and also Lake Hayes Estate and Shotover development.

## 4. Vision and Design Principles

### VISION STATEMENT

The vision for the site is to:

- Develop a high quality retirement village in an accessible and central location to meet the housing needs of the local Queenstown elderly population.
- Provide a comprehensive extended community that is well integrated into the landscape and adjacent developments and that has a strong architectural and landscape theme.
- Create a strong sense of place through a mixed use development with key supporting community, commercial and open space facilities for both residents and the wider neighbourhood.

### DESIGN BRIEF

- Design a very high quality retirement living environment, similar to the standard of previous Sanderson Group projects.
- Provide for 250 Independent Villas, 30 Apartment Suites, 10 Serviced Apartments and a 5 Star Full time Care Facility and allow the area to retain a level of affordability and accessibility.
- Ensure all development responds to the site and surrounding environment.
- Provide opportunity to establish associated medical support facilities to provide additional resources to the residents of the village and the wider community.
- Provide for the safe and efficient integration of traffic and pedestrian circulation and adequate car parking
- Utilise existing sheds where possible by re-incorporating them into the built form.
- Maximise levels of amenity by providing large open space, well landscaped areas around built forms, and a strong connection to the wider landscape.





## CONCEPT DEVELOPMENT

The design concept for the Queenstown Country Club has stemmed from both the northern and southern sites unique location, characteristics and features as well as a number of important visual considerations. At the outset it was recognized that the landforms, Frankton-Ladies Mile frontage and the area of ONL would be key drivers behind the design concept. Also a key determinant was the importance of creating a development that was future proofed and sought to integrate with the existing communities adjoining the sites to create a focal point for the wider neighbourhood.

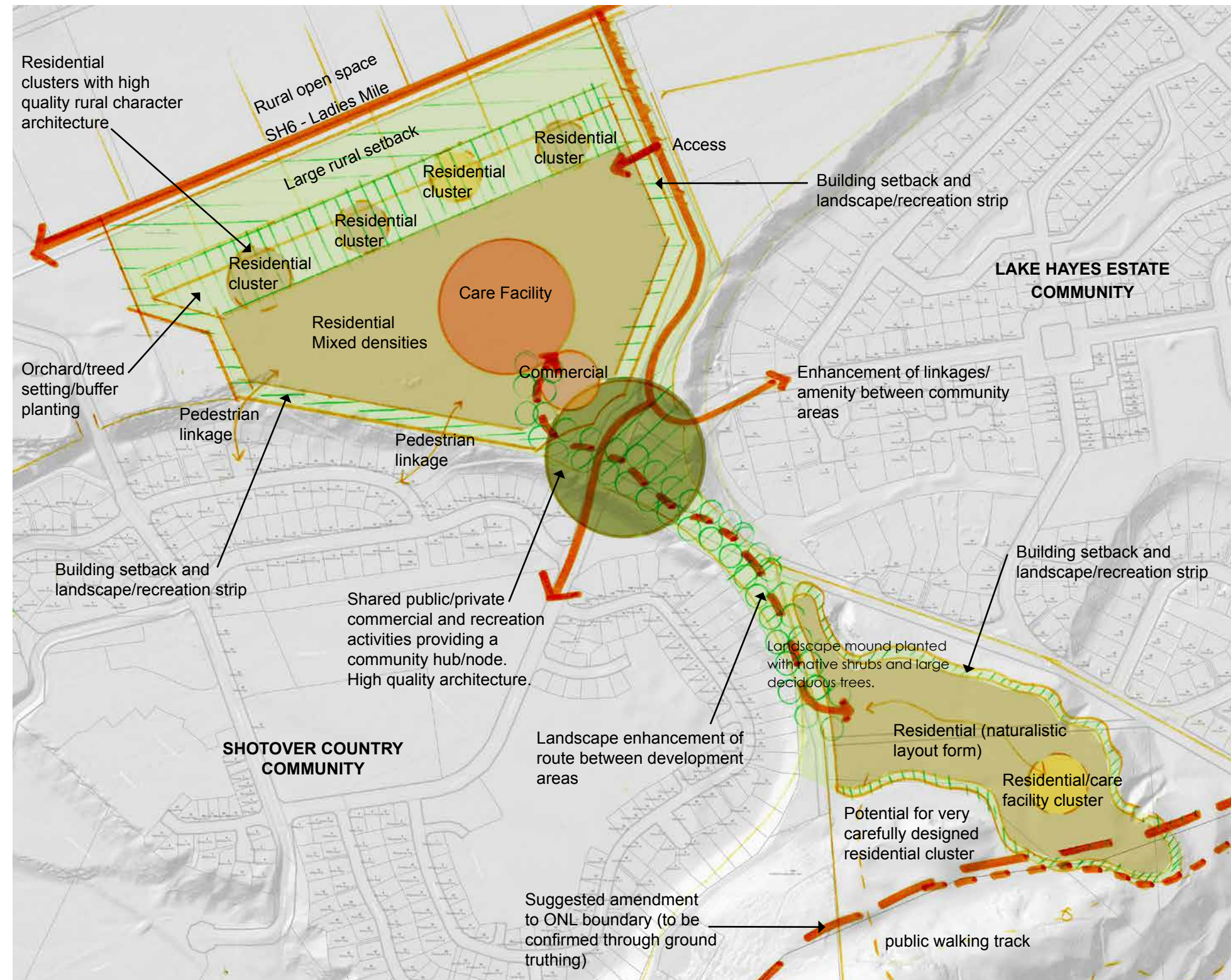
The retention of a setback along Frankton-Ladies Mile to maintain a rural aesthetic, i.e. grassed paddocks, hedgerows and orchard planting provides a buffer between the highway and the site. Clusters of development separated by open spaces would allow for a transition between this rural aesthetic and the main development area.

Topography was a key factor in the design, working with the contours and utilising the natural terraces to inform building placement. It was recognised that the large buildings associated with the retirement village such as the community centre, aged care facility and apartments should be located within the northern larger part of the site and away from the more sensitive ONL area and terrace sides.

In promoting a legible and well connected development, a central boulevard connects the two sites and also provides direct linkages to the key developments. The main commercial, community and retirement activities are placed at the gateway hub into the northern part of the site in order to integrate with the wider neighbourhood and be accessible for both sites.

The layout of the streets (grid) within the northern site is informed by the terrace patterns and the focus would be on creating slow speed environments. The roading network within the southern site is more organic in response to the shape and contours of the terrace and hill slopes.

The design of the landscape and buildings take cues from the characteristics of the surrounding townships and rural and natural alpine landscapes.



Concept Diagram





Master Plan

0 300m  
1:10,000 @ A3



- ① Village entrance
- ② Rural setback paddocks
- ③ Bowling green
- ④ Club house
- ⑤ Car parking area
- ⑥ Care facility
- ⑦ Staff accommodation
- ⑧ Commercial centre (including cafe and child care facility)
- ⑨ Terrace setback
- ⑩ Gully track / connecting track
- ⑪ Rural shed conversion to clubhouse
- ⑫ Orchard
- ⑬ Orchard villas
- ⑭ Potential for sensitively designed development adjacent to ONL
- ⑮ Individual lots
- ⑯ Lookout point
- Site boundary
- - - Realigned outstanding natural landscape (ONL) boundary to better fit landform

## 5. Master Plan

Detailed consideration of the Master Plan is set out over the following pages. The key components include:

- **New central boulevard** – The existing Jones Road is extended and realigned to link both the northern and southern sites acting as a central boulevard connection. Direct access to the commercial activities within the northern site is also gained from this road. The boulevard feature of the development is integral to the connectivity within the sites and essential in achieving integration with the adjoining residential neighbourhoods.
- **Access off Howard's Drive** – Further access to the site is proposed off Howard's Drive. A secondary access proposed at the northern end of Howard's Drive will provide access to the housing and proposed Clubhouse and bowling green.
- **Landscape buffers and boundary treatment** – A 120 metre setback is proposed from the property boundary aligning with Frankton-Ladies Mile Highway and the internal east/west road. This will comprise open paddocks, orchard planting and avenue planting along Ladies Mile to maintain the rural characteristic that are evident within the broader landscape. Within the orchard area will be clusters of high quality Otago influenced designed villas, further complementing the characteristics of the setback. In addition, landscape buffers are proposed along all of the terraces and vary in width with a minimum of 20m. The character of these terraces will comprise a mix of native and amenity planting coupled with provision for walking and cycling routes.
- **A range of new buildings** – A range of buildings are proposed, including villas, apartments, care facility, staff accommodation and commercial space. The space created by the layout ensures that generous outdoor living is encouraged with predominantly northerly aspects, set amongst large amounts of open space between dwellings. More details of each of these typologies is set out under Section 5 (Building Typologies).
- **Amenity and open space** – The central boulevard is a key feature of the development. A series of open





spaces are located along the boulevard including a bowling green at the northern end and an informal neighborhood pocket park at the southern end (key focal points). The bowling green would include outdoor seating and trees. A central green space is proposed in the vicinity of the commercial hub aligning with the Boulevard and the key access road off Howard's Drive. Further amenity and recreation spaces are proposed around the terrace edges and comprising a series of walk and cycle ways that link with wider recreational pathways.

- Street network and design** – The street network provides a local and legible circulation within the development with clear road hierarchy and logical wayfinding to the commercial area. The roading layout extends off the central boulevard and in the Northern Site attempts to reflect the alignment of the natural terraces. The Southern Site reflects a more organic layout reflective of the natural contours of the site and some of the characteristics and layout of smaller townships in the District. Other features that tie the layout to the local context will be the narrow roads and lanes, which will promote a slow speed environment and more intimate neighbourhood character, including no concrete kerbs and channels and with grass drainage swales in the Arrowtown tradition. The orchard clusters will have courtyard access and car parking areas. Further details on the streetscape character are outlined in Section 5.
- Pedestrian and cycle network** – Footpaths will provide connections to all parts of the development. Walkways are also proposed around the terraces and would connect with Lake Hayes and Shotover Country developments and the wider recreational pathways.
- Planting Signatures** - A mix of both high amenity and naturalistic style planting is proposed throughout this development. Amenity tree and shrub planting within the development will ensure that a high level of residential amenity is sought, where manicured lawns and hedges will be set amongst formal boulevards, tree lined avenues and mixed informal tree planting. Naturalistic planting around the edges of the development will assist in softening the built forms, integrating it into its landscape setting. Rural style orchard planting maintains a link to the landscape characteristics that underpin this area. All will be actively maintained.



Master Plan Northern Site





Master Plan Southern Site

## NORTHERN SITE

The northern site has been designed to respond to the configuration of the site. It is broadly triangular in shape and this has informed the grid pattern. By virtue of this the layout is more formal in character orientated off a central boulevard spine with the exception of an informal interface with the terrace edges.

The northern site includes the key commercial and community facilities along with the majority of the retirement housing and care facilities.

## SOUTHERN SITE

The southern site is informed by its close relationship to the ONL where a more informal layout is proposed. Existing vegetation and building forms are retained at the heart of the site and more intensive development occurs along the 'boulevard'.

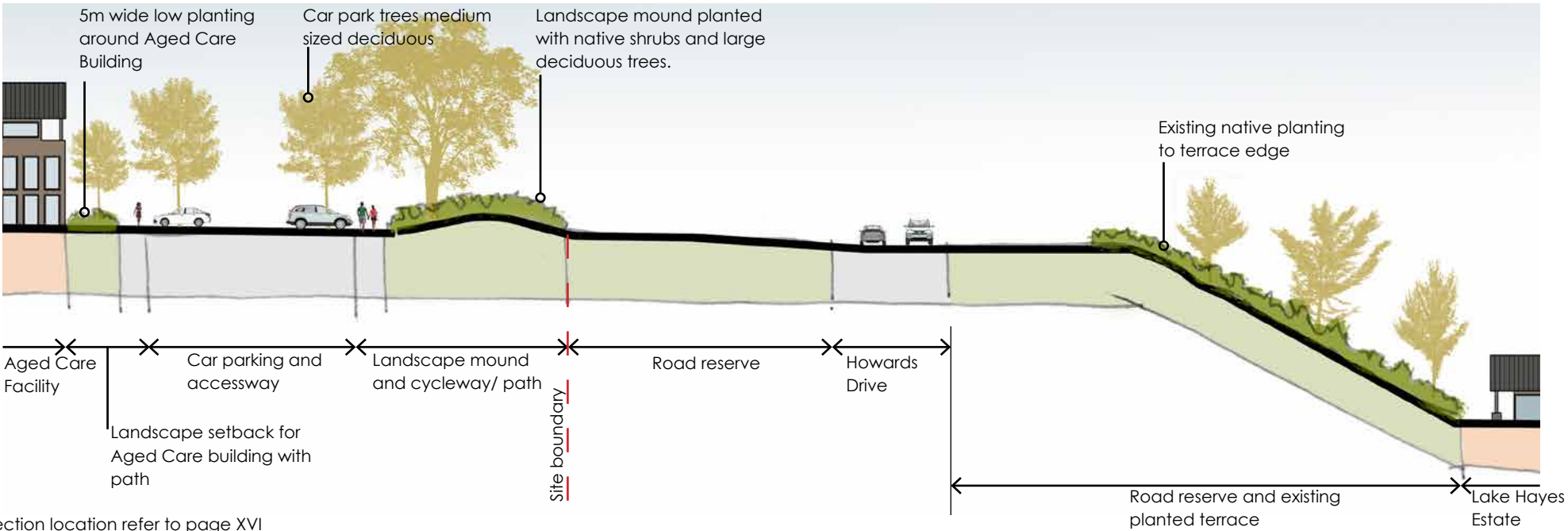
The southern part of the site remains undeveloped in keeping with the very high landscape values associated with the Kawarau River and the adjoining mountainous landscape. There remain opportunities for recreation and ecological restoration within the open spaces provided in the southern part of the site. It is enhanced with recreational routes (look outs) and ecology.



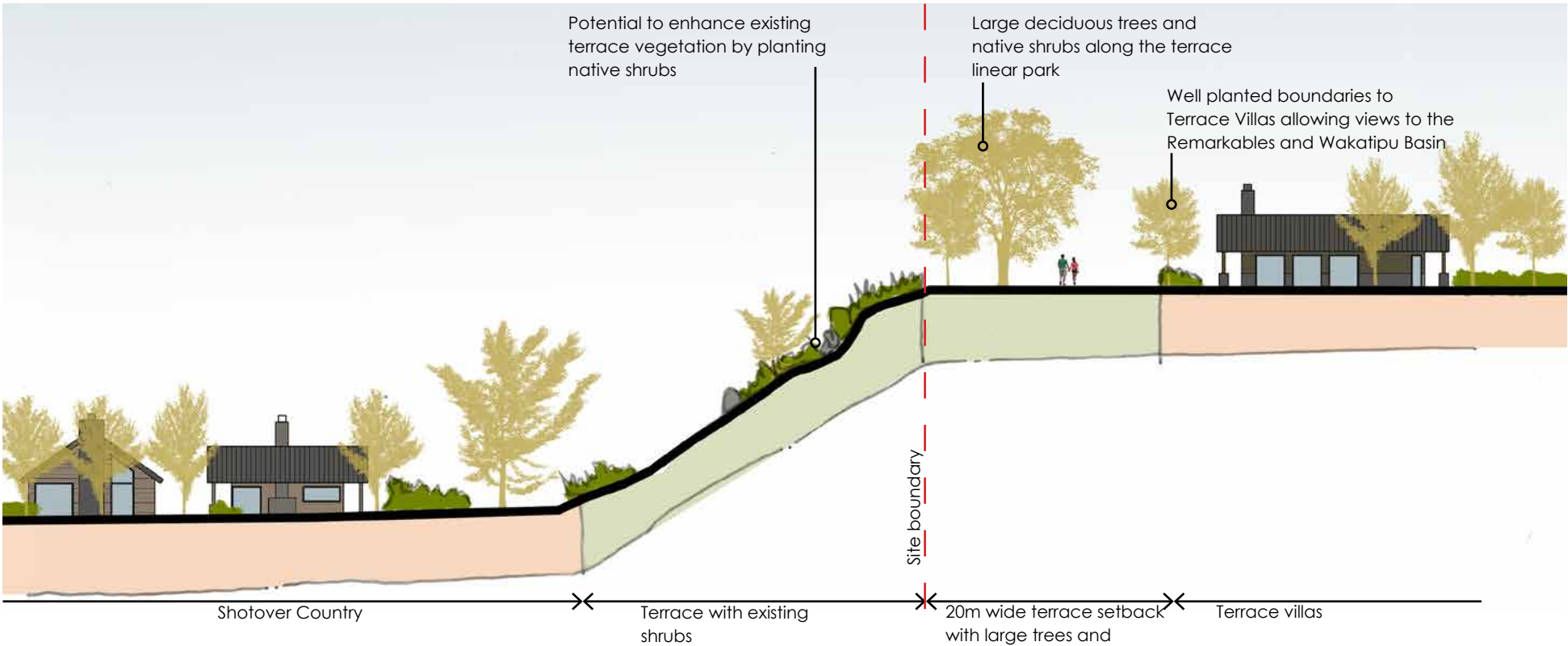


CROSS SECTIONS

The following three cross sections demonstrate the relationship between the site and its immediate context, landscape setbacks, scale of buildings and amenity planting.

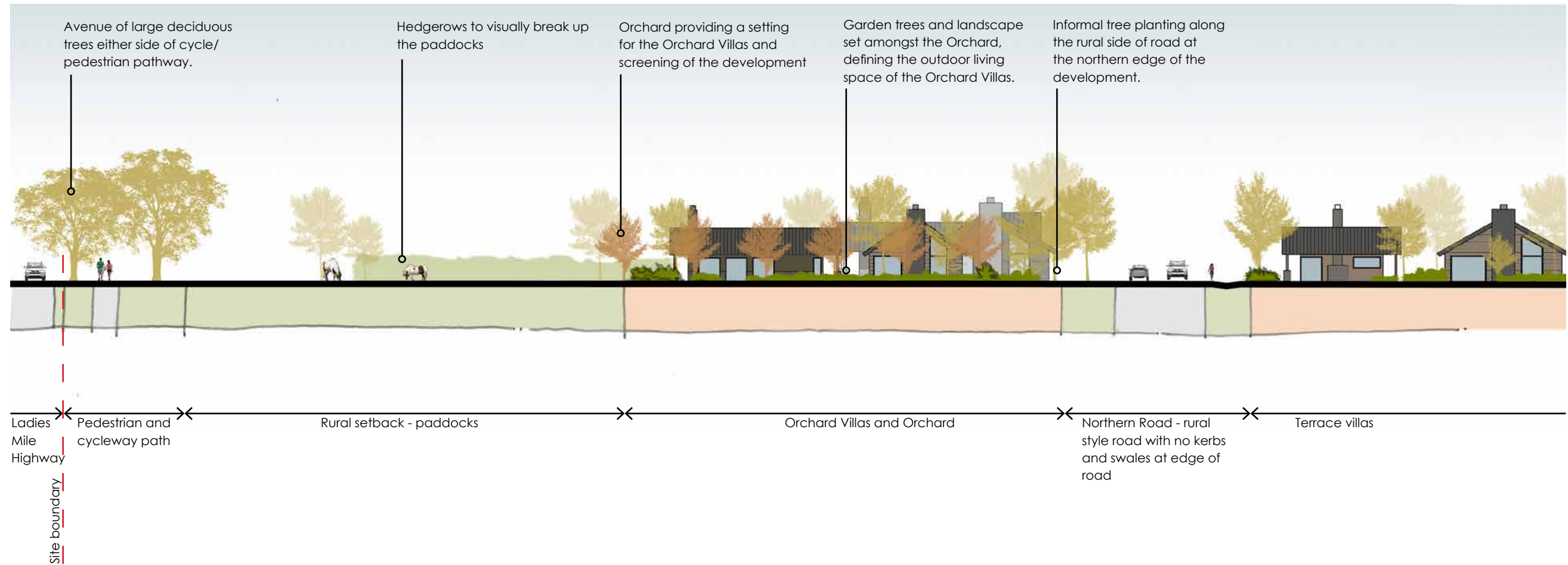


INDICATIVE CROSS SECTION A For Cross-section location refer to page XVI



INDICATIVE CROSS SECTION B For Cross-section location refer to page XVI



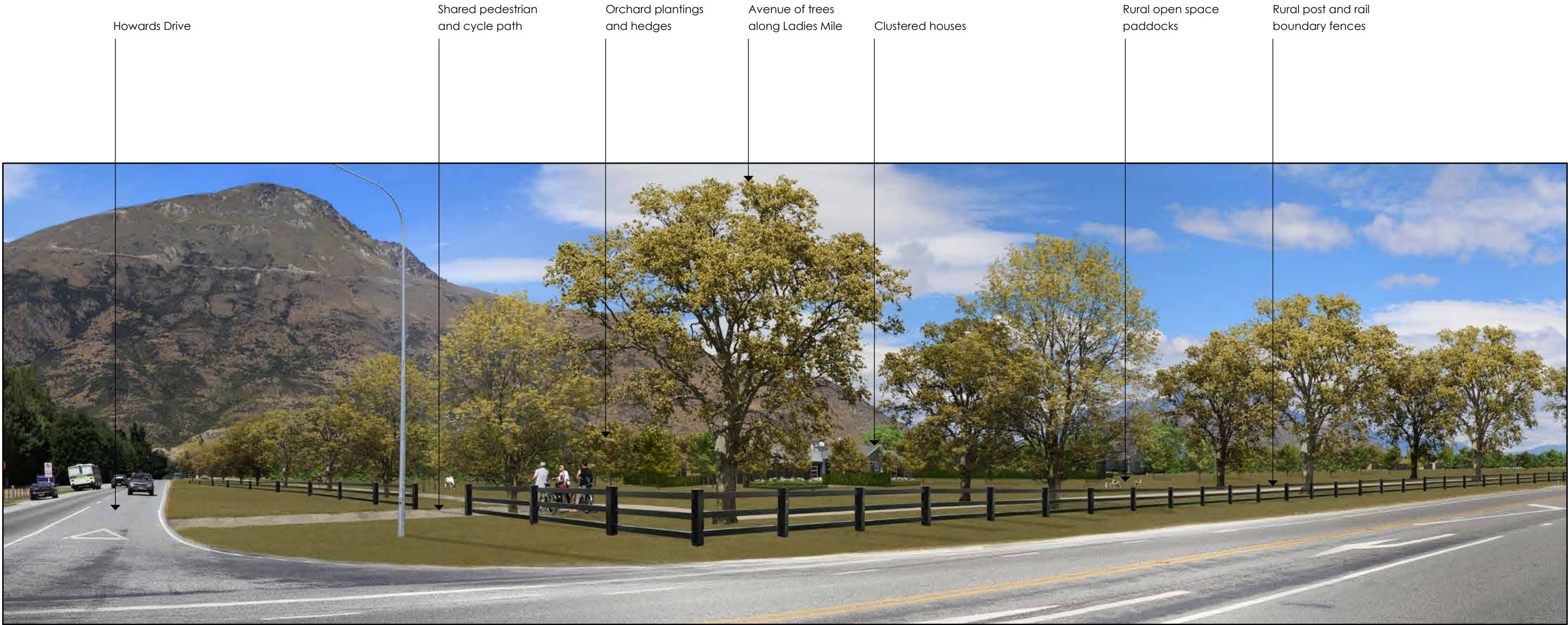


INDICATIVE CROSS SECTION C For Cross-section location refer to page XVI





ARTISTS IMPRESSIONS



Artist's impression from the corner of Frankton Ladies Mile Highway and Howards Drive showing integration of clustered houses within orchard and rural open space setting.

Images have not been created using computer modelling and surveyed locations. They are impressions and indicative only.



Ladies Mile

Avenue of trees  
along Ladies Mile

Shared pedestrian  
and cycle path

Orchard plantings  
and hedges

Rural open space  
paddocks

Clustered houses

Rural post and rail/  
wire boundary  
fences



Artist's impression looking from the north western corner of the site on Frankton Ladies Mile showing integration of clustered houses within orchard and open space setting, tree planting and shared pathway.





## LANDSCAPE TYPOLOGIES

- Ladies Mile Frontage** - Particular consideration has been given to the landscape treatment of this frontage. To maintain an attractive and enhanced landscape frontage additional avenue plantings are proposed along the highway edge. A rural post and panel fence is also proposed. A 3.3 hectare open space area with rural land uses such as grazing would extend approximately 50 metres from the edge of the avenue to proposed orchard tree planting. The orchard would extend for another 50 metres with clusters of rural styled dwelling set within the trees. Strategically placed evergreen plantings would screen views of the internal site from Ladies Miles. This 'layered' planting design approach would create the landscape character and appearance of an attractive rural residential environment with partial views of rural-styled residential clusters when seen from along Ladies Mile.
- Boundary/buffer Planting** - Approximately 20 metre Building setbacks and landscape strips are proposed with visual buffer planting proposed. These areas provide maintenance of rural character edge as well as providing for attractive planting and recreation walkway routes around the sites. The proposed planting includes specimen deciduous and evergreen trees and terrace edge and slope native alpine scrub plantings. Open lawn areas would also be included as well as potentially a series of stormwater treatment basins planted in native riparian species. Where views to buildings require visual screening from the roads, planted mounds are proposed.
- Central Amenity and Open Space** - A 1600m<sup>2</sup> central open space area is proposed as a focal point at the northern end of the boulevard. This area is proposed to be used for recreation such as bowls, and would provide for a community gathering area adjacent to the proposed clubhouse. This area also would also appear as an attractive shared amenity feature within the site.

LADIES-MILE FRONTAGE AND ORCHARD



TERRACE BUFFER



CARPARKS



BOUNDARY TREES



BUFFER TREE PLANTING



CAR PARKS



ORCHARD



NATIVE ALPINE BUFFER



GREEN SPACES ALONGSIDE CAR PARKS

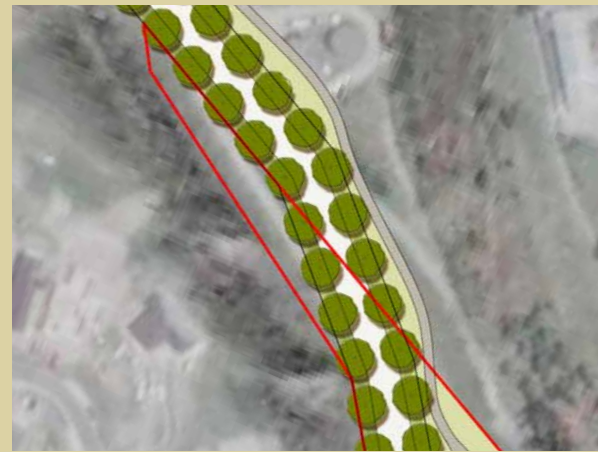




BOULEVARD



RURAL BOULEVARD



BOULEVARD



STREETS



INFORMAL PATHS



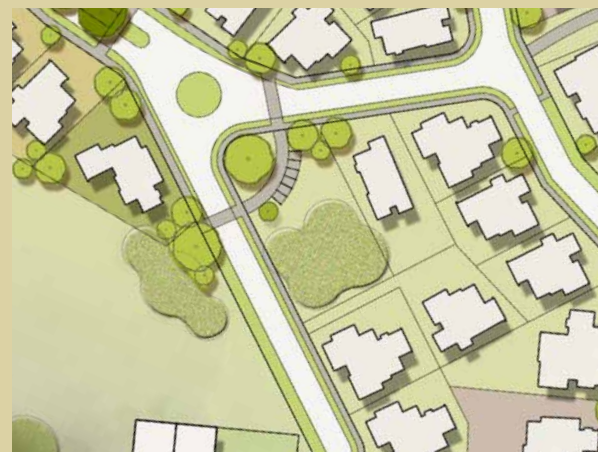
STREETS



GREEN SPACES (FORMAL)



GREEN SPACES (INFORMAL)



FORMAL SPACE



- Street Character** – It is anticipated that a range of street characters will be created. This will reflect the road hierarchy and express a sense of wayfinding legibility. Characteristics of these streets would include varying scales of tree planting reflecting road hierarchy, central median for the boulevard, minimal boundary fencing to integrate gardens with streetscapes, a hierarchy of unit paving types and asphalt surfaces to create feature areas and threshold treatments to roads and footpaths, attractive footpaths and street furniture to encourage walking and provide for universal access. Streetscapes are envisaged as a means to creating an overall cohesive landscape character and high standard of amenity for the sites. The streetscapes of the southern site is anticipated to have a stronger native alpine character reflecting the landscape setting adjacent to the outstanding natural landscape.
- Pedestrian/Cycle Network** – As part of creating a well-connected and healthy living environment for residents and surrounding neighbours, a network of shared pedestrian and cycle walks is proposed. These would have an informal rural landscape character of grass, tree and areas of scrub planting with soft-edged, well-compacted gravel paths. Similar in character to the rest of the recreational network.
- Car Parks** - Along the eastern boundary of the site adjacent to Howards Drive, setback carpark areas are proposed to accommodate care facility visitors, residents, and users of the proposed commercial area. These carparks would be planted with specimen trees and under planting. Areas of asphalt would be visually 'broken-up' by sections of unit pavers delineating pedestrian crossings and areas for different users.
- Gardens/Orchard** - The garden area around units would be attractively planted with mixed native and exotic species that are characteristic of the Wakapitu basin. Areas for residents to personalise their gardens would also be accommodated, however it is anticipated that street frontages would be given a consistent landscape treatment. It is also anticipated that the southern site would have a predominantly native alpine garden character as part of street frontage landscape treatment.





## BUILDING TYPOLOGIES

Building design and landscape are recognized as important considerations in ensuring that the development sits comfortably in the local context.

Buildings will be designed to reflect the Arrowtown and Millbrook style, with emphasis on appropriate scale and design to reinforce the local aesthetic.

- **Villas** – A range of villas are proposed, as follows:
  - **Orchard villas** – These villas will adopt simple rural dwelling forms and be clustered together to appear like 'farmlets' within planted groves of trees. These building forms are anticipated to express simple gabled-roofs, rural materials such as rough-sawn timber cladding, and design details associated with rural utility buildings. These buildings would be an interpretation of rural buildings while providing for comfortable and attractive residential living environment. They will be one storey in height and recessive in colour.
  - **Terrace villas** – These villas will be orientated to maximize opportunities for views out towards the Remarkables. They will also comprise simple one-storey gabled-roof forms with natural coloured cladding in order to be absorbed into the landscape along the terrace edge.
  - **Neighbourhood villas** – These villas are less sensitive visually and given their located more centrally in the

### ORCHARD VILLAS



### TERRACE VILLAS



### NEIGHBOURHOOD VILLAS





## STAFF ACCOMMODATION



## CARE FACILITY



## COMMERCIAL CENTRE



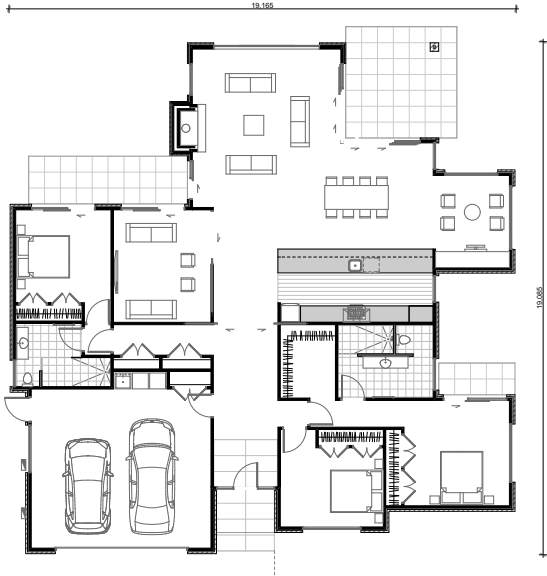
development will be more compact forms. The villas will also have simple gabled-roof details.

- **Care Facility** – This building is setback from the road within a landscape setting. The scale of the building is divided into wing components, having expressed roof forms and links that given the building a 'village cluster' feel. The wings will vary in height from 1 and 3 storeys.
- **Staff Accommodation** – This will comprise an apartment building of 1 to 2 storeys in height and have a pitched-roof form with each apartment expressed externally and contain communal landscaped areas.
- **Commercial Buildings** – This will be a maximum of 2 storeys and will also have a pitched-roof form. This will cater for a range of shops and services and have a flexible space for a diversity of unit sizes. In order for the architectural treatment to respond to the context, the building will include a series of gabled forms linked together.

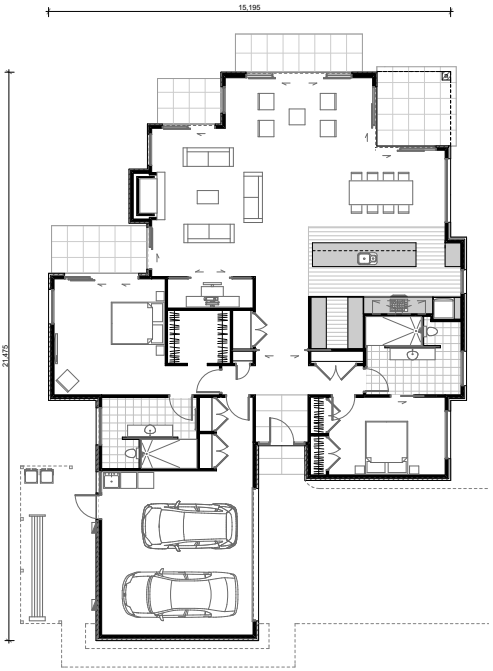




INDICATIVE TERRACE VILLA

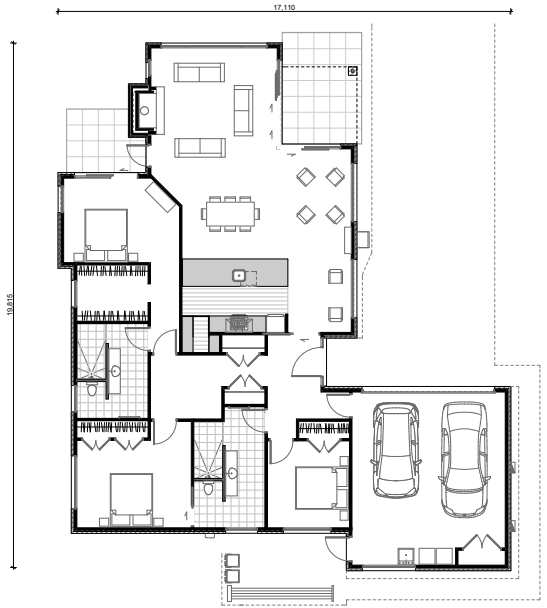


<b>Typology:</b>	Crown Range
<b>Area:</b>	282.sqm
<b>Indicative dimensions:</b>	19 X 15m

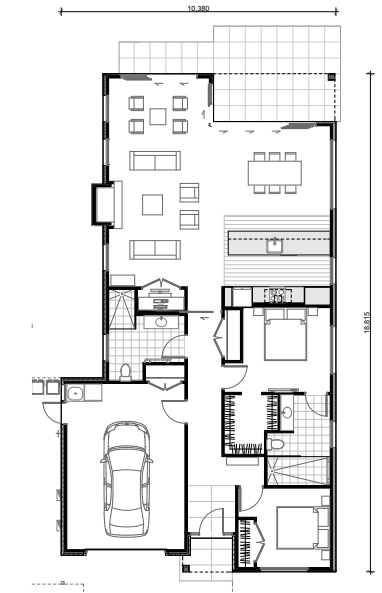


<b>Typology:</b>	Gibbston
<b>Area:</b>	236.sqm
<b>Indicative dimensions:</b>	21 X 15m

INDICATIVE NEIGHBOURHOOD VILLA



<b>Typology:</b>	Riverton
<b>Area:</b>	225.sqm
<b>Indicative dimensions:</b>	19 X 17m



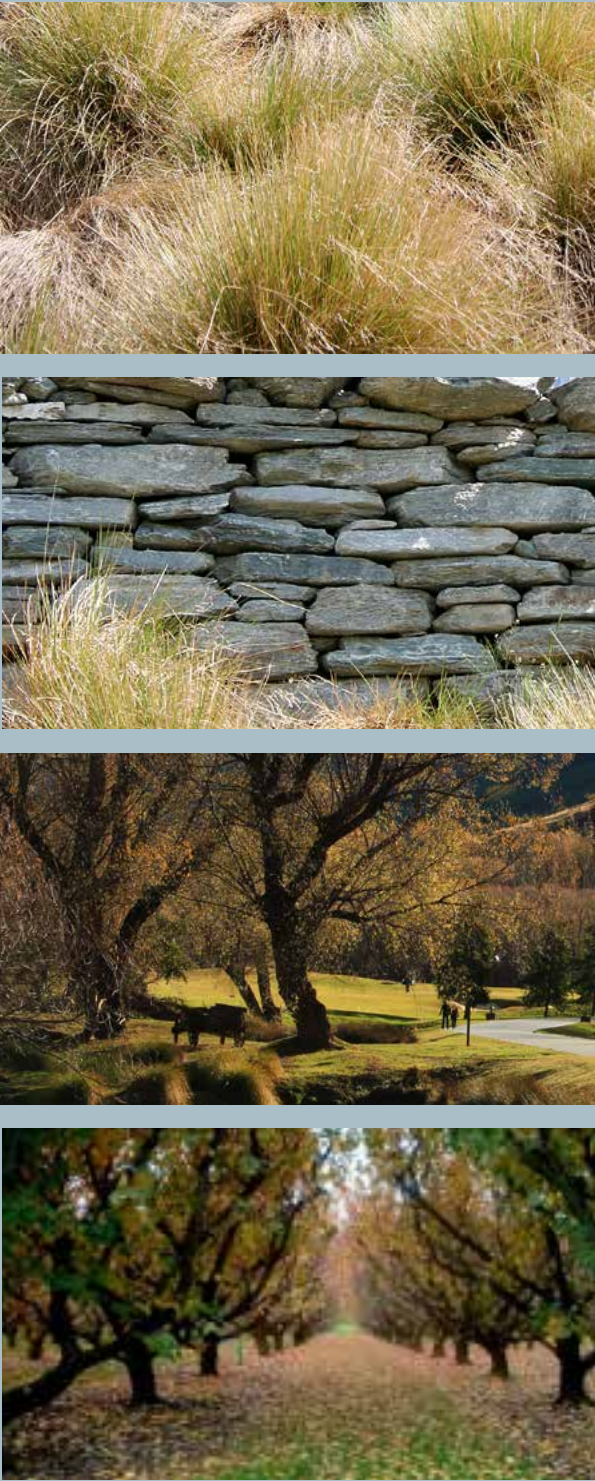
<b>Typology:</b>	Lake Hayes
<b>Area:</b>	172.sqm
<b>Indicative dimensions:</b>	10 X 18m



## INDICATIVE COLOUR PALETTE



## LANDSCAPE PALETTE



## BUILDING PALETTE



## MATERIALS PALETTE

### Colour Palette

Selected materials and colours of buildings and structures will assist with integrating the development into the rural and natural landscape setting of the site and surrounding area. These would include the development of a design guide to identify appropriate materials and colours for parts of the site sensitive to the landscape context. For example, boundary buildings and building near the adjacent ONL should integrate into the textures and colours of the landscape. Buildings located within the internal part of the site may not necessarily require the same treatment. Roof colours should be recessive and harmonious with the surrounding landscape because these may be able to be seen from beyond the site and from elevated viewpoints and lessening their visual impact would enhance the broader natural landscape setting.

### Material Palette

Unpainted building materials should have attractive natural-weathering qualities and be harmonious with the surrounding natural and rural landscape where visible in these contexts. Material such as natural timber, locally sourced stone, uncoated corten steel, exposed aggregate concrete are examples of materials considered appropriate in the rural and natural landscape setting.





# 6. Assessment

## STATUTORY ASSESSMENT

### Resource Manangement Act 1991 (RMA)

Under the RMA, the following Part 2 matters are considered important in regard to landscape, visual and urban design matters:

#### 5: Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
  - (a)sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
  - (b)safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
  - (c)avoiding, remedying, or mitigating any adverse effects of activities on the environment

#### 6: Matters of National Importance

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 recognise and provide for the following matters of national importance:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development

#### 7. Other Matters

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

(f) maintenance and enhancement of the quality of the environment

It is considered that the relavant RMA matters have been adequately dealt with under the District Plan assessments, Housing Accords and individual urban design and landscape assessments that form the remainder of this Section 6.

### District Plan Operative District Plan

As noted earlier, the site is currently zoned Rural under the Operative Plan. Given the objectives and policies outlined for the Rural Zone, it is anticipated that another zone or revised zone provisions could be more appropriate for the delivery of the development. It is anticipated to this framework would include a range of urban design and landscape provisions and non-statutory measures, i.e. a building and landscape design guide. The policy context is considered further in the Expression of Interest prepared by John Edmonds + Associates.

Specific anticipated environment results for the rural zone are listed within 5.2.1 and are highlighted further within the Planning Report. Regarding Landscape considerations, specific assessment matters are considered for both Visual Amenity Landscapes (VAL) and Outstanding Natural Landscapes (ONL). Under 4.2.5 (Objective and Policies), the District Plan states:

*'Subdivision, use and development being undertaken in the district in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values'.*

Policy 3 relates to ONL (Wakatipu Basin) and Policy 4 relates to VALs. Each Policy has its own criteria relating to the avoidance of subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin and continued protection of these landscapes as well as to avoid remedy or mitigate the adverse effects of subdivision and development on visual amenity landscapes, especially those highly visible from public places. An assessment of the landscape (including ONL and VAL considerations) has been included later within this section of the report.

### Proposed District Plan

- In relation to over-arching strategic direction for the management of growth in Queenstown, the emerging policy under the Proposed District Plan of relevance 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.” Associated 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.”

In relation to a potential change to the proposed urban growth boundary to accommodate this proposal, Chapter 4 of the Proposed District Plan sets out a range of objectives and policies for managing the spatial location and layout of urban development for Queenstown. In relation to urban design and landscape considerations, 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 are most relevant.

The proposed development will result in a new alignment to the proposed urban growth boundary and new urban development within Queenstown. In the context of the above objectives and policies, and from an urban design and landscape perspective, the proposal would:

- Promote urban consolidation through the development of a site that sits between two existing urban areas.
- Be accessible to a range of community facilities and services both within the Lake Hayes Estate/Shotover Country and Frankton.
- By virtue of consolidating urban development in the proposed location will avoid sporadic urban development in other areas.
- Be located in a landscape already modified. The northern site does not retain the highest landscape qualities, i.e. an ONL and a rural buffer is proposed along Frankton-Ladies Mile to maintain the rural characteristics of Ladies-Mile (sensitive transition). Therefore, the most natural environment in the Queenstown area i.e. ONL is protected by this development.
- Promote a compact urban form and the layout of the development ensures that it is future proofed, should development happen at a later date in the vicinity of the site.
- Promote a range of connections, will further support existing public transport provision in the area and will improve connections to a range of recreational pursuits.
- Reinforce the role of Frankton in providing local commercial services for the area.
- Provide a high amenity urban development and a range of facilities and services.



In relation to landscape considerations Chapter 6 of the Proposed District Plan contains a number of objectives and policies that focus on all aspects of the landscape, including subdivision of the rural environment, avoiding urban development in the rural zone, recognising the importance of protecting the landscape character and having particular regard to potential adverse landscape and visual effects. Acknowledgement of the districts landscape values, including its open character, rural and special landscape is a fundamental aspect to this chapter. Landscapes have been classified into three classifications in the rural zone: ONLs and ONFs and Rural Landscape Classification (RLC) which relates to the remaining bulk of the rural land and comprises a variety of landscape character and amenity attributes. Specific relevant Objectives include 6.3.1; 6.3.2; 6.3.4; 6.3.5 and partly 6.3.6.

It is clear from a review of these objectives and policies that the development will not meet some of these. However it is considered that through the iterative master planning approach and response to site conditions, the landscape and visual effects are appropriate within this transitioning landscape.

### Housing Accord (Special Housing Area)

The Council will assess an Expression of Interest against the following criteria. Those of direct relevance to this Landscape and Urban Design Assessment are outlined in below and assessed later in this section.

- Location
- Predominantly Residential
- Building Height
- Minimum Number of Dwellings
- Residential Development Quality

QLDC outline that 'High Quality Residential Development' means: "Residential development that integrates well into neighbourhoods (acknowledging it may be of significantly higher density), contributes to place making and interacts with the public realm. It comprises well designed, comfortable homes with good amenity and storage, exceeding Building Code requirements wherever possible in terms of environmental performance to minimise ongoing living costs."

Four facets are highlighted as part of this, as follows:

#### 1. Integrating into the Neighbourhood

- a. Connections
- b. Facilities and services
- c. Public transport
- d. Meeting local housing requirements

#### 2. Creating a sense of place

- a. Articulation and design
- b. Working with the site and its context
- c. Creating well defined streets and places

#### 3. Street and Home

- a. Car parking and access
- b. Public and private spaces
- c. Good quality homes

#### 4. Environmental responsibility

### Other Matters

#### Urban Design Protocol

Good urban design has a significant bearing on how successful our urban areas are. It is of paramount importance that developments like the Queenstown Country Club promote best practice urban design, given the limited land identified for residential development and the overriding objective of urban consolidation. Best practice is also critical when developing as part of a comprehensive approach. Growth must also be planned in order to integrate with existing urban form and character in promoting new sustainable places.

The purpose of the Urban Design Protocol is 'to signal the Government's commitment to quality urban design and to initiate a programme of action to result in 'quality urban design'. QLDC is a signatory to this protocol. The Protocol identifies seven essential design qualities that create quality urban design (the 7 C's) as outlined below, and they are specifically addressed later in this section:

- Context
- Character
- Choice
- Connections
- Creativity
- Custodianship
- Collaboration

## URBAN DESIGN ASSESSMENT

The following urban design assessment focuses on the relevant SHA provisions and Urban Design Protocol. Consideration of relevant objectives and policies, particularly in relation to urban growth, is covered earlier.

### Housing Accord

#### Criteria for Assessment

The following assessment addresses the SHA criteria as outlined in the Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines that are relevant to Landscape and Urban Design.

- **Location** - The proposed development will be located adjacent to the Lake Hayes and Shotover Country residential developments, which have been established over recent years. The site would be approximately 4 to 6km from Frankton and Remarkables Park where a range of existing and proposed services and facilities are located.
- **Predominantly Residential** – The proposed development will focus on the provision of elderly persons housing, care and workers and community housing. Non-residential activities, including the commercial/café use, reserves and community activities will be ancillary to the residential development.
- **Building Height** – The proposed buildings for the development will range from 1 to 3 storeys in height, as follows:
  - Residential villas will generally be single-storey (approximately 6 metres in height);
  - The Care facility is proposed to be part 1, 2 and 3 storeys in height (between 6 and 10 metres in height). This building has been placed on the site so that it has a landscape buffer/setback that will help to absorb it into the landscape.
  - The commercial development will be a maximum of 2 storeys in height.
  - Additional sections will be two storey with a maximum height of 8m.





- **Residential Development Quality** – Consideration is given to the Council's development quality expectations as set out in Appendix B of the Implementation Guidelines:

1. Integrating into the Neighbourhood

a. **Connections** – A key urban design principle of the development is to integrate the site with the adjoining communities of Lake Hayes and Shotover Country. This is achieved through utilisation of existing vehicular routes and introducing new vehicle, pedestrian and cycling connections to link the three neighbourhoods together. The central avenue will form the main access to the development and the commercial hub with another to the northeast. Allowance has been made to provide a future connection to Stalker roundabout to further improve community integration. There are a range of walking and cycling tracks proposed that will provide connections within the development and to the adjoining neighbourhoods and wider recreational networks.

b. **Facilities and services** – As noted earlier, the proposed development is located approximately 4 to 6 km for the Frankton and Remarkables Park commercial areas. A new commercial hub is proposed, including a café and a child care centre, club house (community centre). A club house, and local parks and walkways. These will provide a range of local services and amenities for the wider neighbourhood.

c. **Public transport** – The Route 12 (connectable) links Frankton hub and Lake Hayes Estate. The hub provides connections with the wider District, including Queenstown, Arthurs Point, Arrowtown and the Airport. It is anticipated that Route 12 could be altered in time to also provide a connection within the development.

2. Creating a Place

The development has been designed to create a very high degree of visual interest and variety.

The proposed landscape treatment of the site interface would adopt planting characteristics of the surrounding rural and natural alpine landscapes. Elements of natural ecology would be used to visually integrate the site into natural terrace landforms and rural patterns and plantings of orchards and shelterbelts are proposed. The

internal landscape would adopt amenity landscape elements of alpine plants and exotic trees with autumnal colour as well as natural local schist for hard landscape details.

Architectural character is also proposed to respond to rural vernacular character, particularly where buildings are seen at the edges of the site. Building colours and materials would relate to the natural and rural landscape setting of the area.

a. **Articulation and Design** - Where proposed buildings are seen in the context of the rural landscape along Ladies Mile , it is proposed that their design would adopt simple rural dwelling forms clustered to appear like 'farmlets' within planted groves of trees. These building forms are anticipated to express simple gabled-roofs, rural materials such as rough-sawn timber cladding, and design details associated with rural utility buildings. These buildings would be an interpretation of rural buildings while providing for comfortable and attractive residential living. A range of building typologies, scales and designs that respond to both the wider context and their unique location on the site will provide a good degree of visual interest and variety across the development. It is anticipated that a design guide will be prepared as part of the next stage of the development. They will ensure that the built form, colour and materiality and associated landscaping of the future development will recognize and subscribe to the unique values of the site and context.

b. **Working with the site and its context** – The existing topography and the landscape features of the existing context were key influences on the design. Larger buildings have been sited to internally within the Northern Site to help them sit comfortably in the landscape. The topography was also a key influence on the grid layout working with the natural forms of the land. The terrace edges will be planted in native vegetation in order to enhance biodiversity.

The proposed layout takes advantage where appropriate of views to the Remarkables and also in terms of solar gain. A number of existing trees are to be retained where possible, including along the Howards Drive frontage. An existing farm utility shed located adjoining the ONL is likely to be retained/converted to a further clubhouse.

c. **Creating well defined streets and places** – The boulevard will act as a central open space and focus of the development. Buildings will be orientated

towards the street and adjoining public spaces to define the street edge and create a good level of overlooking and enclosure. The boulevard will be reinforced with 2 storey commercial buildings either side of the street at the southern gateway. This will reinforce this activity node. It will be anchored at either end of the development with the clubhouse building that will become the focal point of the retirement community. Planting will be used to further define streets and spaces. Streets are planned to be narrow and without kerb and channel with grass swales. Extensive hedging and trees will be used to provide privacy and amenity.

d. **Easy to find your way around** – The proposed boulevard that extends centrally through both sites will provide a clear and legible layout. The grid pattern has a clear hierarchy and extends out from this spine, with the Northern site having more of a formal grid than the southern site which is more organic in form. The boulevard will help people to find their way around the sites. The roading layout attempts to also draw inspiration from layouts evident in Lake Hayes Estate and Shotover Country and also the historic townships.

3. Street & Home

a. **Car parking and Access** – The residential dwellings will include residents car parks. Visitor parking will be accommodated on street. The Care Facility includes a dedicated car parking area integrated into the development, which will be accessible from both the main boulevard and the north eastern entrance to the Northern Site. The commercial/child care development at the hub will also include dedicated car parking areas. Car parking will be located to the side or rear of the community and commercial buildings to reduce the dominance on parking on the street environment and incorporate native planting and stormwater treatment. Car parking is considered to be broadly sufficient and not excessive.

b. **Public and private spaces** - Villas will be located close to the street boundary in order to achieve a clear demarcation between public and private space. Planting and low hedgerows will be used to provide a transition between public and private spaces and this will help to promote attractive streetscapes. Fencing will be avoided in most instances. Housing is to be located in order to directly overlook open spaces. CPTED principles will be considered throughout the design process to ensure the creation of a safe neighbourhood.

c. **Good Quality homes** – The proposed houses will be architecturally designed to a high standard. They will incorporate a range of sustainability measures. The proposed grid pattern seeks to maximise the number of houses orientated for maximum solar gain.

4. Environmental Responsibility

a. **Reducing environmental footprint** – The proposed development will promote a range of sustainability initiatives to minimise its environmental footprint. In particular this will include consideration of:

- Developing buildings that are healthy and comfortable for residents.
- Minimising energy consumption through energy efficient devices, reducing appliance numbers and on site energy generation
- Water efficiency measures.
- Reusing, collecting and treating stormwater on site.
- Systems for reducing waste and increasing recycling
- Orientating as many houses to maximise passive solar gain
- Including sustainable building materials

In relation to public spaces, the proposal can treat stormwater through a combination of piped and swale designs with potential for landscape buffer areas to provide for water treatment through ephemeral wetland basins. It is anticipated that the design for stormwater management and treatment can be developed in an environmentally responsible way.

Urban Design Protocol

Good urban design has a significant bearing on how successful our urban areas are. It is of paramount importance that developments like the Queenstown Country Club promote best practice urban design, given the limited land identified for residential development within the Wakatipu Basin and the overriding objective of urban consolidation. Best practice is also critical when developing as part of a comprehensive approach. Growth must also be planned in order to integrate with existing urban form and character in promoting new sustainable places now and into the future.



The purpose of the Urban Design Protocol is 'to signal the Government's commitment to quality urban design and to initiate a programme of action to result in 'quality urban design'. The Protocol identifies seven essential design qualities that create quality urban design (the 7 C's) as outlined below and I make a number of brief comments under each.

- Context** - The proposed urban design, architectural and landscape approach for the site is to respond to the topography and landscape features and integrate the development into the existing community and wider context, i.e. the Lake Hayes Estate and Shotover Country. The concept adopts characteristics from the rural and natural landscapes and rural vernacular building character to create a responsive development with a strong sense of place. This extends to the grid layout which works with the natural forms of the land and terrace edges along with alpine plants and exotic trees with autumnal colour and building colours and materials that relate to the rural landscape setting.
- Character** – This is closely related to context and involves much more subtle patterns of development drawing on the Central Otago local township character and local natural/rural characteristics. The built and landscape character of the development will also respond to the different site characteristics, i.e. layout, location on the site and land use to inform more distinctive local characteristics. For example, the orchard villas will have a unique landscape and architectural response that will be different to the villas located more centrally within in the development and those located in proximity to the ONL. This combination of typologies will provide interest and variety and a cohesive landscape approach will promote a development that has significant landscape values and a coherent urban character.
- Choice** – This refers to diversity and choice for people, including in relation to density of development, building types, transport options and activities. The development focuses on retirement housing, and within that context will provide a range of housing options from villas of differing sizes to full care facilities. Activities incorporated into the development include local shops and services, community spaces, bowling greens, local amenity spaces and wider recreational links. Transport options will develop over time, with the assumption that the Lake Hayes bus will service the area in the future.

- Connections** – This principle focuses on enhancing how different network links together for people. As outlined earlier, a key urban design principle of the development is to integrate the site with the adjoining residential communities of Lake Hayes and Shotover Country and to ensure a legible and permeable network. This is achieved through utilisation of existing vehicular routes and introducing new vehicle, pedestrian and cycling connections to link the three neighbourhoods and a simple grid pattern of streets (both formal and informal).

Good pedestrian accessibility is regarded to be limited to a maximum range of 400-800 metres or a 5-10 minute walk from key community facilities, or near to stops along a public transport corridor. Within the Southern Site the walkable distance between the local commercial centre and furthest orchard villas is 550 metres so within the 5-10 minute walk range. The walk between the commercial centre and the majority of houses located in the Southern Site is around 800 metres.

- Creativity** – This principle encourages innovation and imaginative solutions in achieving quality development. Design excellence will be promoted ensuring the development responds to the site constraints and qualities/characteristics. The site and landscape characteristics have been a key driver of the master plan. A creative response will be applied to housing variety, amenity solutions in limit overlooking between houses, and in promoting a range of sustainability initiatives on site, including low impact design and stormwater management and energy efficiency.
- Custodianship** – This principle refers to ensuring design is environmentally sustainable, safe and healthy. A range of sustainability initiatives will be promoted through design development, including low impact design and development of best practice housing options. Biodiversity will be promoted throughout the site. The proposed housing layout will encourage good overlooking of streets and spaces and car parking areas will be integrated into the commercial and care facilities.
- Collaboration** – The proposal is grounded in a shared vision that will require a collaborative approach by a range of people and disciplines to achieve a successful outcome. The development of a specific planning framework for the development is recommended and will help to promote quality urban design outcomes, including development of design guidelines, planning provisions and potential

review via an urban design panel at key stages. Sanderson is committed to working with QLDC and the local community to help influence the design of the proposal.

### Urban Design Summary

The proposed development will result in a new alignment to the proposed Queenstown urban growth boundary and new integrated urban development within Queenstown, Lake Hayes Estates and Shotover Country communities. It is considered that:

- The proposal will promote urban consolidation through the development of a site that sits between two existing urban areas. The site will be accessible to a range of community facilities and services both within the Lake Hayes Estate/Shotover Country and Frankton. By virtue of consolidating urban development in the proposed location will avoid sporadic urban development in other areas.
- The development will promote a compact urban form and the layout of the development ensures that it is future proofed, should development happen at a later date in the vicinity of the site.
- The development includes a range of connections that will further support existing public transport provision in the area and will improve connections to a range of recreational pursuits.
- Development in this location will reinforce the role of Frankton in providing local commercial services for the area with local convenience onsite.
- The development will promote a high amenity urban development and a range of facilities and services.

In relation to the criteria for assessment of an SHA, the development will be located adjacent to existing urban areas, will focus on the provision of retirement housing providing a range of housing options at a scale appropriate for the context and promote a high standard of design. The residential development qualities of the proposal will comprise the following:

- Integrating into the neighbourhood** - Be well integration into the neighbourhood context and be well connected both in terms of utilizing existing vehicular routes and introducing new vehicle, pedestrian and cycle connections to further link the three neighbourhoods together. The development will include new facilities and services to support the residents and be within close proximity of Frankton

and Remarkables Park. Consolidation in this location will support the viability of the existing bus service to Lake Hayes.

- Creating a place** - Be comprehensively designed and developed, with clear and legible layout and a strong heart to the development. The development will adopt a built form and landscape that will respond to the site characteristics and surrounding vernacular character to promote a unique development that sits comfortably within the site.
- Street and home** – The development will incorporate car parking and the main boulevard will enable easy access to different areas of the development. A range of public spaces are proposed and outdoor spaces for residents will provide a high degree of amenity. Housing and landscape treatment will be of a high quality and the layout of the development has been orientated to maximize solar gain.
- Environmental responsibility** – The proposal will promote a range of sustainability initiatives including low impact design. These will be explored more fully during the detailed design stages.

The development will successfully address the Urban Design Protocol 7C's, particularly given the comprehensive nature of the development and the design led approach of responding to the topography and landscape features of the site to inform the design and layout. As outlined above, the development will reinforces the Otago character and provide significant opportunities to integrate the Lake Hayes and Shotover Country developments to result in a integrated neighbourhood. As a result, building and urban design guidelines are recommended to support a place-based approach.

In conclusion, the proposed development will:

- Promote urban consolidation, a compact urban form, and a legible and well connected development.
- Align with and promote the criteria the Council has produced for SHA applications
- Achieve a high quality urban design outcome in line with the Urban Design Protocol, with preparation of a building and urban design guide recommended.





# LANDSCAPE AND VISUAL ASSESSMENT

Both sites are located within a predominantly rural landscape, however recent change to the lower terraces has seen a shift from a landscape character of completely rural to one of a more varied landscape comprising residential development and rural based activities. The Sites are located on the upper terrace where rural-related activities predominate. The Frankton-Ladies Mile Highway extends through this upper terrace, where views towards the Shotover Country development and Lake Hayes Estate are essentially curtailed by landform, where glimpses are gained from certain stretches of the road.

The following is a landscape and visual effects assessment, utilising best practice and knowledge of the local area. Acknowledgement of the Objectives and Policies within the Operative District Plan (notably assessment criteria under District Wide Issues 4) and the Proposed District Plan have been made as have the requirements of the Special Housing Area Request. Specific focus for this assessment has been on RMA Part II issues, notably the Outstanding Natural Landscape (Section 6b) and Amenity and Environmental quality issues (Section 7).

## Types of Landscape and Visual Effects

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on landscape character and quality, rural amenity and on public and private views. In this study the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility and the nature and scale of the development proposal. Particular effects considered relate to the following:

- Landscape and rural character;
- Visual Effects from Private and Public Locations;
- Outstanding Natural Landscape

## Landscape and Rural Character Effects

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the unique sense of place/ place-making of different areas of the landscape.

Both sites occupy a tract of land located to the south of the middle section of the Frankton-Ladies Mile Highway. Whilst the landscape character from this corridor depicts a predominantly rural character, where open paddocks, occasional houses and views towards the surrounding mountains are evident, in a broader sense, the character is influenced by both the developments of Shotover Country and Lake Hayes Estate and is an approach to Queenstown. Both of these residential areas are set on a lower former alluvial terrace where only glimpses are evident from the main highway.

Despite this, the broader landscape character of this area depicts one of change, where development has replaced open rural paddocks on the lower terraces of the Kawarau and Shotover Rivers.

The proposal will essentially further build on this transitioning landscape character, providing two areas of residential/mixed use development that flank both of the existing residential areas. A connection between the northern and southern sites will be via an avenue with shared pedestrian and cycle access.

Whilst a change in land use will affect to some degree the rural character of the upper terrace (which is broadly undeveloped) the design and sensitive approach to landscape and urban design considerations will mean that there are several attributes that make the development appropriate from a landscape and rural character perspective.

To maintain a sense of openness to the rural character of the Frankton - Ladies Mile Highway, a 120m setback is proposed which comprises open paddocks, orchard planting as well as a double avenue of trees along the highway corridor. This is an integrated approach to design, assisting in anchoring the development, rather than fully hiding or screening it. The open rural paddocks are intended to be used for grazing, providing a foreground to the orchard. Clustered within the orchard are five small clusters/groves of residential development, architecturally designed to showcase typical Otago rural dwellings. Whilst they will be mostly screened during the summer months by planting, some glimpses will occur from the highway. Evergreen planting will also be used, to provide year-round softening. This layering of transitional elements towards the fully built part of the site will assist in absorbing the development into the predominantly rural setting and is considered a better outcome than mounding or bunding, despite the fact that bunding is already evident in the landscape (i.e. at the new Stalker roundabout).

Edge treatments to the terraces is also a further landscape and rural character consideration. Building on existing landscape characteristics of terraces in the broader environment will further provide legibility to the cohesion of these prominent features. A mix of indigenous planting will assist reinforce the rural character, while building set-backs will also assist in reducing potential visual dominance in views from within the two adjacent developments.

Rural style and amenity planting will also help in integrating development into its context. Avenues, boulevards and tree-lined smaller roads will soften the built forms, in much the same way as the Shotover Country and Lake Hayes Estate development have done. Adopting existing principles found within the local landscape character will assist to create a sense of place, enabling connectivity and readability.

Based on the site conditions and an understanding of the broader landscape and rural character qualities, it is considered that whilst a change in character will occur to these two sites, the sensitive way in which the development responds to the sites will enable better integration, maintaining those existing rural characteristics that are evident along the Frankton-Ladies Mile Highway.

### To summarise:

- The site, as outlined above, lies on the outskirts of Queenstown, within a rural-residential landscape, where a mix of rural residential and other rural activities occur together;
- An understanding that the character of the area is in transition, and that new urban development has been integrated into the broader landscape changing its overall character.
- An integrated design vision has enabled to the development to respond to its landscape, providing rural edge buffer treatments to strengthen the rural character.
- Although the site is seen from a number of nearby locations, the proposal includes a suite of design measures which will assist to absorb the proposal into its landscape setting;
- Urban development/ subdivision is not an uncharacteristic land use activity in the locality.

## Visual Amenity Effects

Visual amenity effects of proposals are influenced by a number of factors including the nature of the proposal and the landscape absorption capability and character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

### Visual Effects from Private Houses

There are a number of near distance private residences that may receive views towards the new development. Of those houses that are located within the predominantly rural-based upper terrace and accessed off the Frankton – Ladies Mile Highway, virtually all are contained by mature vegetation. This includes the house immediately to the east of Howards Drive, where a large shelterbelt and orchards assists in screening views. To the north of the Site, houses here are all contained by mature vegetation, again curtailing views. The house to the immediate west of the northern site is also contained by mature vegetation, also blocking views. It is considered that other than occasional glimpses, most noticeably during winter when the leaves have fallen, all of these houses will have low levels of visual effects.



For those houses located to the east and immediate west, within the Lake Hayes Estate and Shotover Country, the proposal, if seen will be located on the higher terrace, therefore there is the potential for any buildings to appear on the skyline, especially from houses quite close to the terrace edge. To assist in offsetting this potential effect, a rural buffer has been created, where a minimum of a 20m building set-back has been introduced. Amenity planting along with indigenous planting will assist in further softening potential visual effects in views from these areas.

### Visual Effects from Roads

Transitory views towards the Site are obtained from a number of the following roads local to the Site.

### Visual Effects from Roads – Frankton – Ladies Mile Highway

Any views received towards the development from the Frankton – Ladies Mile Highway will be from a relatively limited stretch of road. The northern site is visible to varying degrees from approximately a 1.2km stretch of Highway, extending from the new roundabout to the west of the site at Stalker Road, extending past the site for a further half a kilometre. Occasional stands of vegetation will slightly curtail views from this transitory viewpoint. New double-avenue planting along the southern side of the Highway within the site will further assist in providing filtered views through to the development. The avenue planting will comprise deciduous tree species and it is expected that with the consent of adjacent landowners, that this form of planting extend along the entire highway corridor. This would create a more uniform appearance to the highway.

The visual effects of the built forms would be largely screened by the presence of the orchard planting and subsequent planting within the development and along internal roads. Smaller shelter-belt style planting is also proposed in two locations, which will also curtail oblique views from the road. Whilst it is not the intention to totally screen the development, the orchard planting will assist in integrating the built forms into the landscape, softening their appearance. Rural Otago based vernacular will be prominent on the clusters of residential buildings within the orchard.

A single storey club house will be a central part of the northern boundary of the site. Whilst single storey, it will appear slightly higher than the surrounding residential buildings, however will be integrated into the site by way of the orchard planting, adjacent landscaping and sensitive design typologies.

Overall, it is considered that whilst there will be a change in the land use of the northern site, the high level of amenity created by the development will mean that the visual effects, whilst different from a rural perspective and that which currently is viewed, would be moderate. The flat land and set back also assists in hiding the majority of the development, providing foreground depth. Based on this, the visual effects of the proposed development from this viewing corridor is considered moderate, recognising that the nature of change could be considered beneficial.

### Visual Effects from Roads – Howards Drive

Howards Drive extends in a southerly direction along the eastern boundary of the Site. It provides access to both Lake Hayes Estate and Shotover Country. It will also form the primary road into the sites from the Frankton – Ladies Mile Highway. The visual change experienced from this road will be experienced most from along its northernmost part (i.e. approximately 300m), where views of open paddocks and orchard will change to one of a more formed urban corridor, where amenity tree and shrub planting will be planted. Beyond 300m the road begins to descend into cutting, and views become more truncated and reorientated south. Further south views of the Lake Hayes Estate become apparent.

It is considered that whilst a change in view will be experienced, this is not adverse. The view will change from a predominantly rural outlook, to one of high amenity, manicured areas, trees and high quality residential development. The cutting will remain. This change is therefore considered moderate.

### Visual Effects from Roads – within Shotover Country

Views from within Shotover Country will be towards the western parts both sites. The roads considered most affected are Banbury Terrace and Woodstock Road regarding the northern site and Risinghurst terrace, Violet Way, Tudor Lane and to some extents Jones Avenue towards the southern site. In some instances, views towards both sites will be obtained, particularly from a distance.

Any views obtained towards the built forms would be slight, due to the buildings being set back from the terraces. Furthermore, planting and in some instances roads would further increase this setback further limiting the presence of buildings. Any views would also be oblique in short-distance views, noticeably from the rear garden of those roads closest to the site. If the buildings were seen, it would be in roads located further back from the terrace edge, where a larger distance would be created between the site and the viewer. Coupled with the mitigation planting and setbacks, it is considered that the visual effects of the proposal from within the Shotover Country development would be low.



Houses within Shotover Country adjacent to the terrace.

### Visual Effects from Roads – within Lake Hayes Estate

Potential views from within the Lake Hayes Estate will be predominantly towards the southern site, with the nearest roads considered the most potentially affected. These roads include Onslow Road, Quill Road, Mcivor Lane and Herries Lane. Other roads including Hope Avenue, Sylvan Street and Mavora Road to name a few, will potentially receive longer distance views (i.e. over 500m). The setback along this terrace is deeper than the northern site, so the potential for greater adverse visual effects has somewhat been offset.

Any views obtained towards the built forms would be slight, due to the buildings being set back from the terraces. Furthermore, planting and in some instances roads would further increase this setback further limiting the presence of buildings. Any views would also be oblique in short-distance views, noticeably from the rear garden of those roads closest to the site. If the buildings were seen, it would be in roads located further back from the terrace edge, where a larger distance would be created between the site and the viewer. Coupled with the mitigation planting and setbacks, it is considered that the visual effects of the proposal from within the Lake Hayes Estate development would be low.

### Visual Effects from other Roads – including the Remarkables ski-field Road

Elevated and panoramic views are obtained of the site and the wider Frankton/ Wakatipu Basin from the Remarkables ski field road as the road gains in elevation. Ferry Hill, Slope Hill and Morven Hill appear prominent in the view, as does the Shotover River and Lake Hayes. The development of Shotover Country, Lake Hayes and also the Frankton Flats, is also visible in views. Both sites appear small in the view, located approximately 1.6km to the southernmost point of the southern site and 2.5km to the northern site.

The proposal would build upon this character, where further development would be visible. Any views from this road would see the site in the context of the wider panoramic Frankton and broader Wakatipu basin and as such, it is considered that the effects on views from this road would be negligible.



A view from the Remarkables Ski Field Road towards the site.





### Effects to the Outstanding Natural Landscape

#### Boundary Issues

Within the Proposed District Plan's Planning Map 30 Lake Hayes (as notified on 26 August 2015), the ONL is delineated. This alignment appears consistent with the proposed ONL delineation from within the Read Landscapes 2014 report which has assisted inform the extent of the line in the Proposed District Plan.

We have approximately drawn on the ONL line in relation to the site on the following image (in yellow). We note that the ONL is essentially capturing the impressive features of the broader Kawarau River and Remarkables mountain range. This landscape retains many outstanding landscape values and is justifiably considered to be classed as outstanding.

The 'edge' of this ONL essentially includes the small hill located within the southern part of the site. The ONL extends eastwards to include the low-level pastoral paddocks associated with the river terraces of the adjacent Kawarau River. Part of this lower-lying land is reserve.

In terms of appraising this line, it is suggested that the (yellow) line is more or less correct in its alignment (i.e. in the fact that it captures the high landscape values associated with the river and adjacent mountains). Some refinement can occur around the base of the hill (denoted in red), to ensure that the line correctly follows the hill feature and logically connects with the flat area of land next to Widgeon Place.

#### Effects on the ONL

It is considered that the proposed development will maintain the openness of the landscape in this part of the ONL. As noted previously, the southern site is located at the edge of the ONL, with the main bulk of the landscape values underpinning the ONL associated with the larger features associated with the Kawarau River and the Remarkables. The ONL essentially includes the large hill that forms the terminus of the developable area of the site. The flat landform of the majority of this southern site changes to the more rugged 'outstanding' character of the hill and the river corridor. The ONL is therefore implying that the hill and the river corridor are part of the broader mountainous landscape the south.

No building will occur within the ONL and therefore it is considered that the intrinsic values that underpin the ONL will not be affected by the proposal.



First large map attached to Read Landscapes April 2014 report. This map uses terms such as ORL which are not used in the District's current planning proposed maps



Suggested realignment of ONL (red line).



# Landscape Recommendations

Based on the landscape and visual effects assessment it is recommended that the following landscape recommendations be adopted:

1. Enhancement of Ladies Mile tree avenue planting and boundary treatment.
2. Retention of rural open space along Ladies Mile.
3. Implementation of a planted visual buffer adjacent to the rural open space along Ladies Mile.
4. Clustering of proposed houses facing onto Ladies Mile with the planted buffer.
5. Architectural design of buildings within the clusters to create an attractive rural character.
6. Architectural design of commercial buildings including the proposed care facility to create an attractive rural character.
7. Inclusion of evergreen planting within the planted buffer to provide winter screening of buildings.
8. Twenty metre wide building setbacks and planting treatments along Howards Drive and along terrace edges.
9. Inclusion of building and structures selected colour and material palettes.
10. Development of a detailed landscape plan showing: Street tree planting, boundary planting, walkways and cycleways, landscape features, open space areas, ecological enhancement, stormwater management areas and their enhancement, fencing design, streetscape treatments and layouts, hard surface treatments, lighting design to avoid light spill, street furniture, and signage design character.
11. Development of building design guidelines addressing appropriate design details for different parts of the site.

# Summary of Landscape and Visual Effects

It is considered that the proposal is appropriate in landscape and visual effects for the following reasons:

- The site is located within a rural/ residential part of the Wakatipu Basin and has to all intents and purposes, been modified from its original form. It is located adjacent to two large areas of residential development within an overall landscape of transition, where new characteristics such as the Stalker roundabout are evident.
- The flat land associated with the site assists in visually mitigating the development, especially in views from the Frankton- Ladies Mile Highway. A considered design approach referencing the broader landscape characteristics have influenced the treatment of the predominantly rural corridor, further strengthening these characteristics.
- In terms of visibility, the development will be seen from a variety of viewpoint, however the majority of these will only see part of the development. Only in elevated views, such as those from the Remarkables ski field road, will panoramic views of the whole site be available. Due to distance and mitigation planting, it is considered that the visual effects, whilst different, are broadly low.
- Appropriate landscape design treatment to the terrace edges has also assisted integrate the development into its landscape, especially in views from within the Shotover Country and Lake Hayes Estate.
- Slight realignment of the proposed ONL within the Queenstown Proposed District Plan (which makes more effective sense on the ground – referencing the elements that the ONL is trying to protect) are appropriate and sensitive buffering between the development and the high landscape values will ensure those broader ONL values are protected.





# 7. Conclusion

There are a number of strong landscape and urban design reasons in favour of the proposal of the Queenstown Country Club on the site at Ladies-Mile. These include:

- Development within existing urban area – Preserving the urban boundary of Queenstown is an ongoing issue for the town. This proposal allows for new housing to be located directly adjoining existing recent residential developments (Lakes Hayes Estate and Shotover Country) within the Frankton/Ladies Mile urban area. It avoids spreading development over more visually sensitive land. A new rural/ urban boundary is proposed as part of this.
- Accessibility – The site is directly accessible from SH6 and the proposed road layout and new recreational tracks will enable connections with both adjoining neighbourhoods. Additional residents in the area will further support the public transport network currently provided to Lake Hayes and Shotover Country.
- Topography – Both the Northern and Southern Sites are situated on a terrace landform and landscape measures will enable the development to sit comfortably on the site with minimal visual impact.
- Community integration – Given the site is located between the Lake Hayes and Shotover subdivisions, it provides an opportunity to integrate the developments and provide a new central hub for community and leisure. The comprehensively designed Master Plan illustrates a clear legible layout and a strong heart to the development.
- Landscape and Visual – Visual considerations have been discussed in the landscape and visual assessment. The site can be reasonably well screened from public views and there will be no future development within the ONL. Landscape planting is proposed along key terrace edges and the Ladies Mile frontage to help absorb the development. An acknowledgement that the proposal will bring about a change in character, improving amenity aspects has been at the heart of this assessment. Based on the landscape and visual effects assessment it is recommended that the following landscape recommendations are:
  1. Enhancement of Ladies Mile tree avenue planting and boundary treatment.
  2. Retention of rural open space along Ladies Mile.

3. Implementation of a planted visual buffer adjacent to the rural open space along Ladies Mile.
4. Clustering of proposed houses facing onto Ladies Mile with the planted buffer.
5. Architectural design of buildings within the clusters to create an attractive rural character.
6. Architectural design of commercial buildings including the proposed care facility to create an attractive rural character.
7. Inclusion of evergreen planting within the planted buffer to provide winter screening of buildings.
8. Twenty metre wide building setbacks, mounding and planting treatments along Howards Drive and along terrace edges.
9. Inclusion of building and structures selected colour and material palettes.
10. Development of a detailed landscape plan showing; Street tree planting, boundary planting, walkways and cycleways, landscape features, open space areas, ecological enhancement, stormwater management areas and their enhancement, fencing design, streetscape treatments and layouts, hard surface treatments, lighting design to avoid light spill, street furniture, and signage design character.
11. Development of building and urban design guidelines addressing appropriate design details for different parts of the site.

In conclusion, the proposed development will:

- Result in change to the rural environment where development will replace rural land, creating an urban residential setting with high amenity.
- Promote urban consolidation, a compact urban form and a legible and well connected development and integrated with Lake Hayes Estate and Shotover Country.
- Align with and promote the relevant urban design criteria the Council has produced for SHA applications.
- Achieve a high quality urban design outcome in line with the Urban Design Protocol.

- Achieve a well-integrated outcome within the landscape context drawing on prevalent characteristics of the Otago context.
- A series of landscape and urban design recommendations are proposed in order to ensure that the development is well integrated into its landscape setting.







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