

Boffa Miskell



Simplicity Te Pūtahi Ladies Mile Medium Density
Residential Development
Landscape Effects Assessment
Prepared for Simplicity Living

15 July 2026





Boffa Miskell is proudly a
Toitū net carbonzero certified consultancy

Document Quality Assurance

This document may be cited as: Boffa Miskell Limited 2026. <i>Simplicity Te Pūtahi Ladies Mile Medium Density Residential Development: Landscape Effects Assessment</i> . Report prepared by Boffa Miskell Limited for Simplicity Living.				
For any information regarding this report please contact: Rachel de Lambert Landscape Architect Partner Rachel.deLambert@boffamiskell.co.nz				
Revision /version:	Issue date:	Prepared by:	Description:	Reviewed by:
Draft	29/05/2026	Amanda Anthony Associate Principal Landscape Architect	Draft report issued to client	Rachel de Lambert Partner Landscape Architect
Final Draft	16/06/2026	Rachel de Lambert Partner Landscape Architect	Final draft report issued to client	
	29/06/2026	Rachel de Lambert	Following legal review	
Final	15/07/2026	Rachel de Lambert	Final Brewer Davidson drawings set	
Approved for issue: Rachel de Lambert Landscape Architect Partner 15 July 2026				
Release and Reliance This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. It is intended to support an application under the Fast-track Approvals Act 2024 and may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.				

File name & Project number: [BM260197_Simplicity_Queenstown_LEA_final_20260715.docx]

Template revision: 20250829.0000

Cover photograph: [View within the Site looking north-east towards Slope Hill, © BML, 2026]

CONTENTS

1.0	Introduction	1
1.1	Scope of the Report	1
1.2	Project Background	2
1.3	Authors and Code of Conduct Statement	2
2.0	Assessment Methodology	3
3.0	The Project	4
4.0	Existing Environment	8
4.1	Landscape Context	8
4.2	Landscape Values	10
4.3	The Site	10
4.4	Visual Catchment	11
5.0	Statutory Provisions	12
5.1	Fast-track Approvals Act 2024 (FTAA)	12
5.2	Proposed Queenstown Lakes District Plan (PDP)	13
6.0	Assessment of Effects	15
6.1	Landscape Effects	16
6.2	Visual Effects	18
6.3	Assessment in respect of Statutory Provisions	27
7.0	Conditions of Consent	28
8.0	Conclusion	31

Appendices

Appendix 1: CV's

Appendix 2: Method Statement

Appendix 3: Graphic Supplement

1.0 Introduction

1.1 Scope of the Report

Boffa Miskell Limited (BML) has been engaged by Simplicity Living to undertake a Landscape, including visual, Effects Assessment (LEA) for a proposed 1085-unit medium-density residential development and associated supporting transport and three waters infrastructure, located at 12 Lower Shotover Road Queenstown and adjoining/nearby land (otherwise referred to as 'the Site' in this report) (Project). Simplicity Living is seeking approval of the Project under the Fast-track Approvals Act 2024 (FTAA). The Simplicity Living Te Pūtahī Ladies Mile residential development has been approved as a referred project under the FTAA by the Minister, reflecting its regional and national significance.

The Site is approximately 10 hectares (ha) in area and located north of the intersection of Lower Shotover Road, State Highway 6 (SH 6) and the Stalker Road roundabout. The Slope Hill Outstanding Natural Feature (ONF) is located north of the Site.



Image 1: Aerial view of the Project, prepared by Brewer Davidson, (SK09 rev 02, 9/07/2026).

The Site is split-zoned Te Pūtahī Ladies Mile Zone (within the Medium Density Residential Precinct) and Local Shopping Centre Zone under the Proposed Queenstown District Plan (PDP). The maximum height standard for the Local Shopping Centre Zone is between 10m - 13m, and 13m in the Te Pūtahī Ladies Mile Zone. A majority of the forty residential buildings proposed consist of three-storey walk-up residential apartment buildings, which comply with the height standard, as shown in **Image 1** above. In addition to the compliant buildings, the Project includes six residential apartment buildings and two car parking buildings that exceed the 13m height standard. These comprise of three buildings with stepped five and six storey height, two buildings stepped at six and seven storeys, and one eight-storey building, all of which exceed the 13m height standard. Where building heights are stepped the lower height is located to interface with the site boundary, locating the taller building element internal to the site.

The five to six-storey buildings exceed the height standards by 3.9m at a minimum and 9.0m at a maximum, the six to seven-storey buildings exceed the height standards by 7.0m at a minimum and 12.8m at a maximum. The seven to eight-storey building exceeds the height standards by 12.1m at a minimum and 14.4m at a maximum.

The activity status relating to the height breach is restricted discretionary (RDA); however, the overall Project requires assessment as a non-complying activity under the PDP due to other reasons. A full planning assessment is contained in the Assessment of Environmental Effects (AEE) prepared by The Property Group.

This assessment considers the potential landscape and visual effects of the over-height components of the Project within the context of the existing environment, statutory provisions of the relevant Te Pūhahi Ladies Mile Zone, Medium Density Residential Precinct provisions and landscape values of the adjacent Slope Hill ONF.

1.2 Project Background

Boffa Miskell urban designers have also provided a separate independent Urban Design Assessment report to form part of the resource consent application documentation. The Project masterplanners, architects and urban designers, Brewer Davidson, have prepared the Design Statement as well as the full Masterplan and architectural drawing set for the application.

The Project by Simplicity Living is for a BTR comprehensively designed, masterplanned, medium-density apartment-style development comprising 1085 homes and associated communal open space and facilities that will be owned and comprehensively managed for the long term. The Project will assist in addressing a key affordable housing availability challenge facing the Queenstown locality by providing the choice of quality long-term rental properties to the market.

Boffa Miskell landscape architects and urban designers have previously assisted Simplicity Living with the assessment of effects in respect of their consented medium-density BTR residential apartment projects in Auckland, which comprise over-height building elements, including at Reiputa (Mt Wellington), Waiatarua (Ellerslie), and Morningside.

1.3 Authors and Code of Conduct Statement

We confirm that, in our capacity as authors of this report, we have read and abide by the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023. The authors of this report are described below:

- **Rachel de Lambert** is a Landscape Architect and Partner at Boffa Miskell with over 38 years' experience across Aotearoa New Zealand. She holds a Bachelor of Horticultural Science (B. Hort. Sci) and Post-graduate Diploma of Landscape Architecture (Dip. LA) both from Lincoln College (as it then was). Rachel is a Registered Member and Fellow of Tuia Pito Ora, the New Zealand Institute of Landscape Architecture (NZILA), she is a member of the RMLA and ICOMOS NZ. Rachel is experienced in landscape assessment across a wide range of infrastructure, residential and commercial development projects, she has undertaken studies to identify landscape values at regional and district scales, she is an experienced masterplanner and concept designer. Rachel is one of the three principal authors of Te Tangi a te Manu, the Aotearoa New Zealand Landscape Assessment Guidelines, along with Gavin Lister and Alan

Titchener. Rachel has extensive experience in providing evidence to hearings in the context of Councils and Environment Court.

- **Amanda Anthony** is an Associate Principal Landscape Architect with over 16 years of experience across New Zealand, Australia, and the United States. She holds a Bachelor of Landscape Architecture from Louisiana State University and is a Registered Member of the NZILA as well as a member of the Resource Management Law Association. Amanda specialises in landscape and visual effects assessments, natural character evaluations, and the identification of Outstanding Natural Landscapes (ONLs). Her experience includes major infrastructure projects, solar farms, airport upgrades, and regional landscape studies. She regularly prepares evidence for Council hearings and has undertaken peer review work for multiple councils.

The respective curriculum vitae (CVs) are included in **Appendix 1**.

2.0 Assessment Methodology

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*¹. A full method is outlined in **Appendix 2** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high. Effects have been assessed in terms of the values of the landscape, having first understood the landscape's characteristics in terms of the physical, associative, and perceptual realms. Importantly, change in a landscape does not in and of itself generate adverse effects. **Appendix 3** provides a Graphic Supplement featuring zoning maps, Site photographs, and viewpoints. Assessment Process.

The assessment involved the following tasks:

- Familiarisation with the Project and background documents.
 - o Te Pūtahi Ladies Mile Architectural Drawings prepared by Brewer Davidson on behalf of Simplicity Living, dated 09 July 2026.
 - o Visual simulations relied upon for this assessment have been prepared by Brewer Davidson (dated 09 July 2026) using single-frame 50mm photographs taken during the site visit and at other times (as noted on each simulation) to represent the full range of public views of the Project. The viewpoints for the series of visual simulations were discussed and agreed between Brewer Davidson and Boffa Miskell.
 - o Landscape Masterplan and Planting Plans prepared by Greenwood Associates, dated 16 June 2026.
- Desktop analysis of the Site and surrounding landscape context, including a review of relevant information relating to landscape and visual aspects.

¹ *'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.*

- Site visit: A Site visit was undertaken by Rachel de Lambert, Yvonne Pfluger and Tim Church of BML on Thursday, 30 April 2026, during fine weather conditions. Amanda Anthony of BML visited the surrounding area on 4 May 2026. While on the Site visit, the wider surrounding area was also visited to understand the Site's physical and visual relationship to nearby public and private locations. Representative public locations were visited, and viewpoints are included in **Appendix 3: Graphic Supplement**.
- Description of the Project.
- Description of the existing environment and landscape values.
- Review of statutory provisions such as:
 - o Fast-track Approvals Act 2024 (“**FTAA**”); and the
 - o Proposed Queenstown District Plan (“**PDP**”).
- Assessment of the landscape and visual effects of the Project.

3.0 The Project



Image 2: Indicative masterplan, prepared by Brewer Davidson, dated 9/07/2026.

Simplicity Living proposes to develop the Site as a medium-density BTR residential development comprising 1085 residential units arranged across forty building blocks comprising a mix of walk-up terrace and apartment buildings, refer to the masterplan site layout in **Image 2** above and **Figure 3** in Appendix 3. As part of the Project, Simplicity Living is also proposing community facilities, two structured carpark buildings and supporting infrastructure, including the provision of new internal roads and upgrades to the external roading network. A lot in the

west of the site on the corner of Lower Shotover Road and the new collector road on the northern site boundary is proposed to be conditioned for future commercial / retail use as a Local Shopping centre.



Image 3: Building heights and viewpoints plan (SK10), prepared by source Brewer Davidson, 9/07/2026.

The residential buildings range in height from three to a maximum of a partial eight storeys (building 30 being stepped seven and eight-storeys) and incorporate a mix of one, two and three-bedroom units designed to support a diverse range of occupants. The distribution of building heights within the masterplanned community is illustrated in **Image 3** above. The majority of the buildings, thirty-four of the forty residential buildings, comply with the 13m height control. Six of the residential buildings exceed the 13m height control, with three buildings to the south of the Site (buildings 13, 27, and 34) having stepped five and six-storey heights. Two buildings in the north of the Site step from six to seven storeys (Buildings 19 and 29), and one, Building 30, is stepped at seven and eight-storeys with the upper level providing a residents' common amenity area.

The two car parking buildings, each comprising four levels, exceed the 13m height control, reaching a maximum height of 15m due to the inclusion of roof structures supporting solar panels and access overruns. Refer to **Image 4** below. The carpark buildings are integrated centrally within the Site. The consolidation of resident parking within these structures removes the need for extensive surface parking, thereby allowing the ground plane to be utilised for landscaped communal open space courtyards serving each residential neighbourhood.

There are four communal pavilion buildings distributed across the site to support the year round use of the common green open spaces.

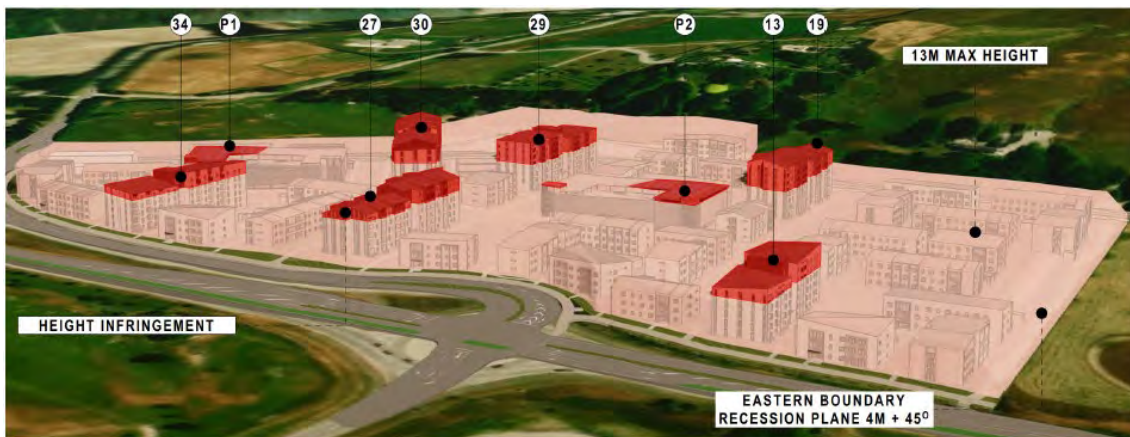


Image 4: Building height infringement, prepared by Brewer Davidson, dated 09/07/2026.

The five, to eight-storey residential apartment buildings are generally oriented in a north-south direction, enabling east and west-facing apartments that are integrated within the Site. The 'end' elevations of three of the five-storey buildings (which internally step up to six storeys) front the Site's southern boundary, adjoining State Highway 6 and Lower Shotover Road. The remaining ten buildings fronting these road corridors are limited to three storeys in height.

The development includes provision for both vehicle and bicycle parking, integrated throughout the Site to support alternative transport modes and reduce reliance on private vehicles. As noted above, two four-storey (12m - 15m) carparking structures with rooves supporting solar panels are proposed and integrated within the masterplanned development. A network of internal paths is proposed to provide safe and convenient pedestrian and cycle access through the Site and to connect with surrounding off-road pedestrian and cycleway routes, promoting permeability, walkability and cycleway connectivity. The development is not gated with the street and shared path networks accessible to the wider public.

The buildings are organised around a series of landscaped courtyards distributed throughout the development, contributing to an interconnected network of green open spaces for residents and the establishment of urban neighbourhoods within the wider site. In addition, an existing site feature comprising the linear corridor of a liquidambar tree lined avenue (former driveway) is retained and enhanced. This pedestrian accessway is anchored at its northern end by a triangular communal open space pocket park, which includes a common facility pavilion for residents. Smaller community pavilions are located in three of the residential green open space courtyards facilitating year-round use. Collectively, these open space areas provide generous opportunities for socialisation, passive recreation and visual outlook within the built environment. Communal amenities, including pergola structures with barbecue facilities and associated bicycle parking areas, further enhance the on-site amenity for residents.

A future small-scale commercial / retail centre, proposed via condition of consent, is located at the south-western corner of the Site. Vehicular circulation within the development will be facilitated by an interconnected grid of private streets, complemented by shared paths, footpaths and cycleways to ensure safe and legible movement for pedestrians and cyclists.

Primary access to the site is proposed from Lower Shotover Road, via a new public road (Road 01) extending along the site's northern boundary. From this route, a series of internal private streets branch into the development, forming a fine-grained network of streets and blocks. On-street parking, including parallel and right-angle, is incorporated within the streetscape.

Along the eastern boundary adjoining further Medium Density zoned Ladies Mile land, the Project provides a wide landscaped setback incorporating a public shared pedestrian and cycle path extending the full length of the site between State Highway 6 and the new northern road.

This connection will support pedestrian and cycle access to future development to the east, while the northern road facilitates vehicular connectivity, enabling integration with adjoining land and contributing to overall connectivity within the wider urban context.

The buildings will be predominantly clad in brick, utilising a palette of brown and grey tones selected to fit in with and complement the surrounding landscape, the use of schist cladding on a limited number of outward facing buildings will further relate the development to the local context, refer to **Image 5** below.

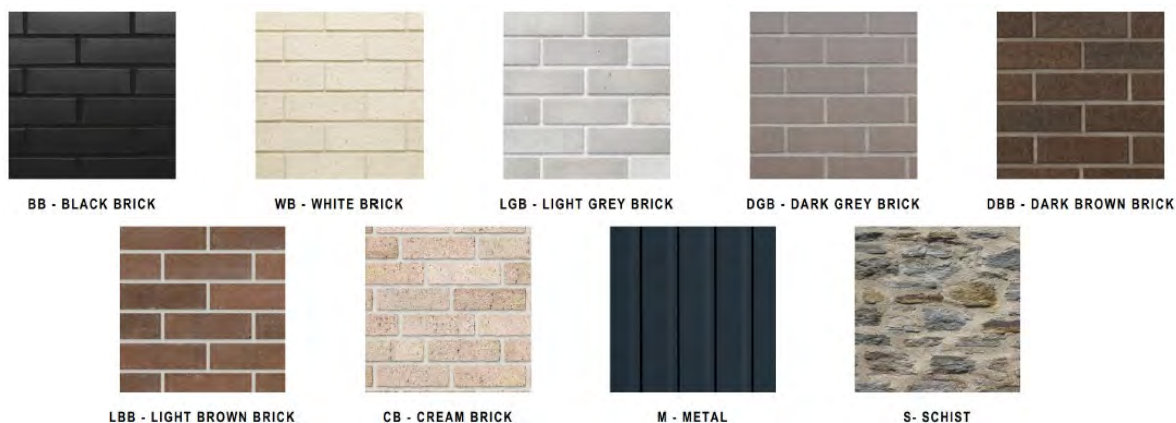


Image 5: Proposed façade material palette, prepared by Brewer Davidson, (SK44 dated 9/07/2026).

Roof forms are varied across the buildings, incorporating a mix of flat, hip, and steeper gable roofs to create visual interest and diversity throughout the development.

Landscape planting, including specimen trees, will frame the built form and assist in establishing an appropriate scale within the wider landscape context, refer to **Images 6 – 7** (architectural render including landscape planting and overall landscape concept plan) as well as the more detailed Landscape Plans in the full drawing set prepared by Greenwood Associates.



Image 6: Architectural render illustrating the frontage to Lower Shotover Road with proposed planting shown, prepared by Brewer Davidson, (SK60 9/07/2026).

The landscape concept includes some fifty large, evergreen and deciduous trees for year-round seasonal interest and to incorporate specimen trees as a feature of the landscape within the Site along its frontage to SH6 and Lower Shotover Road (refer to the Greenwood Plant Palette). This planting is not intended to fully screen the development, but to provide scale proportional to proposed buildings and maintain a well-planted, attractive frontage to the adjacent public realm.



Image 7: Proposed Landscape Master Plan, prepared by Greenwood Associates, 16 June 2026.

4.0 Existing Environment

4.1 Landscape Context

The Site is located within Te Pūtahi Ladies Mile area of the Wakatipu Basin, a large glacially formed landscape enclosed by the Crown Range to the east, the Harris Mountains to the north, Lake Wakatipu to the west, and the Remarkables to the south. The basin is strongly defined by this surrounding mountain framework, which provides a prominent and legible backdrop to the interior plains and terraces. Key landscape features include Lake Hayes and Lake Johnson, the Shotover and Kawarau Rivers, and a series of elevated landforms such as Peninsula Hill, Queenstown Hill, Ferry Hill, Slope Hill, Morven Hill and the Crown Terrace. Together, these elements contribute to the basin's high scenic values and its strong visual connection to surrounding Outstanding Natural Features and Landscapes.

Ladies Mile is a discrete alluvial, terrace landscape located between Slope Hill to the north, Lake Hayes to the east, the Shotover River corridor to the west, and the urban areas of Shotover Country, Lake Hayes Estate and the Queenstown Country Club on the lower terrace to the south. The Shotover River forms a clear physical and visual separation from the Frankton

Flats and Frankton urban area beyond, reinforcing the identity of the Ladies Mile as a distinct landscape area within the basin.

Topographically, the Ladies Mile area is generally flat, with gentle falls toward Lake Hayes to the east and the Shotover River to the west. Slope Hill, a glacially formed landform rising to approximately 625 metres above sea level (masl), provides a prominent and largely undeveloped grassland backdrop when viewed from the south. Views from the Ladies Mile and the surrounding area are directed south toward the mountain ranges defining the basin, north to Slope Hill, and east to Lake Hayes, creating an expansive and layered visual context.

Land use within the Ladies Mile remains predominantly pastoral, with flat land subdivided into small paddocks of exotic grassland used for grazing. Shelterbelts and hedgerows of exotic species, including poplar, oak, walnut, leyland cypress, hawthorn and elm, define paddock boundaries, particularly along the north side of the SH6 corridor, where planting is often associated with bunding. Existing rural dwellings and farm buildings near the base of Slope Hill are typically accompanied by clusters of exotic amenity planting and occasional horticultural plantings. This vegetation pattern produces alternating areas of openness and enclosure and allows intermittent views across the landscape, particularly toward Slope Hill and the wider basin. From SH6 the Site is predominantly screened from view in approach from the west by topography and, closer to the Site, by the grassed mound that separates SH6 from the Lower Shotover Road corridors. Travelling from the east towards Queenstown on SH6 the Site is currently screened by shelterbelt vegetation on the adjacent site to the east until adjacent to the Stalker Road intersection.

Although historically rural and with large areas currently undeveloped, the QLSP, which was adopted in July 2021, identified six priority development areas, as appropriate locations where growth should be focused and consolidated within the District. Te Pūtahi Eastern Corridor was one of three priority development areas explicitly identified within the Whakatipu Basin. The Spatial Plan states that these future urban areas are intended to integrate with existing development, sit on the proposed frequent public transport network, support local services and community facilities and provide more affordable housing choices.

Te Pūtahi Ladies Mile is zoned to accommodate urban, medium and high-density development under the Te Pūtahi Ladies Mile Zone (TPLM Zone). The TPLM Zone resulted from a Council initiated masterplanning process which began in 2020, the Site is located in Sub Areas A and B where medium density residential development (up to 16m in height) and a Local Centre are anticipated. High density residential development along with a large Commercial precinct are anticipated further to the east on the same side of SH6 and adjacent to the southern slopes of Slope Hill.

The locality of the Site is increasingly influenced by surrounding urbanisation, with residential development in Shotover Country, Lake Hayes Estate and the Queenstown Country Club extending urban form along the southern edge of the terrace. Development at Quail Rise and along Ferry Hill west of the Shotover River also contributes to the broader visual backdrop when approaching Frankton from the east.

The Ladies Mile landscape is most commonly experienced from the State Highway 6 corridor, which traverses the terrace landform in an east - west alignment between the Lake Hayes outlet and the Shotover River delta and functions as a key gateway to Queenstown.

4.2 Landscape Values

While the Site does not have an ONL or ONF overlay, the Slope Hill ONF is located north of the Site. Given this proximate relationship, the following landscape values of the Slope Hill ONF are recognised and have been taken into consideration as part of this landscape assessment.

As described in Appendix 4 of the Landscape Schedules (21.22.6 Slope Hill PA: Schedule of Landscape Values), the Slope Hill ONF landscape values are summarised below:

1. **Very High** physical values due to the high-value landforms, vegetation features, habitats, species, hydrological features and mana whenua features in the area.
2. **High** associative values relating to:
 - a. The mana whenua associations of the area.
 - b. The historic associations of the area.
 - c. The strong shared and recognised values associated with the area.
3. **Very High** perceptual values relating to:
 - a. The high legibility and expressiveness values of the area deriving from the visibility and abundance of physical attributes that enable a clear understanding of the landscape's formative processes.
 - b. The very high aesthetic and memorability values of the area as a consequence of its distinctive and appealing composition of natural landscape elements. The visibility of the area from Lake Hayes Estate, Shotover Country, the Ladies Mile corridor, the eastern side of the Wakatipu Basin, the scenic route of SH6, Arrowtown Lake Hayes Road, the Remarkables Ski Field Access Road and the Queenstown Trail, along with the area's transient values, play an important role.
 - c. The identity of the roche moutonnée as a natural landscape backdrop to Ladies Mile and the western and central portion of the Wakatipu Basin, and as a gateway feature to Queenstown / the Wakatipu Basin.
 - d. A high perception of naturalness arising from the dominance of natural landscape elements and patterns at Slope Hill.

4.3 The Site

The Site consists of three land parcels, approximately 10 ha in area, (12 Lower Shotover Road, Queenstown) which directly border SH6 and Lower Shotover Road to the north. The Site is located within the Te Pūtahi Ladies Mile Zone and is anticipated for medium-density development. Refer to **Figures 1 – 2** within Appendix 3.

To the north, the Site adjoins rural lifestyle properties on the lower foothills of Slope Hill, where dwellings are typically set on large lots and integrated with established evergreen and deciduous planting. A tree-lined driveway and grassed paddock define the eastern boundary, reinforcing the predominantly open, hedge-rowed, pastoral character of the area. It is, however, acknowledged that this adjoining property is also proposed for medium-density residential development with land further to the east zoned for high-density development. The southern boundary is defined, directly and indirectly by SH 6, a major transport corridor and a key resident and tourist arrival route through the area. The Site also interfaces along the western portion of its southern boundary with Lower Shotover Road, giving this part of the Site a dual

road frontage. To the west the Site adjoins a grassy paddock, the proposed site of a private school.

The Site is relatively flat across its eastern extent, becoming more undulating and gently rolling toward the western portion. A grassed bund with hedge-type vegetation runs along the southern boundary. Several shelterbelts and linear plantings, and driveway avenue plantings, generally aligned north to south, subdivide the Site into a series of small paddocks. Refer to **Site Appraisal Photographs A – F** within **Appendix 3**.

The northern part of the Site contains a single dwelling accessed via a long liquidambar tree-lined avenue driveway from Lower Shotover Road. Aside from this built element, the Site remains largely open and pastoral in character, notwithstanding its underlying medium-density zoning, which provides for buildings up to 13m in height, with a minimum 8m height requirement for buildings adjacent to the SH 6.

While the Site currently displays an open, rural landscape with some established vegetation, it is anticipated to become an urban landscape through its underlying zoning.

4.4 Visual Catchment

To determine the visual catchment and viewing audience of the Project, and in particular its over-height components, a study of aerial photography, including land use, landform and vegetation patterns, was undertaken in addition to visiting and observing the Site and the surrounding local area. Below is a description of the visual catchment and representative public viewpoint locations contained within the **Graphic Supplement (Appendix 2)**.

As a result of the local topography, the Site's visual catchment is largely limited to its immediate surroundings along State Highway 6, Lower Shotover Road and Stalker Road, although limited long-distance views are available from locations such as the Remarkables Ski Field Road due to its elevated position and viewing angle.

Public viewing audiences consist of:

- Proximate users of State Highway 6, Lower Shotover Road, Spence Road and Stalker Road.
- More distant users of the Remarkables Ski Field Road.

Private viewing audiences consist of:

- Neighbouring properties to the north.
- More distant private properties to the south.

A range of viewpoints representing the key public viewing audiences has been selected and are outlined below. The location of the following Site Context Photographs is illustrated on **Figure 4** within **Appendix 3**.

Site Context Photographs 1 – 2, and 5 are located on Lower Shotover Road near the existing entrance into the Site.

Site Context Photographs 3 – 4, 6, and 15 - 18 are located on State Highway 6 from multiple vantage points and collectively demonstrate the variation in the Site's visibility along these stretches of the transport corridor.

Site Context Photograph 7 is located at the intersection of Spence Road and Lower Shotover Road opposite the south-western corner of the Site, looking in a northerly direction.

Site Context Photographs 8 – 10 are located on Springbank Grove, looking in a south-easterly direction towards and across the Site.

Site Context Photographs 11 - 14 are located south of the Site (within new residential developments off of Stalker Road and the existing Shotover Country subdivision), looking in a north or northeasterly direction towards the Site.

Site Context Photograph 19 is located on a walkway near Quail Rise, approximately 1km to the west of the Site, looking in an easterly direction towards the Site.

Refer to **Section 6.2** for the Visual Effects assessment and detailed visibility analysis.

5.0 Statutory Provisions

The following is a review of the statutory provisions relevant to the assessment. The purpose of such a review is to help frame the landscape assessment rather than to undertake a comprehensive appraisal of the provisions or a planning assessment of the Project against the provisions, which is provided in the AEE. There are, however, a number of planning provisions that are relevant to this Project, and these are discussed below.

5.1 Fast-track Approvals Act 2024 (FTAA)

The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The Simplicity Living – Te Pūtahi Ladies Mile is a referred project under the FTAA.

Schedule 5 of the FTAA (relating to approvals under the RMA) also sets out the information which must be included in a substantive application for a referred. Clause 7 states that the assessment of environmental effects must include (as relevant to landscape and visual effects):

- (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects;*
- (b) any physical effect on the locality, including landscape and visual effects;*
- (c) [...]*
- (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.;*

Finally, the FTAA requires the expert panel to consider whether the adverse effects of the activity are sufficiently significant to be out of proportion to the regional benefits and purpose of the FTAA. In respect of the landscape and visual effects (assessed in section 6.0 below), the environmental effects are not of a scale or nature that would outweigh the significant regional benefits delivered by the development.

5.2 Proposed Queenstown Lakes District Plan (PDP)

The Site is split-zoned between the Te Pūtahi Ladies Mile Zone (within the Medium Density Residential Precinct) and the Local Shopping Centre Zone under the PDP. As such, the Project has been considered against the relevant policy in Chapter 3 (Strategic Direction) and assessed against the matters of discretion for height exceedance beyond 13m in the TPLM Zone, which triggers a restricted discretionary activity (RDA) consent requirement.

The relevant policy within **Chapter 3**, Strategic Direction, is outlined below:

- **Policy 3.2.5.3:** *In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.*

5.2.1 Chapter 27 – Subdivision and Development

Policy Framework

- **Policy 27.3.26.4** *Require subdivision design to achieve a high quality of urban form by:*
 - *c. providing visual links, predominantly by way of road placement, north to open spaces at the base of Slope Hill and the Slope Hill ONF when viewed from the intersections on State Highway 6 shown on the Structure Plan;*

5.2.2 Chapter 49 – TPLM Special Zone

Purpose of the Zone

North of State Highway 6 development will change the existing character of the area significantly. It will create an at least medium-density residential neighbourhood with an emphasis on affordable, (at higher densities than suburban) housing choices. It will have a very built, urban character. Provision for a mix of compatible non-residential activities and, over time, passenger transport services, will allow this area to support much lower rates of private-vehicle-based travel and related emissions than is typical in the District. Because of these factors, living in this part of the Zone will look and feel very different to many existing settlements across the District.

For both the south and north sides of State Highway 6, and subject to the provision of transportation, environmental and other supporting infrastructure over time, the maximisation of housing provision and density is the overriding resource management priority.

- **The Medium Density Residential Precinct** *provides for a range of higher densities than suburban housing typologies including terrace, semi-detached, duplex, and townhouses on the north side of State Highway 6, to a density of at least 40 units per hectare (net), within walking distance to facilities.*

Policy Framework

- **Policy 49.2.2.5** *When considering resource consent applications for development that infringes the Zone standards in the residential precincts, prioritise the achievement of housing density, (at higher densities than suburban) choice, and affordability and then support this by prioritising key environmental and ecological outcomes, and then*

achievement of high-amenity, high-quality outcomes for and along streets, open spaces, and private ways having the function of a road.

- **49.2.7 Objective** – A built environment that positively responds to streets and open spaces, provides a high level of residential and neighbourhood amenity, achieves high quality urban design and ecological outcomes, and incorporates indigenous biodiversity in design.

All Precincts north of State Highway 6

- **Policy 49.2.7.9** Require high-quality building and site design that promotes and supports neighbourhood amenity values and reflects the highly visible location close to State Highway 6.
- **Policy 49.2.7.10** In the Medium and High Density Residential Precincts and the Commercial Precinct, require that development achieves the following essential built form outcomes (and ensure that land subdivision sufficiently provides for these):
 - a. high levels of visual interest and avoiding blank or unarticulated walls or facades;
 - b. well-overlooked, and visually interesting streets and public open space edges, including by limiting garaging, parking or vehicle crossings along frontages;
 - c. incorporating variation and modulation of building mass, facades, materials and roof forms;
 - d. incorporating well-designed landscaped areas and frontages to add to the visual amenity values of the development for residents or visitors, neighbours, and the wider public.

Medium and High Density Residential Precincts

- **Policy 49.2.7.11** Apply recession plane, building height, yard setback, and site coverage controls as the primary means of signalling appropriate levels of outlook, spaciousness, and daylight access, and encourage resource consent applications that can achieve better outcomes for these matters in the Zone.
- **Policy 49.2.7.12** Ensure built form achieves reasonable levels of privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting windows from one another, screening, or other means.
- **Policy 49.2.7.13** Require a high level of landscape amenity which:
 - a. uses indigenous planting to increase ecological and biodiversity values, preferring vegetation that naturally occurs and/or previously occurred in the area; and
 - b. uses exotic planting to maintain local character where appropriate.

Table 3: Standards for activities located in the Medium Density Residential Precinct and the High Density Residential Precinct

49.5.23 Building Height – Matters of Discretion

Discretion is restricted to:

- *achieving, at least, a minimum residential density of 40 units per hectare (net).*
- *any sunlight, shading or privacy effects on adjacent private land;*
- *external appearance, location and visual dominance of the building;*
- *provision of sustainable design responses including in terms of stormwater or other infrastructure*
- *achieving high- visual-quality development*
- *heritage values of the Glenpanel Homestead*

6.0 Assessment of Effects

Landscape and visual effects are generated when the values associated with the nature and attributes of the landscape are affected, either beneficially (positive effects) or detrimentally (adverse effects). Changes to the landscape that have the potential to affect its values, generating landscape effects, result from landform or vegetation modification, or from the introduction of new structures, activities, or facilities into the landscape.

The process of change itself, that is, the construction process and/or activities associated with the development, also carries with them their own visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on the landscape are associated with a change to the physical, perceptual, and associative values of the landscape. The degree to which landscape and visual effects are generated by a development depends on a number of factors, including:

- The degree to which the Project contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the Project that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.

- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character of the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscapes are dynamic and are constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human-induced. Landscape effects are generated when the change affects the values of the landscape.

The principal elements of the Project that will give rise to landscape and visual effects are:

- The eight over-height buildings range from 13.4m to 27.4m in height, compared to the plan enabled height standard of 13m, measured as rolling height relative to existing ground. The height breaches range from 0.4m to 14.4m².

6.1 Landscape Effects

The Project will result in a transition from a semi-rural, open landscape to a comprehensively developed urban residential environment. This change in character is anticipated by the Site's Medium Density Residential zoning and its location within the wider Te Pūtahi Ladies Mile growth corridor. The overall form, scale and density of development is consistent with an emerging urban pattern of development in the locality, and the masterplanned approach ensures a coherent and legible built environment. While the introduction of built form at this scale represents a noticeable change from the existing environment, it aligns with the established and planned character of the area.

In total, eight buildings exceed the 13m height standard. Of these, three are located along the State Highway 6 frontage, interspersed among a predominance of three-storey buildings (under 13m). These three buildings present their five-storey, short ends, to the road frontage. They range from approximately 16.8m to 17.9m in height at the five-storey level, stepping up to between 20.1m and 21.8m at the six-storey level embedded into the Site.

A further two buildings that partially exceed the height limit are the car parking buildings, which are located internally and centrally within the Site. These buildings reach a maximum height of 16.4m, where they breach the limit. The majority of each building complies with the 13m height standard; the exceedance largely results from the inclusion of rooftop solar panels and the vertical access overrun. Importantly, these buildings consolidate multiple level car parking into centralised locations, avoiding dispersal of large areas of surface parking across the Site and enabling greater provision of permeable green open space, including pocket parks and shared green spaces throughout the development providing on site residential amenity.

The remaining three buildings exceeding the height standard are in the northern portion of the Site, away from the SH6 frontage with their short ends fronting the new public road to the north. These buildings are six- to seven-storeys and one seven to eight-storey building. At six-storeys, they range in height from approximately 20.3m to 23.4m, increasing to between 23.9m and 25.8m at seven-storey and 27.4m at eight-storeys. These buildings are separated from one another by intervening three-storey development, and by the triangular green open space common with its single storey pavilion, which assists in breaking down their overall scale and maintaining a varied, predominantly three-storey built form across the site.

² Refer to Brewer Davidson, drawings SK45 – SK54.

While there are eight buildings that exceed the 13m height limit, their varying height will introduce vertical variation within the development. Along the SH 6 and Lower Shotover Road frontage, three over-height buildings are expressed as well-articulated building ends, stepped in height. These are read in the context of the transport corridor, where a higher level of urban built intensity is anticipated, and alongside a predominance of compliant height three-storey buildings. As such, while these buildings will have a slightly increased visual presence locally, they occur intermittently rather than continuously and are integrated by variation in building form, setbacks, viewing angle and proposed tree planting.

The remaining over-height buildings are set back from the busy public road frontage within the development and embedded amongst three-storey buildings. Their visual prominence is substantially reduced by their internalised location, surrounding built form, and the incorporation of landscaped courtyards including specimen tree planting. The highly glazed southern elevation of the eighth-storey residents' common amenities space on Building 30 is just visible as part of the overall massing in some views from SH6 as illustrated in visual simulation #06.

The two car parking buildings, which exceed the height limit due to functional requirements associated with visually light weight solar panel structures, are similarly embedded within the development. Their location and containment within the overall built form ensure that their visibility is limited and that they do not contribute materially to the presence of over-height development.

In terms of their presence within the landscape, the Project, including the incorporation of a proportionally small number of over height buildings, will be noticeable from local viewing locations, particularly along SH 6 and Lower Shotover Road, where the increased scale and density will contrast with the existing open, rural environment. However, this change will be perceived as part of an emerging urban environment consistent with the planned development of the area, which is understood to be subject to significant change and development of higher density than the predominant suburban typologies. The use of well-articulated building forms, variation in height and rooflines, and a varied, recessive material palette, along with specimen tree planting assists in reducing perceived bulk and visual dominance of the over-height components of the development.

From the wider landscape, including views toward the Slope Hill Outstanding Natural Landscape, the Project will form part of a broader pattern of urbanisation along the Te Pūtahi Ladies Mile transport corridor. Although the six taller residential buildings may be experienced from some off-site locations, they will be read as limited components of a cohesive higher-density residential urban environment rather than as isolated or dominant elements. The key characteristics and legibility of the Slope Hill ONL, including its landform, skyline, and natural qualities, will remain unaffected. The planned medium-density development will be experienced in the context of the Slope Hill backdrop, which will continue to contribute to the distinctive landscape character of the locality.

Overall, the Project represents a well-considered masterplanned development, characterised by a predominance of three-storey medium-density housing structured into a new urban community. The over-height buildings have been carefully placed to limit their presence and apparent scale in the landscape. The provision of multiple landscaped courtyards and interconnected open space networks, the retention of existing vegetation features, and the introduction of substantial new tree planting will give the development overall a well-vegetated quality of open space amenity. Collectively, the effects arising from the over-height buildings are appropriately managed through the use of intervening built form and are consistent with the anticipated urban character of the Site and wider Te Pūtahi Ladies Mile corridor. The Project is

also located within the context of land to the east, zoned for medium to high-density development, which anticipates building heights of up to 24.5m in the high-density zone. In this context, the limited presence of buildings above 13m in height on this Site will not be incongruous.

Given that the majority of the Project complies with the 13m height limit, and that the eight over-height buildings are carefully placed within the Site rather than concentrated or located such that they are prominent in the landscape, along with the overall design, modulation, materiality and proposed landscape design, the resulting landscape effects, including in respect of the values of the Slope Hill ONL, are considered to be **low** (adverse).

6.2 Visual Effects

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the ability of the landscape to absorb change, the character of the site and the surrounding area as well as the anticipated nature of the locality as determined by the site's zoning. 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 and the transient or more permanent nature of the viewing context.

The Site's visual catchment is largely limited to its immediate surroundings along SH 6, Lower Shotover Road and Stalker Road, although limited long-distance views are available from locations such as the Remarkables Ski Field Road due to its elevated nature and viewing angle. The Site has very limited presence on approach from the west or east (travelling into or out of Queenstown on SH 6) due to the natural topography in the west, which largely screens the Site from distant and middle ground views, and by established vegetation from the east. Whilst it is acknowledged that the latter is likely to be removed in time as that adjoining land develops for its intended medium- and high-density urban development future buildings are likely to have a similar screening effect.

Eight visual simulations have been prepared to address representative public views of the Project as discussed below. The visual simulations have been set up to show a series of four views – the existing photograph, the photograph with a 13m height plane shown, the visual simulation of the Project, and the visual simulation with the Project and 13m height plane overlaid. This way of illustrating the Project assists in appreciating the scale of change in the landscape anticipated by the medium-density zoning of the Site and the way in which the Project, including its proposed over-height buildings, fits within that context.

6.2.1 Visual Effects from public locations

6.2.1.1 Stalker Road

When approaching the Site from Stalker Road (travelling north), open views towards the lower slopes of the Slope Hill ONF, along with the more distant Coronet Peak skyline, dominate the outlook. The Project will introduce an urban character, comprising an anticipated medium-density residential environment with buildings ranging in height from approximately 9.5m to 25m.



Image 8: Visual Simulation 1 (drawing SK15), Stalker Road, prepared by Brewer Davidson, dated 9/07/2026.

As illustrated in **Visual Simulation 1**³ above, the six to seven-storey over-height building (number 19) in the background appears at a similar scale to the surrounding development. This is due to the presence of compliant height intervening buildings in the foreground. The lower slopes of the Slope Hill ONF and Coronet Peak form the mid to background context and skyline maintaining a strong wider natural landscape context to the view. From this relatively close viewing location, the compliant height foreground buildings visually dominate and effectively screen both the car parking structure and the six to seven-storey buildings located further north within the Site.



Image 9: Visual Simulation 2 (drawing SK19), Stalker Road, prepared by Brewer Davidson, dated 9/07/2026.

As illustrated in **Visual Simulation 2**⁴, due to the viewing angle and the relatively lower elevation of Stalker Road at this particular viewpoint the six to seven-storey building (number 19) appears at a similar perceived scale to the three-storey buildings and the five to six-storey building (number 13) to the right. While the five to six-storey building (number 13) is noticeably taller (at a glance) when viewed at this angle, it does not appear overly dominant or out of place in the wider context of the development or its landscape backdrop. Instead, it reads as part of a comprehensive

³ Refer to Brewer Davidson drawing SK15.

⁴ Refer to Brewer Davidson drawing SK19.

development, maintaining a generally consistent scale relationship with surrounding buildings. Overall, the Project reads as visually integrated, with variations in building height and form adding interest without disrupting a cohesive appearance or detracting from the Slope Hill or more distant Coronet Peak backdrop and skyline.

As a result, the perceived scale and mass of development from these Stalker Road vantage points has a consistent medium density urban quality. The layering effect created by the foreground buildings, combined with the backdrop of the Slope Hill ONF and Coronet Peak mountain landforms, further integrates the Project into the wider landscape setting. Based on this, the adverse visual effects associated with the additional height of the buildings are considered to be **very low** for users of Stalker Road.

6.2.1.2 Lower Shotover Road

When approaching the Site along Lower Shotover Road (travelling both north and south), existing earth bunds on either side of the road guide views along the curve of the road that wraps around the Site, directing attention towards the wider surrounding landscape.



Image 10: Visual Simulation 3 (drawing SK23), Lower Shotover Road, prepared by Brewer Davidson, dated 9/07/2026.

As illustrated in **Visual Simulations 3 and 4**⁵, the majority of proposed development along the Lower Shotover Road corridor presents a generally consistent scale and height. From these viewpoints, the built form reads as a comprehensively planned development, with a coherent and largely uniform frontage contributing to a clear and legible frontage to the adjacent roadway. Due to the oblique viewing angle and the proximity of adjacent viewpoints, the over-height elements of Building 34 (five to six storeys) are visually integrated with the adjacent built context. The presence of nearby three-storey buildings with a diversity of roof forms and height profile, reinforces the quality, urban character of a medium-density residential environment.

⁵ Refer to Brewer Davidson drawing SK23 and SK27.



Image 11: Visual Simulation 4 (drawing SK27), Lower Shotover Road, prepared by Brewer Davidson, dated 09/07/2026.

In this context, the Project, including its over height building components will read as part of a comprehensive, well-modulated urban environment, where variations in building height are accommodated without undermining the overall coherence of the corridor or presenting as visually dominant. Taking this into account, together with the transient nature of road users, the adverse visual effects associated with the increased building height for users of Lower Shotover Road are considered to be **low**.

6.2.1.3 State Highway 6



Image 12: Visual Simulation 5 (drawing SK31), SH6, prepared by Brewer Davidson, dated 9/07/2026.

When approaching the Site from the west, travelling out of Queenstown, the descending topography toward the Shotover River bridge, together with the existing bund closer to the Site, screens much of the Site and the Project from view. As a result, views of the Site are largely restricted until road users are in close proximity to, or directly adjacent to, the Site. Similarly, when approaching from the east, established vegetation filters views, limiting views to a large portion of the Site until almost

adjacent. However, given that the adjoining land is also anticipated to be developed as part of the Te Pūtahi Ladies Mile corridor, the Project will ultimately be perceived as part of a continuous medium to high-density urban environment. In this context, the Project will read as an extension of the emerging higher density, urban corridor, rather than as a visually distinct or isolated element.



Image 13: Visual Simulation 6 (drawing SK35), SH6, prepared by Brewer Davidson, dated 9/07/2026.

As illustrated in **Visual Simulations 5 - 7**⁶, the close viewing proximity largely limits visibility of the over-height buildings (Buildings 13, 27, and 30), while the three-storey buildings in the foreground help establish the immediate context of the Project. At this range, these compliant foreground buildings dominate the view, effectively reducing the prominence of taller buildings located along the SH 6 frontage and further within the Site. The mountain and skyline backdrop remain intact, containing the development within its context of wider natural landscape.



Image 14: Visual Simulation 7 (drawing SK39), SH6, prepared by Brewer Davidson, dated 9/07/2026.

Along the SH 6 frontage, the majority of buildings comply with the 13m height standard, establishing a relatively consistent medium density frontage. Three buildings

⁶ Refer to Brewer Davidson drawing SK31, SK35 and SK39.

exceed the 13m standard, extending between approximately 3.8m and 4.9m above the height control at the five-storey level, and up to 8.6m, set further back into the site at the six-storey level. As a result, the additional height is visually moderated, and the overall Project continues to read as coherent and well-integrated when viewed from these proximate viewing locations.

Based on this, the anticipated urbanisation of the landscape, the busy nature of the road corridor and the transient nature of the road users, the adverse visual effects associated with the additional height of buildings within the Project are considered to be **low** for users of SH6.

6.2.1.4 Spence Road



Image 15: Visual Simulation 8 (drawing SK43), Spence Road, prepared by Brewer Davidson, dated 9/07/2026.

When approaching the site along Spence Road, at the T intersection with Lower Shotover Road, open to partial views of the Slope Hill ONF and the distant Crown Range skyline are presently available across the open pastoral Site in the foreground.

As illustrated in **Visual Simulation 8**⁷, from the Spence Road intersection, the buildings fronting this section of the road fully comply with the relevant 13m height standards and will read as part of the wider anticipated medium density urban environment. Building 34 (a five to six-storey building), while over-height, appears consistent in scale and proportion with the surrounding buildings due to its setback within the Site and the presence of intervening compliant three-storey buildings. From this vantage point, the Project presents a consistent and coherent frontage, aligning with the anticipated urban character outcomes for the area.

As a result, the taller, over height elements of the Project have limited visibility and do not affect the overall perception of the anticipated medium density scale or built form of the development. In this context, the Project will integrate with its surroundings, with the internal height variation not readily apparent to viewers. On this basis, it is assessed that no adverse visual effects will be generated by the Project in views from

⁷ Refer to Brewer Davidson drawing SK43.

Spence Road with the overall height profile and nature of the development aligning with the anticipated medium density residential character of the zone.

6.2.1.5 Distant Views

From more distant viewing locations, such as **Viewpoint 19**, (refer Graphic Supplement) the Site is largely screened from view by intervening established vegetation and undulating topography, which limits its visibility. Where glimpsed views of the Project will be available from more elevated or open vantage points (including sections of the Remarkables Ski Field Road), the development is anticipated to be read as part of the wider Te Pūtahi Ladies Mile medium to high-density urban corridor. In this context, the Project (including its over-height components across eight of the buildings) will not appear as an isolated element, but rather as a cohesive component of the evolving urban form. Based on this, the adverse visual effects generated by the Project in respect of distant viewing locations are assessed to be **very low**.

6.2.2 Visual Effects from private locations

An assessment of the visual effects of the Project from houses that border the Site to the north was undertaken during the Site visit. Each of the dwellings is numbered on **Figure 5** in the Graphic Supplement. Individual dwellings were not visited as part of the Site visit; however, the visual assessment is based on views from the Site toward neighbouring properties. This assessment is set out below in **Table 1**. There are also a number of dwellings in the wider surrounding context of the Site, but which do not border it directly, these dwellings have been grouped into visual catchment areas (northwest, northeast and south) and are also described/assessed below.

This assessment assigned a degree of effect (using the accepted scale of effects from very low to very high), based on the following: visibility and proximity to the Site (in particular to the nearest boundary of the Site); the apparent orientation of the house and the nature of the view, including any existing or proposed vegetation that might provide full or partial screening of views. The nature of the effect is also determined.

Table 1: Visual Analysis

Refer to Figure 5 in the Graphic Supplement for Dwelling IDs and visual catchments.

ID	Address	Nature of View ⁸ and proximity to Site ⁹	Description of Potential Visual Effects ¹⁰
1	70 Lower Shotover Road	No view 163m	This dwelling is oriented to the north and is bordered to the south by an established shelterbelt, with additional vegetation located on an adjacent property further screening views towards the Site. The proposed development (on a Site that is anticipated to accommodate medium-density residential development) is situated over 100m to the south, and buildings within its western extent largely comply with the 13m height standard, with the exception of the

⁸ Nature of View: Open, Partial, Glimpse, No View.

⁹ Measured from the existing dwelling to the closest Site boundary.

¹⁰ Based on a seven-point scale or neutral/positive if no adverse effect: Very Low (VL); Low (L) Low-Moderate (LM); Moderate (M); Moderate-High (MH); High (H); Very High (VH).

			western car parking building which has a small height infringement. The closest seven to eight-storey building is located further internally within the site and is screened by intervening vegetation. Based on this, the adverse visual effects of the Project are considered to be very low .
2	26 – 28 Springbank Grove	No view 90m	This dwelling is elevated above the site on Slope Hill, it is oriented to the north and is surrounded by an extensive parkland garden planting of mature evergreen trees that effectively screen views south towards the Site. The proposed development, on land that is anticipated to comprise medium-density residential buildings, is located approximately 90m to the south. Buildings within the central extent of the development largely comply with the 13m height standard, with the exception of the six to seven-storey and seven to eight-storey buildings. However, these taller elements are oriented north/south with their short ends to neighbouring property and embedded within the development and screened by intervening vegetation. The mountain skyline seen above the parkland trees within the subject site will be unaffected by the proposed development. On this basis, adverse visual effects of the Project are considered to be very low .
3	399 Frankton-Ladies Mile Highway	Partial 27m	This dwelling is elevated on the lower toes slope of Slope Hill, it is oriented to the north and has associated vegetation, particularly to the south, which limits views to the Site. However, where there are occasional breaks in the vegetation, partial views towards the Site to the south are available. Within these filtered views, buildings up to 13m in height are anticipated and would be consistent with the permitted baseline. Buildings in the proposed development to the immediate south are all three-storey in height. A six to seven-storey building may also be partially visible to the southwest, although this would be viewed within the broader context of compliant built form, and vegetation within the anticipated medium-density zoning of the area. Based on this, the adverse visual effects of the Project are considered to be low .
4	Distant dwellings to the northwest and northeast	varies	Dwellings located to the northeast and northwest of the Site in elevated locations on Slope Hill are situated at varying distances and experience differing degrees of visual connection, influenced by intervening vegetation and localised topography that filter / screen views towards the Site. These dwellings are generally oriented to the north, meaning the Site would not form the primary focus of the outlook. Where views towards the Site are available, any visible over-height

			components of the buildings would be perceived within the broader context of the anticipated medium-density zoning, with further medium and high density development anticipated to the southeast, and would read as part of a comprehensive and integrated development, rather than as isolated or visually dominant elements. Based on this, the adverse visual effects of the Project are considered to be very low .
5	South	varies	There are a limited number of dwellings located to the south of the Site on land at a similar elevation to that of the Site across SH6. The majority of development to the south is located on a lower terrace landform from which the Site is not in view. Houses oriented towards the site view across SH6, and the bunding associated with the dual road corridors of SH6 and Lower Shotover Road. These intervening elements, including the busy road corridor, vegetation and subtle variations in topography, will filter views to some extent. Where the development is visible, the proposed buildings would be seen against the backdrop of Slope Hill and more distant mountain landforms of Coronet Peak, providing a broader landscape context and skyline that would assist in maintaining the quality of the view and integrating the development within the receiving environment, thereby reducing its perceived presence. In the context of the anticipated medium density development of the Site the small number of over height development will have limited presence. Based on this, the adverse visual effects of the Project are considered to be very low .

6.2.3 Summary of Visual Effects

In respect of potential visual effects, the Project is anticipated to integrate appropriately within the evolving urban character of the Te Pūhahi Ladies Mile corridor. From surrounding roads and public viewpoints, the development will predominantly be experienced at close range and in transient views, where compliant foreground buildings, intervening bunding and vegetation, along with the retained backdrop of the Slope Hill ONF, Coronet Peak, and Crown Range landforms will combine to visually accommodate and integrate the presence of a small number of taller built elements. While some variation in building height will be apparent, the Project as a whole will read as a cohesive and comprehensively planned medium-density development, rather than comprising standalone, taller or visually dominant isolated elements of the landscape. From more distant viewpoints, visibility of the Site is limited by topography and existing vegetation, such that the Project overall will have a limited presence in the landscape in a location where medium density, and adjacent high density development is anticipated.

Of the small number of elevated dwellings to the north of the Site, most are oriented to the north, with the predominant focus of views consisting of the wider mountain landscape; these views will be little changed by the introduction of a small number of over-height buildings

embedded in the wider medium density, three-storey development. In views from the south, in many instances, vegetation and subtle variations in landform screen or filter views towards the Site, resulting in partial visibility that often includes buildings largely complying with the 13m height standard. Taller building elements may be apparent from some locations; however, these are generally set back, partially screened, and read as part of a wider medium-density context rather than as dominant, standalone features. For dwellings set at a similar elevation to the Site in the south, the Site and Project may be more visible, though it is still unlikely to form the primary focus of views, instead being experienced alongside the Slope Hill and more distant mountain backdrop, which assists in maintaining the character and quality of views and integrating the development into the anticipated urban landscape. Based on this, the visual effects associated with the Project range from **no effect / neutral to low (adverse)** from public viewing locations and **very low to low (adverse)** for private viewing locations.

6.3 Assessment in respect of Statutory Provisions

The proposed built-to-rent, medium density residential development is located within the Te Pūtahi Ladies Mile Zone, a planned urban growth area where substantial change in landscape character is anticipated and provided for under the PDP. In this context, the Project is consistent with Policy 3.2.5.3, as it does not directly affect any Outstanding Natural Features or Outstanding Natural Landscapes, and any indirect effects on the appreciation of these values, including views toward Slope Hill, are appropriately managed through the masterplanned layout, maintaining views to the upper slopes and skyline whilst also incorporating a range of viewshafts north / south across the development site and between buildings. The Project maintains visual permeability through the Site via a legible street network, linear north / south corridors, internal open space corridors, and the retention of the liquidambar tree-lined avenue, which collectively enable filtered views oriented towards Slope Hill and reinforce spatial openness. While some buildings exceed the 13m height standard, these are limited in number (eight buildings out of the total number of forty-two buildings, including the car parking buildings but excluding the four single storey pavilions), largely internally located, and well-articulated through stepping and varied roof forms, thereby reducing their visual prominence and reducing potential adverse effects on the broader landscape context. The building with greatest height, the southern component of Building 30 at eight-storeys is given over to a residents' common amenity area, giving democratic access to the component of the development with the best overall outlook.

In relation to Chapter 27, the Project responds appropriately to Policy 27.3.26.4(c) by maintaining visual linkages toward Slope Hill through the arrangement of streets, open spaces, and lower building forms along key road frontages. Taller buildings are generally well set back within the Site, with their short ends to SH6 ensuring that the development does not form a continuous visual barrier and that longer-range views remain available in glimpsed form. The overall design achieves a balance between urban density and visual connectivity, consistent with the intent of the structure plan provisions.

The Project strongly aligns with the purpose and policy framework of the TPLM Zone, which anticipates a transition to a highly urbanised, medium-density residential environment with an emphasis on housing supply, affordability, and long-term reduced reliance on private vehicles. The development achieves a coherent urban structure, where built form is integrated with an extensive network of landscaped courtyards, streetscapes, and communal open spaces achieving a high quality urban residential environment. The consolidation of parking within centrally located structures enables the ground plane to prioritise landscape amenity, pedestrian

movement, residential outlook and communal use, resulting in a high-quality living environment that reflects the intended urban character of the Zone.

Consistent with Policy 49.2.2.5, the Project appropriately prioritises housing density while also delivering strong environmental and amenity outcomes. The exceedance of the building height standard facilitates a more efficient use of land and enables greater provision of open space and landscape treatment across the Site. The Project demonstrates high-quality urban design outcomes as sought by Policies 49.2.7.9 and 49.2.7.10, including articulated building forms, varied materials and rooflines, active and well-overlooked edges, and the integration of landscaping to soften and frame the built environment. The design avoids blank façades and incorporates modulation in building massing, contributing to visual interest and reducing perceived bulk.

The Project also achieves appropriate levels of outlook, privacy, and residential amenity in accordance with Policies 49.2.7.11 and 49.2.7.12 through building separation, orientation, and the internalisation of taller built form. Landscape design plays a central role in enhancing amenity, with a high level of landscape provision achieved in accordance with Policy 49.2.7.13. This includes the use of planting to support and reinforce local character, along with the retention of established vegetation that contributes to the identity of the Project.

With respect to the matters of discretion for building height under Rule 49.5.23, the limited height exceedances are within the context of a masterplanned medium-density development. The taller buildings are carefully located, oriented and well-integrated, with their potential landscape and visual effects mitigated through quality design and materiality, landscape treatment, enhanced communal open space provision, and a more varied and legible urban form.

7.0 Conditions of Consent

The Project has been assessed in the context of the proposed nature and quality of materials and landscape design illustrated in the drawings sets prepared by architects Brewer Davidson and landscape architects Greenwood and Associates. It is appropriate that the conditions of consent incorporate relatively standard conditions requiring Council's review the final selection of hard and soft, building and landscape materials. Typical draft conditions are suggested as set out below:

PRE-DEVELOPMENT CONDITIONS

Provision of final designs and plans

Finalised Architectural Design Plans

- Xx Prior to the lodgement of building consent (relative to the staging of the works), the consent holder must submit a finalised set of architectural detail drawings and materials specifications generally in accordance with the architectural drawings prepared by Brewer Davidson and referenced in **Attachment 2** to Council for written certification that they comply with the requirements of this condition.

The information submitted must include the following at a minimum:

- (a) Details of the building's façade treatment/architectural features.
- (b) Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations.
- (c) External stairs/rooftop services/plant, and visual screening elements.
- (d) Signage details, including locations, orientation, dimensions, colours, materials, surface finishes, method of fixture, and details of any lighting.

The finalised set of drawings (relative to the staging of the works) must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced in **Attachment x**.

All works must then be carried out in accordance with the certified architectural plans.

Finalised Landscape Design Drawings and Specifications

Xx Prior to the lodging of building consent (relative to staging of the works), the consent holder must submit to the Council a finalised set of landscape design drawings and supporting written documentation which have been prepared by a suitably qualified landscape architect for written certification that they comply with the requirements of this condition. The submitted information must be generally in accordance with the Landscape Plans prepared by Greenwood and Associates and information referenced in **Attachment xx**.

The finalised landscape design drawings must include the following detail:

- (a) An annotated planting plan(s) and specifications which communicate the proposed location and extent of all areas of planting.
- (b) A plant schedule which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity.
- (c) A procurement strategy for the trees identified in the Tree Strategy plan included as Sheet xx within the Landscape Plans prepared by Greenwood and Associates.
- (d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
- (e) An annotated pavement plan and related specifications, detailing proposed site levels gradients and the materiality and colour of all proposed hard surfacing.
- (f) An annotated furniture plan and related specifications which confirms the location and type of seats, bins, lights, signage, and other structural landscape elements within the Site.
- (g) An annotated fencing plan and related specifications, which confirms the location and type of retaining walls, fencing and gates, including locations, type, style, heights, materials, colours and finishes.
- (h) Details of publicly accessible connections through the Site, which must be signposted to assist wayfinding for users of the area.

- (i) Information on how the plan may be implemented relative to the staging of construction and the occupation of buildings.

Landscape Management Plan

- Xx Prior to the lodging of the building consent (relative to staging of the works), the consent holder must submit to the Council for certification a final Landscape Management Plan (LMP) covering a minimum of two (2) years post completion of construction.

The objectives of the LMP are to:

- (a) Support the establishment and long-term health of the landscape planting.
- (b) Provide for the effective management of pests and weeds.
- (c) Maintain safety, functionality, and durability of landscape assets.

To achieve the objectives, the LMP must include related drawings and specifications for all aspects of the finalised landscape design, which must include information in regard to the following:

- (a) irrigation;
- (b) weed and pest control;
- (c) plant replacement;
- (d) inspection timeframes and frequencies; ~~and~~
- (e) contractor responsibilities;

PRIOR TO OPERATION / OCCUPATION CONDITIONS

Landscape Maintenance Requirements

- Xx Prior to the first occupation of the building (relative to staging of the works) and within an appropriate planting season, the consent holder must implement the landscape design which has been certified by the Council under **Condition 30**.

The landscaping must be thereafter retained and maintained in perpetuity to the satisfaction of the Council in accordance with the maintenance requirements of the certified Landscape Management Plan (Condition xx).

8.0 Conclusion

The Project represents a well-considered and coherent masterplanned response that aligns with the anticipated medium density urbanisation of the Te Pūtahi Ladies Mile corridor. While the introduction of built form, including a limited number of over-height buildings, will result in a discernible change from the existing semi-rural character of the Site, this change is both enabled and anticipated by the underlying zoning framework. The design incorporates variation in building height, articulated forms, quality materiality, and a strong landscape framework, which collectively reduce perceived bulk and integrate the Project within its immediate and wider context. The framing backdrop of hill and mountain landforms and skylines, including that of the Slope Hill ONL, will be maintained, setting the Project appropriately within the Queenstown natural landscape context. As a result, the adverse landscape effects are assessed as **low**.

Accordingly, the Project does not compromise the ability to perceive or appreciate the values of the Slope Hill ONF from locations beyond the Site. Key attributes of the ONF, including its legibility, natural landform expression, and role as a prominent backdrop within the Wakatipu Basin, remain clearly evident. While the Project will introduce urban form into the foreground of some views, it does not obstruct, dominate, or detract from the ONF's defining characteristics or its wider visual and associative values. The retention of a level of visual permeability through the Site, combined with the setback and embedded internalisation of taller buildings, ensures that views towards Slope Hill and the surrounding mountain landscape remain a key component and defining character of the visual environment.

From both public and private viewpoints, the Project will generally be experienced in close-range or transient contexts, where intervening built form, vegetation, and existing landform features moderate visibility. The Project will read as part of a broader, cohesive pattern of medium-density urban development, rather than as a visually dominant or isolated element. In this context and having regard to the relevant statutory framework and landscape values, the proposed over-height components are considered to result in visual effects ranging from **no adverse effects / neutral to low (adverse)** from public viewing locations and **very low to low (adverse)** from private viewing locations.

Appendix 1: CV's



RACHEL DE LAMBERT

KAIHOAHOA WHENUA | LANDSCAPE ARCHITECT
CONSULTING PARTNER

TOHU MĀTAURANGA | EDUCATION

Bachelor of Horticulture Science,
Lincoln College, NZ

Diploma Landscape Architecture
(distinction), Lincoln College, NZ

NGĀ PUKENGA O MUA | EXPERIENCE

39 Years

TŪHONO MĀTANGA | AFFILIATIONS

Fellow and Registered Member, NZ
Institute of Landscape Architects

Member, ICOMOS (International
Council on Monuments and Sites)
NZ

PUKENGA HANGARAU | TECHNICAL SKILLS

Landscape Design

Urban Design

Masterplanning

Facilitation

Spatial mapping

Heritage Planning

Open Space Planning

Assessment of Landscape and
Visual Effects

Expert Witness

Landscape Resource Evaluation

NOHOANGA KA TIKI | SUITABILITY FOR THE ROLE

Rachel has a broad experience as a landscape architect working most often at a strategic, conceptual design / masterplanning and RMA planning related scale to initiate and develop projects. She is passionate about the Aotearoa / New Zealand landscape and has studied (including through the ULI and Harvard Executive Education programmes) and travelled widely overseas in the pursuit of expanding her knowledge and understanding in the areas of masterplanning, community and neighbourhood design, landscape stewardship, project differentiation and delivery as well as in design leadership.

Rachel has worked alongside iwi and has sought to develop and maintain open relationships to achieve mana whenua outcomes.

Rachel collaborates on projects with a broad spectrum of the architectural, engineering, project feasibility, project management, and other consultant community and has participated in a wide range of cross discipline project teams bringing her open style and project focus to the team. She considers successful design to be based on a full understanding of place, people and the project objectives and believes in enabling communities to identify and realise opportunities from change.

Rachel has been and remains a member of a number of design and urban design review panels, including Auckland Urban Design Panel, where she is also the Co-Convenor, and, since its inception, the previous Wynyard Quarter now Eke Panuku, Development Auckland, Technical Advisory Group / TAG.

Rachel is a co-author of Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, which takes a bicultural perspective on landscape, seeking to understand and align Te ao Māori and Te ao Pakeha perspectives, recognising landscape character and values and seeking to enhance landscape.

PUKENGA WHAKARITE | MANAGEMENT SKILLS

Rachel has extensive experience leading and contributing to collaborative masterplanning processes.

She is frequently sought out for contribution to complex multi-disciplinary projects, predominantly as project leader, facilitator and also often as a specialist. Rachel is a born collaborator, always learning and developing her knowledge and particularly enjoys working with rangatahi / young landscape architects to develop their own skills and knowledge.

Rachel is an experienced presenter but is also known for her listening skills and ability to draw on the knowledge of others in a creative design process to achieve improved environmental, cultural, social and economic outcomes.

TŪMAHI WHEAKO | PROFESSIONAL EXPERIENCE

THE POINT MISSION BAY FTAA APPROVED PROJECT 2024 - 2026.
Rachel formed part of the project team developing the concept design working with architects Warren and Mahoney (WAM) and Boffa Miskell urban and landscape designers providing the landscape and visual assessment for the referral and substantive phases of the project consented in April 2026. The project comprises the redevelopment of the former Eastcliffe retirement village for retirement living in a partnership between Ngāti Whātua Ōrākei and Generus Living.

RANGITOOPUNI STAGES 1 & 2 FTAA APPROVED PROJECT 2019 – 2025. Working for Te Kawerau ā Maki (TKaM) Boffa Miskell assisted with masterplanning and the development of consenting options for the Riverhead Forest lands / Rangitōopuni. In 2024 TKaM in partnership with Avant Group advanced their Substantive FTAA application for Stages 1 & 2. Rachel was part of the project team providing masterplanning and landscape assessment for the Stage 1 Countryside Living and Stage 2 Retirement village projects working with Crosson and DGSE architects.

PC59 (PRIVATE) – ALBANY 10 PRECINCT 2019 - 2023 ONGOING:
Rachel formed part of the Boffa Miskell masterplanning team working with Architectus to develop the masterplan for this approx 13ha site, residual land to the Massey Albany Campus. The masterplan comprises a mixed use, primarily residential, medium density neighbourhood with buildings ranging from 3 to 10 storeys set within public & private streets / lanes and publicly accessible open space. A Private Plan Change, including associated Mana Whenua engagement and wider stakeholder, Local Board, and community consultation (in part online during Covid lockdowns) was advanced in parallel, Greenwood Roche provided the RMA legal input. The plan change hearing was held in November 2021, with the Precinct provisions made fully operative in January 2023. We are working with Architectus on the Stage 1 development for resource consent.

TE AUAUNGA PRECINCT, 2017 - ONGOING:
Rachel and Boffa Miskell have provided landscape planning, masterplanning, landscape architecture and ecology inputs through several phases of strategic policy development and masterplanning for the former Unitec site, one of the city's largest (57ha) brownfield urban regeneration areas. The process has included two phases of masterplanning working alongside Oculus for WLC and Grimshaw with Arup for Te Tūāpapa Kura Kainga – the Ministry of Housing and Urban Development. Involvement continues with the Te Auaunga plan change. We have undertaken landscape design for stream daylighting and the first stages of open space development working for the three Rōpū, the holders of Treaty settlement rights to the land, Marutūāhu, Ngāti Whātua, & Waiohūa Tāmaki.

BLUEPRINT – SPACES AND PLACES ANCHOR PROJECTS, CHRISTCHURCH, 2012:
As the leader of the 'Spaces and Places' Anchor Projects (Te Papa Ōtākaro, The Square and the Earthquake Memorial) for the Christchurch Central Recovery Plan Blueprint Rachel led and delivered these key public realm amenity projects as well as having strong influence on the wider open space and public realm aspects of the Blueprint including the East, South and North Frames.

MAHINGA O MUA | BACKGROUND

2024 to present

Consulting Partner, Boffa Miskell Ltd, Auckland

2001 - 2023

Partner, Boffa Miskell Ltd,
Previous Technical Leader, Design & TL Urban Design & Landscape Planning, & member of the Boffa Miskell Board, Auckland

1999 - 2001

Director, Landscape Architect,
Office Manager, Boffa Miskell, Tauranga (established new office)

1991 - 1998

Manager Landscape Architecture, Boffa Miskell, Auckland

1988 - 1990

Landscape Architect, Boffa Miskell, Christchurch

1987

Landscape Architect, Dept. Lands & Survey / Dept. Conservation, Auckland

**AMANDA ANTHONY**KAIHOAHOA WHENUA | LANDSCAPE ARCHITECT,
ASSOCIATE PRINCIPAL**TOHU MĀTAURANGA |
EDUCATION**

Bachelor of Landscape
Architecture, Louisiana State
University, USA, 2009

**NGĀ PUKENGA O MUA |
EXPERIENCE**
17 Years**TŪHONO MĀTANGA |
AFFILIATIONS**

Registered Member, New Zealand
Institute of Landscape Architects

Member, Aotearoa Society of
Adaptation Professionals (ASAP)

Member, Resource Management
Law Association (RMLA)

NOHOANGA KA TIKI | SUITABILITY FOR THE ROLE

Amanda is a Landscape Architect and Landscape Planner based in the Nelson office. She specialises in landscape planning with a focus on adaptation planning, climate resilience, and nature-based solutions. She has experience delivering projects across a range of scales for district and regional councils, iwi, private landowners, and developers, spanning urban, rural, and coastal environments.

She specialises in the preparation of Natural Character Assessments, Landscape and Visual Effects Assessments, and the identification and evaluation of Outstanding Natural Landscapes. Her experience spans major infrastructure projects, seawalls, solar farms, airport upgrades, and regional landscape studies. She regularly provides expert evidence for Council hearings and undertakes independent peer review work for multiple councils.

Originating from New Orleans, she has previously worked as a landscape architect in the USA, Australia and now currently in New Zealand.

PUKENGA HANGARAU | TECHNICAL SKILLS

- Landscape, Natural Character and Visual Effects Assessment
- Peer Reviews
- Expert Witness and Evidence
- Community and Stakeholder Engagement
- Graphic Communication
- Project Management

TŪMAHI WHEAKO | PROFESSIONAL EXPERIENCE

HUNUA QUARRY DEVELOPMENT FAST TRACK, AUCKLAND,
WINSTONE AGGREGATES, 2026 – ONGOING:

Landscape, natural character and visual effects assessment of the proposed expansion of the Hunua Quarry, including the Landscape Rehabilitation Strategy.

BUCKLEYS ROAD SOLAR FARM, GENESIS ENERGY (PREVIOUSLY
KEAX), CANTERBURY, 2024 – PRESENT

Landscape and visual effects assessment of a large-scale solar farm, including the preparation of evidence and attendance at a Council hearing as an expert landscape witness.

NELSON AIRPORT RUNWAY EXTENSION, NELSON AIRPORT
LIMITED, NELSON, 2022 – 2024

Landscape and character effects assessment of two runway options, including the preparation of evidence and attendance at a Council hearing as an expert landscape witness.

BUFFALO BEACH SEAWALL, BUFFALO BEACH HOMEOWNERS
ASSOCIATION, WHITIANGA, 2022

Landscape, natural character and visual effects assessment of a proposed 400m long coastal defence structure on Buffalo Beach to protect 18 residences from coastal erosion.

MOUNT DEWAR BIKE TRAILS, ALL GOOD PRODUCTIONS LTD,
QUEENSTOWN, 2023:

Landscape effects assessment of bike trails for the Natural Selection
Proving Ground mountain biking event.

ARYGLE SOLAR FARMS, MANAWA ENERGY, MARLBOROUGH 2022
- PRESENT:

Landscape and natural character effects assessment of two large-scale
solar farm proposals in the Wairau Valley, including collaboration with
ecologists to inform the landscape mitigation response and engagement
with neighbouring landowners. Preparation of landscape management
plans.

QLDC LANDSCAPE PLANNER EXPERT PANEL, QUEENSTOWN
LAKES DISTRICT COUNCIL (QLDC) 2021 - ONGOING:

Peer reviews of landscape assessments on behalf of QLDC for a range of
resource consent applications and attendance at Council Hearings as an
expert landscape witness.

MAHINGA O MUA | BACKGROUND

2021 to present

Associate Principal, Landscape
Architect, Boffa Miskell Ltd, Nelson

2019 - 2021

Senior Landscape Architect,
Canopy Landscape Architects,
Nelson

2017 - 2019

Senior Landscape Architect, Boffa
Miskell Ltd, Christchurch

2011 - 2014

Landscape Architect, Lucas
Associates, Christchurch

Landscape Architect, Earthwork
Landscape Architects, Christchurch

Landscape Architect, Hokotehi
Mori Trust, Chatham Islands

2009 - 2010

Graduate Landscape Architect,
Instant Effect Garden Nursery,
Tauranga

2008

Landscape Architect Intern,
Spackman + Mossop, Sydney

2007

Landscape Architect Intern,
Brown+Danos Land Design,
Louisiana, USA

MOUNT DEWAR LANDSCAPE ASSESSMENT, QUEENSTOWN 2018:
Assisted in writing a landscape assessment for a development and
ecological restoration of Mount Dewar in Queenstown.

SOUTHLAND REGIONAL LANDSCAPE STUDY, 2018:

Assisted in writing the regional landscape study for Environment
Southland. This involved landscape characterisation, GIS desktop analysis
and identification of Outstanding Natural Landscapes (ONL) and Visual
Amenity Landscapes (VAL). Landscape values were also identified for
ONLs and VALs.

SOUTHLAND REGIONAL NATURAL CHARACTER STUDY, 2018:

Assisted in writing the regional natural character study for Environment
Southland which focused on the terrestrial and marine-based aspects of
the coastal environment. This included identifying the extent of the coastal
environment, high natural character and outstanding natural character.

SELWYN DISTRICT LANDSCAPE STUDY, SELWYN DISTRICT
COUNCIL (SDC), 2017:

Assisted in writing the landscape study as part of the SDC district plan
review. Assessment included recognising values that underpin the
identified Outstanding Natural Landscapes (ONL) and Visual Amenity
Landscapes (VAL) in addition to detecting potential threats to ONLs and
VALs.

RURAL CHARACTER ASSESSMENT, SELWYN DISTRICT COUNCIL
(SDC), 2017:

Assisted in writing the rural character assessment as part of the SDC
district plan review. Assessment was a review of the existing rural
character within the SDC and recognised where the rural character has
eroded along zone boundaries.

TIMARU DISTRICT LANDSCAPE STUDY, TIMARU DISTRICT
COUNCIL (TDC), 2017:

Assisted in writing the landscape study as part of the TDC district plan
review. Assessment included the landscape and coastal environment.

Appendix 2: Method Statement

22 November 2023

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- The existing landscape;
- The nature of effect;
- The level of effect; and
- The significance of effect.

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

- **Physical** –relevant natural and human features and processes;
- **Perceptual** –direct human sensory experience and its broader interpretation; and
- **Associative** – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context, and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as ‘adverse’, the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
----------	-----	---------	----------	----------	------	-----------

Landscape Effects

A landscape effect relates to the change on a landscape’s character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor¹¹ or if an adverse effect on the environment is

¹¹ RMA, Section 95E

no more than minor¹². For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances¹³ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant¹⁴.



¹² RMA, Section 95E

¹³ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

¹⁴ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

Appendix 3: Graphic Supplement

APPENDIX 3

SIMPLICITY TE PŪTAHI LADIES MILE MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

GRAPHIC SUPPLEMENT

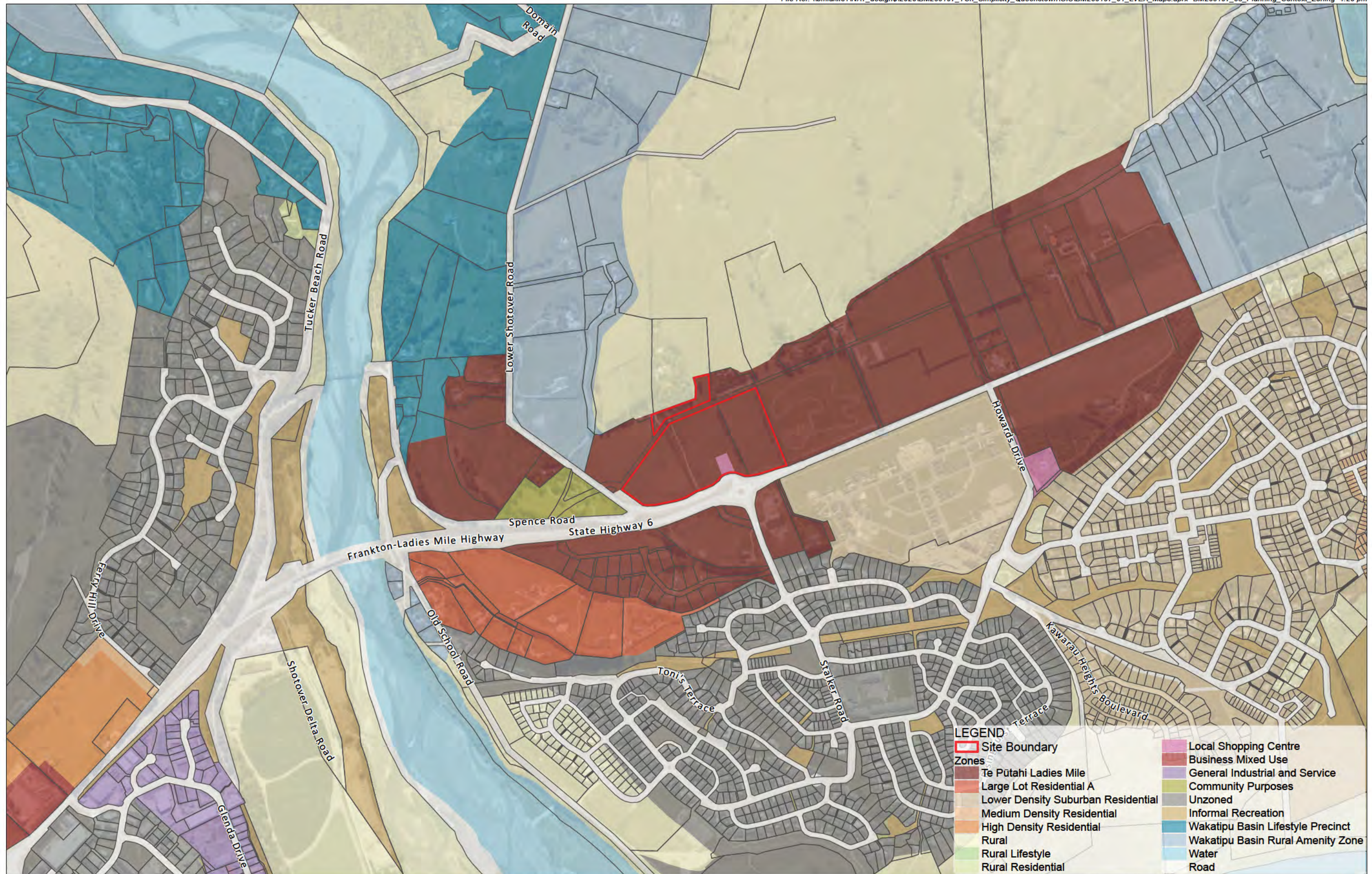
14 JULY 2026





CONTENTS

FIGURE 1: Planning Context: Zoning	1
FIGURE 2: Planning Context: Overlays and Precincts	2
FIGURE 3: Masterplan	3
FIGURE 4: Photograph Location Plan	4
FIGURE 5: Private Properties	5
FIGURES 6 - 8: Site Appraisal Photographs A - F	6 - 8
FIGURES 9 - 18: Site Context Photographs 1 - 19	9 - 19



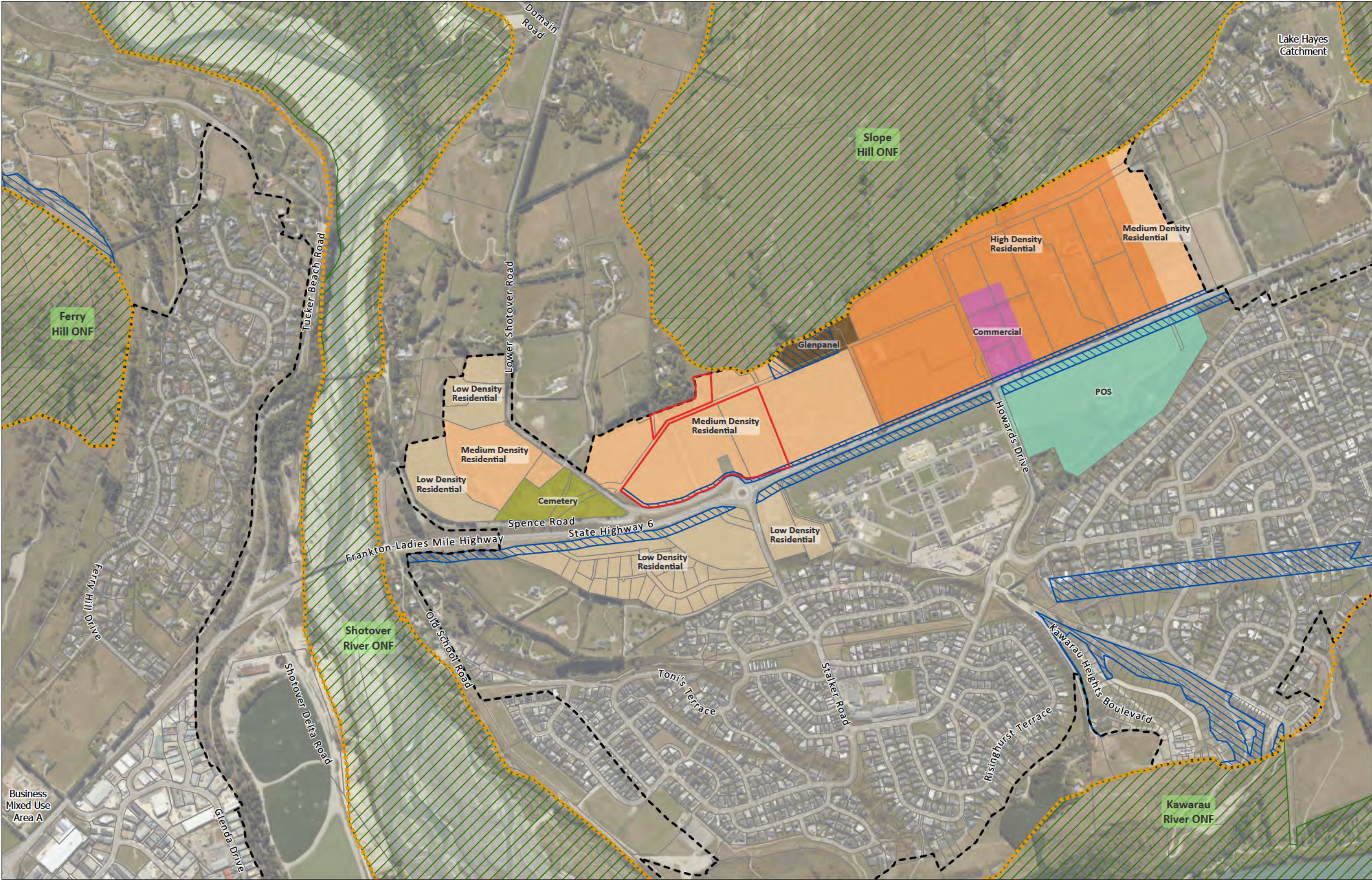


Figure 2

LEGEND

1 BED APARTMENTS	489	45%
2 BED APARTMENTS	524	48%
3 BED APARTMENTS	72	7%
TOTAL	1085	

ON SITE PARKING	505
CARPARK BUILDING	600
TOTAL	1105

VISITOR PARKING	22
ACCESSIBLE PARKING	12
BIKES	1085
CAFE/LEASE OFFICE	19 + 20

- CAFE/LEASE OFFICE
- CAFE/RETAIL
- LOADING BAY
- PARK/COURTYARD
- RUBBISH BIN
- PERGOLA BBQ
- BIKE SHED
- VISITOR BIKE
- TRANSFORMER BY ECS

1 BED	2 BED	3 BED
-------	-------	-------



Simplicity Living

BREWER DAVIDSON
architecture urban design

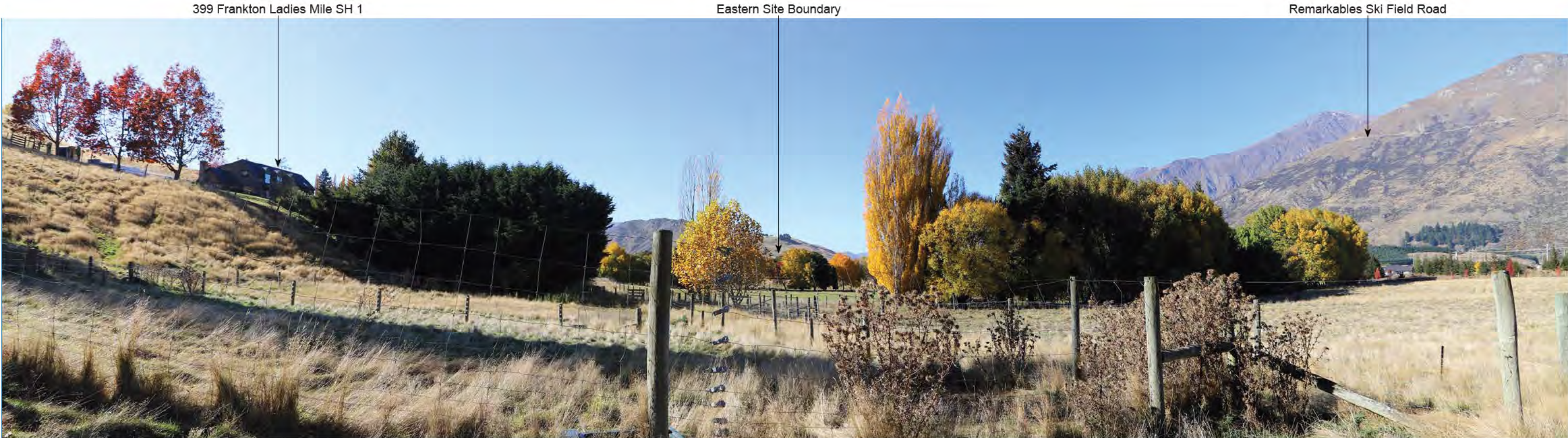


Figure 4

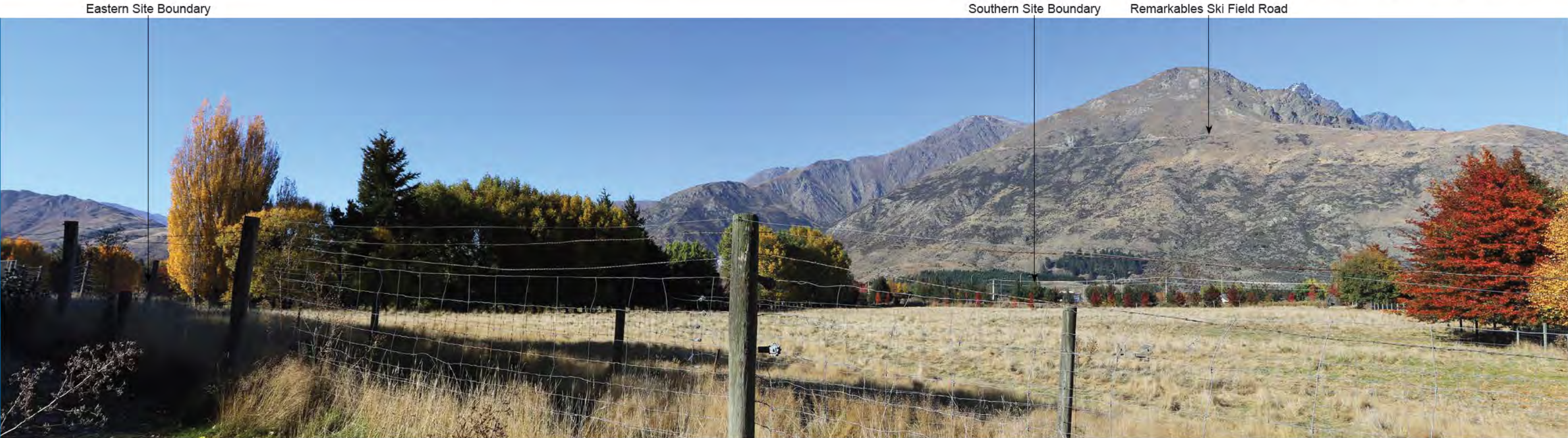




Site Appraisal Photograph A: Photograph taken near central avenue and residence, looking in an easterly direction.



Site Appraisal Photograph B: Photograph taken near boundary with 399 Frankton Ladies Mile SH 1, looking in an easterly direction.



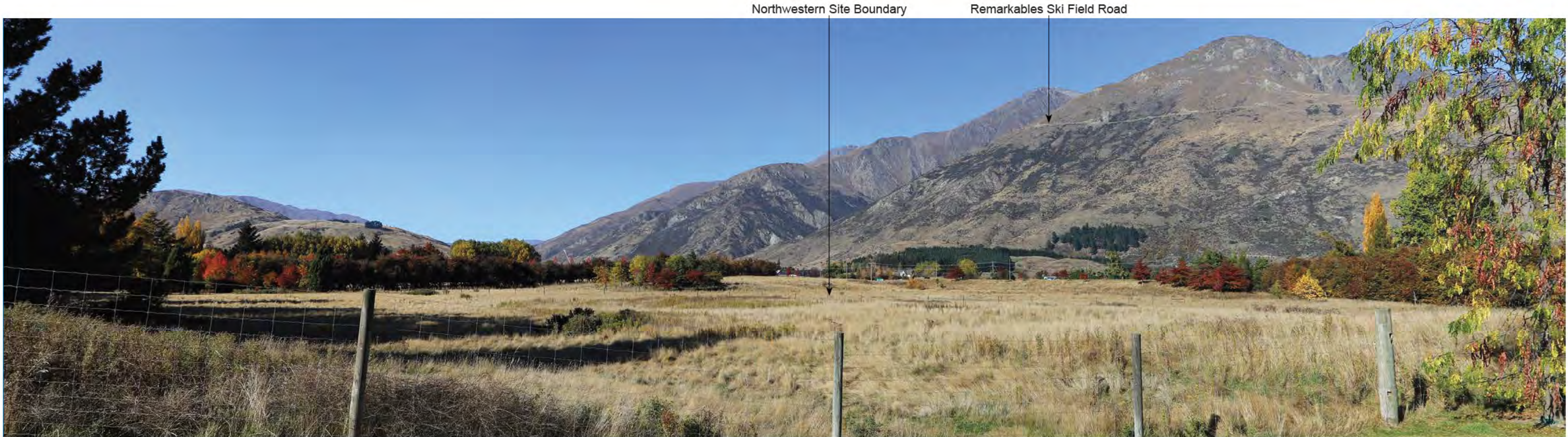
Site Appraisal Photograph C: Photograph taken near northern boundary, looking in a southerly direction.



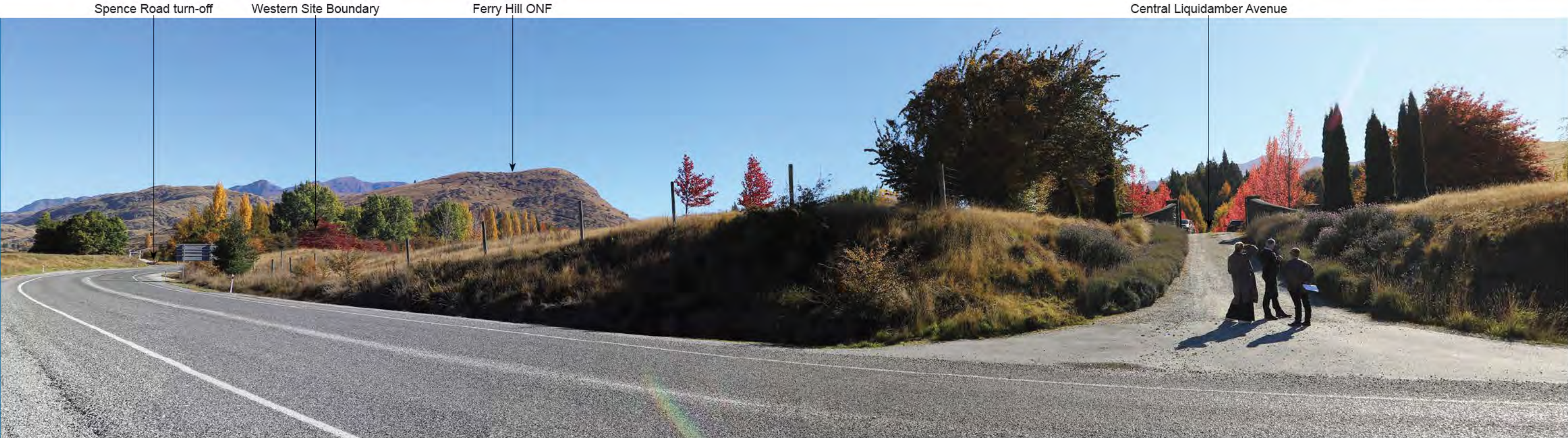
Site Appraisal Photograph D: Photograph taken near the site entrance, looking along the Central Liquidamber Avenue in a northerly direction.



Site Appraisal Photograph E: Photograph taken on the northwestern boundary of the site, looking in a westerly direction.



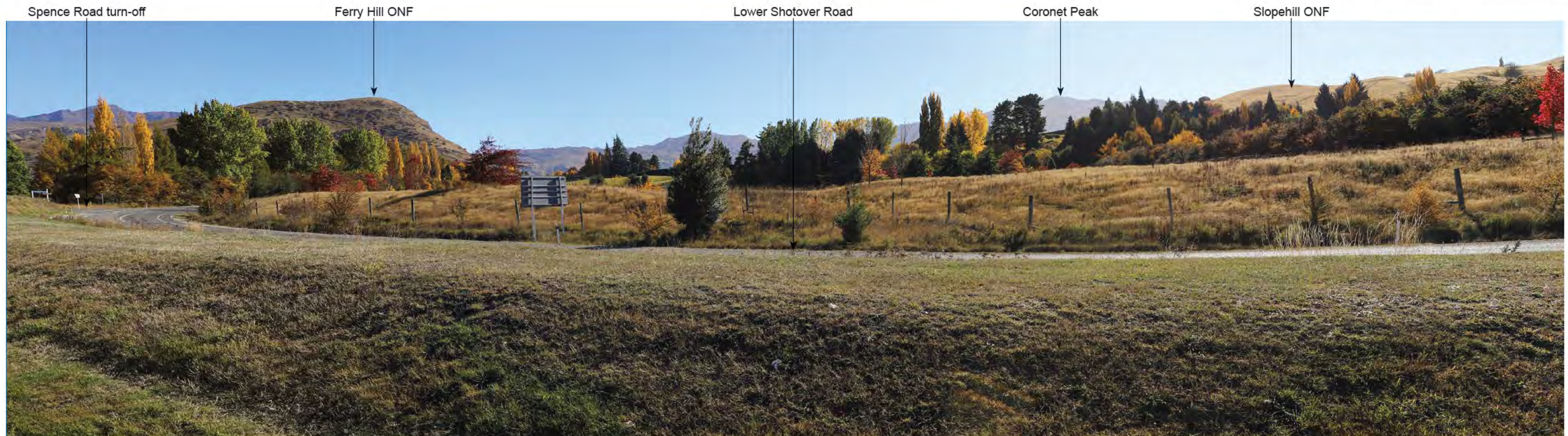
Site Appraisal Photograph F: Photograph taken on Springbank Grove near turn-off from Lower Shotover Road looking in a south-easterly direction.



Site Context Photograph 1: Photograph taken on Lower Shotover Road opposite site entrance, looking in a north-westerly direction.



Site Context Photograph 2: Photograph taken on Lower Shotover Road opposite site entrance (same viewpoint as above), looking in a north-easterly direction.



Site Context Photograph 3: Photograph taken from State Highway 6 Frankton Ladies Mile, looking in a north-westerly direction.



Site Context Photograph 4: Photograph taken from State Highway 6 Frankton Ladies Mile (same viewpoint as above), looking in a north-westerly direction.



Site Context Photograph 5: Photograph taken on bund between Lower Shotover Road and State Highway 6 Frankton Ladies Mile, looking in a easterly direction.



Site Context Photograph 6: Photograph taken on northern side of State Highway 6 Frankton Ladies Mile adjacent to cut/ bund, looking in a north-easterly direction.



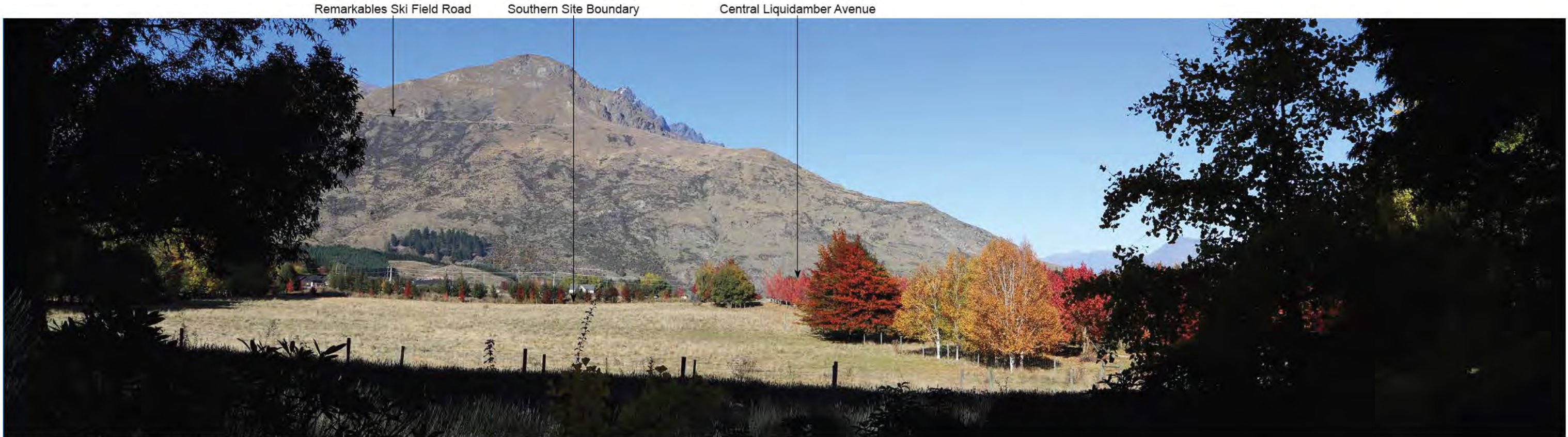
Site Context Photograph 7: Photograph taken at Spence Road/ Lower Shotover Road intersection opposite the south-western corner of the site, looking in a northerly direction.



Site Context Photograph 8: Photograph taken from Springbank Grove near turn-off from Lower Shotover Road, looking in a south-easterly direction.



Site Context Photograph 9: Photograph taken from end of Springbank Grove, looking in a southerly direction.



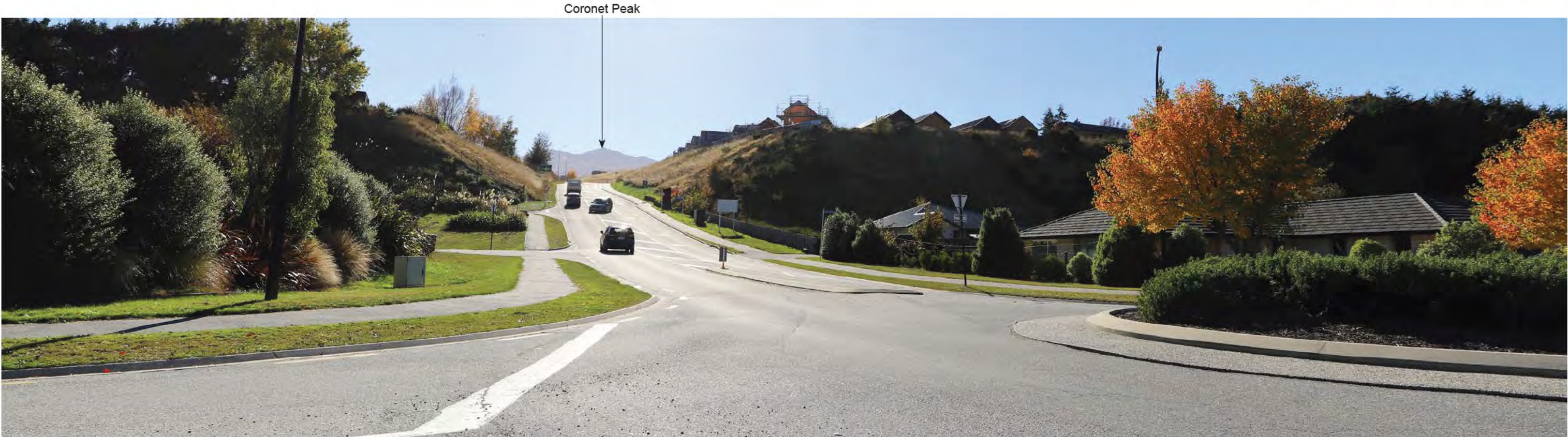
Site Context Photograph 10: Photograph taken from 28 Springbank Grove boundary, looking in a southerly direction.



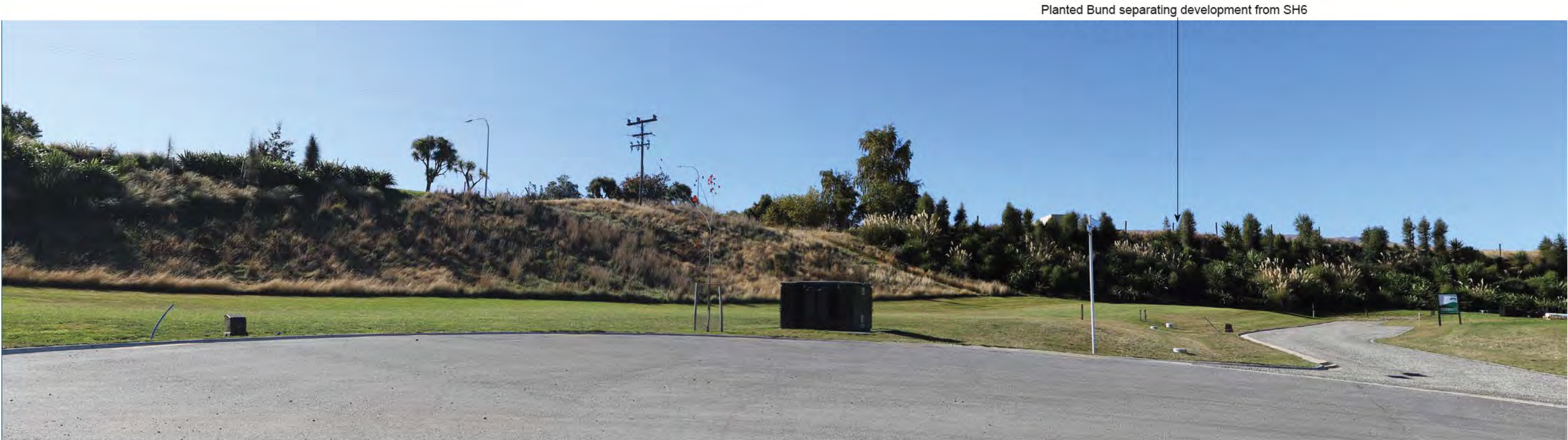
Site Context Photograph 11: Photograph taken from entrance to new development at Canning Place near Stalker Road roundabout, looking in a northerly direction.



Site Context Photograph 12: Photograph taken at entrance to existing residence at 12 Stalker Road, looking in a northerly direction.



Site Context Photograph 13: Photograph taken from Stalker Road at Oxfordshire roundabout, looking in a northerly direction.



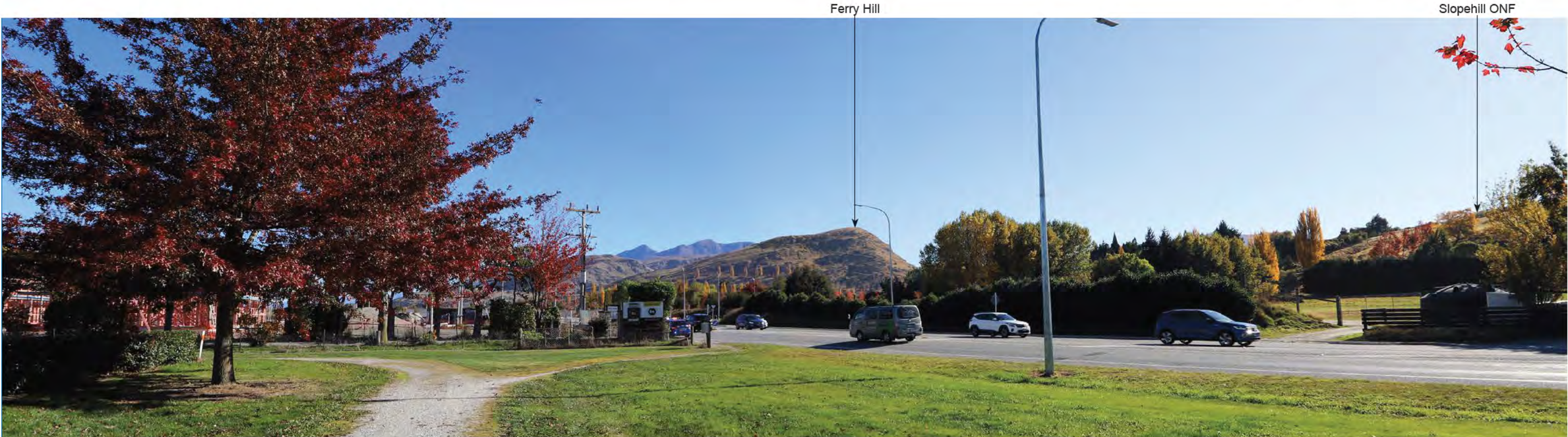
Site Context Photograph 14: Photograph taken from Kahiwi Drive in recently established Koko Ridge development, looking in a north-easterly direction.



Site Context Photograph 15: Photograph taken at Stalker Road roundabout, looking in a westerly direction.



Site Context Photograph 16: Photograph taken on cycling path east of Stalker Road roundabout, looking in a westerly direction.



Site Context Photograph 17: Photograph taken from cycling path along SH6 outside retirement village near eastern site boundary, looking in a westerly direction.



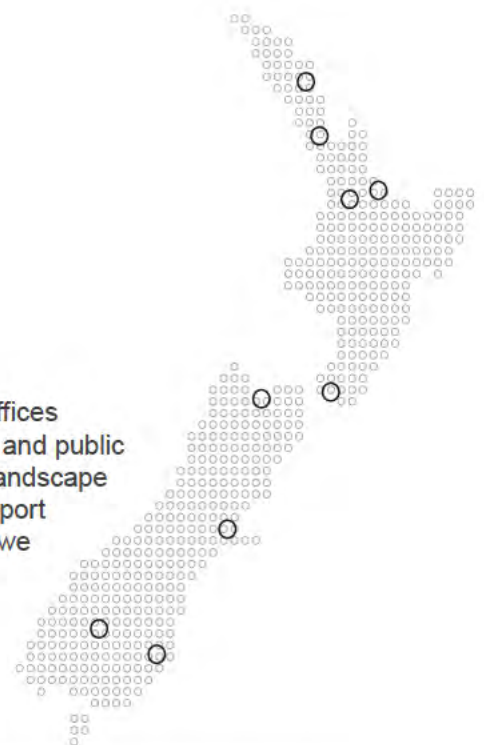
Site Context Photograph 18: Photograph taken from cycling path along SH6 outside retirement village, looking in a westerly direction.



Site Context Photograph 19: Photograph taken from walkway near Quail Rise, looking in a easterly direction (full frame 50mm focal length).

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hihiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



www.boffamiskell.co.nz

Whangarei	Auckland	Hamilton	Tauranga	Wellington	Nelson	Christchurch	Queenstown	Dunedin
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460