

Landscape Peer Review

Ayrburn Screen Hub

17 December 2025 | FINAL

1 Introduction

- 1.1 Bridget Gilbert Landscape Architecture Limited (**BGLA**) has been requested by Queenstown Lakes District Council (**Council**) to undertake a Landscape Peer Review of an application by Waterfall Park Developments Limited under the Fast Track Approvals Act 2024 to develop the Ayrburn Screen Hub, a production facility featuring two studios, accommodation, and supporting facilities and amenities (**the proposed development**).
- 1.2 I understand that overall, the application has a **non-complying** activity status.
- 1.3 A peer review is an evaluation of work by another expert with similar competencies. It is not a re-assessment but rather a tool to maintain quality standards, improve performance, and provide credibility. With this in mind, the focus of this peer review is to:
 - a) Confirm whether the assessment methodology used in the Landscape Reports that form part of the application documents is in accordance with landscape assessment best practice.
 - b) Confirm whether the information provided is adequate to enable a clear understanding of the landscape effects of the proposal. This may include the identification of 'gaps' in the description of the existing environment, relevant statutory context, proposed development, and/or landscape effects discussion contained in the Landscape Reports.
 - c) Provide comment as to whether the findings of the Landscape Reports with respect to landscape-related effects are credible and justified.
 - d) Make recommendations with respect to landscape-related conditions (should the Panel be minded to grant consent).
- 1.4 In the interests of brevity, my comments focus on points of disagreement that are directly relevant to an understanding of the landscape-related effects of the proposal.¹
- 1.5 A summary of my expert qualifications and relevant experience is attached in **Appendix A**.

¹ For example, my peer review does not comment in detail on such matters as the rating of existing landscape values, report structure, comments that I consider to be beyond the scope of landscape expertise, graphics titling errors/discrepancies etc.

- 1.6 I confirm that my peer review comments have been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. This peer review is within my area of expertise, except where I state that I rely upon the evidence of other experts. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.
- 1.7 My landscape review has been undertaken applying the approach to landscape assessment recommended in *Te Tangi a te Manu* (Aotearoa New Zealand Landscape Assessment Guidelines) (**TTatM**), including the use of the TTatM seven-point effects rating scale.
- 1.8 The following documents have been relied on in the preparation of these landscape comments:
- a) Assessment of Environmental Effects Report, prepared by Barker and Associates, dated August 2025.
 - b) Appendix 6: Proposed Draft Conditions of Consent.
 - c) Appendix 7: Ayrburn Design Report, prepared by Winton, dated June 2025.
 - d) Appendix 8: Masterplan Peer Review, prepared by (Gerald) Nicholas Barrat-Boyes, dated 1 July 2025.
 - e) Appendix 9: Architectural Design Report, prepared by SA Studio, dated June 2025.
 - f) Appendix 20: Engineering Assessment, prepared by Patersons, dated July 2025 (**Appendix 20**).
 - g) Appendix 22: Landscape Assessment, prepared by Rough Milne and Mitchell Landscape Architects, August 2025 (**RMM Report**).
 - h) Appendix 23: Landscape Maintenance Plan, prepared by Rough Milne and Mitchell Landscape Architects, August 2025.
 - i) Appendix 24: Landscape Peer Review, prepared by Wayfinder Landscape Planning & Strategy, August 2025 (**Wayfinder Peer Review**).
 - j) Appendix 44: Draft Cultural Impact Assessment dated July 2025.
 - k) The substantive application.
 - l) The Applicant's Response to Minute 2 of the Expert Panel (dated 18 November 2025), including:
 - i. Schedule B: Geosolve Memo, dated 14 November 2025 (**Geosolve Memo**).
 - ii. The Addendum Landscape Assessment Memo prepared by RMM, dated 18 November 2025 (**RMM Addendum**).
 - iii. Appendix 6 Proposed Draft Consent Conditions Version 2 dated 18 November 2025.
 - iv. Final Cultural Impact Assessment, prepared by Te Ao Mārama Inc, dated July 2025.
- 1.9 I undertook a site visit in relation to this review on 22 October 2025. I am familiar with the broader area, having co-authored the Wakatipu Basin Land Use Planning Study (**WBLUPS**) and assisted Council with

landscape advice in relation to the Proposed District Plan (**PDP**) Chapter 24 Variation and appeals, and numerous resource consent applications in the Wakatipu Basin, including at, and around, Ayrburn.

- 1.10 In response to discussions between myself and the applicant's landscape expert, Mr Tony Milne (RMM), the applicant's team have provided the following information to assist my technical review:
- a) *Raw model* views of viewpoints 5, 6 and 7, which illustrate the screening influence of the proposed landform (without the proposed plantings) in relation to elevated views from the Countryside Trail (and noting that these views are included in the RMM Addendum mentioned above, albeit with grass added in the latter version of these views which I consider to be technically correct).
 - b) Google Earth kmz files which have allowed me to access the 3-dimensional model of the site and proposed development.
 - c) High resolution versions of all of the photographs and visual simulations relied on in the RMM Report.

2 Executive Summary

- 2.1 I confirm that the landscape assessment methodology that has been applied in the RMM Report (and associated documents) is, very broadly, consistent with landscape assessment best practice. The concerns expressed in my review primarily relate to what I consider to be 'gaps' in the landscape assessment or differences in expert opinion with respect to the evaluation of adverse landscape related effects.
- 2.2 With respect to a description of the existing environment, relevant statutory context, and proposed development I consider that the RMM Report (and associated documents) has overlooked a number of matters which influence an evaluation of landscape effects:
- a) Aspects of the existing landscape of the site and local area (including the absence of a legible defensible edge between the Waterfall Park Zone and the Ayrburn Structure Plan area, the semi-rural-industrial type character of much of the flat land within the site, and the distinctive landform character of the continuous sequence of glacially carved slopes that forms the southern side of the Wharehuanui Hills).
 - b) The 'identity' or 'sense of place' dimensions of associative (landscape) values articulated via a deliberate spatial and planning strategy (via the Ayrburn Structure Plan) that seeks to:
 - i. retain a degree of spaciousness, openness and 'ruralness' in this part of the Wakatipu Basin, including the Open Space areas of the site that forms a continuous spatial patterning of more rural land that links with Wakatipu Basin Rural Amenity Zone land to the west and east (i.e. east of Arrowtown Lake Hayes Road); and
 - ii. enable a reasonably modest level of rural living development change via the two pockets of Residential Activity Area along the northern edge of the established rural living enclave at the northern end of Lake Hayes.
 - c) The collective character of the development as displaying an urban development typology as a consequence of the scale, character, and extent of the proposed built development (including retaining structures, lighting, and paved areas), combined with the commercial nature and intensity of the proposed land uses.

- 2.3 My discussion of the 'proposed development' also identifies two aspects that I consider require further clarification to ensure that landscape effects can be appropriately managed:
- a) The stabilisation system for the steep slopes (1:2) of the new spur landform, including consideration of the viability and / or character of the proposed mitigation planting across the slopes.
 - b) The extent and character of the proposed retaining system behind (to the north of) the film studio buildings, including the viability of the proposed mitigation planting in this part of the site.
- 2.4 I have also noticed a potential discrepancy between the Appendix 20 Depth Contour Plan and the Existing Contours Plan/Proposed Contour Overlay Plan.
- 2.5 My Peer Review comments have been prepared assuming that an appropriate design solution can be developed to address these aspects. If that is not the case, my evaluation of landscape effects would need to be updated/changed, depending on the outcome of the additional design work. This is because the design of these aspects has the potential to create adverse effects in their own right and / or influence the mitigation planting strategy.
- 2.6 I agree that the existing and proposed development at Ayrburn embody a high-quality development character and that the proposed development complements the existing Ayrburn development character.
- 2.7 I also generally agree with the RMM Report (and associated documents) that the proposed development has been located and designed to optimise its visual containment and that, in time, the proposed built development will be successfully visually absorbed into the wider context.
- 2.8 In terms of visual amenity effects, I agree with the rating of effects advised in the RMM Report (and associated documents) for all viewpoints except the views from the Countryside Trail/Te Araroa. In my opinion adverse visual amenity effects for the trail viewing audiences will rate as:
- a) **moderate-high** ('more than minor' but not 'significant') in the short term (*RMM Addendum: moderate or moderate - low*);
 - b) reducing to **moderate - low** ('minor') after 5 years (*undefined by RMM Addendum*); and
 - c) **low** ('less than minor') in the long term (10 years and beyond) (*RMM Addendum: moderate – low to low*).
- 2.9 In terms of landscape effects (including cumulative effects), I do not agree with the rating of effects advised in the RMM Report (and associated documents). It is my opinion the proposed development will generate adverse landscape effects that rate as **moderate** ('more than minor') to **moderate-high** ('more than minor' but not 'significant') due to:
- a) The very poor fit of the proposal with the landscape related intentions of Chapters 24 and 27 of the PDP for the area, and in particular the deliberate spatial approach to carefully constrained rural living (and other) development in this part of the Basin (including the Residential Activity Area), and retain a continuous band of more spacious and open, 'undeveloped' land throughout Speargrass Flat, including across the Open Space area. I consider that this speaks to an adverse effect in terms of the associative or 'sense of place' / identity dimension of landscape values.
 - b) The reduction in the legibility and expressiveness values associated with the Wharehuanui Hills landform as a consequence of the incongruous scale, extent, and form of the proposed landform spur around the northwestern side of proposed development area.
 - c) The cumulative effects of the development as evidenced by its failure to maintain the landscape character and visual amenity values set out in Schedule 24.8 LCU 8, and the risk to the Basin's

landscape more generally were the proposal to be seen as setting an appropriate outcome for the management of edges between non rural zone and more intensively developed areas, and the WBRAZ.

- 2.10 The main body of my peer review identifies the various PDP objectives and policies that I consider that the proposal does not align with.
- 2.11 I have also suggested a number of amendments to the proposed landscape related conditions in the main body of my peer review report. The majority of the changes recommended are focussed on more explicitly outlining the information required for certification of the detailed landscape proposals for the development) which, in my experience, is typically required for a development of this type (and noting that the proposed development includes both hard and soft landscape elements). In addition, I have recommended:
- a) The maintenance period be extended to 'in perpetuity', in accordance with best practice for a development of this nature in this sort of landscape context (i.e. WBRAZ).
 - b) The landscape proposals in relation to the proposed spur landform, native riparian margin plantings, grapevine plantings and the retaining structures behind the studio buildings, be undertaken prior to the commencement of construction of buildings, as I understand from the RMM Addendum that this is both technically feasible and envisaged by the landscape assessor. In my opinion the importance of this planting in assisting the landscape integration of the development into its setting, merits this requirement.

3 Landscape Assessment Methodology

- 3.1 I confirm that the landscape assessment methodology that has been applied in the RMM Report (and associated documents) is, very broadly,² consistent with landscape assessment best practice. The concerns expressed in my review primarily relate to what I consider to be 'gaps' in the landscape assessment or differences in expert opinion with respect to the evaluation of adverse landscape related effects.

4 Description of the Existing Environment, Relevant Statutory Context and Proposed Development

- 4.1 The RMM Report, in combination with all of the other documents listed above, provides an adequate description of the existing environment, relevant statutory context, and proposed development, with the exception of three matters that I consider influence an evaluation of landscape effects:
- a) The description of the existing landscape of the site³ and local area⁴.

² Noting the comments in the Wayfinder Peer Review (page 7) querying how the RMM Report has addressed the three-dimensional aspects of landscape, and that I agree with the queries raised.

³ Being where the Ayrburn Screen Hub development is proposed or 'the application site', as defined in RMM Report Graphic Attachment Site Context, Sheet 04.

⁴ Being land surrounding the application site (including Ayrburn Structure Plan land to the east, Wakatipu Basin Rural Amenity Zone land to the west and further to the east beyond Arrowtown Lake Hayes Road, Waterfall Park Resort Zone land in the gully

- b) The identification of the associative values of the site and local area (and in turn, the interpretation of the relevant statutory context).
- c) The characterisation of the proposed development.

Existing landscape of the site and local area

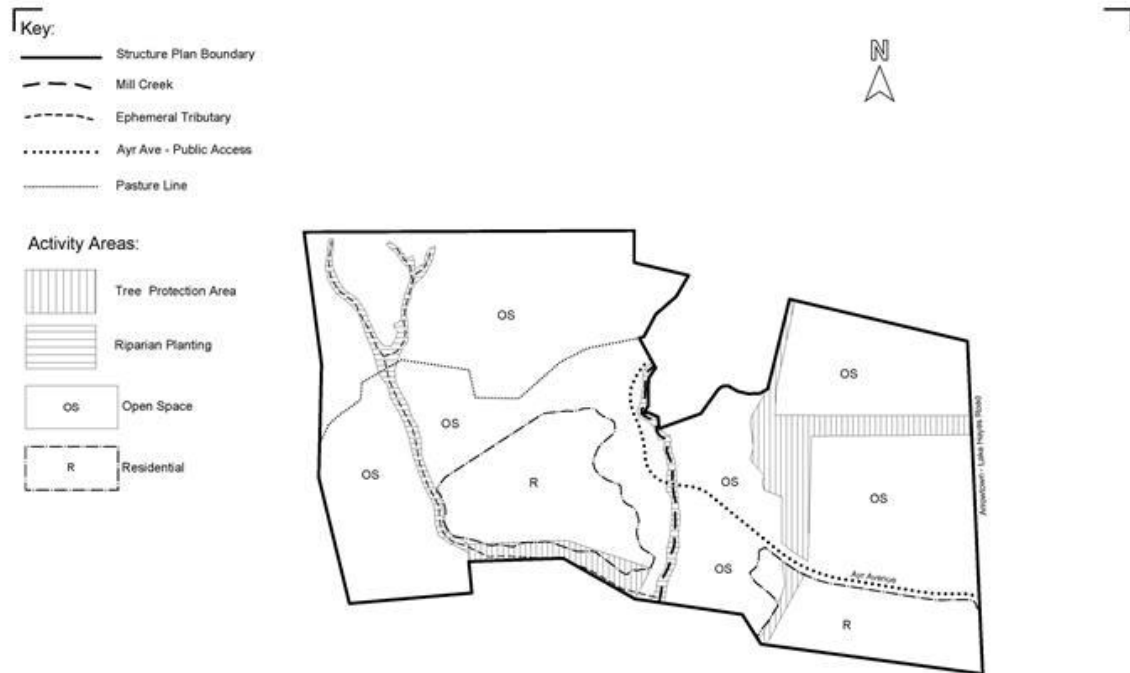
- 4.2 Under the PDP, the site is located within a part of the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) where the Ayrburn Structure Plan (**ASP**) applies. The ASP introduces a site-specific activity area framework for the site and a portion of land immediately east of the site (refer **Figures 1 and 2** below). The ASP recognises the relationship to its local area including:
- a) the Ayrburn hospitality precinct to the north of the ASP (identified as the Waterfall Park Zone (**WPZ**) under the PDP);
 - b) the established rural living properties to the south of the ASP (i.e the north Lake Hayes rural residential area);
 - c) the popular Arrowtown Lake Hayes Road corridor to the east of the ASP, beyond which is WBRAZ land⁵; and
 - d) the Countryside Trail⁶ and the WBRAZ rural land to the west of the ASP.

to the north, Millbrook Resort Zone land across the elevated moraine to the north, and Wakatipu Basin Lifestyle Precinct land to the south at the northern end of Lake Hayes).

⁵ The WBRAZ land to the east of Arrowtown Lake Hayes Road and opposite Ayrburn is subject to appeal.

⁶ Which is part of the highly popular Queenstown Trail walking/cycling network.

27.13.22 Ayrburn Structure Plan



AYRBURN STRUCTURE PLAN - 17 November 2023
Scale 1:4000 @ A3

Figure 1: Ayrburn Structure Plan (Source: PDP Chapter 27)

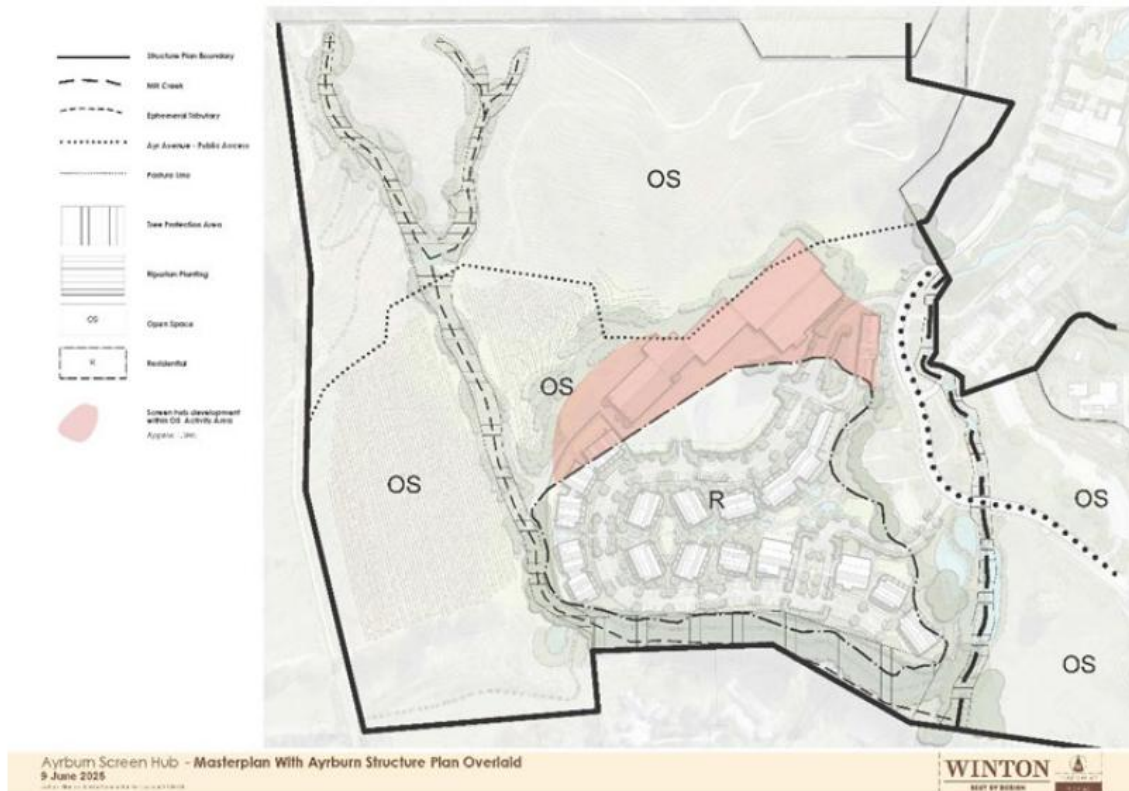


Figure 2: Proposed Ayrburn Screen Hub Masterplan with the Ayrburn Structure Plan overlaid (Source RMM Addendum, Figure 1).

4.3 The RMM Report and Wayfinder Peer Review describe the existing landscape of the site and local area, including the evolving form of Ayrburn. I agree with those descriptions; however, I consider that they overlook a number of aspects that relate to the physical and perceptual dimensions of landscape:

- a) The reality that there is no legible defensible edge between the WPZ within which the majority of the 'Ayrburn hospitality precinct' related development is located, and the adjacent WBRAZ land where the ASP applies, within which the entire site is situated.
- b) The current uses across the flat land of the site (within the ASP) between the ephemeral stream (draining from roughly north to south across the western part of the site – refer **Figure 2** above) and the established Ayrburn hospitality precinct development, which convey the impression of a semi rural-industrial type landscape.⁷

4.4 While the RMM Report acknowledges that the site is framed by the glacially carved south-facing slopes of the Wharehuanui Hills, it does not acknowledge the strong legibility of this escarpment sequence, as a consequence of its:

- a) scale (or length);
- b) relatively limited modification (access tracks, fencing and the like);
- c) continuity in terms of its 'depth of its profile' (or 'horizontal width' as depicted in an aerial photograph); and
- d) reasonably consistent landcover and land use characteristics.⁸

4.5 The contrast of the continuous sequence of escarpment slopes with the alluvial valley floor also serves to emphasise the landscape legibility of the slopes.

Associative Values of the site and local area (and in turn, the interpretation of the relevant statutory context)

4.6 Associative values refer to the "meanings and values we associate with places".⁹ Such associations typically arise over time and out of the relationship between people and place. TTatM explains that other terms sometimes used for this dimension include 'intangible', 'meanings', 'place-related', and 'sense of place'.¹⁰

4.7 The RMM Report and the Wayfinder Peer Review have identified the historical and recreational aspects of associative landscape values connected with the site and local area.¹¹ I agree with the way that those aspects have been described.

⁷ For example: small-scale portable offices, carparking for the Ayrburn staff and construction workers, spoil heaps and equipment/machinery storage areas. Refer Appendix 2 'existing' photographs.

⁸ Predominantly in pasture grasses with pockets of remnant vegetation in gullies, loose patches of grey shrubland across some steep slopes, sparsely scattered shelter tree/shelterbelt features and pockets of woodlot plantings.

⁹ Te Tangi a te Manu (TTatM), paragraph 4.10. Or, as described in *Mount Cass Windfarm* [2011] NZEnvC 384 at [300]-[301] : *associative aspects (beliefs, uses, values and relationships) which may change over time.*

¹⁰ TTatM, paragraph 4.23. In the past, such matters were often captured in landscape assessment under the 'shared and recognised values' *Pigeon Bay* factor.

¹¹ RMM Report, paragraph 4.3.3. Wayfinder Peer Review, page 9: first paragraph.

- 4.8 The importance of considering the **cultural dimension of landscape values**¹² is repeatedly emphasised in TTatM.¹³ I note that the RMM Report and the RMM Addendum do not comment on the relevance of the content and conclusions set out in Draft or Final Cultural Impact Statement in terms of existing landscape values (or landscape effects).
- 4.9 The extent of comment in the Wayfinder Peer Review in this regard is limited to commenting that Kai Tahu and associated hapu are supportive of the proposal.
- 4.10 Referencing the Final Cultural Impact Statement, it is my understanding that existing cultural landscape values associated with the site and local area can be summarised as follows:

Ngāi Tahu continues its long-held association with Te Waiwhakata and the surrounding areas inclusive of the Ayrburn farm. The land has many iwi stories, traditions and cultural practices. Historically, Ngāi Tahu lead a semi-nomadic lifestyle with an extensive, rather intensive, approach to settlement and use. They hold intergenerational knowledge and connection with the area. It is likely the waterfall was well known and used by Ngāi Tahu. Traditional trails are likely to have gone past the waterfall to follow the Haehaenui (Arrow River) through to Wānaka. Te Waiwhakata and surrounds were, and remains, part of inland mahinga kai and nohoanga systems.¹⁴

- 4.11 I confirm that my peer review comments have factored in these existing cultural landscape values.
- 4.12 I consider that both reports have overlooked the **‘identity’ or ‘sense of place’ dimensions of associative values** connected with the site and local area as articulated in Chapter 24 Wakatipu Basin and Chapter 27 Subdivision and Development of the PDP.
- 4.13 I make this comment in recognition of the specific reference to ‘sense of place’ in the PDP 24.8 Schedule, LCU descriptions, and also in terms of my understanding of a district plan as a document that reflects the community’s collective values and vision for the area in question. I am also aware that the PDP provisions for this part of the Wakatipu Basin (**Basin**) have been thoroughly tested by the Environment Court with the local community, the applicant, and Council participating in that process.
- 4.14 Consistent with the rest of the Basin, the provisions that apply to the site and local area anticipate a spatial patterning that sees nodes of rural living development interspersed with ‘breathing space’ as one of the key tools to manage landscape (including cumulative) effects across the Basin as a whole.
- 4.15 This is articulated via the broader zoning strategy in the vicinity of the site which sees a broad expanse of WBRAZ (minimum lot size 80ha) throughout the pastoral flats and steep slopes framing Speargrass Flat. The WBRAZ area forms a spacious and more open landscape between the nodes of rural living development in the Hawthorn Triangle and the northern end of Lake Hayes which are identified as Wakatipu Basin Lifestyle Precinct (**WBLP**) in the PDP.
- 4.16 At a finer grain (and as explained earlier), the ASP introduces a site-specific activity area strategy for the WBRAZ land north of the established rural living enclave at the northern end of Lake Hayes, that applies to the site and land immediately east of the site. Alongside the associated provisions of the PDP, the ASP directs rural living development¹⁵ to two pockets¹⁶ adjoining the existing rural living development at

12 Often, albeit not exclusively, discussed under the associative dimension of landscape values.

13 For example, see TTatM Sections 3 and 4.

14 Final Cultural Impact Statement, Executive Summary, page 4.

15 Restricted discretionary activity status for subdivision with minimum average lot size of 1ha and minimum lot size 6,000m².

16 Noting that both the RMM Report and the Wayfinder Peer Review repeatedly describe the development anticipated here as ‘residential’. While I appreciate that the term ‘Residential Activity Area’ is used on the ASP, the provisions that guide

the northern end of Lake Hayes, with a continuous swathe of Open Space Area (**OSA**) throughout the flat, pastoral or viticultural land, and the steep, predominantly pastoral slopes adjoining Millbrook Resort Zone (**MRZ**) (referred to as Christine's Hill) - refer **Figure 1** above. The ASP directs that buildings are to be avoided in the OSA¹⁷ and plantings are required to comprise pasture grass, crops, grapevines or replacement plantings along Ayr Avenue,¹⁸ with no plantings other than pasture grass above the Pasture Line shown on the ASP.¹⁹ The ASP also seeks to protect the open space values of Christine's Hill and Ayrburn, including when viewed from the Countryside Trail where it is a public place.

- 4.17 Considering the spatial configuration of the OSA and the relevant provisions, it is my understanding that the OSA is intended to provide an appropriate interface between development in the ASP and:

- a) The WBRAZ rural land and public parts of the Countryside Trail to the west.
- b) MRZ and WPZ to the north (noting the quite different landscape characteristics of these zones, with the WPZ located at the lower reaches of a steeply incised valley landform around a cluster of heritage buildings, and the MRZ positioned across an elevated moraine landform that is, for the most part, visually separated from Speargrass Flat and the site).
- c) The popular road corridor of Arrowtown Lake Hayes Road and rural land to the east.

- 4.18 The landscape capacity ratings in PDP Schedule 24.8 LCU 8 Speargrass Flat reinforce this spatial strategy advising that the landscape capacity to absorb additional development is rated as 'low' (noting that this is the second-to-lowest rating on the seven-point landscape capacity rating scale used in PDP Schedule 24.8). The exceptions to this are two rural living development areas (Residential Activity Areas) in the ASP, where a 'moderate' landscape capacity is identified.

- 4.19 The LCU 8 text in relation to 'Sense of Place' emphasises the importance of the 'breathing space' spatial strategy:

Generally, the area displays a predominantly working rural landscape character with scattered and for the most part, relatively subservient rural residential development evident in places. Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling west into Speargrass Flat. (Emphasis added.)

- 4.20 It is my opinion that, when read together, the PDP provisions convey a deliberate spatial approach to carefully constrain rural living (and other) development in this part of the Basin (via the ASP's pockets of Residential Activity Area and configuration of the WBLP more generally) and retain a continuous band of more spacious and open, 'undeveloped' land throughout Speargrass Flat, including across the ASP's OSA area and the WBRAZ areas.

development in these pockets is not, in my view, accurately described as 'residential' in the normal urban sense of the term, but rather typifies rural living development on rural zoned land which is considerably more spacious than urban residential development.

¹⁷ PDP 27.3.27.3.

¹⁸ PDP 27.7.32.2(a).

¹⁹ PDP 27.7.32.2(b).

- 4.21 In my view, such a deliberate spatial and planning strategy speaks to the value that the community places on:
- a) retaining a degree of spaciousness, openness and 'ruralness' in this part of the Basin, including the OSA areas of the site that forms a continuous spatial patterning of more rural land that links with WBRAZ land to the west and east (i.e. east of Arrowtown Lake Hayes Road); and
 - b) enabling a reasonably modest level of rural living development change via the two pockets of Residential Activity Area (**RAA**) along the northern edge of the established rural living enclave at the northern end of Lake Hayes.

Proposed Development

- 4.22 I acknowledge that the documents provide a clear description of the proposed development in terms of the building coverage, height, bulk, and appearance. I also agree that the proposal comprises a high-quality development that complements and co-ordinates with the existing high-quality development established in the Ayrburn hospitality precinct (i.e. WPZ).

- 4.23 I consider that the descriptions of the proposed development overlook the collective character of the development as displaying an **urban development typology**.

- 4.24 Chapter 2 of the PDP defines urban development as follows:

Means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development, nor does the provision of regionally significant infrastructure within rural areas. (Emphasis added.)

- 4.25 Relying on the Appendix 7 and Appendix 9 suite of plans, and in particular, the Appendix 7 Bulk and Location, Masterplan and Artist Impressions along with the Appendix 9 Artist Impressions, Floor Plans, Elevations, it is my view that the scale, character, and extent of the proposed built development (including retaining structures, lighting, and paved areas), combined with the commercial nature and intensity of the proposed land uses, means that it aligns with the underlined text in the urban development definition above.

- 4.1 With respect to the proposed new spur landform that provides containment across the north western part of the site, the Geosolve Memo advises that they originally recommended a 1:3 slope profile for the new landform spur, however the Appendix 20 plans show a 1:2 slope. I note that a 1:2 slope profile means that the spur landform takes up a considerably smaller footprint of the site than a landform with a 1:3 slope profile. To stabilise the steeper grade, the Geosolve Memo proposes the use of 'geogrid reinforcement' which will be laid over the slope and then additional fill placed over the top (so that it is not visible). The Geosolve Memo goes on to advise that the specific design of the slope stabilisation system will be worked through in the detailed design of the project.

- 4.2 I do not consider that it is appropriate to leave the design of this aspect of the project to the detailed design stage, for the following reasons:

- a) It is my understanding that for most geogrid reinforcement products, holes need to be cut into the system to allow for the planting of large tree specimens (as proposed in the development). The frequency of planting holes may compromise the integrity of the system or necessitate the downsizing of the mitigation planting strategy which could be an issue from a landscape effects perspective.

- b) It is my understanding that for some geogrid reinforcement products, it is only possible to use small plants, so roots don't damage the integrity of the system. This could result in a quite different and potentially unsatisfactory mitigation planting strategy, which again, may be an issue from a landscape effects perspective.
 - c) The slope profile of overlain fill may be vulnerable to washing off, potentially undermining plant establishment.
- 4.3 For the purposes of my peer review, I have assumed that a slope stabilisation system can be designed that allows for the successful establishment of the plantings that are proposed on the spur landform.
- 4.4 In terms of the earthworks cut and landscape strategy along the northwestern side of the site I note that the Appendix 20 Proposed Contour Overlay Plan advises that the final cut batter grade behind (or to the north of) the film studio buildings is "subject to detailed design", and that there is "provision for soil nails in this area". In my experience, soil nails are typically used in combination with shotcrete, geotextile membrane or steel mesh which may make the planting proposed in this area practicably infeasible. In a similar vein to my comments in relation to the stabilisation of the spur landform, I do not consider that it is appropriate to leave the design of this aspect of the project to the detailed design stage because, depending on the design solution proposed, this aspect of the development may be of such a scale and/or character (including precluding the proposed native margin planting) that it creates adverse landscape effects or reduces the landscape mitigation benefits of the development.
- 4.5 For the purposes of my peer review, I have assumed that a sympathetic retaining system can be designed that allows for the successful establishment of the plantings intended in this part of the development.
- 4.6 In reviewing the earthworks aspects of the proposal, I have also noticed a potential discrepancy between the Appendix 20 Depth Contour Plan and the Existing Contours Plan/Proposed Contour Overlay Plan. For the purposes of my peer review, I have assumed that a sympathetic 'marrying in' of the new spur landform with the existing contours will be detailed in any final development plans should the Panel be minded to grant consent.

5 Evaluation of Landscape Related Effects

Viewing audiences

- 5.1 I consider that the RMM Report (and associated documents) has accurately scoped the viewing audiences that may be potentially affected by the proposed development.
- 5.2 For completeness, I acknowledge that under the PDP, **views from the Countryside Trail** relevant to a landscape assessment are limited to the parts of the trail that are a 'public place'.²⁰ I note that the proposed development anticipates the relocation of the steep and elevated section of the Countryside Trail onto the applicant's land. This has the benefit of enabling a more user-friendly trail alignment (which is beneficial in terms of landscape values) and also comprises a new section of trail that would not be subject to consideration of visual effects under the PDP.
- 5.3 However, I note that RMM Report (and implicitly, the Wayfinder Peer Review) relies on visual simulations from a range of locations throughout the steep and elevated sections of the Countryside Trail. These

²⁰ PDP Chapter 2 definition of a 'public place' and 'trail'.

include locations that are: currently on public land but are intended to be relocated in due course;²¹ or would appear to correspond to existing trail vantage points on private land.²²

- 5.4 Given the applicant's reliance on these vantage points to inform their landscape related effects assessment, my review has considered these locations to be relevant. Further, I note that there are elevated locations along the existing and proposed Countryside Trail route on Christine's Hill that correspond to public places, assuming the proposed development is granted consent.

Landscape Effects

- 5.5 I generally agree with the RMM Report (and associated documents) that the proposed development has been located and designed to optimise its visual containment and that, in time, the proposed built development will be successfully visually absorbed into the wider context.
- 5.6 The following section addresses points where I query or disagree with the information in the RMM Report, RMM Addendum and/or Wayfinder Peer Review including in relation to the:
- a) Reliance on 16mm visual simulations photographs to assist an analysis of landscape related effects.
 - b) Evaluation and rating of adverse visual amenity effects in relation to views from the Countryside Trail.
 - c) Analysis and rating of adverse landscape effects.
 - d) Evaluation of the proposal against the relevant statutory context.

16mm Visual Simulation Photographs

- 5.7 A mix of 50mm and 16mm 'base' photographs have been used in the Visual Simulations relied on in the RMM Report and the RMM Addendum²³ (and implicitly, the Wayfinder Peer Review). The 50mm photographs convey a fair representation of the human view experienced from the relevant vantage point.
- 5.8 The 16mm photographs comprise wide angled shots that have the effect of making the centre of the image look much further away than it is in reality.²⁴ For this reason, the Visual Simulations prepared using 16mm 'base' photographs give the appearance of the proposed development as being much further away from the vantage point than it is, distorting its relationship to the visual context and serving to underplay its potential prominence, dominance, and 'priority' in the outlook.
- 5.9 For these reasons, the reliance on the 16mm photographs should, in my opinion, be limited to the 'existing' photographs only, in terms of the contextual information provided by the wider angle shot (albeit noting that the 'existing' 16mm photographs provide a distorted impression of the outlook obtained from the relevant vantage point).

²¹ For example, RMM Addendum Viewpoint 6.

²² For example, RMM Addendum Viewpoint 7.

²³ Noting that the photographs in the RMM Addendum that do not have a stated lens, appear to be similar to the 16mm photographs in the RMM Report.

²⁴ A3 size hard copies of the 16mm and 50mm photographs were checked in the field during my site visit.

Countryside Trail/Te Araroa Visual Amenity Effects

- 5.10 The RMM Addendum acknowledges that the 'consented baseline' approach that the landscape assessor applied in the RMM Report is technically incorrect.
- 5.11 The RMM Addendum goes on to provide an updated assessment of the adverse landscape (including visual amenity) effects for trail users, and includes updated visual simulations
- 5.12 The RMM Addendum concludes that adverse visual amenity effects for users of the Countryside Trail/Te Araroa in the vicinity of the site rate as **low-moderate** ('minor') to **moderate** (more than minor).²⁵ The analysis that informs this rating cross references to an updated version of the Visual Simulations, which illustrate: the existing view; the proposed view "Before Mitigation Planting" scenario; and the proposed view after 10 years plant growth²⁶ for the Countryside Trail/Te Araroa trail viewpoints.²⁷
- 5.13 The RMM Addendum²⁸ explains the plant growth height assumptions underpinning the modelling of the mitigation planting at 10 years growth and I confirm that they seem reasonable, assuming irrigation.
- 5.14 The RMM Addendum goes on to advise that adverse effects during the period when mitigation plantings are establishing and maturing (described as "temporary effects") for Viewpoints 5 to 7 (the more elevated trail vantage points) will be **moderate** ('more than minor') with "temporary effects" for viewpoint 8 rated as **low-moderate** ('minor').²⁹
- 5.15 The RMM Addendum provides no guidance with respect to the duration of the "temporary effects".
- 5.16 I consider that the adverse visual amenity effects during the 10 year 'plant establishment' timeframe warrant more detailed consideration. This is because in my experience, it is usual for 'more than minor' adverse visual amenity effects of a development within a reasonably sensitive landscape context such as the WBRAZ part of the Basin³⁰ and for a more sensitive viewing audience such as recreational trail users, to be adequately mitigated within a 5-year timeframe for it to be acceptable from a landscape perspective.
- 5.17 In my opinion, the overtly urban character of the proposed development that will be visible will form a marked contrast with the broader landscape setting that embodies a mixed rural and rural living character, in which rural living built development is well integrated by mature vegetation. I acknowledge that the extent of the proposed development varies as a viewer moves southwards down the trail; however, one's impression of an outlook is inevitably coloured by what we have seen, as well as what we are currently seeing. Further, this is a section of the trail that affords panoramic views out over Lake Hayes, taking in the roche moutonnée of Morven Hill and Slope Hill, the Crown Terrace escarpment and its backdropping ranges, and the Northern Remarkables Range. In my opinion, the inaccessibility to this vista from any other public vantage points (such as a road or reserve) serves to elevate its importance.
- 5.18 I am also aware that the Countryside (and broader Queenstown) Trail network passes through many developed areas in the Basin that include both rural living, resort, and urban areas. Put another way, the experience of an urban outlook for trail users in and of itself is not an adverse visual amenity effect. Rather I consider that it is the context within which the urban development is seen, in combination with the local

²⁵ RMM Addendum: page 6, second paragraph.

²⁶ RMM Addendum, page 9, 1st paragraph.

²⁷ See RMM Addendum, Graphic Attachment, sheets 06, 10, 14, 18, 22.

²⁸ RMM Addendum: page 9, 3rd and 4th paragraphs.

²⁹ RMM Addendum, page 9, last paragraph.

³⁰ Noting that all of the rural and rural living parts of the Basin comprise a RMA s7(c) landscape.

trail experience that determines whether such a development change creates an adverse visual amenity effect.

- 5.19 In my opinion the proposed plantings throughout the central and southern parts of the proposed development area, landform spur, vineyard area and gully will, in time, assist the visual integration of the built development into the outlook. Adopting the same plant growth assumptions applied in the applicant's modelling work, I expect that the integration benefits of the plantings will be realised after approximately 4 to 5 years growth; and it is at this time that the obvious contrast of an urban development within the broader outlook will be successfully mitigated.
- 5.20 On balancing these considerations, it is my opinion that adverse visual amenity effects for the trail viewing audiences will rate as **moderate-high** ('more than minor' but not 'significant') in the short term, reducing to **moderate - low** ('minor') after 5 years, and **low** ('less than minor') in the long term (10 years and beyond).

Landscape Effects

- 5.21 I consider that the RMM Report (and in some instances the Wayfinder Peer Review) relies on a number of flawed 'lines of thinking' to support their evaluation of **very low** ('less than minor') to **low-moderate** ('minor') adverse landscape effects.³¹ The following is a brief summary of the lines of reasoning that I disagree with.

Moderating influence of the spatial arrangement of built development and OSA encroachment

- 5.22 I agree that the majority of the proposed development change is located within a part of the ASP where rural living development is enabled and only a relatively small portion of the OSA (approximately 1.5ha) is impacted, with that area of OSA having a relatively low visual profile excepting in relation to views from the Countryside Trail/Te Araroa.
- 5.23 However, I consider that the very different development typology associated with rural living development versus the urban scale, character, intensity, and appearance of the proposed development renders these spatial 'characteristics' to be of limited influence in moderating landscape effects.

Moderating influence of agricultural buildings

- 5.24 I consider that reliance on agricultural buildings³² such as woolsheds as providing some sort of 'baseline' for the scale and character of the proposed film buildings is misleading. This is because the scale of the landholding, along with the land use of the site and its surrounds, makes it very unlikely that a woolshed would ever be required in this part of the Basin. Further, a woolshed is highly unlikely to be developed in close proximity to a hospitality precinct or a sizeable area of visitor accommodation development as is the case in the proposed development.

Landform Effects: new landform spur

- 5.25 The RMM Report explains: *"the proposal includes extending an existing spur (refer Sheet 15 of the Ayrburn Film Hub Design Report and Drawing 001 - 220) to mitigate the visual effects of the proposed development as viewed from the Countryside Trail as it traverses Christine's Hill. These earthworks to the west of proposed Block A – Studio Facility are intended to screen the larger studio buildings from view. The spur is proposed to extend from existing contour 384.0 to contour 358.0 over a length of approximately 165 metres. At its deepest the spur extension will consist of 12 metres of fill which feathers*

³¹ Landscape Report: section 5.4, page 35.

³² For example, see Landscape Report, page 38.

to meet existing ground level to the west and south. The shape of the proposed spur extension mimics that of a natural spur”.

- 5.26 In my opinion, the landform spur corresponds to an appreciable landform modification, that is of a nature that would typically be described as a bund and is of a scale that is typically associated with large-scale infrastructure development or urban development.
- 5.27 Relying on my analysis of visual amenity effects, it is apparent that the scale of landform change proposed is required to achieve the visual integration of the development. I consider that this reinforces the poor fit of this style and scale of development within this part of the Basin. In considering this matter I am cognisant that the WPZ provides for an appreciable level of built development. However, I consider the WPZ context to be quite different to the site as a consequence of the **existing** natural landform and mature vegetation features that serve to successfully contain and integrate the existing (and future) WPZ built development into its landscape setting.
- 5.28 I am also unconvinced that the proposed landform can be described as mimicking a natural spur (or as a spur extension³³) within the context of the Christine’s Hill landform and its broader Wharehuanui Hills escarpment landform setting. Referencing **Figures 1 and 2** below, I consider that collectively, the length (165 metres), fill height (up to 12 metres high), form, profile (1: 2 slope³⁴) and orientation of the proposed landform, means that it will read as an engineered and incongruous landform within the context of the reasonably consistent landform patterning of the broader Wharehuanui Hills escarpment slopes, within which Christine’s Hill is located.
- 5.29 In my opinion, such an outcome will detract from the legibility of the Wharehuanui Hills landform as a glacially carved escarpment sequence and thus the area’s expressiveness values (which sits within the perceptual dimension of landscape values).

³³ Wayfinder Peer Review, page 3.

³⁴ Geosolve Memo: page 2, 1st paragraph.

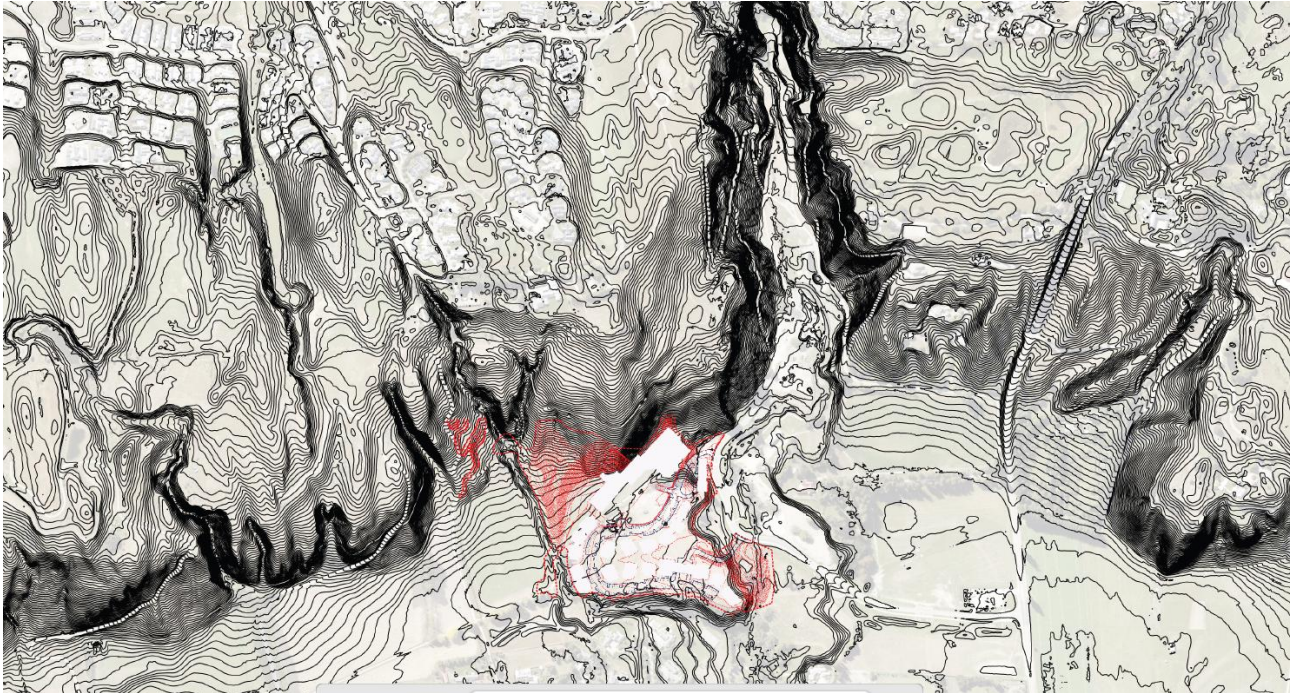


Figure 1: Appendix 20 Proposed Contour Overlay Plan (red linework) overlaid on Existing Contours (black linework)

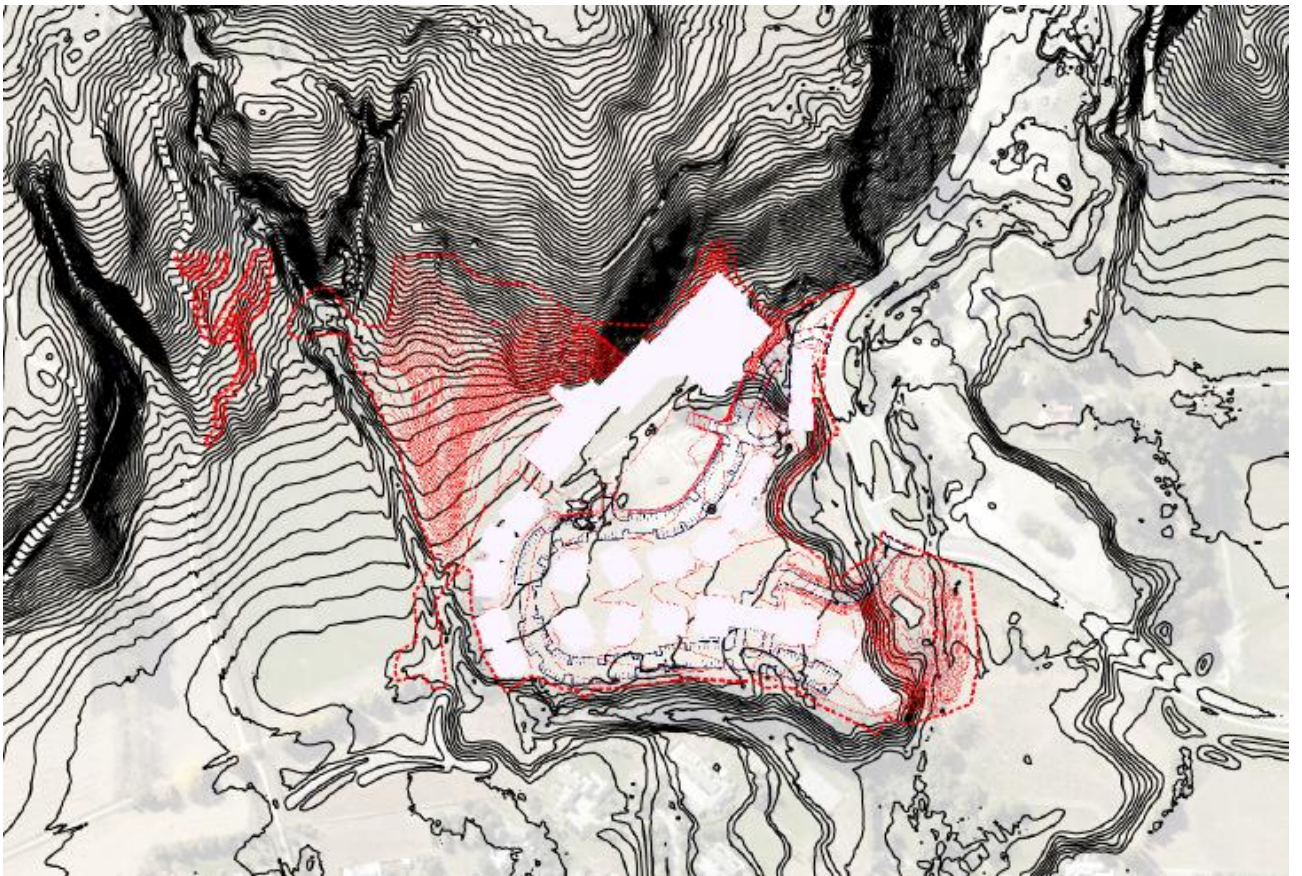


Figure 2: Appendix 20 Proposed Contour Overlay Plan (red linework) overlaid on Existing Contours (black linework). Zoomed in so that the proposed earthworks are more legible.

Visual effects as a proxy for landscape effects

- 5.30 A repeated theme in the RMM Report and the RMM Addendum is that because the proposed mounding and existing/proposed plantings will visually screen the development (in time), it is acceptable from a landscape effects perspective. I consider this to be out of step with landscape assessment best practice which advises that visual effects are a subset of landscape effects,³⁵ and that landscape effects embrace the three dimensions of landscape (i.e. physical, perceptual, and associative matters³⁶), along with cumulative effects.³⁷ I consider that the RMM Report and Wayfinder Peer Review have overlooked effects in relation to some aspects of the associative dimension of landscape and cumulative effects, as discussed below.

Effects in relation to the associative dimension of landscape values

- 5.31 Relying on the Final Cultural Impact Statement it is my understanding that Ngāi Tahu are supportive of the application and have not raised any specific cultural landscape related issues.
- 5.32 Drawing from my earlier comments with respect to what I consider to be a gap in the analysis of the existing 'identity' and 'sense of place' values of the site and local area, I consider that this gap has followed through into the evaluation of landscape effects. For example, the RMM Report does not comment on the effects of the development on what I consider to be a deliberate spatial approach articulated in the District Plan to: carefully constrain rural living (and other) development in this part of the Basin, and retain a continuous band of more spacious and open, 'undeveloped' land throughout Speargrass Flat, including across the ASP area. I consider that this spatial strategy is expressed at the broader WBRAZ/WBLP level and the finer grained ASP level.
- 5.33 I acknowledge that at the finer grained level of the ASP, the proposed development anticipates urban development in a relatively limited portion of the (ASP) OSA. However, in my opinion, the marked contrast of the scale, character, and extent of the built development (including lighting, and paved areas), combined with the commercial nature and intensity of the proposed land uses in the RAA portion of the ASP (along with the OSA), compared to what might be anticipated by the current zoning, serves to diminish the moderating influence of the RAA context for much of the proposed built development area.

Cumulative adverse effects

- 5.34 The discussion of cumulative effects in the RMM Report (and implicitly, the Wayfinder Peer Review) appears to focus on an analysis of the development against Schedule 24.8 LCU 8 and an evaluation of the 'visual fit' of the proposal with the existing Ayrburn hospitality precinct and its context.³⁸
- 5.35 I consider that an evaluation of the development in terms of Schedule 24.8 LCU 8 is of assistance in understanding cumulative effects. In this regard, the RMM Report focuses on effects of the development in terms of openness and views from the Countryside Trail. In my opinion, the RMM Report has overlooked a number of aspects of LCU 8 that are relevant to the site and proposed development.

³⁵ TTatM paragraph 6.08.

³⁶ TTatM page 101.

³⁷ In making this comment, I note the deliberate intention of Chapter 24 to discourage mounding and screen planting as mitigation strategies in public views of development in response to historic practices that resulted in 'closing down' public views across the Wakatipu Basin which were considered to be important in shaping the landscape character, identity, and sense of place of the Basin.

³⁸ Refer Appendix 22: sections 5.3 and 5.5, where cumulative effects are mentioned.

5.36 I set out below the aspects of LCU 8 that I do not consider that the proposal will maintain or enhance³⁹ (identified in underlined text):

- Land use: predominantly pastoral land use with sparsely scattered rural residential lots.
- Naturalness: The area displays a reasonable degree of naturalness as a consequence of the relatively limited level of built development evident.
- Sense of Place: Generally, the area displays a predominantly working rural landscape character with scattered and, for the most part, relatively subservient rural residential development evident in places. Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling west into Speargrass Flat.
- Potential landscape issues and constraints associated with additional development:
 - Absence of a robust edge to the Lake Hayes Rural Residential LCU makes Speargrass Flat vulnerable to 'development creep'. Open character, in combination with walkway / cycleway, makes it sensitive to landscape change.
- Environmental characteristics and visual amenity values to be maintained or enhanced:

Eastern portion of LCU 8

- Integration of buildings with landform and/or planting. Maintenance of a spacious and open outlook in views from the Queenstown Trail and Arrowtown Lakes Hayes Road, including the southbound view as one descends Christine's Hill. Maintenance of openness in views from Hogans Gully Road to the backdropping hill /escarpment landforms and broader ONL mountain context

5.37 In considering the development in light of LCU 8, I acknowledge that the proposed 'edge' treatments to the development area will avoid the risk of development creep westwards onto the relatively undeveloped, more 'working rural' parts of LCU 8 to the west of the Countryside Trail.

5.38 With respect to the reliance on the 'visual fit' of the proposed development with the high-quality development character that has established in the Ayrburn hospitality precinct, as explained earlier, I agree that the existing and proposed development embody a high-quality development character and that the proposed development complements the existing Ayrburn development character.

5.39 However, I consider that reliance on the 'visual fit' of a proposed development with neighbouring development that is on differently zoned land suggests the potential for cumulative adverse effects from a landscape perspective, particularly in a landscape such as the Wakatipu Basin. This is because of the following factors:

- a) The intense development pressure in the Basin (noting that over 97% of the District is identified as Outstanding Natural Feature or Landscape (**ONF/L**) and the proximity of the Wakatipu Basin to the district's major airport).

³⁹ As required by PDP 24.2.1.2 and 24.2.1.7.

- b) The established resort,⁴⁰ urban,⁴¹ or retirement village⁴² land uses in the Basin which rely heavily on their zoning in places, rather than a legible defensible edge to define their extent and curb encroachment into the surrounding rural zoned land.

5.40 Put another way, there is nothing from a landscape perspective that sets the site apart from many other locations in the Basin where rural zoned land abuts an appreciably more intensive zoning like the WPZ and where no legible defensible edge is apparent. While I appreciate that legacy planning regimes have not necessarily sought to use legible defensible edges to define zoned areas, it is my understanding that PDP Chapter 24 has been developed with a legible defensible edge approach in mind (where practical) to minimise the risk of development sprawl and manage cumulative landscape effects.

Summary of landscape effects

5.41 On balancing these considerations, it is my opinion that the proposed development will generate adverse landscape effects that rate as **moderate** ('more than minor') to **moderate-high** ('more than minor' but not 'significant') due to:

- d) The very poor fit of the proposal with the landscape related intentions of Chapters 24 and 27 for the area, and in particular the deliberate spatial approach to carefully constrained rural living (and other) development in this part of the Basin (including the RAA parts of the ASP), and retain a continuous band of more spacious and open, 'undeveloped' land throughout Speargrass Flat, including across the ASP OSA area. I consider that this speaks to an adverse effect in terms of the r 'sense of place' / identity dimension of associative landscape values.
- e) The reduction in the legibility and expressiveness values⁴³ associated with the Wharehuanui Hills landform as a consequence of the incongruous scale, extent, and form of the proposed landform spur around the northwestern side of proposed development area.
- f) The cumulative effects of the development as evidenced by its failure to maintain the landscape character and visual amenity values set out in Schedule 24.8 LCU 8, and the risk to the Basin's landscape more generally were the proposal be seen as setting an appropriate outcome for the management of edges between non rural zone and more intensively developed areas, and the WBRAZ.

6 Assessment against the relevant statutory context

6.1 For the reasons outlined above in my discussion of landscape (including cumulative) effects, I consider that the proposal does not align with the following landscape related PDP policies:

PDP Chapter 24: 24.2.1; 24.2.1.2(b); 24.2.1.3(b); 24.2.1.4(c); 24.2.1.6; 24.2.1.7; and 24.2.1.8.

PDP Chapter 27: 27.3.27.1; 27.3.27.2; and 27.3.27.3.

⁴⁰ For example, parts of Millbrook.

⁴¹ For example, northern end of Quail Rise.

⁴² For example, Arrowtown South Retirement Village.

⁴³ Typically considered under the perceptual dimension of landscape values.

7 Proposed Conditions

7.1 Should the Panel be minded to grant consent, it is recommended that conditions are introduced to address the following matters. I have identified a number of amendments below that I consider are necessary to appropriately manage landscape related effects. The majority of the changes recommended are focussed on more explicitly outlining the information required for certification of the detailed landscape proposals for the development, which is, in my experience typically required for a development of this nature (noting that the proposal includes hard and soft landscape elements). In addition, I have recommended:

- a) The maintenance period be extended to 'in perpetuity', in accordance with best practice for a development of this nature in this sort of landscape context (i.e. WBRAZ).
- b) The landscape proposals in relation to the proposed spur landform, native riparian margin plantings, grapevine plantings and the retaining structures behind the studio buildings, be undertaken prior to the commencement of construction of buildings, as I understand from the RMM Addendum that this is both technically feasible and envisaged by the landscape assessor.⁴⁴ In my opinion the importance of this planting in assisting the landscape integration of the development into its setting, merits this requirement.

My recommended changes to conditions are as follows, ~~Strike through~~ text corresponds to recommended text deletions and underlined text corresponds to recommended additions.

Landscaping

55. The consent holder must not commence any physical works until certification has been obtained from QLDC for the detailed Landscape Plans ~~landscaping plan (including design specifications) and final Landscape Maintenance Plan~~. The ~~final landscaping plan~~ detailed Landscape Plans shall:

- i) ~~Meet~~ Meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2025) and subsequent amendments to that document up to the date of issue of this resource consent.
- ii) Be prepared in accordance with the Ayrburn Screen Hub Design Report, dated 03 June 2025.

The detailed Landscape Plans shall: show the proposed species, plant sizes at the time of planting and plant spacings; include a hard and soft landscape implementation specification (including methods for site preparation of the spur landform, protection methods for retained vegetation and the provision of irrigation for all planting areas); and a landscape maintenance plan that advises the ongoing landscape management requirements (including the provision for ongoing irrigation of all planting areas).

56. The detailed ~~landscaping~~ Landscape Plans shall be prepared by a suitably qualified Landscape Architect for certification by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager.

57. All landscaping shall be carried out in accordance with the detailed ~~landscaping~~ Landscape Plans certified in accordance with Condition 56.

58. ~~The landscaping shown in the Ayrburn Screen Hub Design Report dated 03 June 2025, including the approved Tree Planting Plan (page 30) and Planting Character Plan (page 26),~~ Except for planting on the spur landform, native riparian margin plantings, grapevine plantings and the planting of retaining

⁴⁴ RMM Addendum: page 9, 4th paragraph.

structures behind the studio buildings, the detailed Landscape Plans must be fully implemented by the consent holder within 12 months of the completion of any part of the development. This includes all trees, shrubs, grassed areas, native species, and any existing vegetation identified for retention.

Planting of the spur landform, native riparian margin plantings, grapevine plantings and the planting of the retaining structures behind the studio buildings must be fully implemented by the consent holder prior to the commencement of construction of buildings. This includes all trees, shrubs, grassed areas, native species, grapevine planting and any existing vegetation identified for retention.

All planting shall be maintained and irrigated in accordance with the detailed ~~landscaping Landscape Plans and draft Landscape Maintenance Plan~~ in perpetuity. Any plant or tree that dies or becomes diseased shall be replaced within 12 months in accordance with the certified detailed Landscape Plans in Condition 56.

59. All areas of exposed earth shall be re-sown in grass, planted as per the certified detailed Landscape Plans, or covered in leaf litter within the woodland area within three months of completion of earthworks.

Bridget Gilbert
Landscape Architect
B Hort Dip LA ALI FNZILA

APPENDIX A

Bridget Gilbert: Qualifications and Experience

Bridget holds the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College, is an associate of the Landscape Institute (UK) and a Fellow of the New Zealand Institute of Landscape Architects.

Bridget has practised as a Landscape Architect for over thirty years in both New Zealand and England. Upon her return to New Zealand, Bridget worked with Boffa Miskell Ltd in their Auckland office for seven years. She has been operating her own practice for the last twenty years, also in Auckland.

During the course of her career, Bridget has been involved in a wide range of work in expert landscape evaluation, assessment, and advice throughout New Zealand, including:

- landscape assessment in relation to Regional and District Plan policy;
- preparation of structure plans for rural, coastal, and urban developments;
- conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
- detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.

Of particular relevance to Bridget's landscape peer review role within the Queenstown Lakes District, Bridget co-authored the Wakatipu Basin Land Use Planning Study in 2017. Since that time, Bridget has assisted QLDC with landscape advice in relation to PDP Chapters 3, 6, 21, 24, 41 and 46 and assisted with the preparation of the Priority Area Landscape Schedules work. This has given her a clear understanding of the range of landscape issues across the District's rural landscapes and at the interface of rural zoned land and resort / urban zoned land.

Bridget has provided landscape advice in relation to a wide range of development types throughout many parts of rural New Zealand that are near urban areas and relate to high value landscape contexts, including in: Northland; Whangarei District; the Hauraki Gulf Islands; Auckland; Matamata; Cambridge; Coromandel Peninsula; Waitomo District; Taupo; New Plymouth; and Tasman District.

Bridget is an Independent Hearing Commissioner for Auckland Council and has served on a Fast Track Panel under the Covid-19 Recovery (Fast-track Consenting) Act 2020. Bridget has also provided expert advice to a Fast Track Panel under the same legislation and is currently serving on a Panel under the Fast Track Approvals Act (2024).

Until recently, Bridget was a panel member of the Auckland Urban Design Panel (with a Chair endorsement).