

15 July 2022

Isthmus.

Mark Benjamin
Mt Hobson Group

Dear Mark,

RE: LAKEVIEW QUEENSTOWN COVID 19 RECOVERY FAST TRACK PANEL INFORMATION RESPONSE.

1. I have received the request from the COVID 19 Recovery (Fast Track Consenting) Act 2020 Panel for further information in relation to the Lakeview Te Ara Taumata resource consent application. Of relevance to the landscape and visual assessment of the proposal, I am providing information in relation to the following requests

Request:

- 2. We are unable to find Appendix A to Brad Coombes' Landscape and Visual Assessment (provided as Appendix 10 to the Application). Please submit this attachment.*

Response:

2. I understand that Appendix A has been provided to the panel.

Request:

- 5. Please provide equivalent simulations of the proposed development from the viewpoints contained in the Landscape & Urban Design Assessment prepared by Helen Mellsop and Nick Karlovsky for Queenstown Lakes District Council, dated November 2009, which supported Plan Change 50 to the Queenstown lakes District Council Operative District Plan.*

Landscape & Urban Design Assessment:

https://www.qldc.govt.nz/media/gemn0pma/pc50_4-appendix-b-ae-appendices-a-c.pdf AEE: https://www.qldc.govt.nz/media/jsbor15k/pc50_3-appendix-b-ae.pdf

Please see the figure below for the location of each viewpoint. This figure can be found on page 21 of the Landscape and Urban Design Assessment.

We request the Applicant to assess the PC50 and proposal's comparative viewpoints and provide expert comment on the proposal's consistency with the outcomes visualised at the time of PC50, as part of its case that the proposal is in line with PC50's provisions.

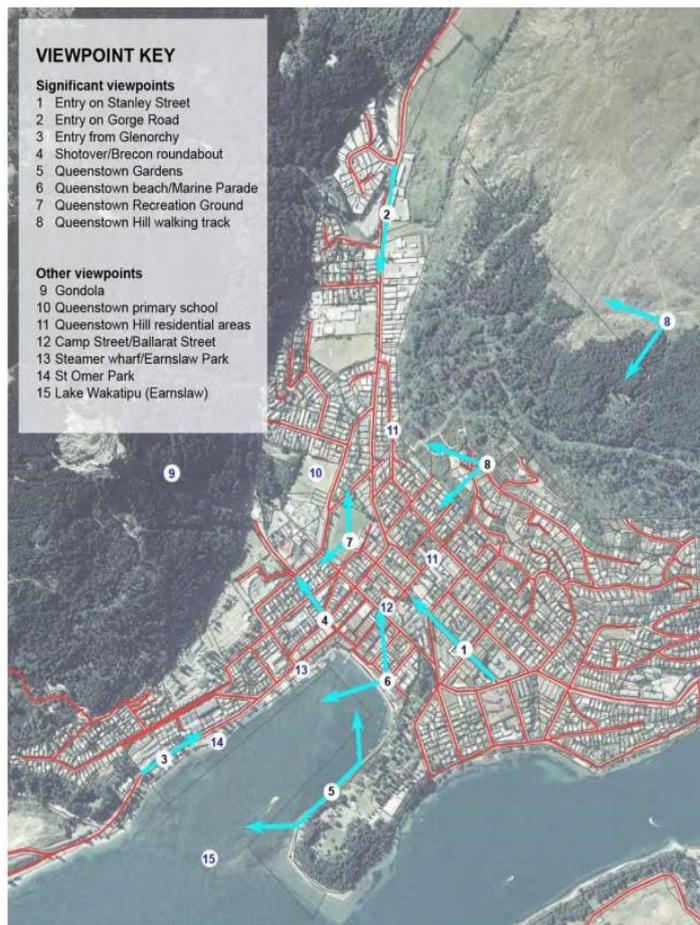


Figure 3: Viewpoint map

Figure 1: The 2009 Landscape and Urban Design Viewpoints.

Response:

3. The 2009 Landscape and Urban Design Assessment included a series of photographs that related to the entire PC50 site and was used as a baseline for understanding the issue of height, rather than specifically assessing the full package of provisions for PC50. The photographs assisted in the understanding of the broader visual impacts of the height of development, including development in the northeast end of the site, adjacent to the Brecon Street Cemetery.
4. In 2014 Clinton Bird and Fearon Hay Architects prepared further urban design assessment for PC50, including illustrations of development to the PC50 height limit from a number of viewpoints, including many of those used in the 2009 Landscape and Urban Design Assessment. The viewpoints used in the Landscape and Visual Assessment for the Lakeview proposal are based on the viewpoints from the 2014 Clinton Bird and Fearon Hay work.
5. The Clinton Bird / Fearon Hay simulations from the viewpoints were boxes illustrated to the maximum height of PC50. They were essentially 'bulk and location diagrams' and were not articulated or designed buildings (as is common when assessing PC provisions). The photographs used for the PC50 images were taken during the winter, with low cloud and impaired visibility. The illustrations were attached to the evidence of Clinton Bird.
6. The Lakeview visual simulations attached to the Landscape and Visual Assessment from the current resource consent application utilized the model for the fully detailed proposal,

including resolved architecture, ensuring that the visual simulations illustrate a ‘real life’ view. It is recommended, however, that visual simulations are used as a tool to guide field observations. It is a useful ‘check’ to visit the viewpoint location with the visual simulations to understand the context. For example, the process of walking along the walking track and being backdropped by the tall trees at the Queenstown Gardens provides a different context for the viewer, to, say, a viewpoint in an urban location.

7. The detailed technical explanation of the methodology used for the preparation of the visual simulations for the Landscape and Visual Assessment is contained as Figure 28 in the Attachment A to the Assessment.
8. Due to the different purpose of the sets of visual simulations and the resulting difference in the methodology for the preparation of the POC50 bulk and location diagrams and the Lakeview Lots 7 and 8 visual simulations, there are some limitations in providing a direct comparison of the images.
9. We have overlaid the viewpoints from the Lakeview Landscape and Visual Assessment with the 2009 viewpoints on the map in Figure 1, above.

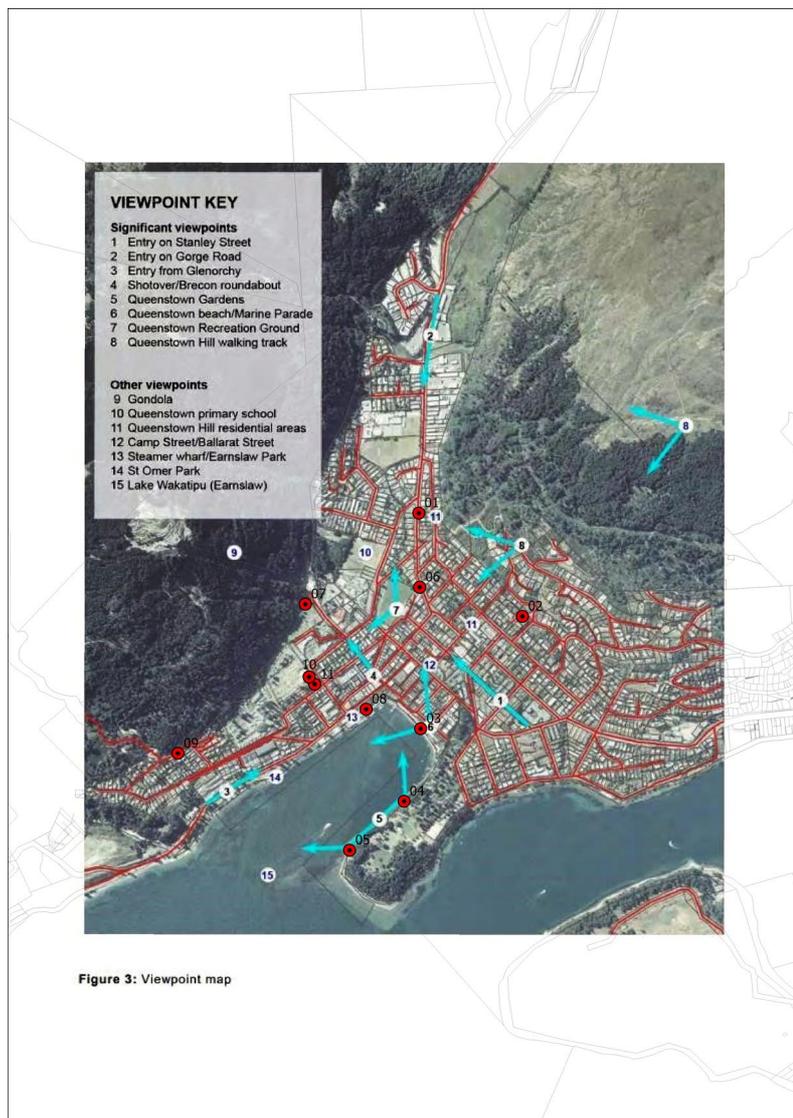


Figure 3: Viewpoint map

Figure 2: The 2009 Landscape and Urban Design Viewpoints overlaid with the Landscape and Visual Assessment viewpoints in the Lakeview Landscape Assessment Report (in red).

10. The viewpoints selected for the Lakeview Lot 7 and 8 resource consent application assessment focused on the potential visual effects resulting from the additional height on Lots 7 and 8. Photographs were also taken at Gorge Road, the Brecon Street Cemetery¹, etc., however were not used for visual simulations, as Lots 7 and 8 are at the far end of the Lakeview site, away from Gorge Road and the cemetery and would not have any visual effect on the cemetery or surrounding area.
11. The visual effects of the additional height on Lots 7 and 8 are assessed at paragraphs 7.65 to 7.84 in the Landscape and Visual Assessment for Lakeview.
12. The visual simulations from Viewpoint 2 on Kent Street² for the Assessment, provide two versions. The first illustrates the Lakeview proposal for the additional height on Lots 7 and 8 both on its own and the second includes the current version of the full Masterplan. The visual simulation from the Assessment illustrates the climbing height at the far end of the Lakeview site, with refined design and materials and the integration of a large amount of taller vegetation within and surrounding the PC50 site, including within James Clouston Memorial Park.
13. The bulk and location diagram illustrates development across the PC50 site, outside of the current resource consent application site. The PC50 bulk and location diagram, illustrates a series of grey boxes across the site, without much (if any) of the vegetation within the PC50 site retained.
14. As assessed in the Landscape and Visual Assessment and utilising the comparison with the PC50 image, from Viewpoint 2, the Proposal's visual effects will be **very low** in degree and **neutral** in nature.
15. As with Viewpoint 2, the visual simulation from Viewpoint 3 on the Queenstown lakefront³ for the Assessment includes two versions of the simulation, illustrating the Lakeview proposal for the additional height on Lots 7 and 8 both on its own and with the current version of the Masterplan designed out and built out. As noted above, the visual simulation from the Assessment illustrates the climbing height at the west end of the Lakeview site, with refined design and materials and the integration of a large amount of taller vegetation within and surrounding the PC50 site, including within James Clouston Memorial Park.
16. As noted previously, the bulk and location diagram illustrates development across a much broader area of the PC50 site, outside of the Lakeview site. The PC50 bulk and location diagram, illustrates a series of grey boxes across the site, without much (if any) of the vegetation within the PC50 site retained. From this location Mr Bird also presented an image that is much closer to a detailed visual simulation, with articulation and colouring of buildings and large-scale tree plantings. Both the Landscape Assessment and the PC50 images illustrate the much larger scale of the Ben Lomond landform as a backdrop to the site. The Lakeview application for Lots 7 and 8 creates a more balanced and interesting relationship between the height of development across the Lakeview site and the backdrop landforms.
17. As assessed in the Landscape and Visual Assessment and utilising the comparison with the PC50 images, from Viewpoint 3, the Proposal's visual effects will be **very low** in degree and **neutral** in nature.

¹ Viewpoints 6 and 7, respectively.

² Also Viewpoint 2 in the attachments to Mr Bird's evidence for PC50 (although Mr Bird describes the location as a cul-de-sac off Edgar Place).

³ Viewpoint 6 in the attachments to Mr Bird's evidence for PC50.

18. The visual simulations from Viewpoints 4 and 5 at the Queenstown Gardens⁴ for the assessment, illustrate the Lakeview proposal for the additional height on Lots 7 and 8 both on its own and also with the current version of the Masterplan. The visual simulations from the Assessment illustrate the climbing height at the west end of the Lakeview site, with refined design and materials and the integration of a large amount of taller vegetation within and surrounding the PC50 site, including within James Clouston Memorial Park.
19. The bulk and location diagrams illustrate development across the PC50 site, outside of the Lakeview site and in smaller, more broken forms. The PC50 bulk and location diagram, illustrates a series of grey boxes across the site, without much (if any) of the vegetation within the PC50 site retained. Both the Landscape Assessment and the PC50 images illustrate the much larger scale of the Ben Lomond landform as a backdrop to the site. The Lakeview application for Lots 7 and 8 creates a more balanced and interesting relationship between the height of development across the Lakeview site and the backdrop landforms. This relationship with the scale and line of the landform of Ben Lomond is explained in further detail at paragraphs 7.8 to 7.11 of the Landscape and Visual Assessment.
20. As assessed in the Landscape and Visual Assessment and utilising the comparison with the PC50 images, from Viewpoints 4 and 5, the Proposal's visual effects will be **very low** in degree and **neutral** in nature.
21. Having undertaken this direct comparison of the images used for PC50 and the Lakeview visual assessments, I make the following observations:
 - a) The PC50 images illustrate development across a wider area of the PC50 site, making direct comparisons in relation to visual effects difficult.
 - b) The PC50 images are 'bulk and location' diagrams⁵, with unarticulated grey boxes, again, making direct comparisons in relations to visual effects difficult.
 - c) The simulation for the current resource consent application is based on an actual development proposal, with the level of design detail better resolved than was possible for the PC50 evidential work. The Lakeview proposal by its nature is superior in terms of the quality of the design and the proposal for the development of the site.
 - d) In my opinion, the inclusion of additional height at the west end of the site on Lots 7 and 8 creates a better overall visual and landform relationship with the backdrop of Ben Lomond.
 - e) Overall, the visual effects of any additional height is assessed within the Landscape Assessment from these locations as being **very low** in degree and **neutral** in nature.
22. In conjunction with the provision of Appendix A to the Landscape and Visual Assessment report, this analysis and assessment should provide the comparison that the Panel is seeking.

Request:

12. Please provide an assessment of the night-time effects of the buildings when the glazed sections might allow light spill from the rooms, particularly those parts of the buildings above the PC50 height limit. The issue for assessment is the public's appreciation of the night sky and the outstanding natural landscape as a dark silhouette.

⁴ Viewpoints 7 and 8 in the attachments to Mr Birds evidence for PC50.

⁵ With the exception of one rendered visual simulation from Viewpoint 6 (Queenstown Lakefront)

Response:

23. The proposal for the additional height in the buildings on Lots 7 and 8 will create lit internal spaces and potentially some light on the roof surfaces (for safety reasons) above the PC50 height limits. The PC50 site is on the edge of the existing and well-lit urban area of Queenstown CBD.
24. Within proximity to the PC50 site, residential suburban development is located on the southwest slopes of Queenstown Hill up to a height of approximately 480-500m asl⁶ and up to a height of approximately 500-520m asl⁷ at Fernhill on the footslopes of Ben Lomond⁸. Both Queenstown Hill and Fernhill contain extensive residential development with streetlights and lighting from residences and curtilage areas. These are the enclosing hills on either side (east and west) of the PC50 site.
25. The Lakeview part of the PC50 site has an approximate site level of 360-380m asl⁹, some 120 to 140m below the height of higher parts of residential development at Queenstown Hill and Fernhill. Even with the taller buildings proposed in Lots 7 and 8, the lighting in the upper parts of the taller buildings, at up to 430m asl will be almost 100m lower than adjacent suburban residential development at Queenstown Hill and Fernhill.
26. The Skyline Gondola development sits on the brow of the front face of Ben Lomond, 700m to the north of lots 7 and 8 at 812m asl. The gondola itself, the buildings and the luge track are all well-lit at night, up to 380m above the tallest parts of the proposed buildings on Lots 7 and 8.
27. The landform of Ben Lomond rises to 812m asl and then 1,748m asl on the north side of the Lakeview site and provides a tall and broad dark backdrop for views to the north and the northwest from Queenstown CBD, the lakefront and the Queenstown Gardens. The highest lighting on the Ben Lomond landform is associated with the Skyline Gondola development.
28. Together, the existing lit development on the foot slopes of Queenstown Hill and Ben Lomond and the Skyline Gondola create sources of light, light-spill and night time 'glow' that is visible from the local area and adversely affects the existing night sky observations in the Queenstown CBD area. Dark night sky observation areas are typically located away from existing urban and suburban built up areas.
29. The detailed design of the lighting is subject to a condition of any consent granted. The objectives of the condition will be to meet the amenity outcomes of the Southern Light Lighting Strategy, including by compliance with District Plan standards as well as designing to minimise sky glow and upward waste light.
30. In the context of the lighting associated with the well-lit urban CBD of Queenstown, the existing patterns and height of suburban residential development to the east and west of the site and the Skyline Gondola development on Ben Lomond above Lakeview, the lit taller parts of the buildings will add further interest to the lighting patterns in the area around Queenstown CBD but will not create adverse night lighting effects in relation to the

⁶ Approximately 1km to the east of the PC50 height at Belfast Terrace, Pinnacle Place and Vancouver Drive.

⁷ Approximately 1.5km to the west of the PC50 site at Wynyard Cres and Scott Place.

⁸ All land contour and height data taken from the Topomap web site. Topomap.co.nz

⁹ See 4.12 of the Landscape and Visual Assessment.

public's appreciation of the night sky and the dark silhouette of Ben Lomond as a backdrop.

31. I trust that this further information will assist the Panel in understanding the landscape and visual effects of the proposal for Lots 7 and 8 at Lakeview. Please let me know if you have any further questions.

A handwritten signature in blue ink, appearing to read "B. Coombs". The signature is fluid and cursive, with a large loop at the end.

Brad Coombs
Principal
Isthmus