

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Resort Zone Hearing
Stream 9 – Millbrook
Zone

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF RUTH CHRISTINE CAMERON
EVANS ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

21 March 2017

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1. This supplementary evidence has been prepared in response to the:
 - 1.1 Addendum of Evidence of Andrew William Craig on behalf of Millbrook Country Club Limited, dated 28 February 2017; and
 - 1.2 Supplementary Evidence of Hannah Ayres for Queenstown Lakes District Council, dated 21 March 2017.

2. I have read both these briefs of evidence. Both briefs relate to the building heights on indicative residential sites 14 and 19, and the heights of the buildings depicted in the original visual simulations being shown at 5.5m, as opposed to 6.5m specified by reply Rule 43.5.5(ii). Amended visual simulations have since been provided, and the reply rule provides satisfactory mitigation for indicative Residential Site 19.

3. For indicative Residential Site 14 Mr Craig has recommended reducing the datum by 1m to mitigate the effect of the increased height. Both Mr Craig and Ms Ayres (for QLDC) therefore recommend an amendment to reply Rule 43.5.5(ii) to reflect this.

4. I accept the expert recommendations of Mr Craig and Ms Ayres, and I agree with the changes proposed by these experts.

5. I therefore recommend amending reply Rule 45.5.5 (ii) as shown in **Appendix 1**.



Ruth Evans

21 March 2017

APPENDIX 1

Key:

Recommended changes to the notified chapter are shown in purple underlined text for additions and ~~purple strikethrough text~~ for deletions, Appendix 1 to Supplementary Evidence, dated 21 March 2017.

Recommended changes to the notified chapter are shown in red underlined text for additions and ~~red strikethrough text~~ for deletions, Appendix 1 to Right of Reply, dated 24 February 2017.

Recommend changes to the notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions, Section 42A report, Appendix 1, dated 17 January 2017.

43.5.5 Building Height in R14, R15, R16 and R17

i. In the following parts of the Residential Activity Area (as annotated on the Structure Plan) the following maximum building heights shall apply:

R14 ~~5.5m~~6.5m

R15 6.5m except within those parts subject to the Height Restriction Overlay where the height limit shall be 5.5m.

R16 6.5m ~~except within those parts subject to the Height Restriction Overlay where the height limit shall be 5.5m.~~

R17 5.5m

~~And in addition no part of a building shall be situated above the following heights above sea level:~~

Datum (masl)

~~R14—465.5m~~

~~R15—478.5m~~

~~R16—483m~~

~~In addition, buildings must comply with the site specific heights and recession planes for each indicative residential site, as specified in the Council approved design guidelines.~~

ii No part of a building shall exceed the following heights above sea level (excluding chimneys which may exceed the height control by 2.0m with a maximum horizontal dimension of 1.5m):

<u>Indicative Residential Site as shown on the Structure Plan</u>	<u>Datum (masl) using the “Mt Nic 2000 & MSL” datum</u>
<u>1</u>	<u>481.8</u>
<u>3</u>	<u>478.8</u>
<u>6 - 13</u>	<u>475.8</u>
<u>14</u>	<u>476.8</u> <u>475.8</u>
<u>19</u>	<u>472.8</u>

- iii. No part of a building on Indicative Residential Sites 1 and 3 shall protrude through a recession plane running due south at an angle of 30 degrees commencing at the boundary of the indicative residential sites noted below and as measured from the following heights above sea level:

<u>Indicative Residential Site as shown on the Structure Plan</u>	<u>Datum (masl) using the "Mt Nic 2000 & MSL" datum</u>
<u>1</u>	<u>478</u>
<u>3</u>	<u>475</u>