

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Queenstown Lakes Proposed District
Plan – Chapter 9 – High Density
Residential, Hearing Stream T06.

**RESPONSE TO MS BANKS SUMMARY – TIM WILLIAMS ON BEHALF OF MOUNT
CRYSTAL LIMITED (#150)**

Dated: 27th October 2016

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1. To assist the hearings panel I have provided the following comments in response to matters raised by Ms Banks. I note Mr Dent will address those matters more relevant from a planning perspective.
2. In my evidence I have outline why I support providing for additional height in the form of a 'roof bonus' on sloping sites to encourage a quality three storey built form outcome.
3. Ms Banks has queried the mechanics of a roof bonus particular as it might apply to mono-pitch roofs. In my view this may miss understand the way a roof bonus would apply. As the name would suggest the bonus is to encourage roof articulation therefore there would be flexibility to consider a variety of roof forms within the additional height proposed. Whether a mono-pitch or gable was appropriate would be assessed as part of the consideration around the roof form and whether or not it assisted to provide articulation to the building. The key being that a roof bonus provides flexibility to encourage a variety of roof form options, an outcome that in my view is currently not provide for within the proposed height limits on sloping sites.
4. Ms Banks also highlights that roof articulation could be achieved by digging down to effectively gain the extra height necessary to provide for a varied roof form. In my experience earthworks add cost to development and it is unlikely in weighing up additional costs of earthworks vs providing a well-articulated roof that a development is likely to choose to dig down just to achieve roof articulation. It is more likely that a roof form would be designed into the height envelope to minimize the need for excavation. Therefore, in my view the provision of a roof bonus is a more efficient and effective method that directly encourages opportunities for roof articulation.
5. I am happy to answer any questions from the Panel.