

**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

**ADDENDUM OF EVIDENCE OF ANDREW WILLIAM CRAIG ON BEHALF OF
MILLBROOK COUNTRY CLUB LIMITED**

LANDSCAPE

28 February 2017

- 1 This addendum has been prepared in response to a minute issued by the Stream 9 Hearings Panel, dated 26 February 2017.
- 2 Of concern is whether the heights of the residences depicted in R14 and R15 are consistent with the height rules for these activity areas. Upon review a mistake has been detected for the residences graphically represented in **Photo-simulation View Point 02** in respect of Indicative Residential Sites 14, 19 and 20. This means the view depicted in this simulation from Malaghans Road is incorrect. I referred to these in paragraphs 80 and 147(b) of my evidence. The photo - simulations prepared for X-Ray Trust are correct.
- 3 Virtual View Limited prepared the photo-simulations. I asked them to provide the heights of these residences as depicted on the simulations. They confirm that the heights depicted for the residences on Indicative Residential Sites 14, 19 and 20 are 5.5 metres and that this is what is shown on **Photo-simulation View Point 02**.
- 4 Subject to rule 43.5.5 (i) I understand the permitted height for these residences is 6.5m. The height of these residences as shown in **Photo-simulation View Point 2** is therefore incorrect.
- 5 To remedy potential effects arising from the height increase, MCCL undertakes to reduce the datum by one metre for the residence on proposed Indicative Residential Site 14. This will entail an amendment to rule 43.5.5(ii) where the maximum building height datum for the residence on Indicative Residential Site 14 will now read **475.8** (formerly 476.8). In respect of this residence there will be no apparent change as depicted on both the original and **Amended View Point 02** photo-simulations.
- 6 Unlike Indicative Residential Site 14, the datum for Indicative Residential Site 19 and 20 will not be reduced however. Based on the **Amended View Point 02** photo-simulation (attached) it is my opinion the difference in effects arising from the additional 1m height shown for Indicative Residential Site 19 is barely discernible. Consequently the visual effects are negligible.
- 7 Virtual View has also confirmed that the 6.5m high residence on adjoining Indicative Residential Site 20 will not be visible from View Point 02.
- 8 On this basis I can confirm that the height of the two residences apparent in the attached **Amended View Point 02** photo-simulation is correct. Also attached is **Amended View Point 02** photo-simulation (Sheet 2) that indicates the location of Indicative Residential Sites 14 and 19.
- 9 The effect of these restrictions on height, the setback provision (noted in rule 43.5.1) and the recession plane (in rule 43.5.5) is also apparent in **Amended View Point 2** photo-simulation.

Andrew Craig – *Landscape Architect*



Dated: 2 March 2017



Viewpoint 02 - 50mm Lens - Proposed

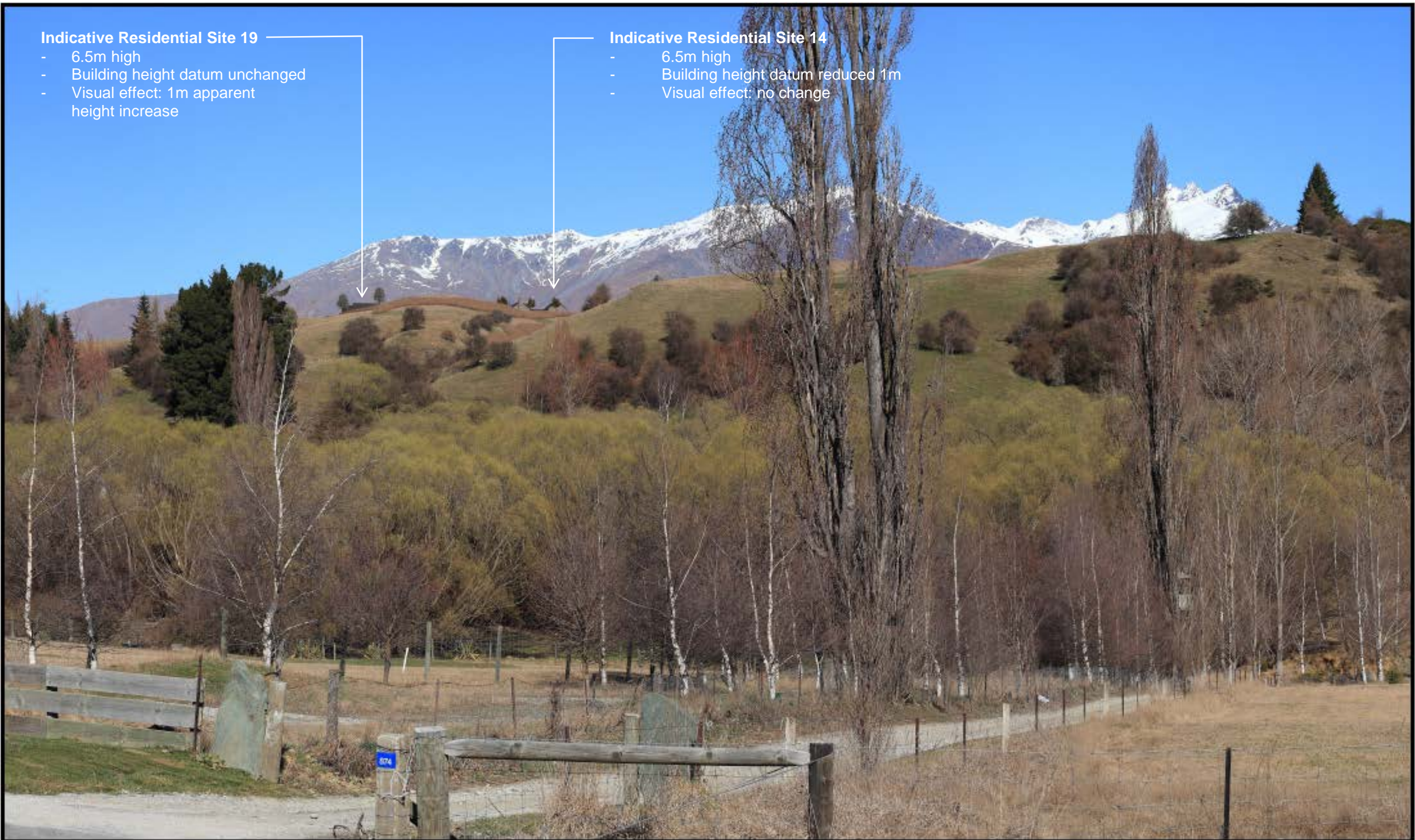
IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE



Dagleish Farm
Amended Viewpoint 02

Version info: 0003
Date Printed: 02-03-2017





- Indicative Residential Site 19**
- 6.5m high
 - Building height datum unchanged
 - Visual effect: 1m apparent height increase

- Indicative Residential Site 14**
- 6.5m high
 - Building height datum reduced 1m
 - Visual effect: no change

Viewpoint 02 - 50mm Lens - Proposed

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE



Dagleish Farm
Amended Viewpoint 02



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