

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District Proposed District Plan Topic 12  
Upper Clutha Mapping

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**SUPPLEMENTARY EVIDENCE OF PADDY BAXTER FOR**

Allenby Farms Limited (#502 and #1254)

Dated 13 June 2017

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**Solicitor:**

Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
rosie.hill@al.nz

**Counsel:**

Warwick Goldsmith  
Barrister  
PO Box 213, Queenstown 9365  
m + 64 021 220 8824  
warwickgoldsmith@gmail.com

## SUPPLEMENTARY EVIDENCE

- 1 I refer to my summary evidence dated 31 May 2016, which stated at para 18 that:

*From any given view point a maximum of 3-4 dwellings will be potentially visible, albeit recessively coloured, with the bulk of the dwellings at similar elevations to existing residential housing from public views.*

- 2 In the course of the hearing on 31 May 2017, there was some confusion as to attachment D of my evidence in chief which was intended to illustrate the potential visibility of building platforms 1-7 on the Allenby Site.

- 3 In order to resolve this confusion, I visited the Allenby Site again on 31 May with a view to amending Attachment D, my site visit confirmed the following:

- (a) 3-4 out of the 7 poles located on the building platforms are visible only with binoculars (approximately 0.8 – 1.2 metres of pole is visible).
- (b) The poles are 5.5m high on platforms where buildings are required to be under 4.5 m height.

- 4 Accordingly, I confirm, having reviewed Attachment D and the Site again, the maximum potential number of dwellings visible on the Allenby site from a single public viewpoint will be 3-4. I confirm, as stated in my summary evidence, that those lots will have only a sliver of roof potentially visible, and this western view shown in Attachment D is the most affected public view.

- 5 I attach to this Supplementary evidence, a revised version of my Attachment D.



Note : point of arrow indicates top of 5.5m pole on site used for reference purposes

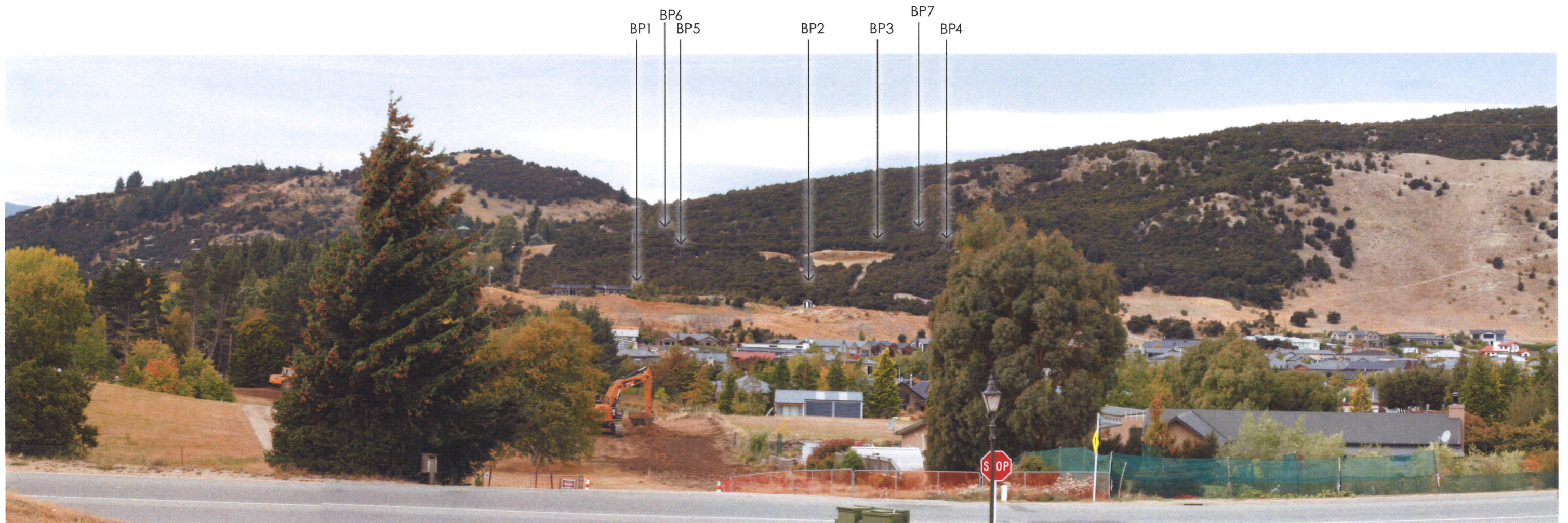


Image 1: Anderson's Ridge

EVIDENCE OF P J BAXTER  
**ATTACHMENT D**

