

Clinton Bird Urban Design Limited

BArch(Hons) (Auckland) DipUD(Dist) MA (Oxford Brookes)

P O Box 37 231, Parnell, Auckland 1151, New Zealand

Tel: +64 9 307 3735

Fax: +64 9 307 6985

Mobile: +64 21 307 374

Email: cabird@orcon.net.nz

30 January 2015

Conferencing statement on shading from early conferencing between urban design, planning and architectural design experts.

This conferencing took place in response to a request from Russell Bartlett QC, Counsel for Graham Wilkinson, representing Brecon Street Partnership Limited (**BSPL**) and agreed to by Queenstown Lakes District Council (**QLDC**) and their legal advisors, Meredith Connell.

1. The experts met at the offices of Fearon Hay Architects on Wednesday 29 January, 2015.
2. In attendance were Clinton Bird (QLDC), Doug Weir (QLDC), Ian Munro (BSPL), David Gibbs (BSPL) and Karl Barker (the architect from Mr Gibbs' practice who, in conjunction with Doug Weir, will be producing the agreed set of shading documents).
3. The purpose of the conferencing was to agree the parameters of, and have prepared in advance, a set of shading documents that would form the basis of expert conferencing in Queenstown on Monday 9 February 2015. This is envisaged to allow the 9 February conferencing to be more productive.
4. The following key parameters were discussed and agreed (except where recorded otherwise):
 - i. **Computer Modelling technique/software package**
 - i. It was noted that, overall, there was not a vast difference in the overall shading depicted in the evidence of the various experts.
 - ii. However, it was agreed that the ArchiCad software used by Mr Gibbs is preferable to the 3DS Max used by Fearon Hay. For this reason it was decided to use ArchiCad software to produce the agreed documents for expert conferencing. Mr Barker is to produce the drawings in Mr Gibbs' office but with Doug Weir from Fearon Hay to check all relevant modelling parameters (including coordinates and three dimensional building envelopes) and for them both to jointly sign a professional certification as to the accuracy of the documents produced.

ii. Site boundaries

Shading diagrams for two possible outcome scenarios were considered necessary:

- i. For PC50 as notified; and
- ii. For PC50 as notified but with the 34 Brecon Street/Cemetery Road land swap, as supported by the evidence of all experts in attendance.

iii. Scope of modelling

- i. Include Ben Lomond and other relevant mountains;
- ii. Focus primarily on PC50 enabled bulk and location outcomes under the two site boundary options outlined above. Mr Gibbs' agreed with this but in addition considered that the existing and relatively recently constructed Holiday Park apartments may remain on their site for some time and, therefore, that the shading diagrams should include a scenario showing this;
- iii. Assume a 12m maximum building height applies to the eastern side of Brecon Street;
- iv. Shadows cast by the two protected trees on the corner of Brecon and Isle Streets and all trees in the public domain to be included (on the basis of survey data supplied by BSPL); and
- v. Three separate building footprints (approximating site coverage of 70%):
 - a) in the PC50 non land swap scenario, and
 - b) the same three separate building footprints in the land swap scenario, but with all footprints moved south-eastwards to accommodate the new road layout and subject to the PC50 height controls pertaining to Cemetery Road.

iv. Shadows

Three different height-generated types of shadow are to be modelled on the each of the shading diagrams:

- i. Shadows from 12m high buildings on the 34 Brecon Street site and other sites in one colour;
- ii. Shadows from 24 m high buildings on the 34 Brecon Street site in a different colour; and
- iii. Shadows from mountains in a colour different to the two above.

v. Times of the year and day at which shadows are to be modelled

21 June (mid-winter, 21 September (one of the two similar Equinoxes) and 21 December (mid-summer).

vi. Times of the day at which shadows are to be modelled

6.00am, 8.00am, 10.00am, 12.00 noon, 2.00pm, 4.00pm and 6.00pm. Daylight savings time adjustments are to be factored into the analysis.

vii. Completion of documents

All drawings are to be completed and circulated by email to all experts in attendance by 5.00pm on Wednesday 4 February 2015 for checking, prior to being circulated to QLDC and BSPL parties by 12.00 noon on Thursday 2015. Circulation is to include Nigel Bryce and Julia Chalmers at QLDC who will be responsible for circulating the documents to all other relevant and interested parties prior to the expert conferencing in Queenstown caucusing on Monday 9 February 2015.

Prior to this conferencing statement being circulated it has been read and approved by all parties to the conferencing for which this statement has been prepared.



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Director

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