Before an Independent Hearings Panel
Appointed by Queenstown Lakes District Council

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under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on Queenstown Lakes Proposed District Plan 2023

and: Urban Intensification Variation

and: **Acorn Mountain Trustees Limited**
Clearwest Trustees Limited
Oak Wood Trustees Limited
St Marthas Trustees Limited
J F C Henderson
(The Collective)
(Submitter 779)

Summary statement of evidence of Charlotte Clouston

Dated: 7 August 2025

SUMMARY STATEMENT OF EVIDENCE OF CHARLOTTE CLOUSTON

1 My full name is Charlotte Lee Clouston.

2 I prepared a statement of evidence dated 4 July 2025 in support of the Submitters' requested relief.

3 I wish to make the following corrections to my statement of evidence. The references to 'QGL Land' in paragraphs [9] and [10] should read 'Collective's Land', and reference to Height Precinct 5 should read Height Precinct 2 in paragraph [9].

4 My position as set out in my statement of evidence has not changed.

5 My statement of evidence focused on amendments to Rule 12.5.8, regarding building facade height and setback of upper floors.

6 I support the recommended change to the title of the rule in Ms Frischneckt's section 42A provisions.

7 The maximum building height for the Collective's Land is set to remain at 12m, with no change proposed through the Variation.

8 The Variation proposes a reduction in the façade height standard from the 8.5m standard for parapets in PDP Standard 12.5.8.7.

9 I consider there is benefit in increasing the height for the upper setback requirement from 8m to 8.5m to reflect the permitted PDP parapet height provided for is 7.5m – 8.5m. I recommend the Height Precinct Plan be updated for Height Precinct 2 to show 8.5m frontage and 12m total height.

10 Mr Wallace's rebuttal evidence at paragraph [7.4] considers this requested change would not have rise to any specific adverse urban design effects and may have small upside in allowing for increased flexibility in design of new buildings.

11 I also recommended amendment to the advice note in Rule 12.5.8.2 for improved clarity and ease of interpretation for users of the PDP.

12 In response to my evidence, Ms Frischneckt has recommended in rebuttal evidence a change to the advice note. I am comfortable with this recommended change, noting the text should not be indented as it applies to the rule overall.

Dated: 7 August 2025

Charlotte Clouston