

TO: The Hearing Administrator, Lynley Scott, DP.Hearings@qldc.govt.nz

**BEFORE AN INDEPENDENT HEARING PANEL
APPOINTED BY QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER THE Resource Management Act 1991 (“**Act**”)

IN THE MATTER OF a Variation to the proposed Queenstown Lakes District Plan (Te Pūtahi Ladies Mile) in accordance with Part 5 of Schedule 1 to the Resource Management Act 1991 (“**Variation**”)

BETWEEN **GLENPANEL DEVELOPMENT LIMITED (“GDL”)**
Submitter

AND **QUEENSTOWN LAKES DISTRICT COUNCIL (“QLDC”)**
Proponent of the Variation

STATEMENT OF EVIDENCE OF CAMERON ROSSOUW

Before a Hearing Panel: David Allen (Chair), & Commissioners Gillian Crowcroft, Hoani Langsbury, Judith Makinson and Ian Munro

1. My name is Cameron Rossouw.
2. I am an Urban Designer employed by Saddleback Planning Ltd (Saddleback). I work closely with Mr Weir, who has given opinion evidence in respect of these proceedings.
3. The purpose of this statement to confirm:
 - (a) the methodology behind the production of a plan that overlays the current ONF line on a plan previously produced by patch, CPRW, and Candor³; and
 - (b) my opinion that the overlay plan is sufficiently accurate for the Panel to take into account as reasonably identifying the location of the buildings shown in that plan in relation to the current ONF line in the PDP.

4. I attach a copy of the composite plan to this statement of evidence.
5. I also note my qualifications and experience as follows :
 - (a) I hold the qualifications of Master of Urban Design, and Master of Architecture (Professional) and Urban Planning (Professional) (Hons) from the University of Auckland, and a Bachelor of Architectural Studies from Victoria University of Wellington.
 - (b) I have approximately 4 years' experience working as an architectural technician, and 2 years' experience working as a statutory planner in a part time capacity; and approximately 3 years' experience working as an urban designer with Saddleback under Mr Weir.
 - (c) I have provided technical drafting support for this project since 2021, providing support to Mr Weir in his roles with Define Group and Saddleback.
6. I also confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and confirm that I have complied with it in preparing this evidence. I confirm that the issues addressed in this evidence are within my area of expertise, except where I have indicated that I am relying on others' opinions. I have not omitted material facts known to me that might alter or detract from my evidence .

Methodology

7. The composite plan attached is a compilation of 2018 Masterplan PDF under a CAD base. The CAD base uses the Mount Nicholas 2000 Datum for property boundaries, and the Outstanding Natural Feature demarcation line. This was provided by surveyor Hamish Weir and meant that no manipulation (scale or movement) of the survey data was required when importing into our ArchiCad Software.
8. The PDF by comparison has been flattened as an image which means that the is not possible in our software to extract the original line data which would support greater accuracy. However, ArchiCad allows for scaling (not stretching) of the PDF which allowed us to scale and place the graphic

under measurable points. This is common practice with this type of software in the design industry.

9. The PDF was scaled by aligning the two points on the property boundaries of 399 Frankton-Ladies Mile Highway (west of the subject site) and 499 Frankton-Ladies Mile Highway (east of the subject site), approximately 1,080m apart which should result in a lower margin of error. For clarity, I have provided a reproduction of the original PDF aligned in the same location (separate sheet) as the composite image. This allows for a clear visual comparison when flipping between the digital documents without distortion of the base image.

1 December 2023
Cameron Rossouw



The Flint's Park Mixed Use Precinct is designed to connect into the two east-west roads that provide connect across the Glenpanel and the Flint's Park SHA's. Both of these east-west roads have potential to be bus routes and provide for a high level of connectivity between all neighbourhoods on the north side of Ladies Mile.

The Mixed Use Precinct will have direct access to the Queenstown Country Club, Lakes Hayes Estate and Shotover Country via Howards Drive and the new roundabout proposed, making the proposed commercial/retail centre a highly accessible community hub for the wider area.

Cycle trails are proposed along the Ladies Mile set back area and at the rear of site utilising paper roads which will ultimately connect into the wider Queenstown Trail network.



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