

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER OF                      of the Resource Management Act 1991

AND

IN THE MATTER OF                      the Queenstown Lakes Proposed District Plan Submissions  
and Further Submission on Chapter 43: Millbrook Resort  
Zone.

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STATEMENT OF EVIDENCE BY LOUISE TAYLOR

ADDENDUM

16 FEBRUARY 2017

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- 1.1 My name is Louise Taylor. This statement is an addendum to my evidence (dated 3 February 2017) filed on behalf of X-Ray Trust Limited (“X-Ray Trust”)<sup>1</sup> in relation to aspects of chapter 43 of the proposed Queenstown Lakes District Plan.
- 1.2 My experience and brief was set out in that statement.
- 1.3 I reconfirm my obligations in terms of the Environment Court Practice Note dated 1 December 2014.
- 1.4 Since filing that evidence I have read the evidence of Mr Edmonds<sup>2</sup> and have caucused with Ms Evans<sup>3</sup> and Mr Edmonds. I have read the Summary of Evidence (“Summary”) presented to the panel by Ms Evans dated 14 February 2017 which reflects the outcomes reached during conferencing. I have also been involved in commenting on several iterations of the chapter over the past few days.
- 1.5 In her Summary, Ms Evans recommends a number of changes to the provisions in Chapter 43, following reviewing evidence and caucusing.
- 1.6 I agree with the conclusions Ms Evans comes to in her Summary, in particular to remove reference to design guidelines from the rules, and to provide performance standards in the rules controlling building heights, building external colours and landscaping species, as per Mr Edmond’s evidence.<sup>4</sup>
- 1.7 At paragraph 11(a) of Ms Evans’ Summary, she queries why the maximum building height standard for R14 was adjusted from 5.5m in the notified version of the chapter to 6.5m in Mr Edmonds’ latest version in Rule 43.5.<sup>5</sup>

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<sup>1</sup> X-Ray Trust Limited, submitter no. 355, further submitter no. 1367

<sup>2</sup> Planner called by Millbrook Country Club Limited

<sup>3</sup> Planner called by Queenstown Lakes District Council

<sup>4</sup> Although note the mechanics of some of Mr Edmond’s version of the rules require amendment which I understand are being worked through between Mr Edmonds and Ms Evans

<sup>5</sup> She notes that the first time this change presents itself in the 2 December Millbrook version of the chapter

She also notes the reference to the Height Restriction Overlay (which requires the height limit to be 5.5m) now only applies to R15.

- 1.8 It is my understanding that the heights and reference to Height Restriction Overlay that reflect those used to prepare the visual simulations that the agreement between X-Ray Trust and Millbrook was based on are as follows:

**Rule 43.5.5<sup>6</sup> Building Height in Residential Activity Areas R14, R15, R16 and R17**

- i. In the following parts of the Residential Activity Area the following maximum building heights shall apply:
- a) R14 6.5m.
  - b) R15 6.5m except within those parts subject to the Height Restriction Overlay where the height limit shall be 5.5m.
  - c) R16 6.5m.
  - d) R17 5.5m.
- 1.9 Notably this matches the Structure Plan dated 2 December which only shows the 5.5m height restrictions overlay in diagonal hatching on R15, and not on the other R areas.
- 1.10 These changes occurred as part of the Structure Plan changes made in response to the X-Ray Trust submission raising concerns about adverse visual and landscape effects from R areas planned closer to the X-Ray Trust boundary.
- 1.11 I understand that Ms Evans, Mr Edmonds and myself are all in agreement regarding this matter.

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<sup>6</sup> Note this rule reference may have changed in later versions of the chapter