
Summary Statement of Evidence of
Nicola Jane Smetham
for Boundary Road Trust and Spruce
Grove Trust (Submitter 2444)

Dated: 17 July 2018

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EVIDENCE SUMMARY

The proposed rezoning will occur in discrete locations on the periphery of Millbrook. I am satisfied that the Activity Areas and suite of rules broadly ensure that the proposed rezoning development outcome will be consistent with a Millbrook aesthetic.

However, I accept that further refinement is necessary. The AAs outlined for each site in Appendix 6 and 7 of my EIC is a blunt tool to establish the areas for residential development and in order for the development of the sites to achieve a Millbrook aesthetic the burden remains on the QLDC to apply their discretion to the DP standards and assessment matters. For these reasons I consider that applying the current online version of the Millbrook Design Guidelines (in part) or incorporating the pertinent clauses as assessment matters would offer a greater level of certainty that the proposed rezoning will be well integrated with the Millbrook Resort Zone.

In the course of preparing my evidence I produced several subdivision plans showing various lot layouts with integrated roading on each site. The intention of this exercise was to satisfy myself that a Millbrook aesthetic could be achieved and to determine the likely yield of each AA. I have attached these to my summary statement as very indicative Structure Plans labeled Appendix 8 and 9. The Structure Plans for each site show an indicative density option that applies the discretion from the RD rule.

I note that the Millbrook enclaves vary in size (0.8 ha – 15.4 ha) and also vary in density (1/200m² – 1/1000 m²). This is clearly a characteristic that provides some interest and diversity amongst the built environment while maintaining an overall visual cohesion through the application of the Design Guidelines.

I am of the opinion that any additional refinement could be provided, as a Neighbourhood Design Plan¹ showing building platforms, areas of planting and roads to be assessed accordingly by the council as part of a subdivision plan. This would ensure an internal amenity is maintained given the lack of provisions or guidelines relating to internal boundary setbacks and recession planes.

Concerns raised regarding the protection of the Malaghans Road roche moutonee landform are justified. Although the Malaghans Road AA21 A extends to the ridgeline to my mind the suite of rules will ensure that the landform retains its integrity. The building platforms will out of necessity be located at the base of the lots on the south facing slopes to avoid buildings being visible from Malaghans Road as required by 43.5.15. Mitigation by earthworks, mounding and landscaping will be at the Councils discretion, although in my opinion, in order for the roche moutonee to retain its integrity mitigation should be avoided on the ridgeline and any buildings located where they will not intrude visually above the ridgeline from any viewpoint. A visual breach of the ridgeline by buildings would be unacceptable from both external and internal views.

In summary, if the above recommendations are accepted then I am satisfied that the proposed rezoning and development will achieve a high level of integration and that an overall Millbrook aesthetic will result.

¹ Millbrook Design Guidelines, 5.4 Appendix B Stage 1 Neighbourhood Design Plan



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LEGEND

- Subdivision Boundary
- Property Boundaries
- Activity Areas
- Boundary Setback
- Landscape Contour
- Trees to remain
- Golf Course & Open Space Activity Area

Development Yield

Total Site Area	10.64ha
Activity Area Total	4.76ha
Road Area Total	1.47ha
Open Space Area	4.41ha
Total Number of Lots	53

Percent of site covered by Activity Area= 44.74%

APPENDIX 8

DESIGNED	DATE	SCALE	PROJECT NO.
DRAWN	DATE	SCALE	PROJECT NO.
CHECKED	DATE	SCALE	PROJECT NO.
STATUS	DATE	SCALE	PROJECT NO.
DRAWING NO.	REVISION	SCALE	PROJECT NO.
1.10	0	1:1000 @ A1	170778

INDICATIVE STRUCTURE PLAN
 459 ARROWTOWN LAKE HAVES RD
 LAKE HAVES ROAD

