

**BEFORE THE HEARINGS PANEL  
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Resort Zone Hearing  
Stream 9 – Millbrook  
Zone

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**SUPPLEMENTARY EVIDENCE OF HANNAH MARY AYRES ON BEHALF OF  
QUEENSTOWN LAKES DISTRICT COUNCIL**

**LANDSCAPE – MILLBROOK ZONE**

**21 March 2017**

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1. This supplementary evidence has been prepared in response to the Addendum of Evidence of Andrew William Craig on behalf of Millbrook Country Club Limited, dated 28 February 2017.
2. Mr Craig's addendum explains the discrepancy that was found between the proposed building heights in reply Rule 43.5.5(ii), and the visual simulation that was prepared to demonstrate the visual effects of development from Malaghans Road (Photo-simulation View Point 02).
3. Indicative Residential Sites 14 and 19 are the only building sites on the upper slopes of Dalgleish Farm that have potential to be seen from the specified viewpoint on Malaghans Road (Photo-simulation View Point 02). In the original visual simulation from this view point, Virtual View has confirmed that the buildings depicted were 5.5m in height (from their specified datum). Subject to reply Rule 43.5.5(ii), the permitted height for these residences is 6.5m. Therefore the buildings shown on the original visual simulation were incorrect.
4. The visual simulation from Photo-simulation View Point 02 has since been amended to show 6.5m high buildings. I have reviewed the amended Photo-simulation and consider that there is little change to the visual effect of the buildings in the Indicative Residential Site 14 between the original and amended visual simulations for this view point. However, to remedy potential effects arising from the height increase, Mr Craig suggests that the building height datum be reduced by 1m to 475.8 (formerly 476.8). I agree with this amendment.
5. The only other potentially visible residence is within Indicative Residential Site 19. I agree with Mr Craig that the height difference of this building between the original simulation and the amended simulation is barely discernible from this view point, and is therefore acceptable in my opinion. I therefore agree with Mr Craig's suggestion that on this site, the datum remains appropriate.

6. Consequently, I am comfortable that reply Rule 43.5.5(ii) can be amended as per Mr Craig's advice regarding the datum for Indicative Residential Site 14 and that a 6.5m height limit may be applied to R15 and R14 Activity Areas.

A handwritten signature in black ink that reads "Hannah Ayres". The signature is written in a cursive style with a large, prominent 'H' and 'A'.

**Hannah Ayres**

**21 March 2017**