

**Before the Panel of Hearing Commissioners
For the Queenstown Lakes Proposed District Plan**

In the Matter of the Resource Management Act 1991

And

In the Matter of the Queenstown Lakes Proposed District Plan
(Stage 2 – Hearing Stream 14)

**Memorandum of Counsel for Trojan
Helmet Limited (Submitter 2387)
Providing Further Information Requested
by the Hearings Panel**

Dated: 3 August 2018

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lane neave.

May it Please the Panel

1. The Panel has requested to be provided photomontages for Proposed Housesites 4 and 5 of the Hills Resort Zone (HRZ), including hardcopies, and also to be provided with hardcopies of the photomontage included at Figure 7 of Mr Tyler's masterplanning report that accompanied Trojan Helmet Limited's (THL) submission dated 23 February 2018.

Photomontages for Housesites 4 and 5

2. In accordance with the Panel's request, Mr Tyler has consulted with the Council's landscape witness, Ms Gilbert, and has agreed on the viewpoints from which the photomontages for Housesites 4 and 5 are to be depicted.
3. Ms Gilbert has requested that the development that would be enabled under a Wakatipu Basin Lifestyle Precinct zoning of the adjacent Hogans Gully land also be depicted in the montages, which My Tyler has done (refer Figure 14 of the montages, noting this includes the proposed 75 metre road setback).
4. For each of the two homesites, the montages show a 300m² dwelling located centrally within the building platform identified on the HRZ Structure Plan, built to maximum height, utilising cedar and schist as external materials. If vegetation is shown, it is depicted in winter, at 5 years growth.
5. Through the course of preparing the montages, it has become apparent that a dwelling on within Housesite 5, as per the location of that housesite shown on the Structure Plan may, if built to maximum height, break the skyline. It is noted that the location of housesite 5 was shifted between THL's 1 2015 submission and its Stage 2 2018 submission, so as to be located closer to Hogans Gully Road and further from the newly established 9 hole short course. In light of the montage work, it is now proposed to shift Housesite 5 back to the 2015 location, to ensure the skyline will not be broken by a dwelling on that site when viewed from Hogans Gully Road. It is also proposed to impose a height limit of 6.5 metres above 371.0 masl (so a maximum height of 377.5 masl), with 8m rolling height limit, whichever is lower. The photo montages depict the revised location and height limit now proposed for Housesite 5.

Structure Plan

6. The revised location for Housesite 5 is shown on the annotated Structure plan included with the photomontages (Figure 10).
7. This Structure Plan also shows an additional accessway into Activity Area 9 so as to ensure that access to visitor accommodation can be provided on an alignment that does not impinge on the privacy of the Lodge (Housesite 1). This alternative accessway was inadvertently omitted from the Annotated Structure Plan attached to Mr Tyler's evidence dated 19 June 2018 (Figure 4). For the avoidance of doubt, the new access is an internal accessway only, and no new access points are proposed from the Arrowtown-Lake Hayes Road.
8. The changes to the Structure Plan described in this memorandum (regarding the location of Housesite 5 and the additional internal access for Activity Area 9) will be shown on the electronic version of the Structure Plan that is to be lodged by 14 August 2018.

Building Heights – Otago Datum

9. At the hearing the Panel requested that the building height limits that are proposed to apply in the HRZ be expressed as Otago Datum. At the time of filing the revised HRZ Provisions (26 July 2018) counsel was unable to confirm the height limits with Mr Tyler. However, since then Mr Tyler has spoken with THL's surveyor who has confirmed that the masl limits stated in the HRZ Provisions are derived from Dunedin Datum (1958).

Hard Copies of Photo Montages

10. As requested by the Panel, 5 hardcopies of the photomontages will be delivered to the Council's offices today.



Rebecca Wolt

Counsel for Trojan Helmet Limited



The Hills Resort Zone

HEARING FIGURES

03.08.18 - *Photomontages & Updated Structure Plan*

SITE

KEY:

- Structure Plan Boundary
- Activity Area

Activity Areas:

- G: Golf course, open space and farming
- C: Clubhouse
- A: Visitor Accommodation / Residential
- HS: Homesite (3,000m²)
- S: Resort Services & Staff Accommodation

Note: all activity areas include G: Golf course, open space and farming

Overlays:

- Landscape Amenity Management Area
- Existing Vegetation to be retained for Landscape Amenity Management

- Existing access point
- Road access
- Buggy / cart access
- Walking / Bike Trail

(All routes location indicative)

Context:

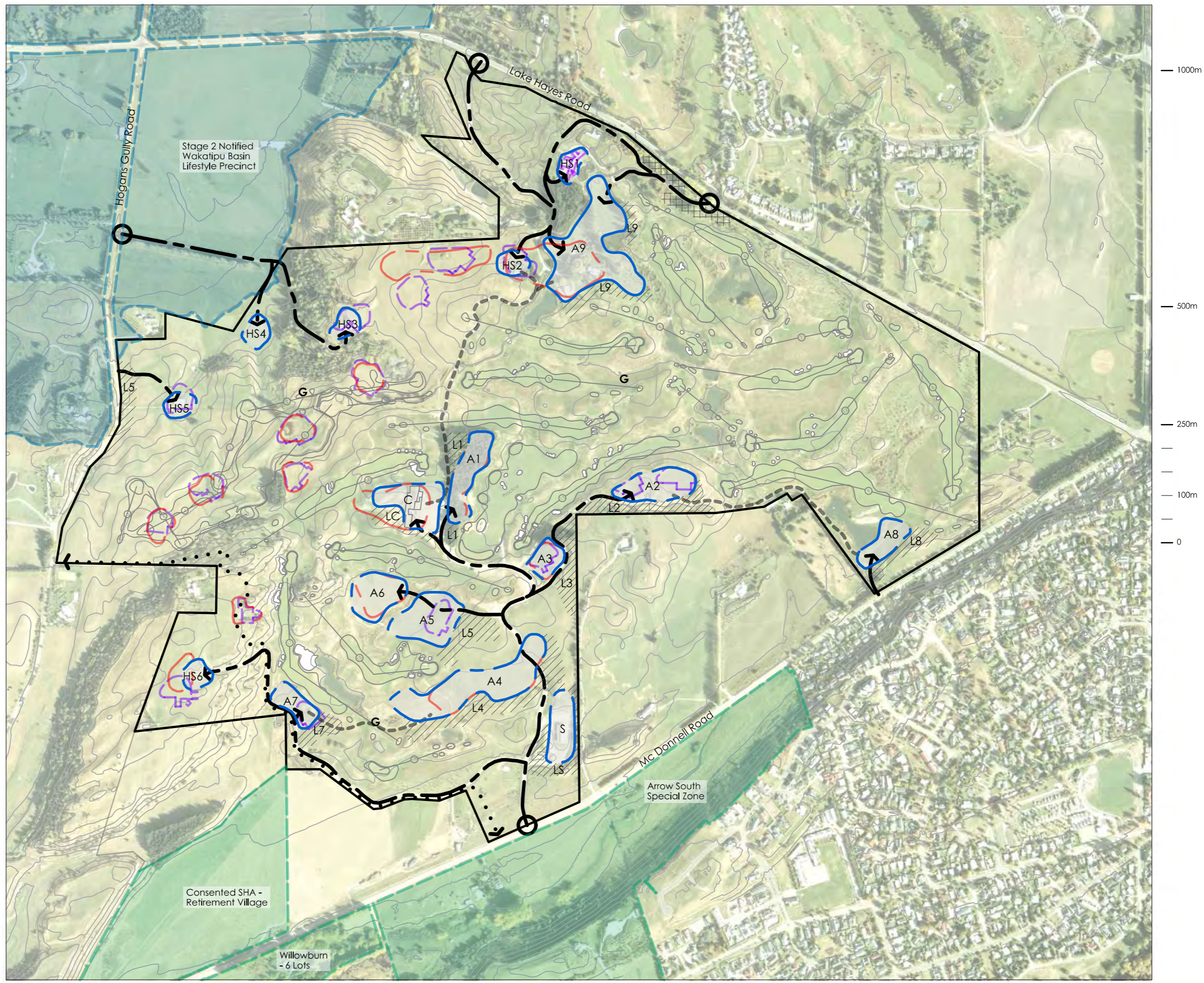
- Stage 2 Notified Wakatipu Basin Lifestyle Precinct
- Other Consented Development
- Oct 2015 Submission Activity Area
- Previously consented homesites & Hills Lodge

The Hills Structure Plan - Area Schedule
15.05.18

Activity Area	Size
A1	0.9 Ha
A2	0.9 Ha
A3	0.4 Ha
A4	2.2 Ha
A5	1.2 Ha
A6	0.9 Ha
A7	0.5 Ha
A8	0.6 Ha
A9	2.7 Ha
H1	0.3 Ha
H2	0.3 Ha
H3	0.3 Ha
H4	0.3 Ha
H5	0.3 Ha
H6	0.3 Ha
S	0.77 Ha
C	1.0 Ha

Structure Plan Area	162.3 Ha
Total Activity Area	12.8 Ha

(Excl Clubhouse)



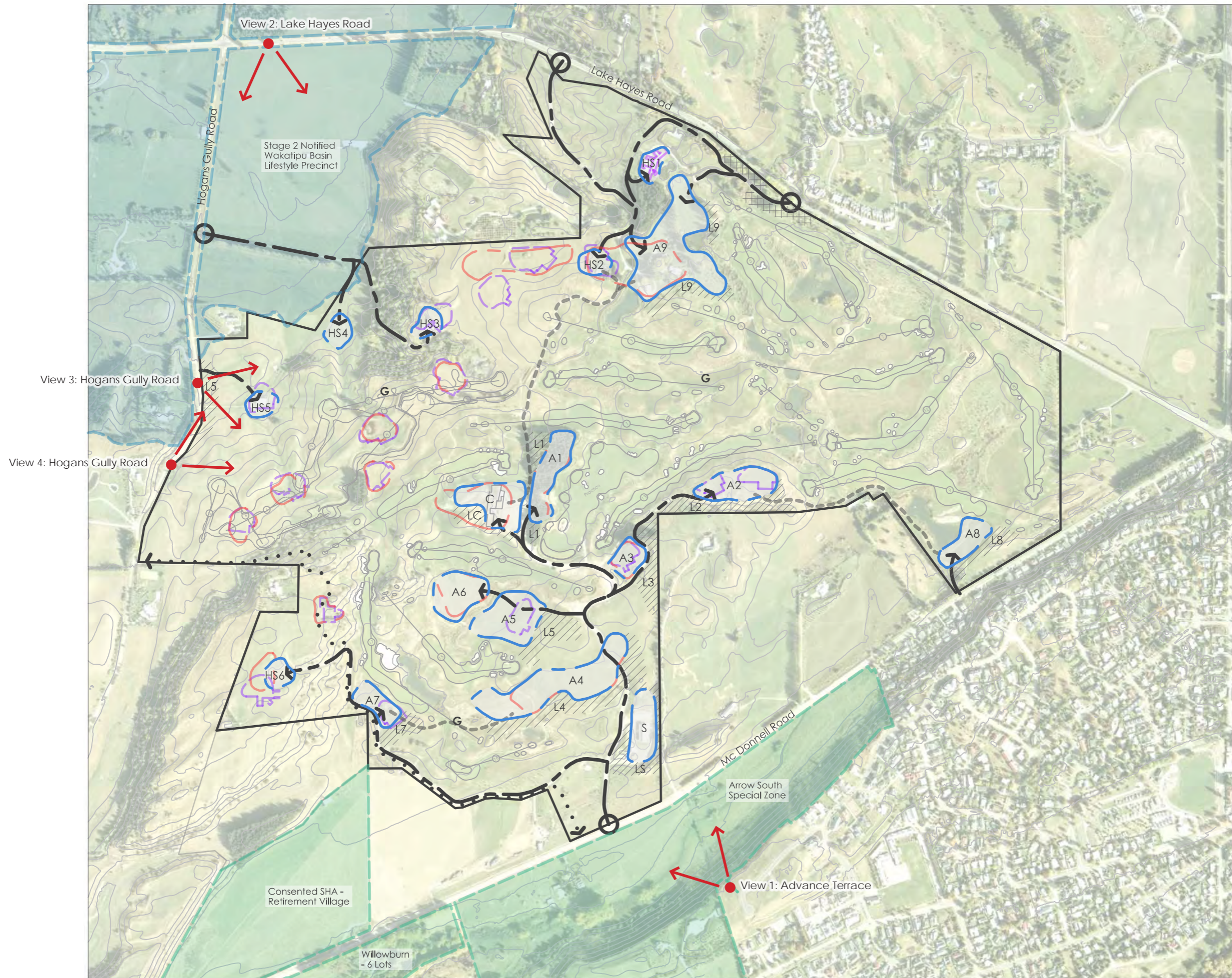


FIGURE 10: Photomontage Locations



Photomontage Notes:

Camera: Iphone 7;
Date Taken: 29.12.17
Focal Length: 28mm
Horizontal FOV: 68 degrees;
Panorama Stitching: Planar motion.
Reading Distance: 30cm from A3 page



↑ McDonnell Road Retirement Village SHA (In front of Pine trees)
 Arrowsouth Rural Living Area (Foreground)

↑ Hills Resort Zone

Arrowsouth Residential Area to right of view →

Photomontage Notes:

Camera: Iphone 7;
 Date Taken: 29.12.17
 Focal Length: 28mm
 Horizontal FOV: 68 degrees;
 Panorama Stitching: Planar motion.
 Reading Distance: 30cm from A3 page

Methodology:

Medium yield option modelled (total 91 units);
 Building heights = Maximum height for Activity Areas, (8m high two story buildings);
 Building size = 170 & 220m2 ground footprints;
 Mounding within L4, L5 & L7 shown at 1 - 3m high;
 Tree planting shown at 3 - 6m high (Representative of 5 years growth from large grade tree planting).



Photomontage Notes:

Camera: Iphone 7;
Date Taken: 18.05.18
Focal Length: 28mm
Horizontal FOV: 64 degrees;
Panorama Stitching: None

Reading Distance: 31cm from A3 page



↑ Houses / planting within WBLP
75m setback in foreground

↑ HS4

↑ HS5 Behind Poplars

Photomontage Notes:

Camera: Iphone 7;
 Date Taken: 18.05.18
 Focal Length: 28mm
 Horizontal FOV: 64 degrees;
 Panorama Stitching: None
 Reading Distance: 31cm from A3 page

Methodology:

HS4, HS5 & WBLP modelled;
 Building heights = Maximum height for Activity Areas, (HS4: 8m high two story building, HS5: 6.5m high two story building, WBLP: 6m high single story buildings);
 Building sizes = HS4 & HS5: 300m2 ground footprints, WBLP: 225 - 440m2 ground footprints.

Tree planting shown at 5m high (Representative of 5 years growth from large grade tree planting).



↑ HS4

↑ HS5 Behind Poplars

Photomontage Notes:

Camera: Iphone 7;
 Date Taken: 18.05.18
 Focal Length: 28mm
 Horizontal FOV: 64 degrees;
 Panorama Stitching: None
 Reading Distance: 31cm from A3 page

Methodology:

HS4 & HS5 modelled;
 Building heights = Maximum height for Activity Areas, (HS4: 8m high two story building, HS5: 6.5m high two story building);
 Building sizes = HS4 & HS5: 300m2 ground footprints.
 Tree planting shown at 5m high (Representative of 5 years growth from large grade tree planting).



Photomontage Notes:

Camera: Iphone 7;
Date Taken: 01.08.18
Focal Length: 28mm
Horizontal FOV: 64 degrees;
Panorama Stitching: None

Reading Distance: 31cm from A3 page



↑ HS5

Photomontage Notes:

Camera: Iphone 7;
 Date Taken: 01.08.18
 Focal Length: 28mm
 Horizontal FOV: 64 degrees;
 Panorama Stitching: None
 Reading Distance: 31cm from A3 page

Methodology:

HS4 & HS5 modelled;
 Building heights = Maximum height for Activity Areas, (HS4: 8m high two story building, HS5: 6.5m high two story building);
 Building sizes = HS4 & HS5: 300m2 ground footprints.

Tree planting shown at 5m high (Representative of 5 years growth from large grade tree planting).



Photomontage Notes:

Camera: Sony Cyber-shot DSC-HX5V;
Date Taken: 15.05.18
Focal Length: 4mm digital (25mm equivalent);
Horizontal FOV: 68 degrees;
Panorama Stitching: None.

Reading Distance: 30cm from A3 page



HS4 (Behind HS5) ↑ ↑ HS5

Photomontage Notes:

Camera: Sony Cyber-shot DSC-HX5V;
 Date Taken: 15.05.18
 Focal Length: 4mm digital (25mm equivalent);
 Horizontal FOV: 68 degrees;
 Panorama Stitching: None.
 Reading Distance: 30cm from A3 page

Methodology:

HS4 & HS5 modelled;
 Building heights = Maximum height for Activity Areas, (HS4: 8m high two story building, HS5: 6.5m high two story building);
 Building sizes = HS4 & HS5: 300m2 ground footprints.
 Tree planting shown at 5m high (Representative of 5 years growth from large grade tree planting).