

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan Topic 12
Upper Clutha Mapping

SUPPLEMENTARY EVIDENCE OF PADDY BAXTER FOR

Allenby Farms Limited (#502 and #1254)

Dated 13 June 2017

Solicitor:

Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
rosie.hill@al.nz

Counsel:

Warwick Goldsmith
Barrister
PO Box 213, Queenstown 9365
m + 64 021 220 8824
warwickgoldsmith@gmail.com

SUPPLEMENTARY EVIDENCE

- 1 I refer to my summary evidence dated 31 May 2016, which stated at para 18 that:

From any given view point a maximum of 3-4 dwellings will be potentially visible, albeit recessively coloured, with the bulk of the dwellings at similar elevations to existing residential housing from public views.

- 2 In the course of the hearing on 31 May 2017, there was some confusion as to attachment D of my evidence in chief which was intended to illustrate the potential visibility of building platforms 1-7 on the Allenby Site.

- 3 In order to resolve this confusion, I visited the Allenby Site again on 31 May with a view to amending Attachment D, my site visit confirmed the following:

- (a) 3-4 out of the 7 poles located on the building platforms are visible only with binoculars (approximately 0.8 – 1.2 metres of pole is visible).
- (b) The poles are 5.5m high on platforms where buildings are required to be under 4.5 m height.

- 4 Accordingly, I confirm, having reviewed Attachment D and the Site again, the maximum potential number of dwellings visible on the Allenby site from a single public viewpoint will be 3-4. I confirm, as stated in my summary evidence, that those lots will have only a sliver of roof potentially visible, and this western view shown in Attachment D is the most affected public view.

- 5 I attach to this Supplementary evidence, a revised version of my Attachment D.



Note : point of arrow indicates top of 5.5m pole on site used for reference purposes

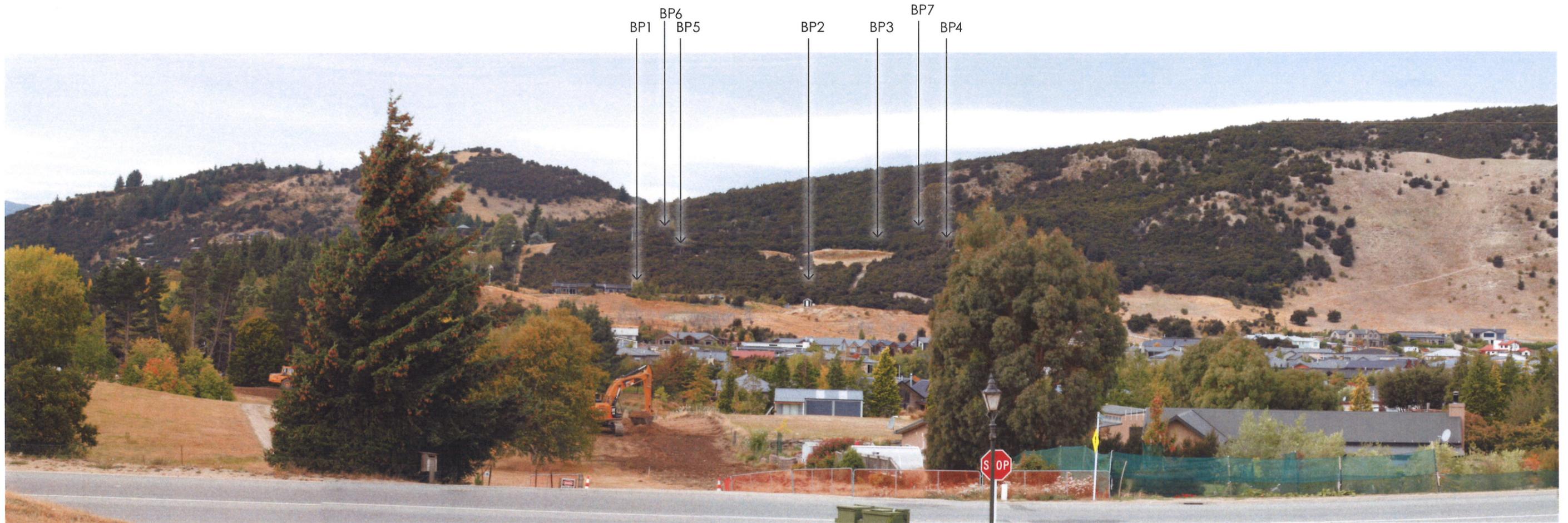


Image 1: Anderson's Ridge

EVIDENCE OF P J BAXTER
ATTACHMENT D

