

Julia Chalmers

From: Monique Thomas <Monique@greenwoodroche.com>
Sent: Thursday, 28 July 2016 2:32 PM
To: Craig Barr; 'Kirsty O'Sullivan' (kirsty.OSullivan@mitchellpartnerships.co.nz)
Cc: Julia Chalmers; Ben Espie - Vivian Espie Ltd (ben@vivianespie.co.nz); Mike Botting (Mike.Botting@ppgroup.co.nz); Iain Weir (IWeir@infinitywanaka.com) (IWeir@infinitywanaka.com)
Subject: RE: PC 51 - Request from the Hearing Panel [GREE-DMS.FID17402]

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Craig

1. The profile poles used in the application are still in place and will remain so to assist the Commissioners during the site visit. We can make a guide from Patterson Pitts (not involved in the hearing) available if the panel wish.
2. We will arrange for a boat to be on stand by for the week for the Commissioners use.
3. Our apologies for the corruption of the labels in Appendix 6. Mr Espie has provided me with a fresh pdf copy of Appendix 6. These are contained within several emails and I will forward these to you.

A map is included in the first page of the re-attached Appendix 6. Viewpoints 16 to 21 are not shown on a map, but rather are described in words beneath each photograph.

Mr Espie has advised that "the lower image on each page is at exactly the same scale as the photograph. Therefore, the lower image is a digital model of a section of the wider image. Looking at both images together on the same page at this scale will give the reader the most accurate representation of what would be seen by a viewer located on the relevant viewpoint. Both images represent a 50mm focal length. This means that, if printed on A3 paper and held 500mm from your nose, the image will be at the same scale as the image taken in by the human eye for a viewer located on the relevant viewpoint".

In terms of paragraph 30, digital model images showing the location of building platforms have only been included in relation to viewpoints 1 to 15 (the lake viewpoints). The images relating to viewpoints 16 to 21 are simply photographs taken from those viewpoints. Mr Espie advises that individual building platforms would not be visible in these images.

4. Appendices 7 and 8 are referred to in the second bullet point of paragraph 35 of the Espie landscape report. Appendix 8 is referred to in the last bullet point of paragraph 35.

Kind regards
Monique

From: Craig Barr [<mailto:Craig.Barr@qldc.govt.nz>]
Sent: Thursday, 28 July 2016 10:36 a.m.
To: 'Kirsty O'Sullivan' (kirsty.OSullivan@mitchellpartnerships.co.nz); Monique Thomas
Cc: Julia Chalmers
Subject: PC 51 - Request from the Hearing Panel

Hi Kirsty and Monique

We have passed on your memorandum to the Hearing Panel seeking leave to file your evidence late.

The Commissioners have asked the Council to pass on the following to see if these requests can be met/changes made to help them understand the application.

Can you advise when you intend to provide the information or whether you will include it in the evidence (points 3-4 if there are changes to the application?)

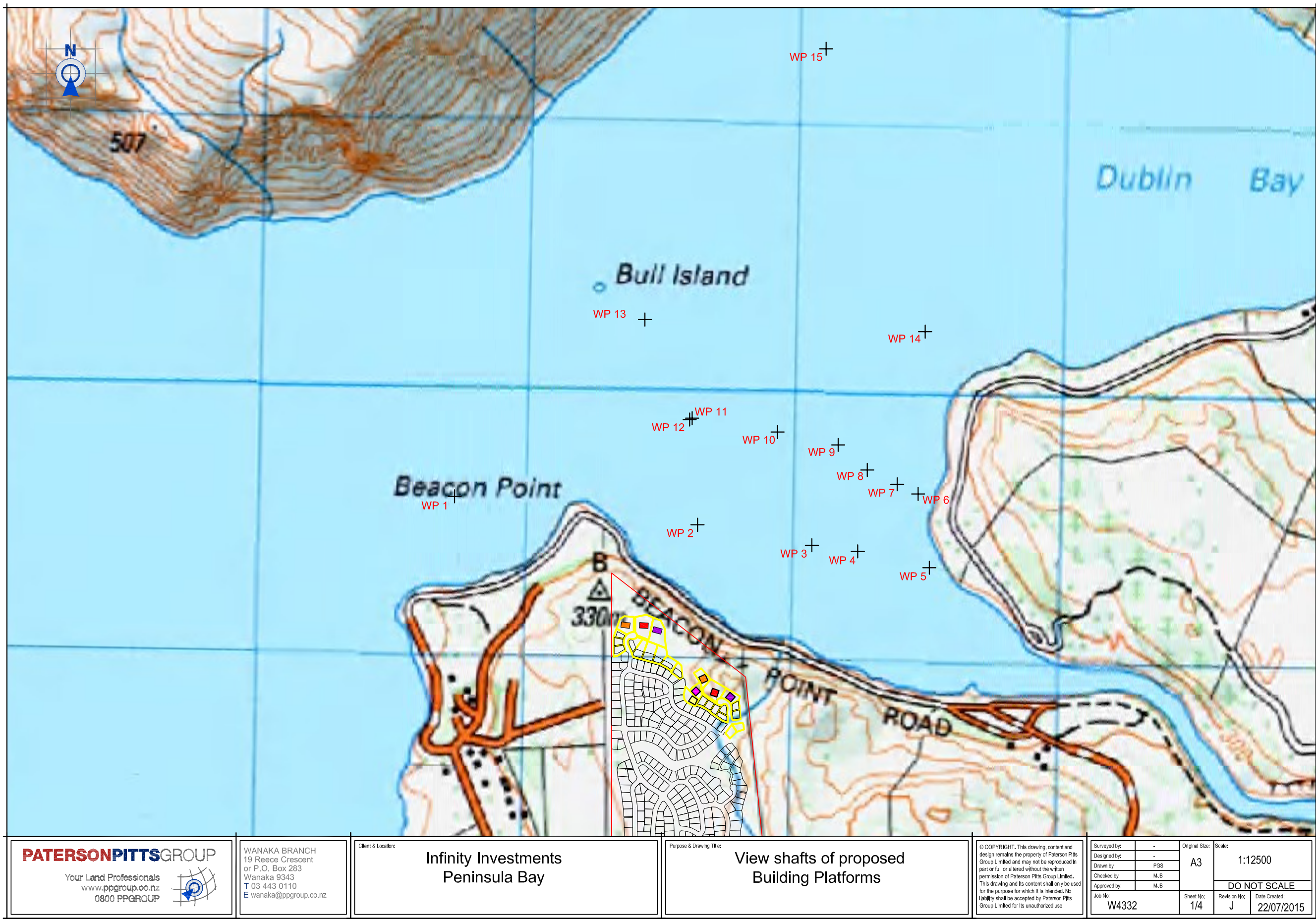
1. Can any profile poles used in the application be installed for week of the hearing for the commissioners benefit during the site visits.
2. The Commissioners would like to view the site/poles from the lake. I understand PBJV made a boat available for Council staff. Could this be made available for the commissioners or shall we make arrangements to charter a boat. The boat would need to be available during the week, the specific time can be confirmed once the Panel issue the response to your memorandum.
3. Appendix 6 has a number of photos, but the captions have been corrupted and so it is not clear which viewpoint is which.
 - a. Is there a map which locates the different viewpoints? If not can one be provided.
 - b. The second (lower) image on each page is smaller than the photo, which makes any comparison very difficult. It is not clear if they are both at the same 'scale' with the lower image just being a digital model of a section of the wider image.
 - c. It appears from para 30, that the location of proposed lots/houses has been shown only on some images, but not others.
4. The Panel cannot find reference in the text to Appendix 7 and 8, (although accept they might have missed it).

Regards

Craig

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Queenstown Lakes District Council
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APPENDIX 6: Viewpoint Location Plan.

Viewpoint locations 1 - 15 are located on the surface of Lake Wanaka. Viewpoint locations 16 - 21 are located within Wanaka township and along the western side of Lake Wanaka. The Viewpoint Location Plan and all digital models have been created by Patterson Pitts Group Ltd. All panorama photographs have been taken using a 50mm fixed focal length and approximate the human field of view, being 124 degrees horizontally and 55 degrees vertically. The digital model images have also been created using a 50mm focal length, however these images do not seek to cover the full human field of view.

Existing View:



Future View:



No built form visible.

Existing View:



Future View:

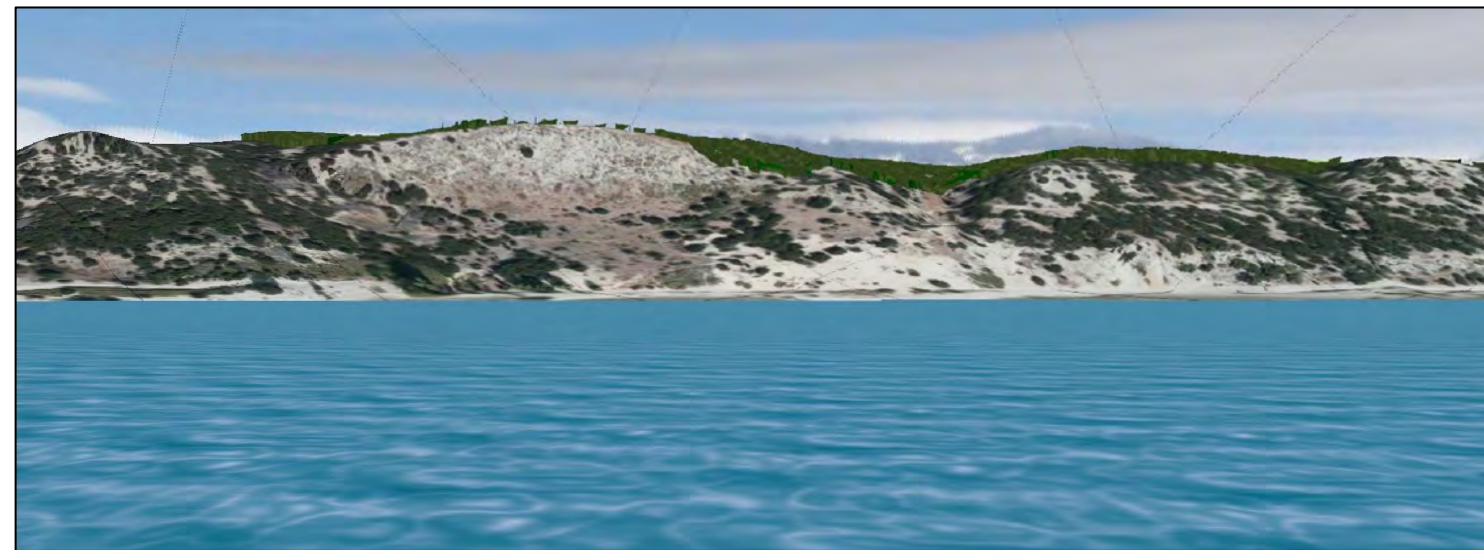


No built form visible.

Existing View:



Future View:



No built form visible.

Existing View:



Future View:

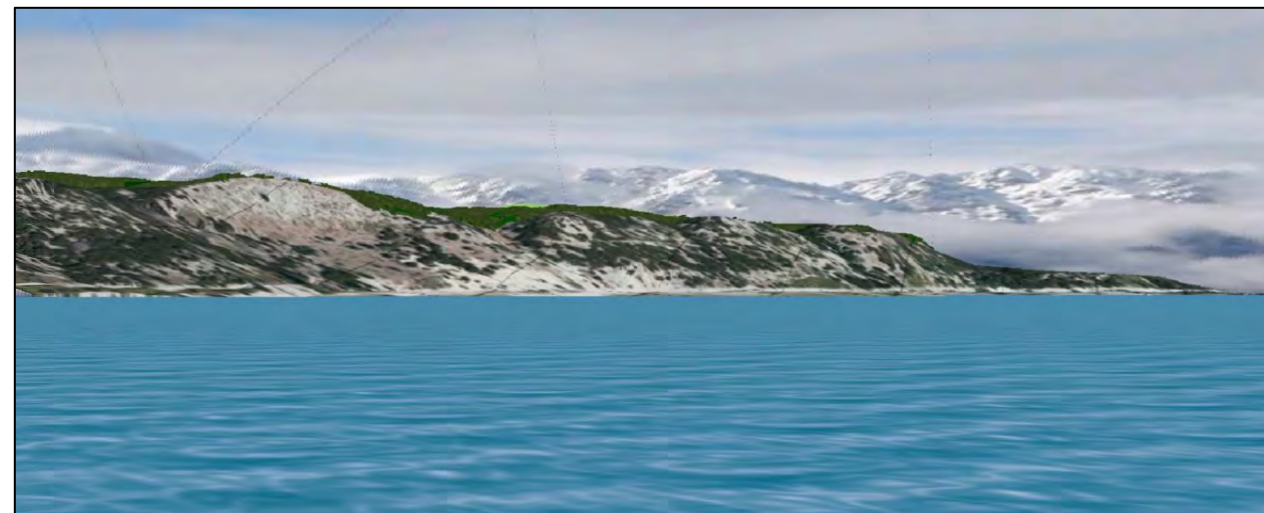


No built form visible.

Existing View:



Future View:



No built form visible.

Existing View:



Future View:



No built form visible.

Existing View:



Future View:

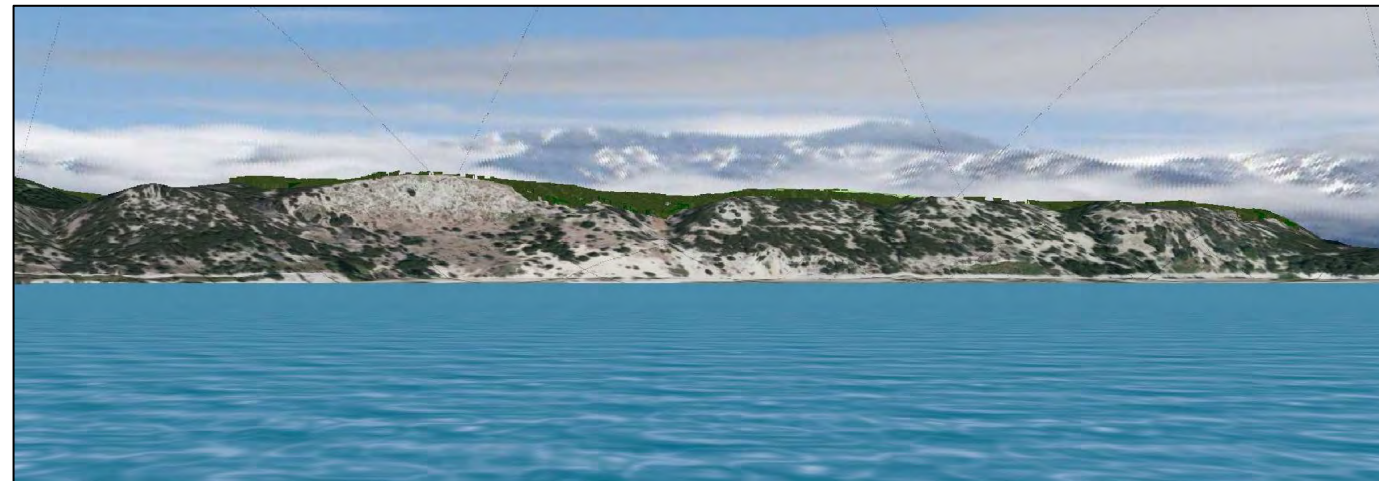


No built form visible.

Existing View:



Future View:



No built form visible.

Existing View:

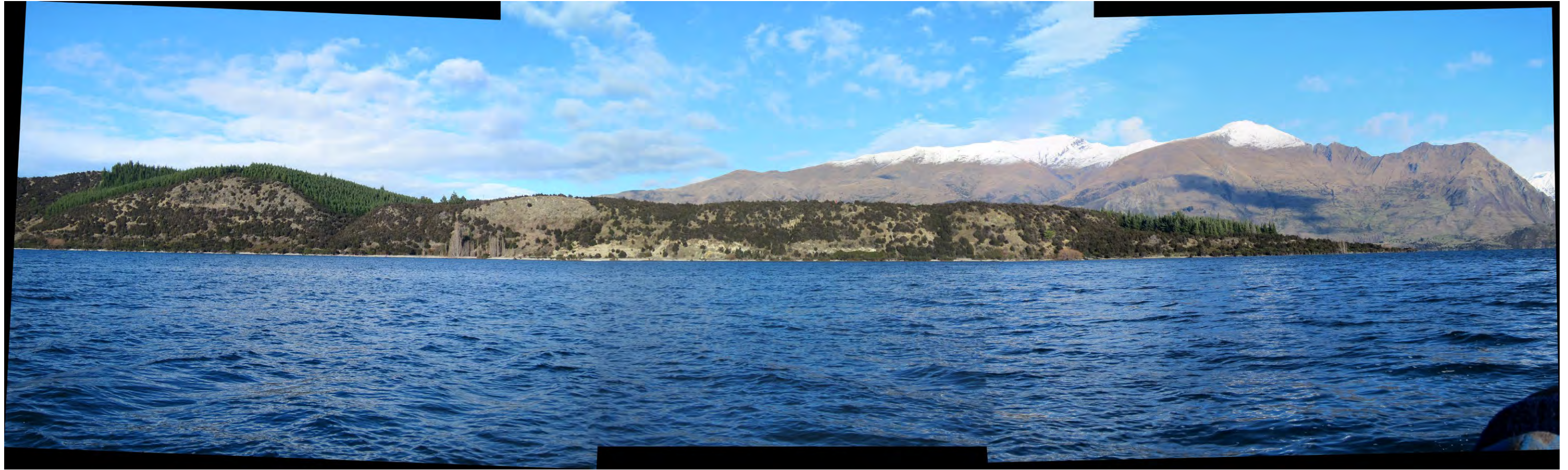


Future View:

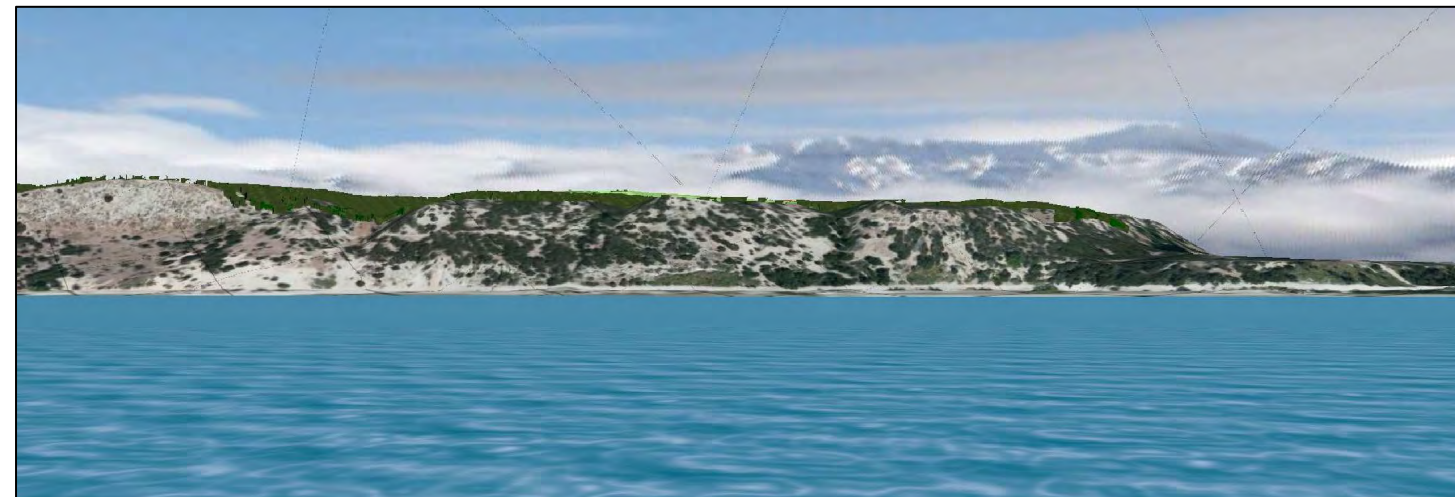


No built form visible.

Existing View:



Future View:

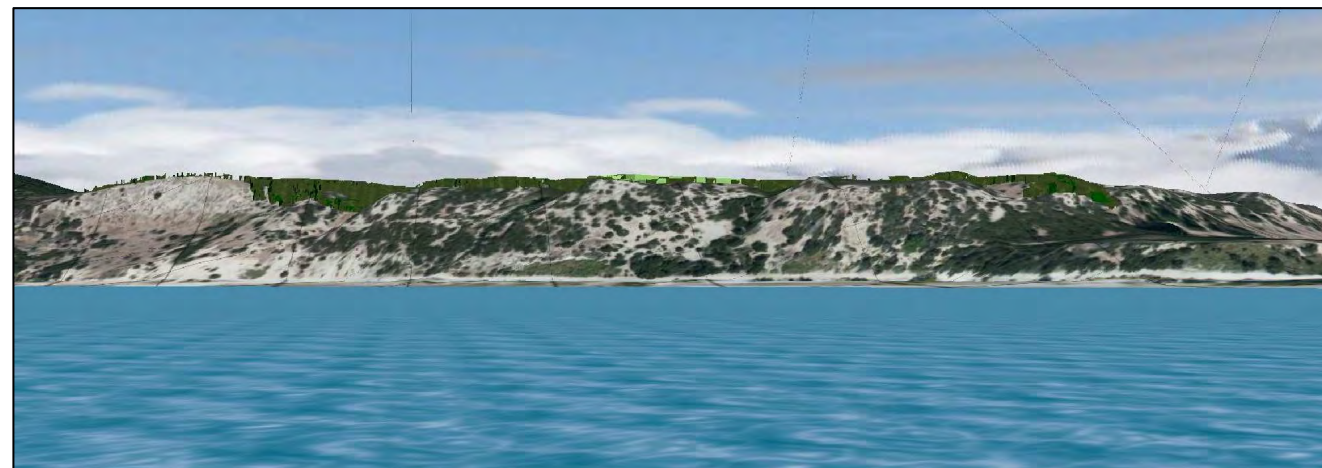


No built form visible.

Existing View:



Future View:



No built form visible.

Existing View:



Future View:

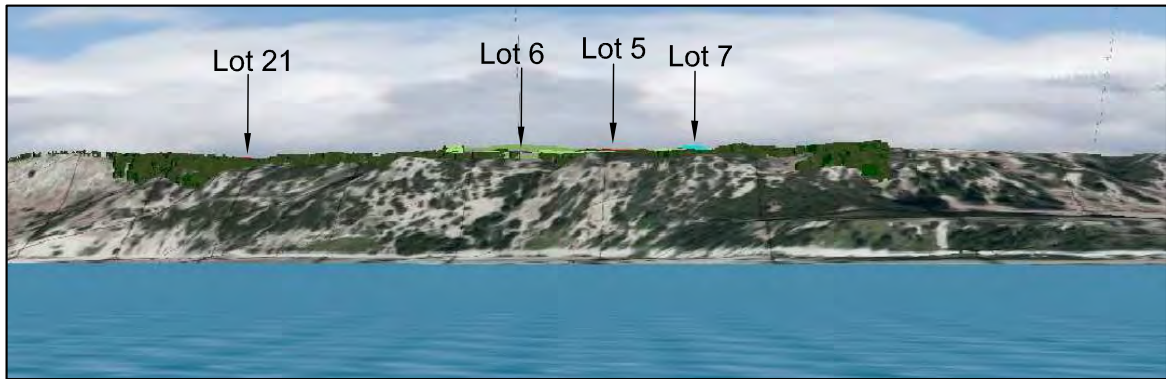


No built form visible.

Existing View:



Future View:

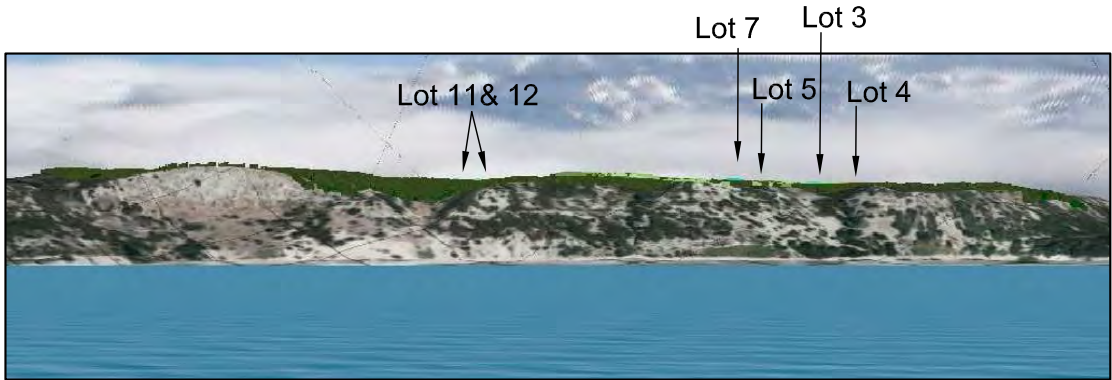


Parts of building envelopes on Lots 5, 6, 7 and 21 are visible.

Existing View:



Future View:

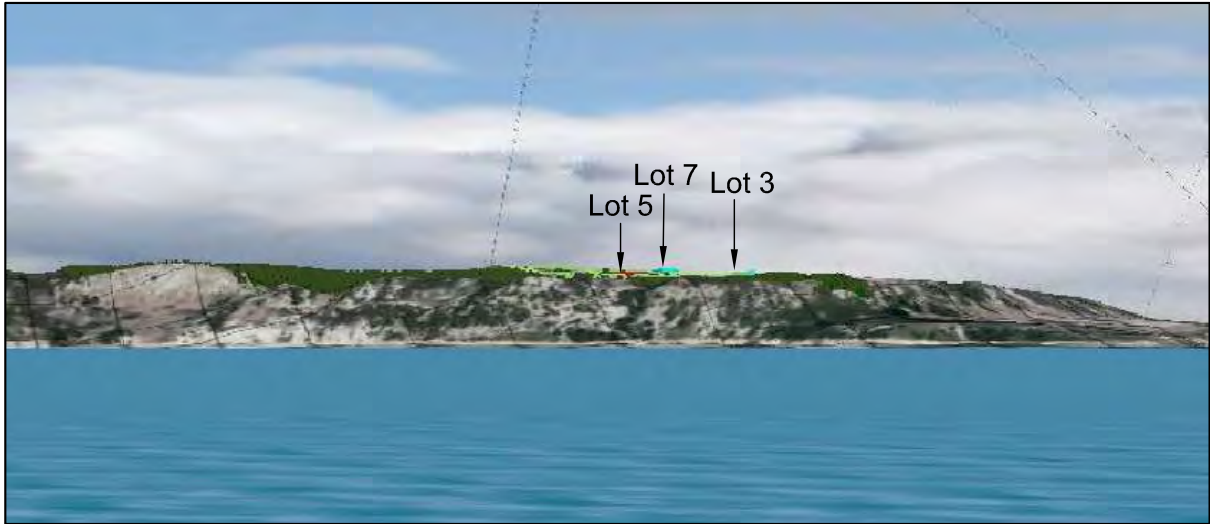


Parts of building envelopes on Lots 3, 4, 5, 7, 11 and 12 are visible.

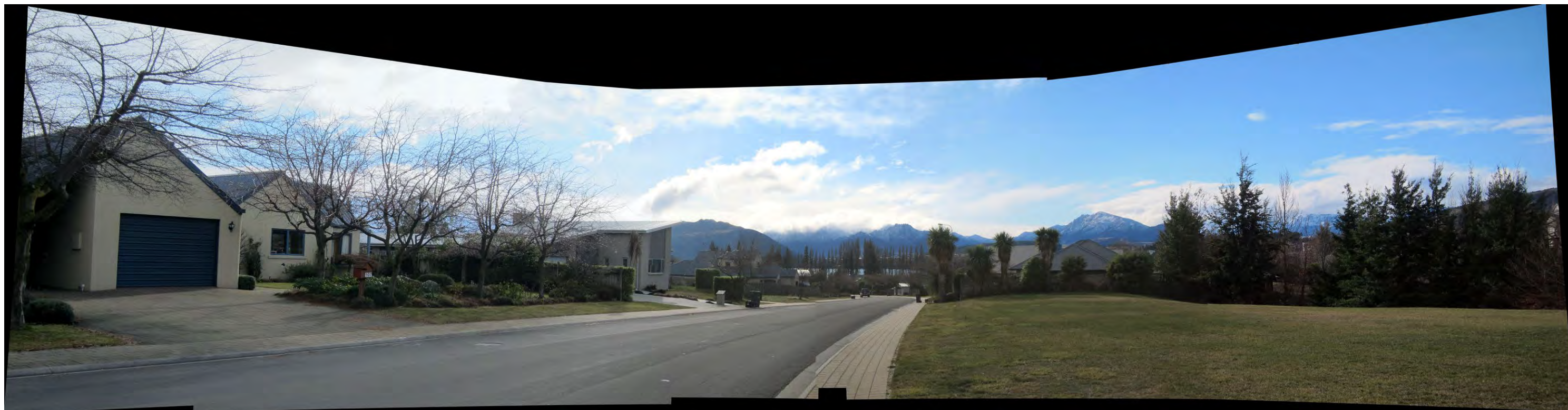
Existing View:



Future View:



Parts of building envelopes on Lots 3, 5 and 7 are visible.



APPENDIX 6: Viewpoint Location 16
 Located at the western corner of Willow Ridge and Meadowstone Drive.



APPENDIX 6: Viewpoint Location 17
 Located immediately south of 2 Foxglove Heights.



APPENDIX 6: Viewpoint Location 18
 Located on the western shoreline of Lake Wanaka, immediately east of the public car park on Morrows Mead.



APPENDIX 6: Viewpoint Location 19
 Located on the western shoreline of Lake Wanaka, within the vicinity of Ruby Island Road.



APPENDIX 6: Viewpoint Location 20
 Located on the western shoreline of Lake Wanaka, within the vicinity of Lake Road.



APPENDIX 6: Viewpoint Location 21
 Located along Wanaka - Mount Aspiring Road, within the vicinity of the entrance to Whare Kea Lodge and Chalet.