

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

AND

IN THE MATTER of Hearing Stream 9:
Millbrook Resort Zone

MINUTE CONCERNING VISUAL SIMULATIONS PRESENTED TO PANEL

1. On 16 February 2017 Mr Craig presented evidence in support of submissions lodged by Millbrook Country Club Limited (“MCCL”). As part of that evidence, he presented visual simulations he had prepared to assist the Hearing Panel in understanding the visual effects of the development that would be enabled by the extended zone. We understood, from answers given to questions, that Ms Ayres, the Council’s landscape architect witness, relied on these simulations in preparing her evidence.
2. In the reply lodged by the Council on 24 February 2017, counsel for the Council and Ms Evans, the s.42A author, advise that there is uncertainty around Mr Craig’s visual simulations, possibly as a result of incorrect height limits being used in two areas: R14 and R15.
3. We ask MCCL to clarify the situation as soon as possible. In the interim, we will not undertake any site visit in relation to the Millbrook Resort Zone until the matter is clarified.
4. If it transpires that incorrect height limits have been used, it would be appropriate to provide Mr Craig the opportunity to prepare replacement visual simulations using the correct height limits, and to provide X-Ray Trust and the Council the opportunity to re-assess their respective positions in the light of the revised simulations. To this end, if the incorrect height limits have been used, MCCL is to advise the date by which it can have correct simulations prepared. I will then issue a timetable for comments by those other parties.
5. In summary, MCCL is to confirm which height limits were used in Mr Craig’s visual simulations as soon as possible, and no later than noon on Friday 3 March 2017. If the height limits were not the limits that Ms Taylor and Ms Evans understood to

be shown, at the same time MCCL is to advise the date by which corrected visual simulations can be prepared.

For the Hearing Panel

A handwritten signature in blue ink, appearing to read "Nugent". The signature is written in a cursive style with a large initial 'N'.

Denis Nugent (Chair)

26 February 2017