

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And Stage 2 District Plan Review

Hearing Stream 14: Wakatipu Basin

REBUTTAL EVIDENCE of GEORGE VINCENT WADWORTH-WATTS for

Submitter 2388 Waterfall Park Developments Limited

Dated 27 June 2018

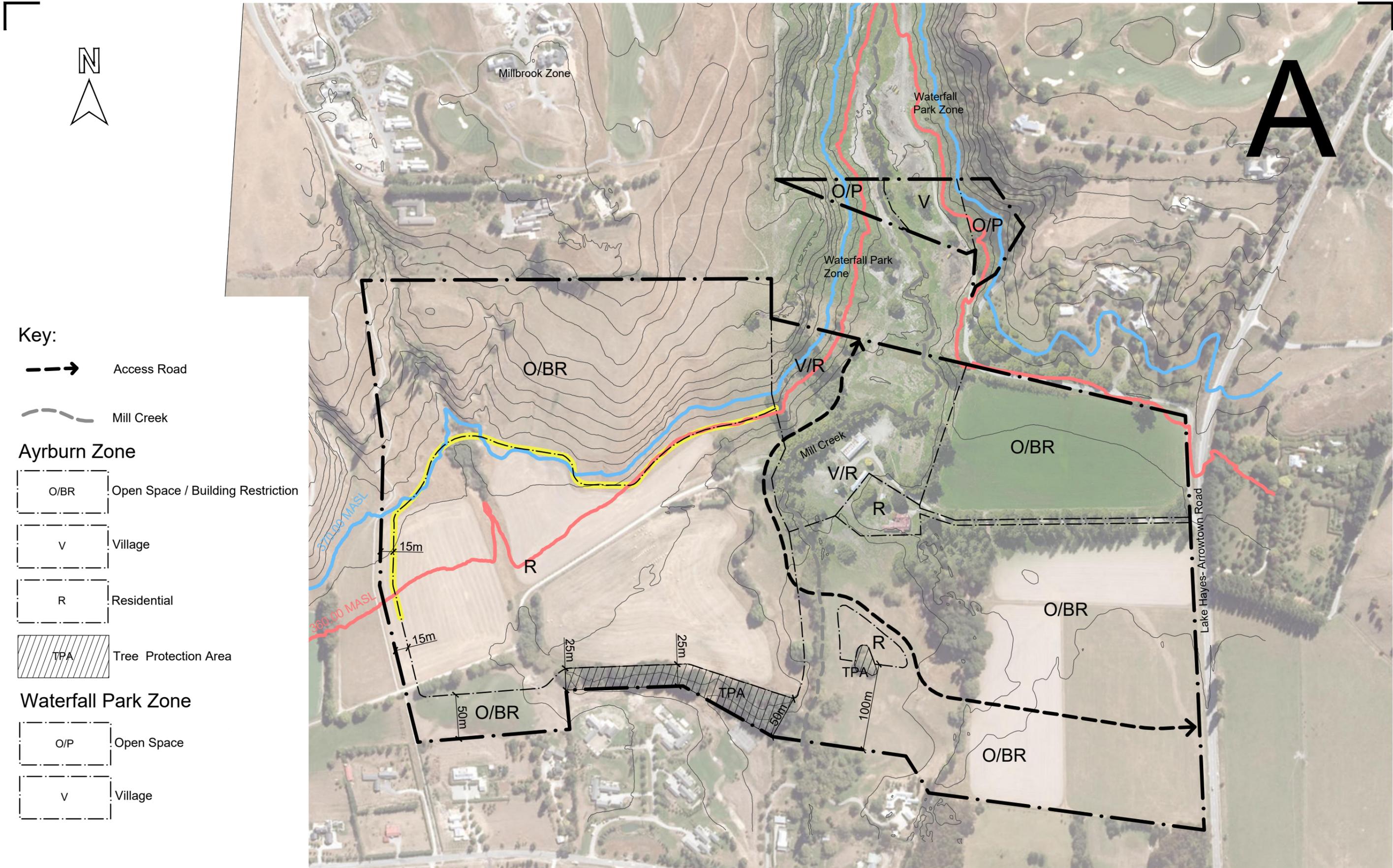
Introduction and Qualifications

- 1 My full name is George Vincent Wadworth-Watts. I am employed by Winton Group (technically by Winton Partners Capital NZ Limited), which includes the Submitter Waterfall Park Developments Limited (WPDL), as a design and project manager. One of my tasks in that role is to prepare computer generated plans to detail or illustrate various aspects of proposed developments.
- 2 I was responsible for preparation of the Ayrburn Zone Structure Plan which has been lodged as part of WPDL's submission seeking its proposed Ayrburn Zone. This evidence responds to some statements in the primary evidence of John Edmonds dated 13 June 2018 lodged on behalf of Millbrook Country Club Limited (Millbrook).
- 3 I understand that:
 - a. The Council lodged a submission seeking that a zone boundary running across the northern part of WPDL's Ayrburn Farm be located on the 360 masl contour line;
 - b. Millbrook lodged a submission supporting the Council's submission;
 - c. WPDL lodged a submission stating that the relevant zone boundary (or Building Restriction area boundary) would be more appropriately located on 370 masl contour line.
- 4 Attached Plan A is a plan which identifies the Ayrburn Farm property (being the larger area bordered by a thick black dash/dot line) and which illustrates the following:
 - a. The 360 masl contour line is marked by a red line running through Ayrburn Farm, from its western boundary to and beyond its northern boundary where it adjoins and is shown going through the Waterfall Park Zone (WPZ);
 - b. The 370 masl contour line is marked by a blue line;
 - c. The proposed Activity Area boundary is marked by a thin black dot/dash line highlighted in yellow.
- 5 The Activity Area boundary referred to above separates the proposed Open Space/Building Restriction Activity Area on the slopes of Christine's Hill from the proposed Residential Activity Area on the valley floor at the foot of Christine's Hill.
- 6 The aerial photograph on Plan A demonstrates that the change in gradient which separates the valley floor from the Christine's Hill slope is identified by the distinction between the valley floor pasture managed as farm paddocks (including

cutting of hay) and the steeper slope above which is generally natural grass. That change in gradient runs partly along the 360 masl contour line (towards the eastern end) and partly along the 370 masl contour line (towards the western end).

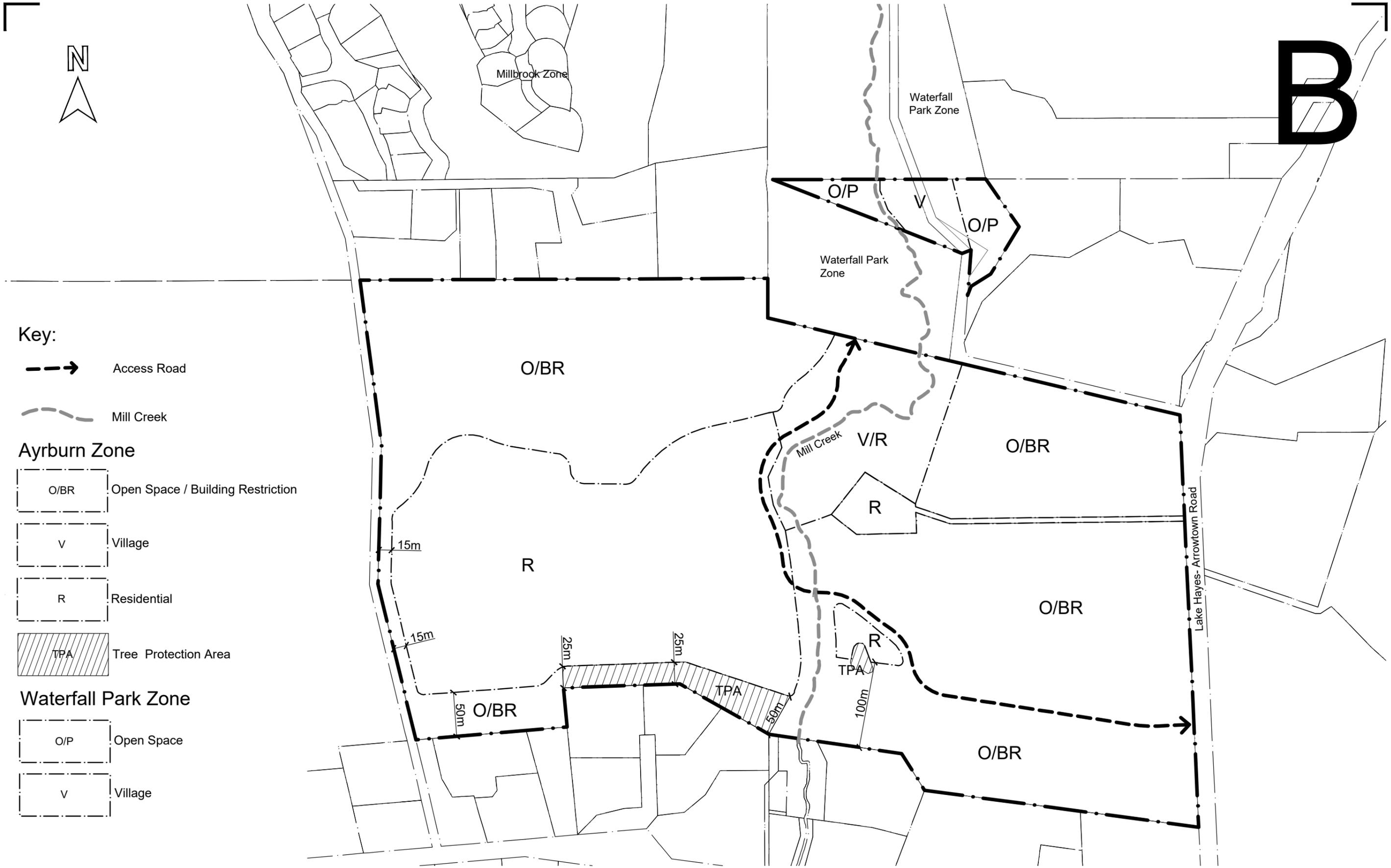
- 7 The proposed Activity Area boundary, as shown on Plan A, was deliberately located running along the line of the change in gradient, where the flatter valley floor meets the foot of the slopes of Christine's Hill.
- 8 In paragraphs 73 and 75 of his evidence, Mr Edmonds suggests that there may be a 'mapping error' at the eastern end of the O/BR Activity Area where the Activity Area boundary goes straight up the hillside rather than follow a contour line. Mr Edmonds is correct. The O/BR Activity Area boundary was intended to follow the same contour line running around the base of Christine's Hill to the WPZ boundary.
- 9 Attached Plan B is an amended Ayrburn Zone Structure Plan which corrects the error referred to in the previous paragraph, by extending the yellow highlighted Activity Area boundary on Plan A along the red 360 masl contour on Plan A to the point where it meets the WPZ boundary.

Dated 27 June 2018



AYRBURN ZONE STRUCTURE PLAN 13/06/2018 OVERLAID OVER AERIAL PHOTOGRAPH

Scale 1:4000 @ A3



AYRBURN ZONE STRUCTURE PLAN 27/06/2018
 Scale 1:4000 @ A3