

Danica Torres – Summary Statement – Geospatial Modelling, Topics 016A, 020A, 020D, 020E, 020G, 020I

1. My name is Danica Torres and I have been requested to prepare technical evidence on behalf of Auckland Council. My technical evidence should be read together with Mr. Warren Nicholson's. My evidence describes the GIS 3D model. I was involved in preparing, creating, and developing various data sets and models provided to Architectus that Mr. Warren Nicholson discusses in his evidence.
2. My rebuttal evidence addresses the error in the modelled heights affected by the Harbour Edge Height Control Plane.
3. The GIS 3D models I developed are the base for the Architectus model developed by Mr. Nicholson. I created three different types of models which are: parcel-based 3D model, building footprint-based 3D model, and non-extruded 3D layers.
4. The NZ Primary Parcel layer from Land Information New Zealand (LINZ) was used as the building footprint for parcel-based 3D models since it is not possible to predict what buildings will be built on a site. This method was used to model the existing controls and heights, notified heights, heights from submissions, and height testing.
5. The building footprints-based 3D model was used to visualise existing buildings in the City Centre. This was created using the building outlines dataset from LINZ.
6. The non-extruded 3D layers were created by putting 2D layer through FME software to add z-values. These layers were provided to Architectus and used to create the topography in the modelling Mr. Nicholson discusses.
7. The 3D models were provided to Mr. Nicholson in drawing (.dwg) format for use in the Architectus model. The layers have a coordinate system of NZTM2000.

Topic 020A Britomart Precinct

8. My rebuttal evidence for Britomart precinct addresses specific matters raised by Mr. Vijay Lala on behalf of Cooper and Company Limited for Hearing Topic 20A. In paragraph 6.20 of Mr. Lala's evidence, he considers there to be an error in Mr. Nicholson's shading analysis.
9. I acknowledge there to be an error in the Council's GIS model. This affects the heights modelled within the Britomart Precinct, affected by the special height controls. I believe that the error occurred during the creation of the original raster file that was used to produce the GIS 3D model. As a result of this error, there are 12 parcels within Britomart Precinct that were modelled incorrectly.
10. After being aware of the error, I conducted a random spot check of building heights within the special height control layer to determine whether the issue is widespread. Based on this, it appears that the error is isolated to the parcels affected by the Harbour Edge Height Control Plane.