

**BEFORE THE QUEENSTOWN LAKES  
DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991  
(the "Act")

**AND**

**IN THE MATTER** of the Queenstown Lakes Proposed  
District Plan

---

**Statement of Evidence of  
Duncan Lawrence White**

**For  
Wanaka Lakes Health Centre -Submission #253**

---

**4 April 2017**

## **1.0 Introduction**

- 1.1 My name is Duncan Lawrence White. I hold the qualifications of a Bachelor of Science in Geography, a Diploma for Graduates and a Post Graduate Diploma in Science. Both of the latter two qualifications are in Land Planning and Development. These qualifications are all from the University of Otago.
- 1.2 I have over 14 years experience as a planner. I have seven years planning experience with the Manukau City Council, including three years as a subdivision officer processing subdivision resource consent applications, followed by four years as an environmental policy planner undertaking district plan changes, policy development and the acquisition of reserves. For the past seven years I have lived in Wanaka and worked as a planner for Paterson Pitts Limited Partnership (Paterson Pitts). Paterson Pitts is a land development consultancy that undertakes a variety of rural and urban subdivision, resource consent applications and plan change work, primarily around Wanaka.
- 1.3 While this is a Council hearing, rather than an Environment Court process, I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014, and agree to comply with it. I can confirm that this evidence is within my area of expertise, except where I state that I have relied on material produced by other parties, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## **2.0 Evidence**

- 2.1 This evidence has been prepared on behalf of the Wanaka Lakes Health Centre in support of submission #253.
- 2.2 Submission #253 sought that the proposed zoning for the Wanaka Lakes Health Centre site (Lot 1 DP 410739) be amended from Large Lot Residential to Local Shopping Centre and the same for the adjacent Aspiring Enliven Care Facility (Lot 2 DP 492566).

- 2.3 Both the Health Centre and the Aspiring Enliven Care Facility are existing health care activities, have been recently established (within the last 7 years in the case of the health centre and within the last two years in the case of the Enliven Care Facility), both are located in purpose built healthcare buildings so both facilities are unlikely to be redeveloped in the foreseeable future and almost certainly not in the life of the Proposed District Plan for activities other than healthcare.
- 2.4 Both facilities were originally consented as part of the adjacent Aspiring Lifestyle Retirement Village (RM070220) and so have been considered in the design of the landscaping between these sites and the adjacent residential activities on the retirement village site.
- 2.5 Given both activities are already occurring, are specialist uses that already occupy most of their sites and carparking is already tight I consider that these site are unlikely to take up the opportunities provided for in the Local Shopping Centre zone and develop additional retail facilities. Consequently, I consider that having a consistent zoning pattern that best reflects the actual Community Activities that already occur on the site and are likely to continue to occur in the foreseeable future is more logical than having an incongruous spot zone that does not reflect current use and almost certainly does not represent the use of the sites in the unlikely event that either facility redevelops in the life of the current plan.
- 2.6 In relation to the criteria contained in Section 32 of the Resource Management Act 1991 I consider that amending the sites to Local Shopping is more appropriate than the notified Large Lot Residential zone and would represent sustainable resource management. Rezoning the sites to Local Shopping Centre zone would be consistent with the Strategic Direction objectives of the Proposed District Plan, particularly Objective 3.2.1.3 and the objectives and policies of Chapter 15 – Local Shopping Centre Zone and is considered more consistent with objectives and policies from these chapters than the objectives and policies of the Large Lot Residential zone. I consider that the Local Shopping Centre provisions to be more efficient and effective in the context of these sites and their surroundings.

- 2.7 The benefits and costs of the environmental, economic, social and cultural effects of the proposal are very limited as both sites contain existing recently established specialist activities in purpose built buildings.
- 2.8 The risks of acting or not acting have also been considered. It is considered that there is very limited uncertainty and sufficient information in order to make a decision on the submissions. The risk associated with the zoning sought is very low as it is an existing zoning, with provisions similar to the Operative District Plan, in an already developed area.
- 2.9 As a result of the above it is considered that the submission to rezone these sites to Local Shopping Centre zone be adopted and that the submission sites be rezoned to this zone.