

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of Hearing Streams 1B –
Urban Development

**SUMMARY STATEMENT TO PRIMARY EVIDENCE OF NICHOLAS KARL
GEDDES ON BEHALF OF**

**CLARK FORTUNE MACDONALD & ASSOCAITES
(Submitter 414)**

Dated 21st March 2016

SUMMARY

Chapter 4 Objectives and Policies

- 1 Chapter 4 seeks to provide a strategic layer of policy above a considerable body of policy which is contained within the various zones of the Proposed District Plan coupled with the subdivision chapter and two other strategic chapters.
- 2 I consider that the outcomes sought by Chapter 4 will be adequately achieved by the objectives and policies of each zone coupled with other strategic chapters and the subdivision chapter where appropriate. This diminishes the merit in having Chapter 4 and results in this Chapter becoming an unnecessary layer of policy.
- 3 A key objective of the plan review is to stream line policy.
- 4 Under the Operative District Plan the construction of a residential dwelling in the low density residential zone which breaches an earthworks standard requires consideration of 10 relevant objectives with 76 related policies, 21 standards with 4 assessment criteria headings.
- 5 Under the Proposed District Plan the same activity requires consideration of 43 relevant objectives with 89 related policies, 17 standards with 4 assessment criteria headings.
- 6 While there are fewer standards to consider under the Proposed Plan the increased number of Objectives and Policies becomes burdensome on any consent application especially if consideration must be made of the same or similar policy at different levels.

Chapter 41

- 7 Not all zones within Chapter 4 can facilitate urban development that reasonably meets the objectives and polices of Chapter 4. In my opinion any urban development in the Jacks Point zone would fail the policies of Chapter 4 due to the lack of public infrastructure.

Section 42A Report

- 8 Expert evidence relied upon in the section 42A report lists outcomes sought by Chapter 4 which are considered to be much better achieved through the objectives, policies and development controls contained in each zone rather than the generic policies of Chapter 4.

Nick Geddes

PLANNER

BSc (Geog), GradDip EnvSci

21st March 2016