

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

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER Hearing Stream 12 –
Upper Clutha Mapping
Annotations and Rezoning
Requests – Group 3 Rural

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

**Wakatipu Holdings Ltd
(Submitter 314)**

Dated 31st May 2017

INTRODUCTION

- 1 QLDC Planner Mr Craig Barr filed rebuttal evidence 5th May 2017 (rebuttal evidence) where Part 18 of his evidence relates to submission 314. Primarily, I would like to address matters raised in his evidence.

REBUTTAL EVIDENCE

- 2 The rebuttal evidence outlines what I consider to be a robust assessment regime for any future subdivision consent seeking to locate a residential building platform on land zoned Rural Lifestyle. These matters require the maintenance and enhancement of rural living character, landscape values, visual amenity and require consideration of any residential building platform which could adversely affect adjoining non-residential land uses.
- 3 Any future subdivision consent would also need to consider the strongly worded policies contained in Chapter 6 of the PDP. In particular, policy 6.3.4 which affords the ONF / ONL protection from inappropriate development.
- 4 I disagree with Mr Barr (paragraph 18.6) that there is an inherent development right if minimum allotment sizes can be achieved. This right is particularly strong under the ODP with controlled activity status for subdivision and platform identification. However, with QLDC retaining discretion under the PDP and supported by a strategic chapter relating to landscape I believe such development rights can no longer be considered a given. I believe any such rights under the PDP are almost non-existent.
- 5 Paragraph 18.9 part (b) of the rebuttal evidence notes I have not identified a Building Restriction Area on the planning maps. Ms Steven has identified a ONL / ONF boundary which I consider effectively does the same given I cannot foresee any future resource consent being approved to locate building within the ONL / ONF where it would clearly be contrary to the Objectives and Policies of Chapter 22 and 6. However, for completeness a Building Restriction Area is provided over

ONL / ONF area within the subject site on the plan contained in Attachment AA to this evidence.

- 6 Paragraph 18.9 part (c) notes I recommend five lots and Ms Steven recommends four. Ms Steven had not accounted for the already existing platform. With five lots in total recommended I understand this would confirm the development yield as questioned in the final lines of paragraph 18.9 part (d).
- 7 The remaining issue raised in paragraph 18.9 part (d) relates to my submissions and presentations in hearing stream 2 with reference to minimum lot size and density in the Rural Lifestyle Zone.
- 8 My evidence on Chapter 22 was in support of submissions which all sought amendments to the notified minimum lot sizes and density provisions within proposed Rural Lifestyle Zones but they do not seek amendments to planning maps. As noted in paragraphs 7-8 of my Stream 2 evidence I was not wanting to consider amendments to minimum lot sizes and density provisions in isolation from the particular physical characteristics or merits of each property listed in the Stream 2 evidence.
- 9 I still believe this to be the case where a property has characteristics which may enable a reduced lot size and increased density. Or vice versa. This approach inevitably results in a finer grained zoning regime where zones are based upon the most efficient use of a site or sites. Sometimes I believe we are required to micro manage zones in order to ensure the most efficient use of the land. Especially in the Lakes District where the planning map is not a blank canvas but is more confined than most Districts by a mixture of unmoveable features in geography, past land uses and other requirements such as servicing and access.
- 10 QLDC regards this approach to be 'spot zoning'. I believe it is 'fine grained zoning' and I believe it should not be ruled out but indeed applied when it promotes the most efficient use of the land.
- 11 Paragraph 18.9 part (e) raises questions about reverse sensitivity. I do not find the recommendations of Ms Steven would increase the potential for reverse sensitivity.

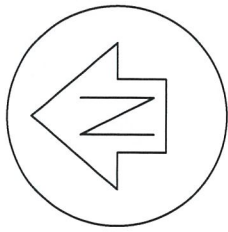
- 12 The location of zones and land use activities in the Lakes District often raises issues associated with compatibility between activities. These are primarily administered by District Plan rules but where possible reinforced with legal mechanisms such as non-objection covenant. In my opinion, new activities remain subservient to existing activities. I would therefore expect the imposition of non-objection covenants on titles of any properties that sought to identify residential building platforms on the subject site in relation to existing activities within the adjoining rural industrial zone.
- 13 With reference to paragraph 18.9 part (f) and Ms Steven's reference to ODP the subdivision chapter I am remain uncertain as to why this is referenced.
- 14 I disagree with the opinion of Ms Mellsop's and Mr Barr that the most appropriate zone is Rural.
- 15 Given the size of the land there is unlikely to be a productive rural use of the same as it is too small for traditional farming activities. A historic landfill is likely to complicate any intensive rural activities which require productive soils. The majority of the site has none or a very limited topsoil layer by virtue of its geology and steep gradient.
- 16 In my opinion, for this site to remain rural will in the long term only diminish the values of the ONL / ONF. However, with the future subdivision of this land and location of five appropriately located residential platforms the opportunity is created to require the removal of weed species within the ONL / ONF landscape and its management in perpetuity.

Nick Geddes

31st May 2017

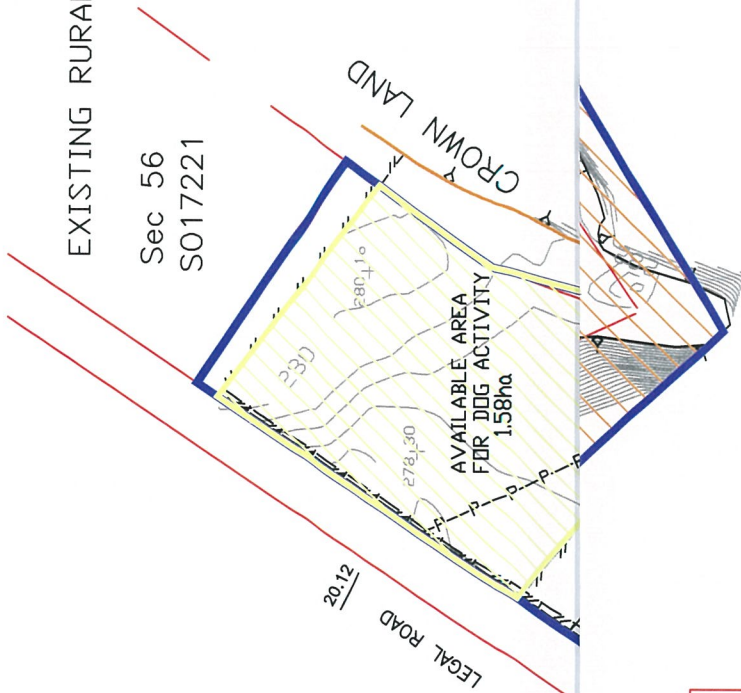
Attachment AA

Building Restriction Area



EXISTING RURAL GENERAL ZONE

Sec 56
S017221



Contour Interval
Major: 2.0m Minor: 0.5m

PROPOSED RURAL LIFESTYLE ZONE OVER
LOT 1 DP 22247 & LOT 1 DP 300025

CLARK FORTUNE MCDONALD & ASSOCIATES <small>REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS</small>	PROJECT: Wakatipu Holdings Ltd		APPROVED: <table border="1"> <tr> <th>CHECKED:</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		CHECKED:	REVISION	BY	DATE					DESIGN: <table border="1"> <tr> <th>DRAWN:</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DRAWN:	DATE			SURVEY: <table border="1"> <tr> <th>FB</th> <th>SCALE</th> </tr> <tr> <td> </td> <td>1:1500 @A1 1:3000 @A3</td> </tr> </table>		FB	SCALE		1:1500 @A1 1:3000 @A3	LEVEL: <table border="1"> <tr> <th>LB</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		LB	DATE			RAW: <table border="1"> <tr> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DATE	BY		
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