

**QUEENSTOWN-LAKES DISTRICT COUNCIL
PROPOSED DISTRICT PLAN HEARING – STREAM 14**

IN THE MATTER

of a hearing on submissions to the Proposed District Plan Stage 2 and Variation 1 pursuant to clause 8B of the First Schedule to the Resource Management Act 1991

WAKATIPU INVESTMENTS LIMITED

Submitter #2275

D BROOMFIELD AND WOODLOT PROPERTIES LIMITED

Submitter #2276

JOINT EVIDENCE OF CAREY VIVIAN

(PLANNER)

13 JUNE 2018

1. Introduction

- 1.1 My name is Carey Vivian. I hold the qualification of Bachelor of Resource and Environmental Planning (Hons) from Massey University. I have been a full member of the New Zealand Planning Institute since 2000. I am a director of Vivian and Espie Limited, a resource management, urban design and landscape planning consultancy based in Queenstown. I have been practicing as a resource management planner for twenty-two years, having held previous positions with Davie Lovell-Smith in Christchurch; and the Queenstown-Lakes District Council (QLDC or the Council), Civic Corporation Limited, Clark Fortune McDonald and Associates and Woodlot Properties Limited in Queenstown.
- 1.2 I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2014 and agree to comply with it. This evidence is within my area of expertise, except where I state that I am relying on information I have been given by another person. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.

2. Variation #1 Submissions

- 2.1 This joint evidence addresses the original submission of Wakatipu Investment Limited (**WIL**) and David Broomfield and Woodlot properties Limited (**DB/WPL**) (herein referred to as “the submitters” or the “the submissions”) where they relate Fitzpatrick Basin Landscape Character Units (LCUs) or the proposed WBLP Sub-Zone at Littles Road, Wakatipu Basin.

LCU's

- 2.2 WIL and DB/WPL support the Landscape Character Unit description as it relates to the Fitzpatrick Basin. In particular, WIL supports the last four rows as they relate to their properties on Littles Road and DB/WPL supports the last four rows as they relate to their properties at the western end of Littles Road.
- 2.3 At paragraph 32.17 Mr Barr recommends no changes to the Fitzpatrick Basin LCU. I support that recommendation.

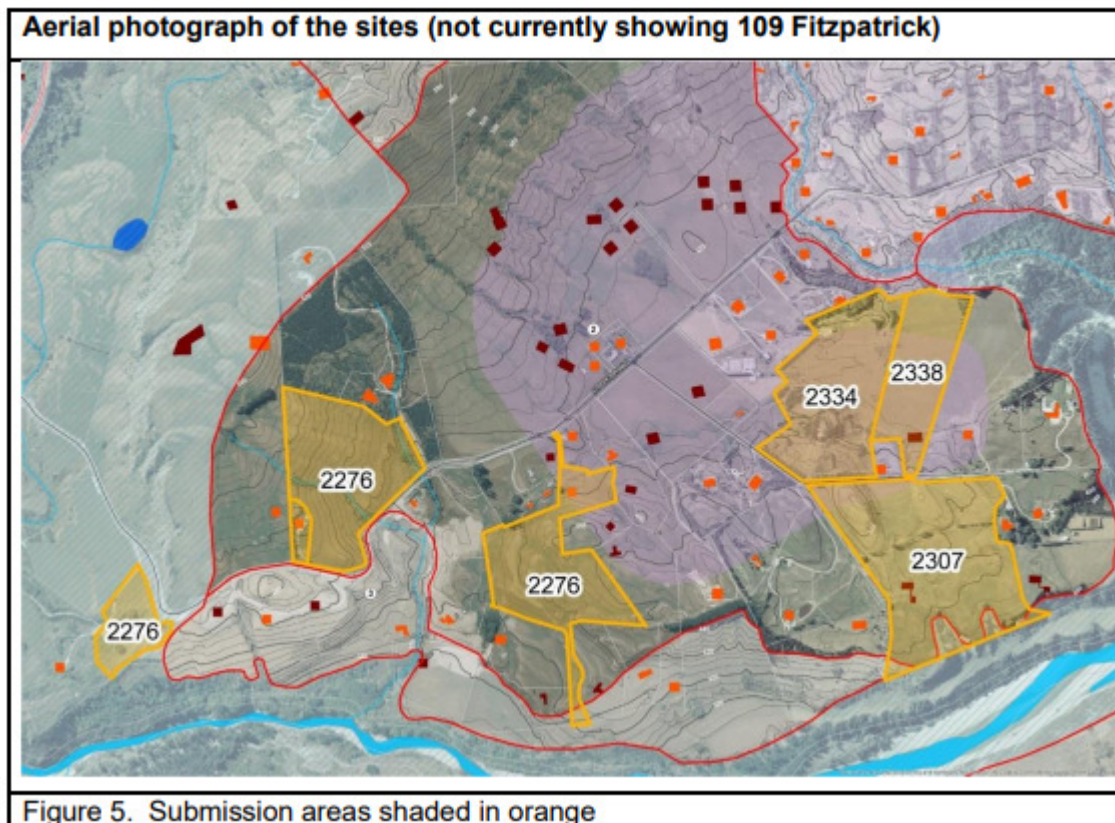
District Plan Maps

- 2.4 The submitters support Proposed District Plan 29 and the WBLP zoning over their respective land within the Fitzpatrick Basin (identified in 2.1 of my joint evidence). WIL and DB/WPL request that the WBLP zoning

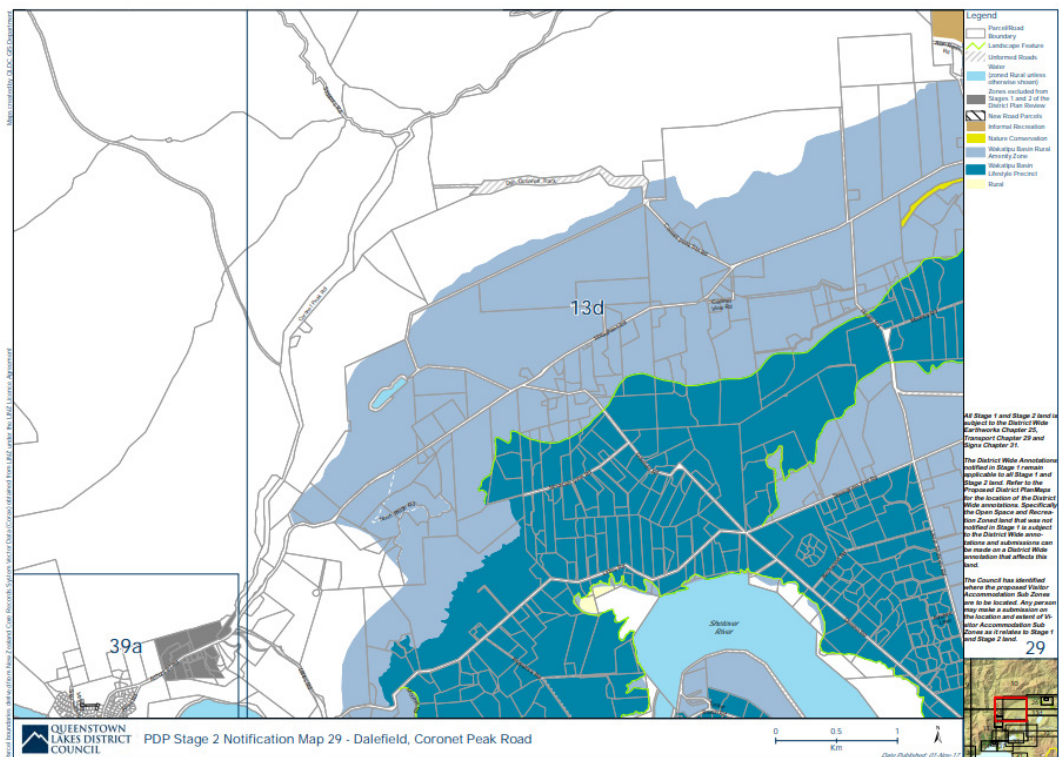
over their respective land within the Fitzpatrick Basin be adopted.

2.5 Mr Langman's report does not appear to address WIL submission at all.

2.6 On page 31 of his report Mr Langman shows an aerial photograph of the site with the relevant submission points highlighted. This is shown as follows:



2.7 However this map is not the same as the Variation 1 notified planning maps, which WIL and DB/WPL support in submission, which extends the WBLP further to the west, as follows:



- 2.8 It appears Figure 5 has the Stage 1 notified zoning underlying it, not the Variation 1 WBLP zoning which these submissions were on. The submitters support the WBLP as publicly notified, not as shown on Figure 5 of Mr Langman's report. I understand there is no jurisdiction to amend this WBLP sub-zoning as it affects WIL and DB/WPL land.
- 2.9 It is also noted that Mr Langman's Figure 5 includes a block of land that is outside the WBRAZ referenced 2276. I confirm the submission 2276 does not request this land is included in the WBRAZ.