

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic
12 Upper Clutha Mapping

SUMMARY OF EVIDENCE OF DUNCAN WHITE FOR

Ranch Royal Estate Limited

(replacing Sir Clifford and Lady Marie Skeggs Submission #412)

Dated 2 June 2017

- 1 My name is Duncan Lawrence White. I am a planner with Paterson Pitts Limited Partnership based in Wanaka. I produced planning evidence on behalf of Ranch Royal Estate Limited in relation to submission #412 to the Proposed District Plan. The following is a summary of that evidence and a response to issues raised in rebuttal evidence.
- 2 The original submission from Sir Clifford and Lady Marie Skeggs sought that the submission site be included within the Urban Growth Boundary (UGB) and that the site be rezoned to the Three Parks Special Zone and within the Tourism and Community Facilities subzone. My evidence considered that the site (with the exception of the north-eastern face of the ridge visible from SH 84) was suitable for low density residential use and therefore considered that the Three Parks Special Zone and Low Density Residential subzone would represent an appropriate zoning for the site. The remaining area of the site (a triangle in the north-eastern corner of the site adjacent to the highway) was recommended to remain zoned Rural and be outside the UGB.
- 3 Mr Barr's rebuttal evidence considers that Large Lot Residential B (minimum lot size 2,000m²) to be more appropriate for the area of the site to the south of the lower slope of the ridgeline. Mr Barr also recommends that the area of the Rural zone and the area outside the UGB be larger. Mr Barr's recommended zone boundary and the UGB coincide with the southern lower slopes of the ridgeline. A recommended Building Restriction Area (BRA) is to provide additional protection against building on the area north of the zone boundary and the UGB line.
- 4 There are some differences between Mr Barr's position and mine but I support his recommendation, including the proposed extent of the Large Lot Residential B zone, the location of the UGB and the proposed BRA and the S32AA contained in his rebuttal evidence.

Dated this 2nd day of June 2017

Duncan White