

**QLDC Proposed District Plan – Stage 2**  
**Jeff Brown – summary statement**  
**R & M Donaldson (2229)**

1. This is a summary of my primary evidence dated 13 June 2018 which addresses the Wakatipu Basin Lifestyle Precinct (**WBLP**) zoning of the Donaldson land immediately south of Millbrook (Lot 3 DP20693) (**Lot 3**).
2. I consider that the WBLP is appropriate for the land, based on the Land Use Study, the LCU, Ms Gilbert's primary and rebuttal evidence, and Mr Langman's primary and rebuttal evidence.
3. I consider that the WBLP provisions are appropriate for the land. The covenant is an additional tool for managing the subdivision of the land. My evidence suggests a bespoke rule for the Donaldson land, reflecting the agreement between Millbrook and the Donaldsons and the covenant.
4. Witnesses for other parties, and Mr Langman, appear to offer support for the bespoke rule, although identify the lack of a s32 evaluation. I rely on the Council's s32 in respect of the WBLP on this land and the wider area as shown on the planning maps. In relation to the bespoke rule for Lot 3 I provide the further evaluation attached.
5. If the Panel is minded to adopt the bespoke rule, a policy is necessary. This would be best located in the WBLP chapter, and I suggest the following:

**24.2.5.7 On Lot 3 DP20693 (south of Ishii Lane, Millbrook), provide for smaller lot sizes, a reduced overall density of development, and zone boundary landscaping to mitigate effects on and integrate development with the existing character and amenity of the surrounding area.**

6. The bespoke rule, which would appear in Chapter 27, is (with additions to my evidence version underlined):

	Zone and Location Specific Rules	Activity Status
<b><u>27.7.X</u></b>	<b>Lot 3 DP20693 (south of Ishii Lane, Millbrook): <u>Subdivision failing to comply with the following:</u></b> Minimum lot area 2500m <sup>2</sup> provided that: <ol style="list-style-type: none"> <li><u>i.</u> no more than 15 lots in total are created;</li> <li><u>ii.</u> no more than 5 lots shall be located west of the existing water race on the property;</li> <li><u>iii.</u> any building platform shall be no less than 15m from the external boundary of Lot 3 DP20693;</li> <li><u>iv.</u> the 15m open space margin adjoining the periphery of Lot 3 DP20693 shall be landscaped where necessary to further soften the appearance of buildings when viewed from the Golf <b>and Residential</b> Activity Areas of the Millbrook Resort Zone Structure Plan <u>adjoining the boundary of Lot 3 DP20693.</u></li> </ol>	<b><u>NC</u></b>

7. I disagree with the suggestion by X-Ray / Avenue Trust that a structure plan is necessary to deal with the Donaldson land development. This would add a cumbersome and unnecessary additional layer of procedure and transaction costs, for no additional benefit. The bespoke rule, along with the other WBLP standards and subdivision controls, including the suite of assessment matters, in my view are adequate to address the effects of Donaldson development on all surrounding land.
8. I conclude that the bespoke provisions presented above are appropriate.

**Section 32AA evaluation: evaluation of the benefits, costs, efficiency, effectiveness and the risk of acting or not acting for each of the two options:**

<b>Option 1: WBLP provisions</b>	
<b>Benefits</b>	Enables development opportunities in accordance with the Precinct provisions in an area which can absorb additional development
<b>Costs</b>	Does not reflect the development parameters agreed between the owners and Millbrook and set out in the covenant applying to the land
<b>Efficiency</b>	Not as efficient as the bespoke rule because it does not as readily allow parties' awareness of the existing obligations
<b>Effectiveness</b>	Does not effectively reflect the development parameters agreed between the owners and Millbrook and set out in the covenant applying to the land
<b>Risk of Acting (or not acting)</b>	No real risk other than the lost opportunity to align zoning with the covenant applying to the land.

<b>Option 2: WBLP provisions with additional bespoke provision for Lot 3 DP20693</b>	
<b>Benefits</b>	<ul style="list-style-type: none"> <li>(a) Enables development opportunities in accordance with the Precinct provisions in an area which can absorb additional development</li> <li>(b) Secures the development parameters already set out in agreements and the land covenant</li> <li>(c) All parties (landowners, neighbours, the Council and community) are better aware of and understand the development potential</li> </ul>
<b>Costs</b>	Reduces the number of lots that could otherwise be potentially developed under the Precinct provisions
<b>Efficiency</b>	Efficient to impose District Plan rules that reflect the existing agreements and land covenant
<b>Effectiveness</b>	Effective in locking in the agreed development parameters
<b>Risk of Acting (or not acting)</b>	No particular risks of acting