

**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 the Queenstown Lakes Proposed
District Plan

AND

IN THE MATTER of Hearing Submissions Seeking
Amendments to the Planning Maps
covering Queenstown and
Queenstown Rural (Excluding
Wakatipu Basin)

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

Middleton Family Trust

(Submitter #336)

Dated 15th August 2017

- 1 The PDP shifts the density within Queenstown Heights Overlay from 1 residential unit per 450m² to 1 unit per 1500m².
- 2 The PDP has undertaken this change without any reference to geotechnical reporting and in the absence of a section 32 analysis which promotes a reduction in density within the LDRZ.
- 3 The PDP density and lot size is on the premise that the entire site can be developed where 1500m² sections will be released and one residential unit will be constructed within. Given the natural hazard on the site I consider it this type of planning approach cumbersome and inefficient.
- 4 I consider that a better planning response to a natural hazard was to have no minimum lot size or density. Rather, a maximum number which offers more flexibility in subdivision design and housing typology.
- 5 Despite the absence of geotechnical reporting in authoring a change in density on the site of the site. Council's planners are not open to any other planning response without detailed geotechnical reporting.

Nick Geddes

15th August 2017