

**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 Hearing Streams 2 –  
Rural

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

**A Hutchinson (Submitter 228)  
D Gallagher (Submitter 233)  
G Sim (Submitter 235)  
N T McDonald Family Trust (Submitter 411)  
Clark Fortune McDonald & Associates Ltd (Submitter 414)**

**Dated 12<sup>th</sup> May 2016**

## **SUMMARY**

### *Clarification*

- 1 Paragraph 37 of my evidence remains incomplete where the last sentence should read:  
  
"The averages rule is considered to result in an inefficient subdivision of smaller land holdings."
- 2 I outlined in my evidence that I had not read the Rural General Zone Monitoring Report 2009 and Rural Living Zone Monitoring Report 2009. I have now done so and do not wish to make any subsequent amendments to the conclusions reached in my evidence.

### *Residential Units in Building Platforms (Policies 21.4.6 & 22.5.12.1)*

- 3 The section 42A reports for Chapters 21 and 22 endorse the permitted construction of a residential flat as the 'effect' of the flat is acceptable in association with the residential unit.
- 4 I consider that the effects of both a flat and/or a unit are directly relevant to their size and location which are determined by the appropriate location of a residential building platform assessed within a robust discretionary consent regime. The size of building in the platform is further restricted by rules in the Proposed District Plan which impose a maximum size for any building being 500m<sup>2</sup>.

### *Averages rules (Policies 22.5.12.1 & 22.5.12.3)*

- 5 The identification of a residential building platform within the rural lifestyle zone is a discretionary activity and is subject to assessment criteria listed in my evidence coupled with the Objectives and Policies of the Landscape Chapter 6.
- 6 I consider this planning framework to be sufficiently robust to preclude any residential building platform which would compromise landscape amenity, rural living character and/or rural amenity.

Nick Geddes

### **PLANNER**

*BSc (Geog), GradDip EnvSci*

12<sup>th</sup> May 2016