

**BEFORE THE QUEENSTOWN LAKES  
DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991 (the "Act")

**AND**

**IN THE MATTER** of the Queenstown Lakes District Proposed District Plan

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**SUMMARY STATEMENT of WARWICK PETER GOLDSMITH for  
ARCADIAN TRIANGLE LIMITED (SUBMISSION #497/836/1255)  
18 May 2016**

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1. This Summary Statement relates to my evidence dated 21 April 2016 ("**Evidence**") given in my capacity as Director of Arcadian Triangle Limited.
2. I correct that Statement of Evidence as follows:
  - (a) Amend paragraph 1.5 on page 1, first sentence, (amendment underlined):

*"1.5 This evidence is limited to Chapter 22 provisions relating to the Rural Lifestyle ("**RL**") zone in the Rural Landscape Classification area (not the ONL/ONF) within the Wakatipu Basin...".*
  - (b) Amend paragraph 3.2 on page 10, third sentence, as follows:

*"3.2 .... That rule regime has now been in place for ~~over~~almost 20 years ...".*
  - (c) Amend paragraph 4.3 on page 14, second sentence, as follows:

*"4.3 ... This proposal is therefore a fairly minor variation because all it effectively does is allow ~~an additional laundry and kitchen~~the residential flat to be larger than 70m<sup>2</sup>, thereby changing a residential flat into a separate residential unit."*
  - (d) Amend paragraph 4.5 on page 14, fourth sentence, as follows:

*"4.5 ... ~~Putting an additional kitchen and bathroom into~~ Allowing the residential flat to be larger than 70m<sup>2</sup> will not create any perceptible difference ..."*
  - (e) Schedule 2 should only contain one aerial photograph marked "B" which has a superimposed purple boundary identifying the 'Lower Shotover Triangle'. Two additional aerial photographs unrelated to the Triangle, both marked "A", were accidentally uploaded in the same link and should be removed.
3. I have one additional comment to make in relation to Part 4 of my Evidence on the subject of two residential units within one Residential Building Platform ("**RBP**").

4. By way of supplementary evidence, I comment on the three maps circulated (after my Evidence was lodged) with the Council Memorandum dated 29 April 2016 which show built houses and unbuilt RBPs within the Wakatipu Basin (copies **attached**):

- (a) Map 1 (unbuilt RBPs) – errors – refer Area 9:
  - (i) 9 'phantom' red RBPs should be removed;
  - (ii) 9 (possibly 11) red RPBs actually contain houses (mostly completed and occupied, but three under construction) and therefore should be removed from Map 1 and included on Map 2 (as black dots identifying implemented RPBs);
  - (iii) Accordingly Area 9 overstates the unbuilt RBP position by 17 (possibly 19) future houses;
  - (iv) There are probably similar errors elsewhere for the same reasons (amended or replaced RBPs and outdated Council records).
- (b) Map 1 – the overall unbuilt RBP situation is relatively limited, which is relevant to:
  - (i) The 'potential effects' situation;
  - (ii) The 'supply' situation.
- (c) Map 3 – refer existing and rezoned RL areas – largely reflects existing or consented development – limited extent of proactive supply to meet demand – potentially relevant to the 2ha v 1ha density issue.
- (d) Map 3 – query the extent to which Council's RL rezoning proposals accurately and appropriately reflect the reality on the ground; eg: refer Area 14, Area 15, Area 23.

Dated 18 May 2016



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Warwick Goldsmith  
Director of Arcadian Triangle Limited

# Map 1

## Legend

Urban Growth Boundary

## Rural Building Platforms STATUS

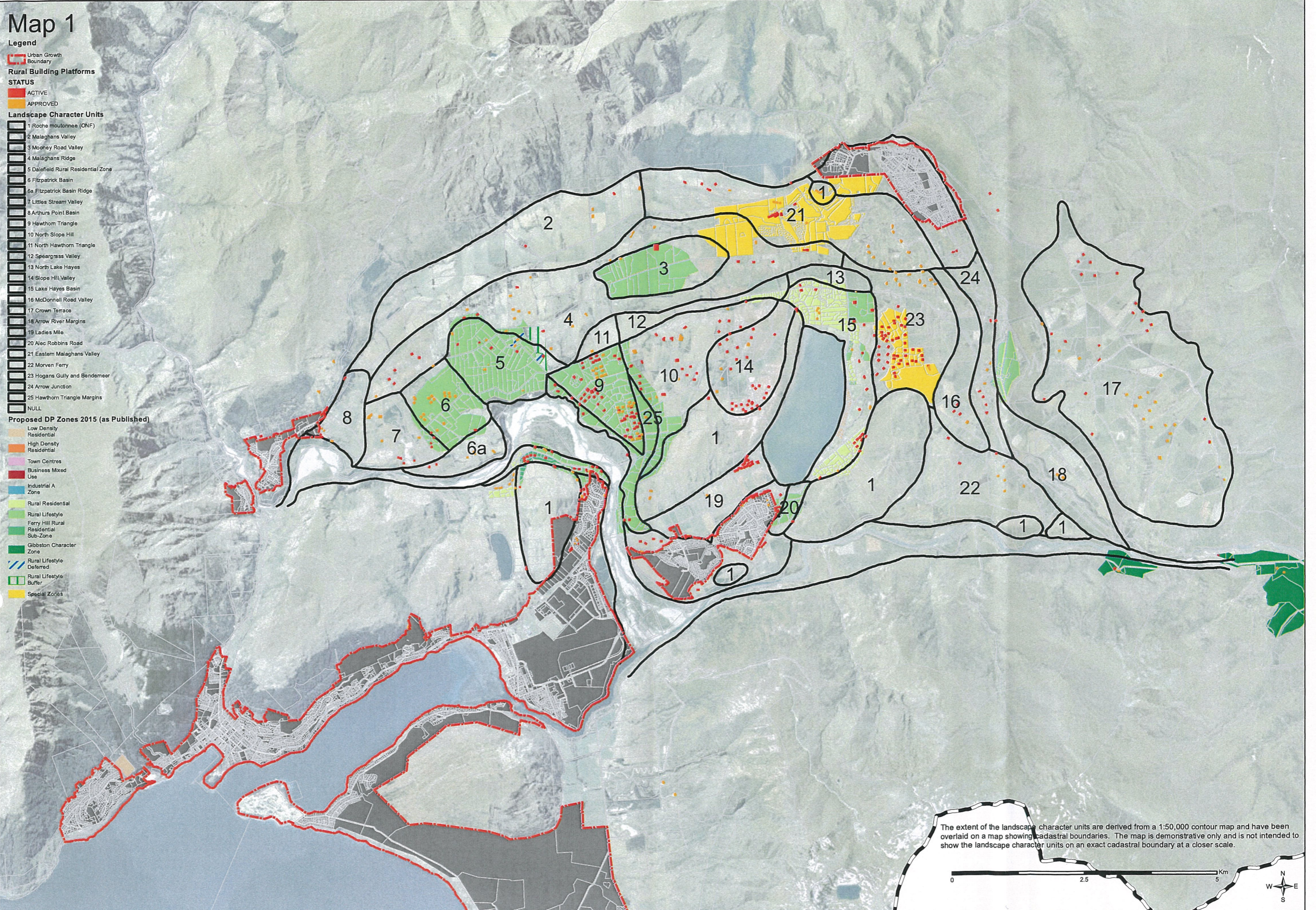
ACTIVE  
APPROVED

## Landscape Character Units

- 1 Roche moutonnee (ONF)
- 2 Malaghans Valley
- 3 Mooney Road Valley
- 4 Malaghans Ridge
- 5 Dalefield Rural Residential Zone
- 6 Fitzpatrick Basin
- 6a Fitzpatrick Basin Ridge
- 7 Littles Stream Valley
- 8 Arthurs Point Basin
- 9 Hawthorn Triangle
- 10 North Slope Hill
- 11 North Hawthorn Triangle
- 12 Speargrass Valley
- 13 North Lake Hayes
- 14 Slope Hill Valley
- 15 Lake Hayes Basin
- 16 McDonnell Road Valley
- 17 Crown Terrace
- 18 Arrow River Margins
- 19 Ladies Mile
- 20 Alec Robbins Road
- 21 Eastern Malaghans Valley
- 22 Morven Ferry
- 23 Hogans Gully and Bendemeer
- 24 Arrow Junction
- 25 Hawthorn Triangle Margins
- NULL

## Proposed DP Zones 2015 (as Published)

- Low Density Residential
- High Density Residential
- Town Centres
- Business Mixed Use
- Industrial A Zone
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Gibbston Character Zone
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zones













































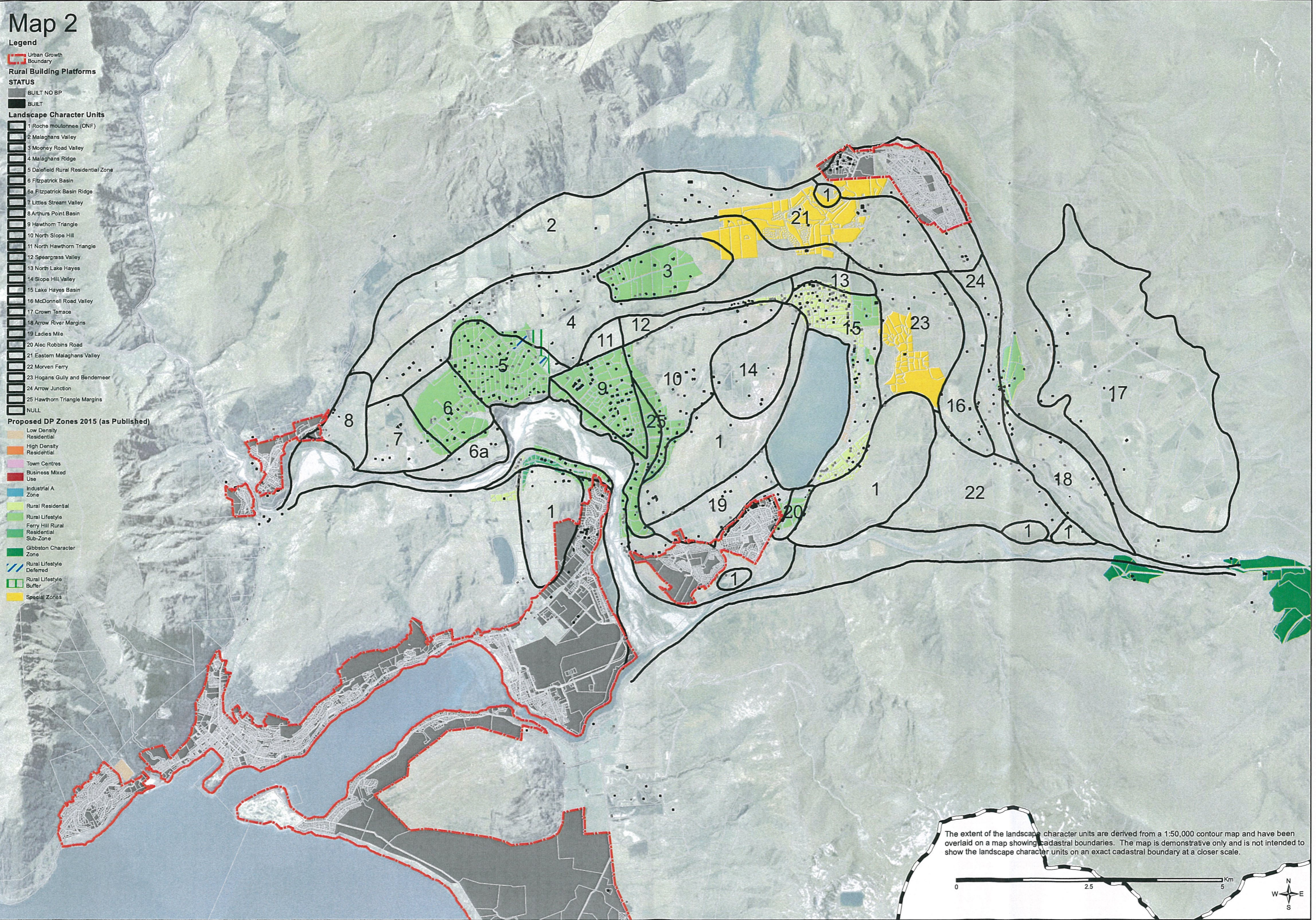
The extent of the landscape character units are derived from a 1:50,000 contour map and have been overlaid on a map showing cadastral boundaries. The map is demonstrative only and is not intended to show the landscape character units on an exact cadastral boundary at a closer scale.



# Map 2

## Legend

-  Urban Growth Boundary
- Rural Building Platforms**
- STATUS**
-  BUILT NO BP
-  BUILT
- Landscape Character Units**
-  1 Roche moutonnee (DNF)
-  2 Malaghans Valley
-  3 Mooney Road Valley
-  4 Malaghans Ridge
-  5 Dalefield Rural Residential Zone
-  6 Fitzpatrick Basin
-  6a Fitzpatrick Basin Ridge
-  7 Littles Stream Valley
-  8 Arthurs Point Basin
-  9 Hawthorn Triangle
-  10 North Slope Hill
-  11 North Hawthorn Triangle
-  12 Speargrass Valley
-  13 North Lake Hayes
-  14 Slope Hill Valley
-  15 Lake Hayes Basin
-  16 McDonnell Road Valley
-  17 Crown Terrace
-  18 Arrow River Margins
-  19 Ladies Mile
-  20 Alec Robbins Road
-  21 Eastern Malaghans Valley
-  22 Morven Ferry
-  23 Hogans Gully and Bendemeer
-  24 Arrow Junction
-  25 Hawthorn Triangle Margins
-  NULL
- Proposed DP Zones 2015 (as Published)**
-  Low Density Residential
-  High Density Residential
-  Town Centres
-  Business Mixed Use
-  Industrial A Zone
-  Rural Residential
-  Rural Lifestyle
-  Ferry Hill Rural Residential Sub-Zone
-  Gibbston Character Zone
-  Rural Lifestyle Deferred
-  Rural Lifestyle Buffer
-  Special Zones



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# Map 3

## Legend

Urban Growth Boundary

### Rural Building Platforms STATUS

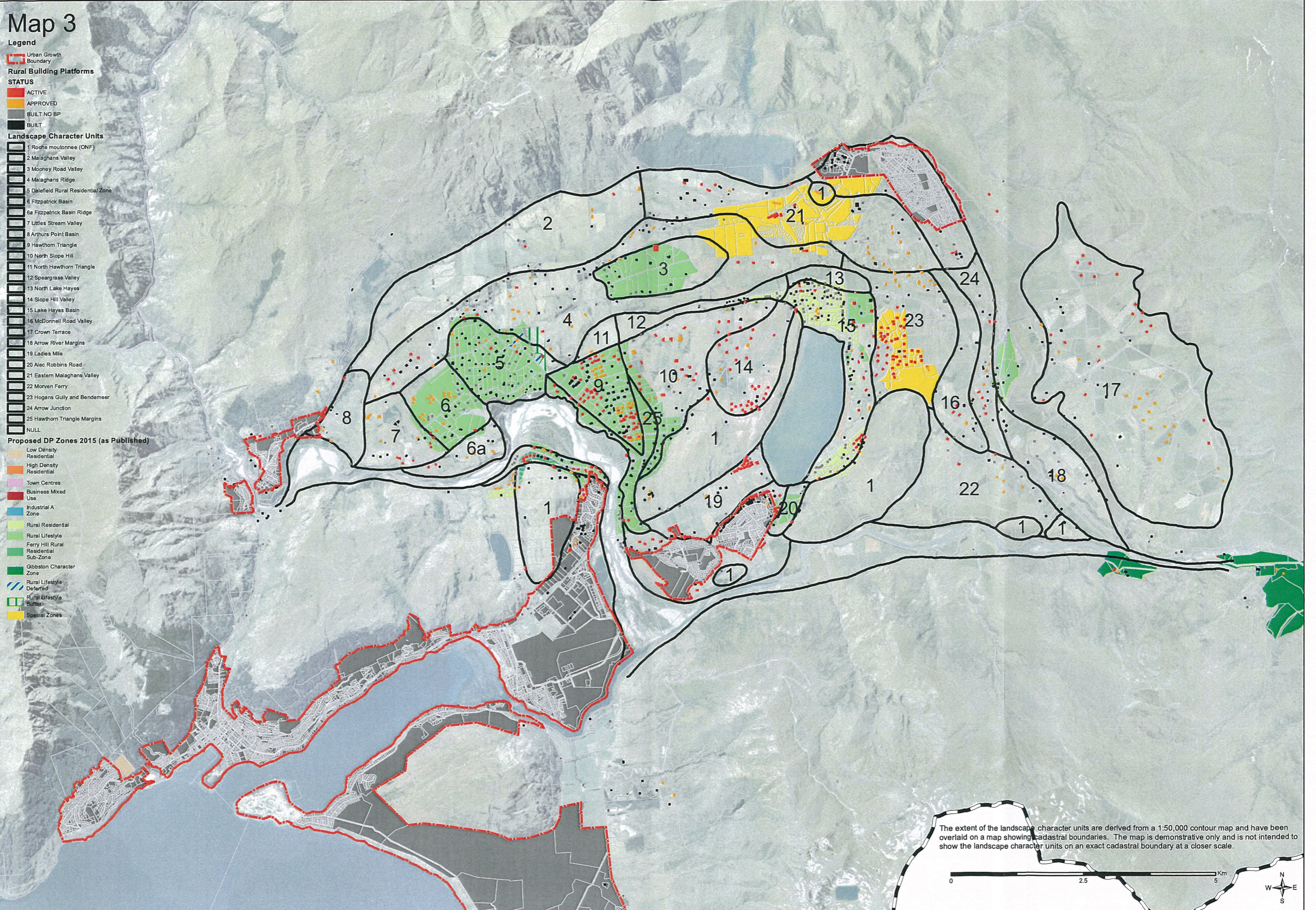
- ACTIVE
- APPROVED
- BUILT NO BP
- BUILT

### Landscape Character Units

- 1 Roche moutonnee (ONF)
- 2 Malaghans Valley
- 3 Mooney Road Valley
- 4 Malaghans Ridge
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- 6a Fitzpatrick Basin Ridge
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### Proposed DP Zones 2015 (as Published)

- Low Density Residential
- High Density Residential
- Town Centres
- Business Mixed Use
- Industrial A Zone
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Gibbston Character Zone
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zones



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