

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

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

AND

IN THE MATTER of the Queenstown Lakes Proposed
District Plan

**Statement of Evidence of
Duncan Lawrence White**

For:

Nick Mills FS 1332

Bridget Rennie FS 1207

Myffie James FS 1198

Jo Mills FS 1140

Anna Mills FS 1126

John Coe FS 1110

12 October 2016

1.0 Introduction

- 1.1 My name is Duncan Lawrence White. I hold the qualifications of a Bachelor of Science in Geography, a Diploma for Graduates and a Post Graduate Diploma in Science. Both of the latter two qualifications are in Land Planning and Development. These qualifications are all from the University of Otago.
- 1.2 I have over 13 and a half years experience as a planner. I have seven years planning experience with the Manukau City Council, including three years as a subdivision officer processing subdivision resource consent applications, followed by four years as an environmental policy planner undertaking district plan changes, policy development and the acquisition of reserves. For the past six and a half years I have lived in Wanaka and worked as a planner for Paterson Pitts Limited Partnership (Paterson Pitts) (formerly Paterson Pitts Partners (Wanaka) Ltd.). Paterson Pitts is a land development consultancy that undertakes a variety of rural and urban subdivision, resource consent applications and plan change work, primarily around Wanaka.
- 1.3 While this is a Council hearing, rather than an Environment Court process, I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014, and agree to comply with it. I can confirm that this evidence is within my area of expertise, except where I state that I have relied on material produced by other parties, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2.0 Scope of Evidence

- 2.1 This evidence has been prepared on behalf of six of the submitters who own land in the Golf Course Road area in support of their further submissions. The further submission references for these submitters are:

Nick Mills FS 1332

Bridget Rennie FS 1207

Myffie James FS 1198

Jo Mills FS 1140

Anna Mills FS 1126

John Coe FS 1110

- 2.2 These further submissions relate to the Large Lot Residential Zone (LLRZ) and support the proposed reduction in the minimum lot size from 4,000m² to 2,000m² in this zone.
- 2.3 In preparing this evidence I have reviewed the Section 32 Evaluation Report for Chapter 11 – Large Lot Residential Zone, relevant submissions and evidence from some submitters, and associated evidence from Mr Ulrich Glasner on infrastructure and Mr Garth Falconer on urban design. I have also produced evidence for submitter #812 (Land & Infrastructure Management Ltd) in relation to the Large Lot Residential Zone (LLRZ) on the southern side of Aubrey Road.
- 2.4 In this evidence all references to the Act or the RMA are to the Resource Management Act 1991.

3.0 Minimum Lot Size

- 3.1 The recommendation to amend the minimum lot size in the Large Lot Residential zone from 4,000m² to 2,000m² in the Golf Course Road and Ballantyne Road area is specifically supported. Also supported is the recommendation to allow development to a density of 2,000m² along the north-side of Aubrey Road and south of Aubrey Road.
- 3.2 In the Golf Course Road and Ballantyne Road area, Council's evidence on urban design and infrastructure is supported. Statements in the Section 42A report that this LLRZ area is within a walkable distance from the Wanaka Town Centre, surrounded by recreational, commercial, industrial and residential uses to the extent that the area is no longer rural in character are supported. Also supported is the statement that "*the potential increased density would not result in any adverse effects on the character and amenity of the area*" (para 9.40).
- 3.3 For these reasons the recommendation to reduce the minimum site area in the Golf Course Road and Ballantyne Road area is supported.