

**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

**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 12th 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 500m².

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

12th May 2016