

Before the Queenstown Lakes District Council

---

In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District Proposed District Plan Hearing  
Stream 13 Queenstown Mapping and Rezoning

And                            Submission 338 Middleton Family Trust

**SUMMARY EVIDENCE of WARWICK PETER GOLDSMITH for**

Oasis in the Basin Association (#1289)

Dated 17 August 2017

**Solicitors:**

Maree Baker-Galloway | Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson  
lloyd.**

- 1 This Summary Evidence is given in relation to my Evidence in Chief dated 9 June 2017 and my Rebuttal Evidence dated 7 July 2017.
- 2 In my EIC I identify the location of our family home. Our property is not affected in any way by the development proposed in the Middleton Submission. My interest in this hearing is limited to the values and potential of Lake Johnson as a peaceful oasis in the middle of the Wakatipu Basin.
- 3 Those values and potential are detailed in my EIC. Many people visit Lake Johnson, and some do so on a regular basis, to enjoy the existing peaceful ONL values of Lake Johnson and its surrounds.
- 4 While the lack of pegs or poles on the ground makes it difficult to ascertain the exact extent of potential development, there is no doubt that the extent of LDR development proposed in Mr Geddes' Rebuttal Evidence would result in houses overlooking, and clearly visible from, much of the surface of Lake Johnson and the public esplanade reserve at the northern end of Lake Johnson. This is demonstrated in the photographs attached to my Rebuttal Evidence. I believe that development would significantly adversely affect the ONL values, and the experiences of people enjoying those ONL values while visiting Lake Johnson.
- 5 The Wakatipu Basin is increasingly being developed and will continue to be developed to a significant extent. I believe it is very important that some areas in close proximity to people who live in and visit the Wakatipu Basin, with values such as the ONL values of Lake Johnson and its surrounds, should be protected for the benefit of existing and future generations.
- 6 I believe that construction of the proposed roading link from the Hawthorne Drive Roundabout to the high point in the proposed LDR zone would create a significant scar in the ONL landscape which would be clearly visible from many public and private vantage points to the south.
- 7 Oasis has no difficulty with development of those areas of land subject to the Middleton Submission which are not located in the ONL and which are areas of terrace very suitable for development. Those areas actually comprise most of the Middleton land subject to the Middleton Submission (almost all of the ONL land subject to the Middleton Submission is owned by the Hansen Family Partnership). Oasis would encourage the zoning of that non-ONL land if provision is made to ensure public access from Tucker Beach Road to the public esplanade reserve at the northern end of Lake Johnson in order to encourage a greater degree of access to, and enjoyment of, Lake Johnson. My Rebuttal Evidence contains suggested provisions to achieve that outcome.
- 8 I support Rural Residential development of these non-ONL terraces for the following reasons:

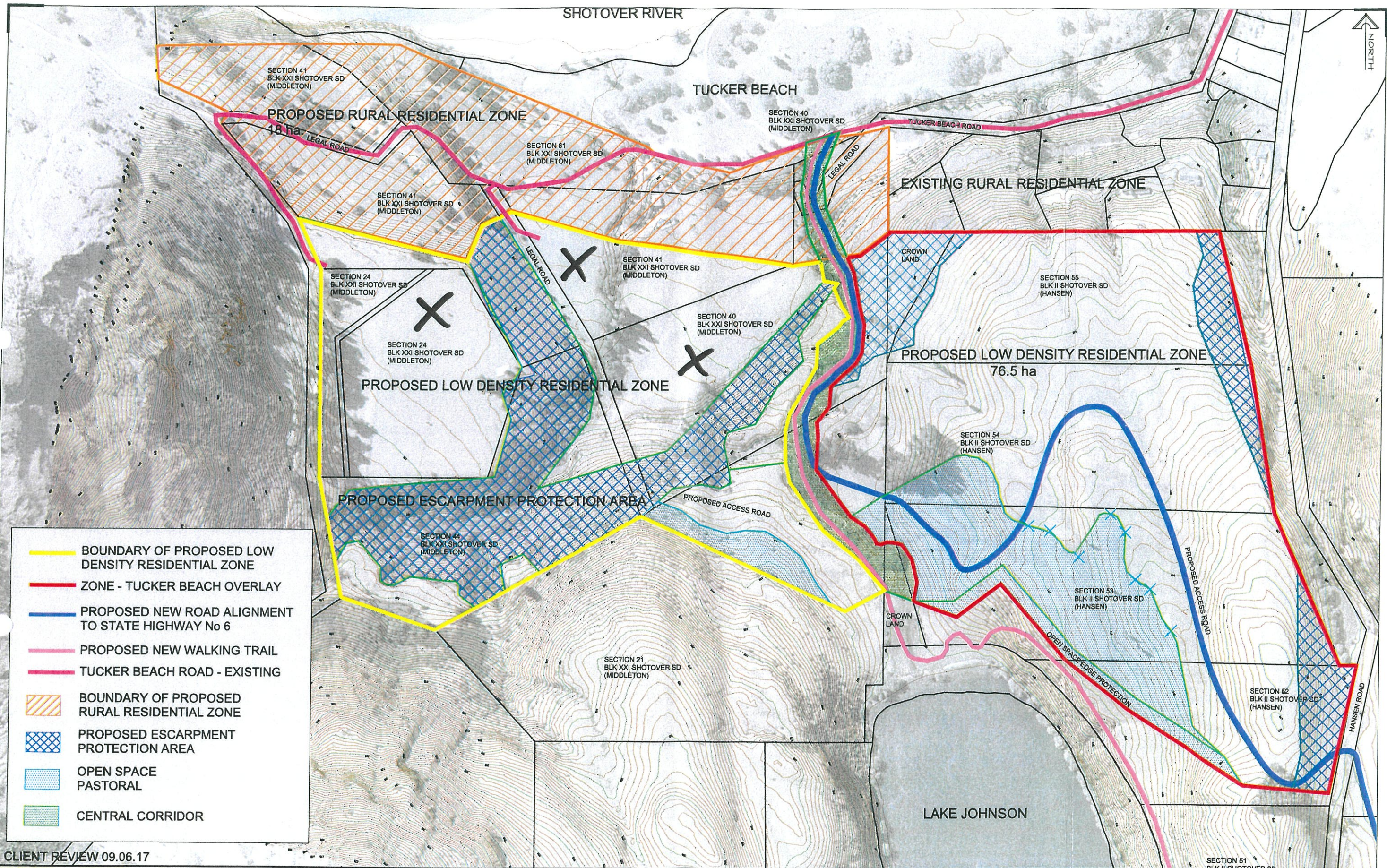
- (a) That development density addresses the sewage disposal constraint identified in Council's infrastructure evidence because onsite disposal is easy to achieve on 4,000m<sup>2</sup> lots, particularly on terraces such as those terraces;
  - (b) The small amount of traffic which would be generated by RR zoning and development of the non-ONL Middleton land would have limited impact on the Tucker Beach Road/SH6 intersection, thereby addressing that difficulty with the Middleton Submission.
- 9 I note that Dr Marion Read supports some development of the non-ONL land adjoining and adjacent to Tucker Beach Road, but at a Rural Lifestyle density (2ha average) rather than Rural Residential density (4,000m<sup>2</sup> minimum). I disagree with that because I believe RL density is an inefficient use of land suitable for rural living development.

#### **Response to Middleton Presentation**

- 10 At paragraph 17 of her Legal Submissions, Ms Macdonald records a key concern for the Submitter "...that a significant proportion of development opportunities are located in more dispersed high priced areas that do not cater for a growing proportion of the residential population...".
- 11 In my opinion that outcome is exactly what would occur if this ONL land were to be rezoned LDR.
- 12 When answering a question from the Commission Mr Geddes, in relation to the NPSUDC, commented on ownership of land and made a statement to the effect that a part of the Council's identified 'realisable capacity' is reliant on only a few landowners releasing land for development, and he commented that that is "...obviously a mistake".
- 13 In my opinion what the Middleton Submission proposes is a continuation of exactly that pattern, bearing in mind that the majority of the ONL land is owned by the Hansen Family Partnership. The Hansen Family is a long time farming family in the Wakatipu Basin. The Submitter Middleton will have no control over development or release of this land if it is zoned LDR. There is no evidence from the landowner as to any intention to develop. There is no basis for any assumption that the land will be developed and realised any faster than other land in a similar kind of ownership.
- 14 Mr Geddes made two or three references to having to "climb over a gate" to be able to enjoy the public access down to Lake Johnson. That is about to be remedied by the installation of either a stile or a self-closing pedestrian gate. That work would have been undertaken by now except that it is a small item of work which is stuck in a contractor's 'to do list'.

**Dated this day 17 August 2017**

**Warwick Peter Goldsmith**



CLIENT REVIEW 09.06.17

**Clark Fortune McDonald & Associates**  
 Licensed Cadastral Surveyors - Land Development - Planning Consultants  
 309 Lower Shotover Road, P.O. Box 553 Queenstown  
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz  
 Shop 2, Otago House, 475 Moray Place, P.O. Box 5960  
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By

### PLAN OF PROPOSED LOW DENSITY RESIDENTIAL ZONE AND RURAL RESIDENTIAL ZONE, AND NEW ACCESS ROADING

Client	Surveyed	Signed	Date	Job No.	Drawing No.
MIDDLETON FAMILY TRUST	NM	Signed	15.10.15	11439	02
	Drawn	Signed	Date	Scale	1:2500 @ A1
	NM	Signed	15.10.15	1:5000 @ A3	
	Designed	Signed	Date	Datum & Level	
	NM	Signed	15.10.15	Mt Nic 2000 & MSL	A

Notes:  
 All dimensions shown are in meters unless shown otherwise.  
 Any person using Clark Fortune McDonald drawings and other data accepts the risk of:  
 - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.  
 - Ensuring the information is the most recent issue.  
 - Copyright on this drawing is reserved.