

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

IN THE MATTER

of the Resource Management Act 1991

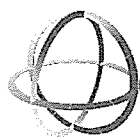
AND

IN THE MATTER OF

Queenstown Lakes Proposed District Plan – Upper Clutha  
Mapping

**SUMMARY OF EVIDENCE OF SCOTT SNEDDON EDGAR  
ON BEHALF OF JACKIE REDAI & OTHERS (SUBMITTER #152)**

**1<sup>ST</sup> June 2017**



**SOUTHERN LAND**

SURVEYING | PLANNING | LAND DEVELOPMENT

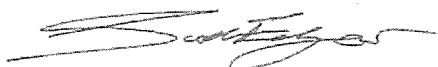
- 1.1 My name is Scott Edgar. I am a Resource Management Planner with Southern Land Ltd and have been engaged by Jackie Redai & Others to provide expert planning evidence in relation to their submission (#152). The following is a summary of my evidence in chief which was pre-logged on 4<sup>th</sup> April 2017.
- 1.2 The submitters comprise a group of seven land owners who collectively own Rural General zoned land to the west of Riverbank Road and to the north of Orchard Road in Wanaka. Following encouraging discussions with Council at the District Plan Review drop in sessions the land owners came together to lodge a submission seeking that their properties, along with two neighbouring properties, are rezoned from Rural to Rural Residential.
- 1.3 The submission site comprises Lots 1 to 9 DP 300773 resulting in a total area of 38.8 hectares. The site is generally flat and vegetated in pasture grass, poplar shelter belt planting and landscaping associated with existing residential development. Eight of the nine properties include existing dwellings and associated accessory buildings and the currently undeveloped property (Lot 7) includes an approved residential building platform. Lot 1 also includes an existing berry farm and visitor accommodation activity and Lot 8 includes an existing vineyard.
- 1.4 The land in the immediate vicinity of the submission site includes 13.3 hectares of Low Density Residential and 2.5 hectares of Industrial B zoned land to the north west which was recently rezoned as part of Plan Change 46. In addition the land on the eastern side of Riverbank Road is zoned Rural Lifestyle however topographic and flood hazard constraints on this land have resulted in all residential dwellings being located on the narrow terrace edge immediately adjacent to Riverbank Road such that, when viewed from Riverbank Road and the submission site, the Rural Lifestyle zoned land appears to have a much higher density of residential development (approximately 1 dwelling per 3000m<sup>2</sup>) than the Rural Lifestyle zone provides for.
- 1.5 Consequently the submission site comprises an anomalous pocket of Rural zoned land which has an established character more akin to the rural living zones and which is located between Low Density Residential and Industrial B zoned land to the north west and part of the Rural Lifestyle zone to the south east that has the appearance of being particularly densely developed. In addition the submission site is located adjacent to the proposed Urban Growth Boundary, within the Wanaka water and wastewater scheme boundaries and reasonably close to Three Parks (1km), the Ballantyne Road industrial areas (500m) and central Wanaka (2.4km).
- 1.6 As outlined in my evidence I consider that the relief sought generally aligns with the provisions of the National Policy Statement on Urban Development Capacity and is generally consistent with the provisions of the Operative Regional Policy Statement and is not contrary to the Proposed Regional Policy Statement.
- 1.7 I consider that the higher order provisions of the Proposed District Plan, being the objectives

and policies contained in Strategic Direction, Urban Development and Landscapes Chapters, are appropriate and I consider that the relief sought is generally consistent with those provisions.

- 1.8 While the owners of Lots 8 and 9 did not wish to be part of the group submission the group understood that they did not oppose the proposed rezoning. A further submission was however made by the owner of Lot 8, Mr. Ian Percy (Further Submitter #1136), relating to potential reverse sensitivity effects on his existing vineyard operation. I understand however that Mr. Percy has withdrawn his submission. In addition a further submission was received from Orchard Road Holdings Limited (Further Submitter #1013) seeking that the Redai submission be rejected unless Plan Change 46 is made operative. Plan Change 46 has since been made operative and consequently I understand that the further submission of Orchard Road Holdings Ltd falls away.
- 1.9 With regard to reverse sensitivity effects on Mr. Percy's vineyard operation farming activities are provided for as a permitted activity in the Rural Residential zone and the Proposed District Plan noise limits provide a higher noise limit for the operation of frost fans. In addition the objectives and policies of the Rural Residential zone acknowledge that farming activities (with associated noise, dust, odour and vehicle movements) form part of the rural environment. As such I consider that reverse sensitivity effects are limited to Mr. Percy's ability to use a helicopter for frost fighting in the event that his frost fan breaks down. Given that Mr. Percy has withdrawn his further submission opposing the proposed rezoning it appears that he is satisfied that the rezoning will not result in significant adverse reverse sensitivity effects.
- 1.10 In terms of landscape effects associated with the proposed rezoning I note and accept Ms. Mellsop's opinion that the rezoning would result in a loss of the remaining rural character and blur the distinction between urban and rural areas. I consider however that the existing development on the submission site and the existing and zoned development in the immediate vicinity results in an established character that is not entirely rural. I therefore consider that while some rural character may be lost the existing character is already somewhat compromised when compared to other parts of the Rural Zone. In addition while I agree that the distinction between urban and rural will not be as pronounced as it would be under the Rural Zone I consider that the transition from urban to rural will still be noticeable and appropriate.
- 1.11 I note that the Rural Residential and Rural Lifestyle Chapter of the Proposed District Plan directs those zones to locate on the periphery of urban areas and I consider that the proposed rezoning will provide additional rural living opportunities in close proximity to urban Wanaka.
- 1.12 I note that Ms. Mellsop is of the opinion that it would be appropriate, from a landscape perspective, to rezone the submission site as Rural Lifestyle rather than the proposed Rural Residential zoning. While a Rural Lifestyle zoning would provide some scope for further development of the submission site that scope is limited given the existing land areas and

boundaries. Only 5 of the existing properties (Lots 2, 7, 6, 8 and 9) exceed 4 hectares in area and as such the remaining 4 properties could not comply with the average lot size for the Rural Lifestyle Zone of 2 hectares.

- 1.13 In his evidence relating to infrastructure Mr. Glasner opposes the proposed rezoning on the basis that it would create an expectation that services would be extended and upgraded to serve the proposed zoning. While the submission site is within the Wanaka water and wastewater scheme boundaries there is scope for rural residential development to be self-sufficient in terms of servicing. Alternatively I consider there is scope for services to be extended and, if necessary, upgraded to serve the submission site at such time as a subdivision is proposed. I consider that either option is likely to encourage the submitters to work collaboratively which would lead to a design led approach as the submission site, or parts of the submission site are developed.
- 1.14 Similarly I consider that a design led approach could be utilised to ensure that suitable roading and vehicle crossings are constructed at the time of subdivision such that adverse effects on the safety and efficiency of Riverbank Road and Orchard Road are minimised.
- 1.15 Overall I consider that the relief sought will not result in significant adverse reverse sensitivity effects and that the rural character of the submission site is already somewhat compromised through existing and zoned development both on and adjacent to the site. I consider that while services may not be immediately available to the submission site the site is within the water and wastewater scheme boundaries and any servicing constraints are likely to encourage a collaborative, design led approach at such time as the land is developed. Such an approach would also allow for roading and vehicle crossings to be designed to minimise effects on the existing road network.
- 1.16 I consider that the objectives and policies of the Proposed District Plan, as they relate to landscapes, rural living and urban development, are the most appropriate means of achieving the purpose of the Act and that the relief sought is the most appropriate means of achieving those objectives.
- 1.17 I consider that the relief sought is consistent with Section 5 of the Act and has appropriate regard to the relevant Section 7 matters. I therefore consider that the relief sought by Jackie Redai & Others, being the rezoning of the submission site as Rural Residential, achieves the purpose of the RMA.



Scott Sneddon Edgar  
1<sup>st</sup> June 2017

**From:** Ian Percy <[ian@aitkensfolly.com](mailto:ian@aitkensfolly.com)>

**Subject:** Re:

**Date:** 8 April 2017 at 5:25:31 PM NZST

**To:** Jools Hall <[info@wayuphigh.co.nz](mailto:info@wayuphigh.co.nz)>

Hi Jools

Just to keep you in the loop, I called QLDC on Friday to inform them that we didn't oppose the submission (and the other Riverbank Rd one). Not sure I talked to the right person (the duty planner, James) but he's taken all the details to pass on to the policy team, whoever they are. Hopefully they'll call back next week with how to make it 'official' rather than verbal, but the ball's rolling.

Cheers

Ian



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

Appendix C: Wanaka Recreation Map

