

**Matthew Suddaby, for Dan Fountain - Summary of Evidence, 23 May 2017  
Upper Clutha - Hearing Stream 12  
Submissions 33, 448**

**Scope of Evidence**

1. I represent submissions made by my client, Mr Dan Fountain, and by myself in relation to proposed rezoning within the Upper Clutha area of the Proposed District Plan (PDP).
2. This evidence discusses the extension of the LDR zone, in particular relating to the extension over the developed and undeveloped land to the west of Meadowstone and in the vicinity of Old Station Ave, Wanaka. This land is located within Map 22 of the District Plan maps. (Refer figure 1)
3. The land is currently zoned Rural Lifestyle, and the proposed zoning is Low Density Residential. (Refer figure 2)
4. Mr Fountain is a director in the company which owns Lot 1 DP300273 which is subject to the proposed change in zoning. (Refer figure 3)
5. My review of Council officer reports is that there are currently no recommendations to amend the PDP zoning from Low Density Residential.

**Low Density Residential Land**

6. I support the extension of the LDR zone as proposed and consider that it is efficient use of land as identified with the Urban Growth Boundary. It fits well with the concentric zoning model which has been adopted by the current plan, and looks to be continued with the proposed plan.
7. The Keliher Drive & Old Station Ave area has been progressively developed in line with current LDR standards via non-complying subdivision applications due to its Rural Lifestyle zoning. This was the result of a long process involving consultation, application, public notification, hearing and a decision issued in August 2001. At the time there was some concern about the change in density, however, almost 16 years later, the low density residential environment is well and truly established over the vast majority of the site.
8. RM000760 and subsequent subdivision applications have included non specific land use consents to erect residential dwellings on each property. The consent notices attached to each title add unnecessary complexity to any future planning application. In addition to the expected costs of applying for consent, additional legal costs are incurred to register the altered consent notice on the title. This is an inefficient method of development wasting valuable time and resources for Council and the landowners involved.

### Lot 1 DP 300373

9. Lot 1 DP 300373 is a 1.08ha parcel of land fronting Old Station Ave. It is currently undeveloped. There is a QLDC reserve, protecting historic trees between the north west boundary and Mt Aspiring Road. Preliminary subdivision plans prepared by my company suggest this site could accommodate 12-15 houses if developed in accordance with current low density residential rules.
10. The application of LDR site and zone standards over this land as proposed is a practical and sensible outcome. It would be illogical to retain a pocket of rural land within the surrounding LDR zones that already exist in the District Plan.
11. The proposed zone change to LDR utilises land and infrastructure in an efficient manner. Service connections to water, wastewater and stormwater are available as an appropriate and logical extension to the services nearby. Roading infrastructure is also in place for future extension. I have attached a map indicating the existing Council service infrastructure within the immediate area. (Figure 4)
12. Preliminary geotechnical investigations carried out by Geosolve Limited on the site have found no geotechnical issues that would prevent Lot 1 DP 300373 being developed with residential buildings. Natural hazards such as alluvial fan, liquefaction and seismic activity were identified, however Geosolve has confirmed that these can be mitigated by appropriate detailed subdivision engineering design.
13. There is growing demand from both tourists and the local population for accommodation in close proximity to both the lake and central Wanaka. It is important that the District Plan review rezones this parcel as it is one of the few greenfield undeveloped parcels of land within walking distance from the town centre.
14. I support the extension of the LDR zone as one of the methods to promote efficient use of Wanaka's infrastructure, and to minimise the effects of Urban Sprawl. This, combined with the small increase in density as proposed by the revised LDR rules, will enable more people to live in close proximity to the CBD.

### Conclusion

15. Lot 1 DP 300373 is ideally located to be rezoned as low density residential land. It's natural hazards can be appropriately mitigated, it can be easily connected to Council's urban infrastructure, and it is within close proximity to the CBD. It is surrounded on three sides by similarly developed land, and I unreservedly support Council's view that it is a logical extension of the Low Density Residential zone.