

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 THE FOLLOWING FURTHER SUBMITTERS:

CRESCENT INVESTMENTS LIMITED (FURTHER SUBMISSION #1311)

AND

KIRIMOKO PARK RESIDENTS ASSOCIATION INCORPORATED (FURTHER SUBMISSION #1326)

23rd May 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 Crescent Investments Limited and the Kirimoko Park Residents Association Inc. to provide expert planning evidence in relation to their further submissions (#1311 and #1326) in opposition to the submissions of Alistair Munro (#3) and Wanaka Central Developments Ltd (#326). The following is a summary of my evidence in chief which was pre-lodged on 4th April 2017.

Submission #3 – Alistair Munro

- 1.2 The submission of Alistair Munro seeks the removal of the Building Restriction Area, which was established as part of Plan Change 13, from Proposed Planning Map 20 and the rezoning of the underlying land from Rural to Large Lot Residential. The Building Restriction Area and Rural General Zoning covers the upper parts of eight properties and comprises a total area of approximately 14.0 hectares. The land to which Mr. Munro's submission relates (being parts of Lot 99 DP 485973 and Lots 4 and 5 DP 300734) comprises approximately 3.0 hectares and the relief sought would provide for the construction of up to 8 residential dwellings (based on the LLRZ minimum lot size of 4,000m²).
- 1.3 The Building Restriction Area and underlying Rural Zoning was an integral part of Plan Change 13 and enabled the rezoning of the remainder of the Kirimoko Block from Rural General to Low Density Residential while protecting the landscape values of the more elevated parts of the block and providing separation between the Low Density Residential zone and the existing and future dwellings along Peak View Ridge.
- 1.4 Ms. Mellsoy has found in her evidence that the Building Restriction Area and underlying Rural Zoning is still important in terms of protecting the elevated parts of the Kirimoko basin (being a visually prominent and geologically significant terminal moraine ridge) and providing a natural backdrop and edge to urban development.
- 1.5 I adopt Ms. Mellsoy's opinion in this regard and while I accept Mr. Glasner and Ms. Banks opinions that the rezoned land could be appropriately serviced and accessed I consider that the relief sought would inappropriately compromise landscape, visual amenity and open space values and that such effects are not outweighed by the contribution the rezoning would make to the availability of residential land. I therefore agree with Mr. Barr that the submission of Alistair Munro should be rejected and that the Building Restriction Area and underlying Rural zoning should be retained as notified.

Submission #326 – Wanaka Central Developments Limited

- 1.6 The submission of Wanaka Central Developments Limited seeks that parts of Lots 9 and 10 DP 300374, which are zoned Low Density Residential under the notified Proposed District Plan, are rezoned as Medium Density Residential.
- 1.7 While I accept the opinions of Mr. Glasner and Ms. Banks that the land could be appropriately serviced and accessed and agree in principle with the submitter that increased residential density and compact urban forms are appropriate within Wanaka's urban areas and on greenfield sites in particular I consider that the Low Density Residential Zone provisions as notified effectively provide for higher densities and a compact urban form while retaining an appropriate degree of consistency with existing residential development in the wider area.
- 1.8 I therefore agree with Mr. Barr that the submission of Wanaka Central Developments Limited should be rejected with the Low Density Residential zoning being retained as notified.
- 1.9 In his s42A report Mr. Barr points out that it is unclear whether the submitter seeks the removal of the Building Restriction Area from the upper part of Lot 9. I note that the submission relates specifically to the parts of Lots 9 and 10 that are zoned Low Density Residential under the PDP. The upper part of Lot 9, to with the Building Restriction Area is applied has an underlying Rural zoning. Consequently I consider that the submission does not relate to the Rural zoned land or the Building Restriction Area. In any case I agree with Mr. Barr and Ms. Mellsop that the Building Restriction Area and underlying Rural zoning should be retained as notified.



Scott Sneddon Edgar

23rd May 2017