

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER

of the Resource Management Act 1991

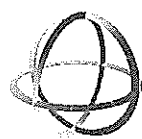
AND

IN THE MATTER OF

Queenstown Lakes Proposed District Plan – Queenstown
Mapping Hearing

SUMMARY OF EVIDENCE OF SCOTT SNEDDON EDGAR
ON BEHALF OF LAND INFORMATION NEW ZEALAND (SUBMITTER #661)

24th August 2017



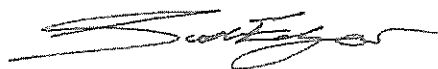
SOUTHERN LAND

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- 1.1 My name is Scott Edgar. I am a Resource Management Planner with Southern Land Ltd and have been engaged by Land Information New Zealand (LINZ) to provide expert planning evidence in relation to their submission (#661). The following is a summary of my evidence in chief which was pre-lodged on 9th June 2017.
- 1.2 Since my evidence was lodged Council have provided rebuttal evidence from Dr. Read (landscape), Mr. Watts (geotech), Ms. W. Banks (traffic) and Ms. K. Banks (planning). I have read Council's rebuttal evidence and will address relevant points within this summary. I have also had the benefit of the evidence and summaries of Mr. Baxter and Mr. Bryant in preparing my evidence in chief and this summary.
- 1.3 The submission site (Section 2 SO 448337) comprises 6.7 hectares of land between Peninsula Road and Kingston Road (SH6) at Frankton.
- 1.4 The site is currently zoned Rural General under the Operative District Plan and, while it falls within the proposed Urban Growth Boundary, is zoned Rural and identified as forming part of an Outstanding Natural Landscape in the Proposed District Plan.
- 1.5 In its submission LINZ sought the realignment of the ONL line to follow the proposed Urban Growth Boundary and the rezoning of the site as Low Density Residential subject to the inclusion of a structure plan and location specific provisions.
- 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 and Proposed Regional Policy Statements.
- 1.7 I consider that the higher order and district wide provisions of the Proposed District Plan, including the objectives and policies contained in the Strategic Direction, Urban Development, Landscapes and Natural Hazards Chapters, are appropriate and I consider that the relief sought will assist in achieving those objectives and policies.
- 1.8 With regard to landscape effects Mr. Baxter and Dr. Read are in agreement that the ONL line can be realigned to follow the Urban Growth Boundary such that the submission site is removed from the ONL and that the rezoning of the site is appropriate. Dr. Read considers that, from a landscape perspective, the site could accommodate a High Density Residential zoning and that the proposed structure plan and location specific provisions are unnecessary.
- 1.9 I understand that Mr. Baxter generally agrees with Dr. Read but considers that provisions should be made to maintain landscape buffers along Peninsula Road and Kingston Road.
- 1.10 I adopt the opinions of Dr. Read and Mr. Baxter in this regard and consider that, from a landscape perspective, the submission site could accommodate a broader application of the LDR zone or a more intensive High Density Residential zoning.

- 1.11 In terms of the provision of landscape buffers along Peninsula and Kingston Roads I note that Mr. Bryant has recommended the formation of a 2m high protection bund along the Peninsula Road boundary of the site at the time the land is developed and I consider that such a protection bund could incorporate landscape planting to provide the buffer strip that Mr. Baxter recommends. In addition I note that Kingston Road (being a State Highway) is a limited access and as such access is unlikely to be available from the Kingston Road frontage of the site. I therefore consider that access constraints, combined with the topography of the site as it adjoins Kingston Road, may result in built development being setback from Kingston Road with an appropriate landscape buffer being the likely result.
- 1.12 In her rebuttal evidence, which relies on the evidence of Mr. Watts, Ms. K. Banks states that she considers that it has not been adequately demonstrated that rezoning the site would not significantly increase the risks of natural hazards, that hazards can be appropriately avoided or mitigated or that mitigation can be provided on site.
- 1.13 In his summary of evidence Mr. Bryant has provided further detail on the nature and extent of natural hazards on and in the vicinity of the site and the risk that those hazards are likely to pose to future development. In addition Mr. Bryant has outlined some mitigation measures that can be undertaken on site. I adopt Mr. Bryant's opinions in this regard and consider that natural hazards do not pose a significant or unacceptable risk to development on the site and that they can be appropriately mitigated on site at the time the land is developed.
- 1.14 I do not agree with Mr. K. Banks in her opinion that the rezoning of the submission site would set an expectation that a specific density of development could be achieved across the entirety of the rezoned area. Section 106 of the RMA provides Council with the ability to consider natural hazards when assessing any subdivision regardless of zoning and this is specifically stated at 27.11 of the Subdivision & Development Chapter of the Proposed District Plan. In addition the Low and High Density Residential Chapters of the Proposed District Plan specifically draw attention to the District Wide chapters which include Chapter 28 – Natural Hazards. Further the Low and High Density Residential rules (7.4.10.2 and 9.4.4) trigger restricted discretionary activity consents for more than two (LDR) or three (HDR) residential units per site and in each case the matters over which Council's discretion is restricted to include the avoidance or mitigation of risks posed by natural hazards.
- 1.15 I therefore consider that the Proposed District Plan appropriately acknowledges that parts of the residential zones may be subject to natural hazards and that hazards will be addressed at either subdivision or land use consent stage. Consequently I consider that rezoning the submission site would not create an expectation that the entirety of the site could be developed to the full extent that the zoning provides for.

- 1.16 With regard to servicing I note that Mr. Glasner does not oppose the relief sought by LINZ nor does he oppose the relief sought by Winton Partners (#533) which seeks the rezoning of the submission site to a range of zones including HDR or BMU. I therefore consider that servicing is not a constraint that should preclude rezoning of the submission site.
- 1.17 In terms of access Ms. W. Banks recommended that a traffic assessment be undertaken to assess the effects of additional traffic on the Peninsula Road / Kingston Road intersection. While a traffic assessment has not been undertaken I consider that the relief sought by LINZ or a more intensive rezoning of the submission site is, in the context of the existing and zoned development along Peninsula Road and Kingston Road to the south east, unlikely to result in significant adverse effects on the Peninsula Road / Kingston Road intersection. I note also that Ms. W. Banks did not raise similar concerns in relation to the Mee submission (#429) which seeks to rezone land in the immediate vicinity of the submission site from LDR to HDR.
- 1.18 While the submission of LINZ sought the rezoning of the site as Low Density Residential subject to the inclusion of a structure plan and location specific provisions there has been discussion in the evidence of Dr. Read and Ms. K. Banks as to whether the site would be more appropriately zoned High Density Residential. While Ms. K. Banks has moved away from this position in her rebuttal evidence I understand that is due to uncertainty around natural hazards and the extent to which the site would be developable. Based on the opinions of Mr. Bryant I consider that natural hazards do not pose a significant risk to future development and that any such risk can be appropriately mitigated on site without compromising the overall development of the land.
- 1.19 I consider that the relief sought by LINZ is not inappropriate. That being said I consider that a less restrictive application of the Low Density Residential zone (i.e. without any structure plan or location specific provisions) or rezoning to High Density Residential would result in a more efficient use of land within the Urban Growth Boundary and assist in achieving the objectives of the NPSUDC to a greater extent. Given that there do not appear to be landscape issues standing in the way of a more intensive zoning and that natural hazards can be appropriately addressed I consider that the structure plan and location specific provisions put forward in the submission are unnecessary and a more intensive zoning would be appropriate, noting that the hazard mitigation and topographic and access constraints of the site are likely to achieve the outcomes sought by Mr. Baxter at the time the land is developed.
- 1.20 I consider that the submission of Winton Partners, which relates to the same site as the LINZ submission and sought rezoning to LDR, MDR, HDR or BMU, provides scope to apply a more intensive zoning to the site.



Scott Sneddon Edgar
24th August 2017