

**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 (Stage 1) Chapter 7: Low Density  
Residential

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Evidence of Matthew John Suddaby, Surveying Consultant, on behalf of Submitters:

33 Dan Fountain  
448 Matt Suddaby, C. Hughes & Associates Ltd

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## **Introduction**

1. My name is Matthew Suddaby and I am a Surveying Consultant, based in Wanaka. I have over 20 years of experience in surveying and resource management since graduating from the University of Otago with a Bachelor of Surveying Degree.
2. I am a Director of C. Hughes & Associates Ltd. In addition to subdivision developments in the Queenstown Lakes District, I have been involved with resource management applications in the Central Otago, Westland and Mackenzie Districts.
3. I am a Registered Professional Surveyor, and am a member of the Consultants Division of the New Zealand Institute of Surveyors.
4. I have read the Code of Conduct for Expert Witnesses set out in the Environment Court Consolidated Practice Note and agree to comply with it. This evidence is within my area of expertise and I confirm I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.

## **Scope of Evidence**

5. I represent submissions made by my client, Mr Dan Fountain, and by myself in relation to the Low Density Residential (LDR) Chapter 7 of the Proposed District Plan (PDP).
6. This evidence discusses the extension of the LDR zone, in particular relation 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)
7. The land is currently zoned Rural Lifestyle, and the proposed zoning is Low Density Residential. (Refer figure 2)
8. 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)

## **Low Density Residential Land**

9. 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.
10. 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.

11. 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, as any variance to the specified rules currently requires a discretionary consent to alter a consent notice condition. This includes simple breaches such as building height, recession planes or setback infringements. 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**

12. 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.
13. The owners of Lot 1 DP 300373 would prefer to make a controlled subdivision application, and have the basic building constraints for the future lots set by the District Plan, rather than by consent notice.
14. 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.
15. 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, with the network able to be more efficiently maintained. 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)
16. 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.

17. With growing demand from both tourists and the local population requiring accommodation in close proximity to both the lake and central Wanaka, opportunities to deliver a volume of housing solutions are limited.
18. The submitter's site is ideally located within easy walking distance to central Wanaka and I support Council's proposal to extend the LDR zoning to this property. 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.
19. 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**

20. I support the proposed rezoning of Low Density Residential land in the Keliher Drive & Old Station Ave area in general, and over Lot 1 DP 300373 in particular. I consider that it is efficient use of land as identified with the Urban Growth Boundary.
21. 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.

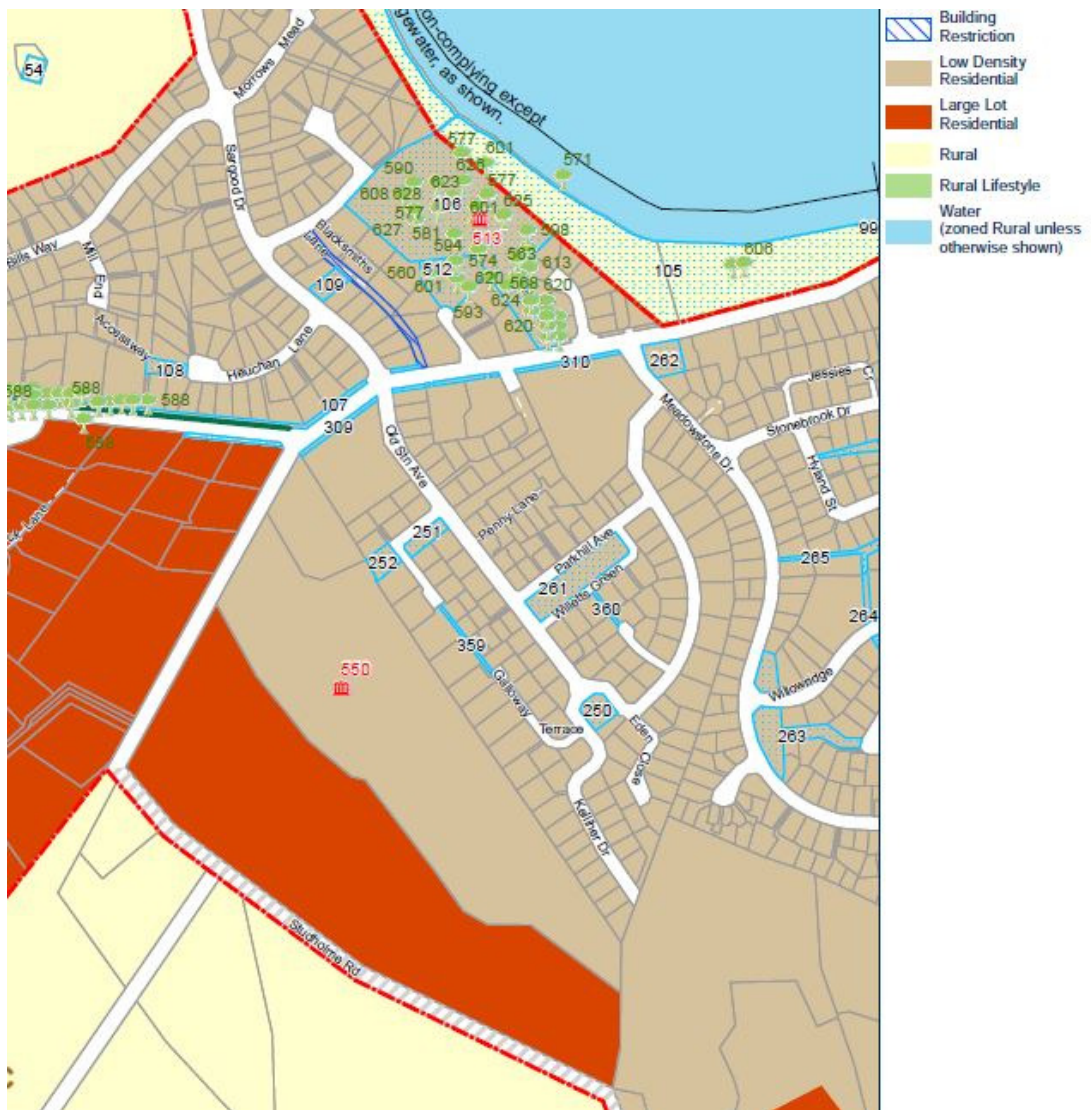


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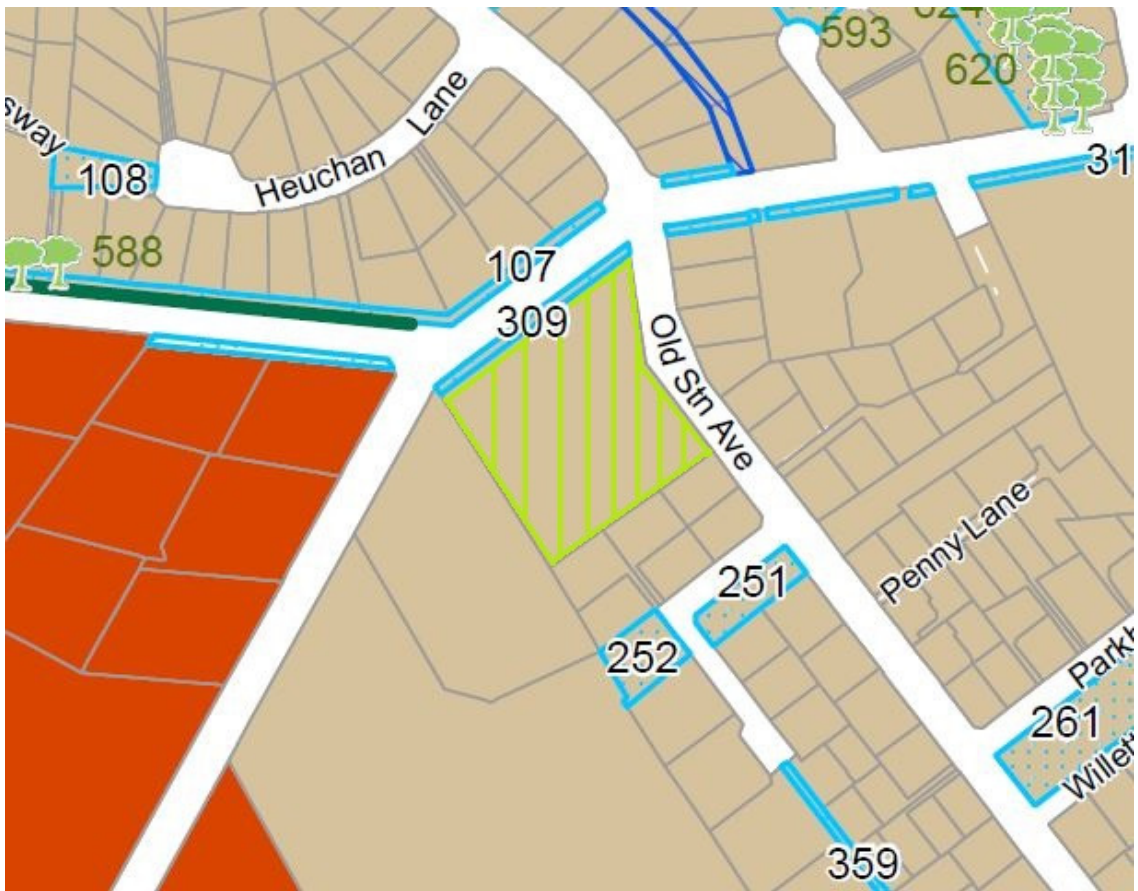
M Suddaby  
Dated: 4 April 2017



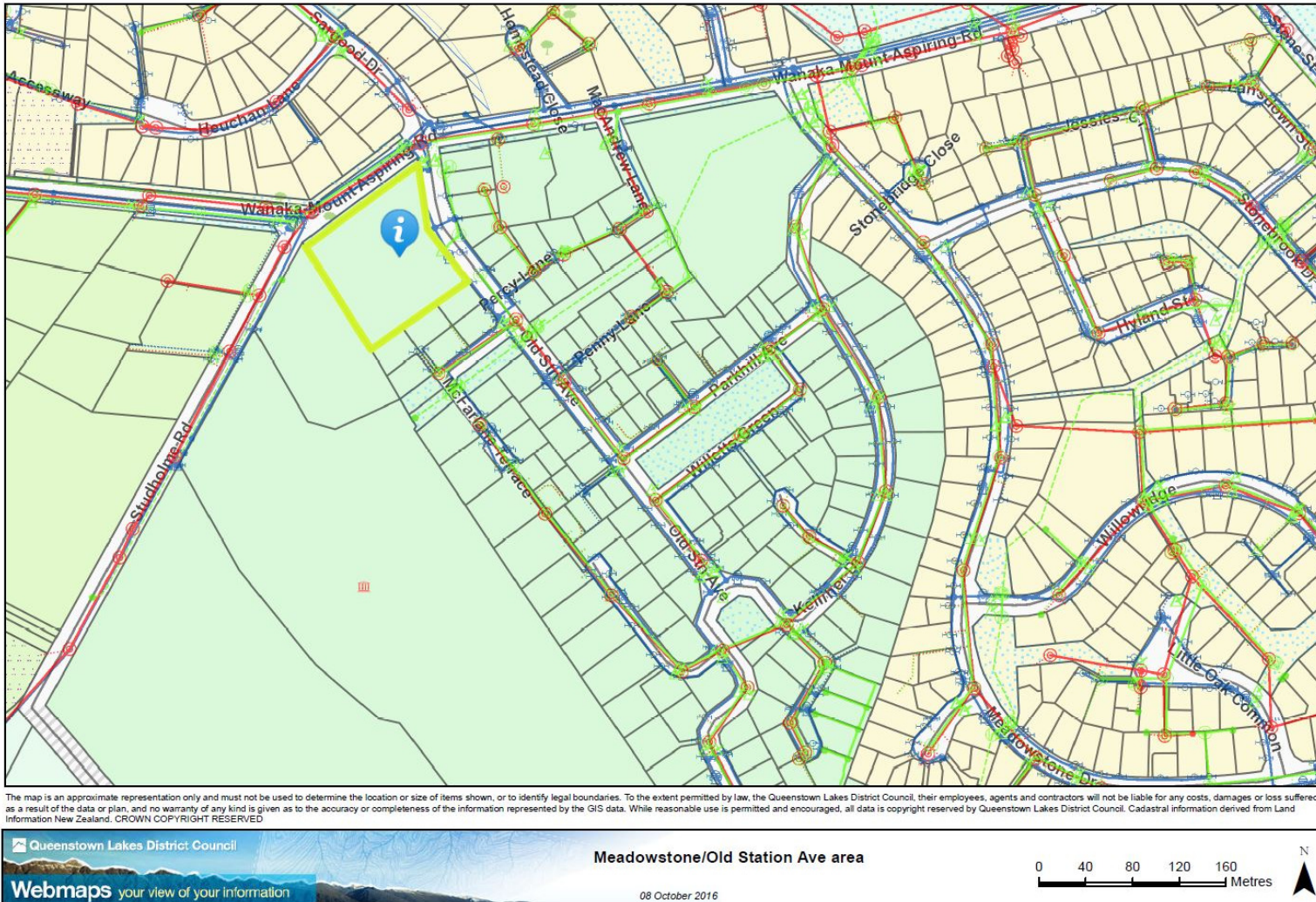
**Figure 1**  
 Operative District Plan Map 22.  
 Fawn colour is Low Density Residential  
 Light green is Rural Lifestyle  
 Bright green is Rural residential



**Figure 2**  
 Proposed District Plan Map 22.  
 Brown colour is Low Density Residential  
 Red is Large Lot Residential



**Figure 3**  
Enlargement of Proposed District Plan Map 22  
Area owned by Submitter's Company is shaded with green stripes



**Figure 4**  
Council GIS showing Water, Wastewater and Stormwater infrastructure