

**SOUTHERN LAND**



23<sup>rd</sup> May 2017

MURRAY FRASER (SUBMITTER #293)

STATEMENT OF EVIDENCE OF SCOTT SNEDDON EDGAR  
ON BEHALF OF THE FOLLOWING FURTHER SUBMITTERS:

Queenstown Lakes Proposed District Plan – Upper Clutha  
Mapping

IN THE MATTER OF

AND

of the Resource Management Act 1991

IN THE MATTER

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

**Introduction**

1 My name is Scott Sneddon Edgar. I am a Resource Management Planner and hold a Bachelor of Arts Degree (Honours) in Town and Country Planning from Strathclyde University in Glasgow, Scotland. I am an Associate Member of the New Zealand Planning Institute.

2 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court of New Zealand Practice Note 2014 and I agree to comply with it. In that regard I confirm that this evidence is written within my expertise, except where I state that I am relying on the evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

**Scope of Evidence**

3 I have been engaged by Mr. Murray Fraser (Submitter #293) to provide expert planning evidence relating to his submission which sought amendments to the notified provisions of the Large Lot Residential Zone including a reduction in the minimum lot size from 4000m<sup>2</sup> to 2000m<sup>2</sup>. Mr. Fraser's property (115 Anderson Road – Lot 2 DP 12562) is located within the proposed Large Lot Residential Zone at the intersection of Aubrey Road and Anderson Road but his submission relates to the Large Lot Residential Zone generally.

4 I note that Mr. Fraser's submission has largely been dealt with through hearing stream 06 however the recommendations made by Ms. Amanda Leith in her Section 42A report on Chapter 11 – Large Lot Residential Zone include amendments to the Proposed Planning Maps to show Large Lot Residential A & B Zones. The LLR A & B Zones are recommended as a means of providing for a reduced minimum lot size of 2000m<sup>2</sup> within specific parts of the Large Lot Residential Zone. As such the relief sought in Mr. Fraser's submission and the recommendations of Ms. Leith in hearing stream 06 are of some relevance to these Upper Clutha Mapping hearings.

5 In preparing this statement of evidence I have read Ms. Amanda Leith's Section 42A report on Chapter 11 – Large Lot Residential Zone and the supporting evidence of Mr. Garth Falconer (Urban Design) and Ulrich Glasner (Infrastructure). I have also read Mr. Barr's Wanaka Urban and Lake Hawea Section 42A report and associated expert evidence. I note however that the amendments to the Proposed Planning Maps to create the Large Lot Residential A & B Zones are a response of submissions on the plan text (minimum lot size) rather than submissions seeking the rezoning of specific areas and consequently have not been addressed in Mr. Barr's Section 42A report.

**Large Lot Residential A & B Zones**

6 Mr. Fraser's submission sought the reduction for the LLR minimum lot size from 4000m<sup>2</sup> to 2000m<sup>2</sup> on a zone wide basis. In his urban design evidence for Council Mr. Garth Falconer found that in principle the minimum lot size could be reduced to 2000m<sup>2</sup> across the entire zone on the basis that the notified 4000m<sup>2</sup> lot size is very large and that the LLR provisions (building coverage, height limit and boundary setbacks etc.) would continue to achieve a high level of residential amenity if the minimum lot size was to be reduced.

7 I adopt Mr. Falconer's opinion on this matter and consider that a reduction in the LLR minimum lot size to 2000m<sup>2</sup> will make a positive contribution to the availability and affordability of residential land within Wanaka Urban Growth Boundary.

8 I accept however that, as Ms. Leith points out in her S42A report, there are parts of the LLRZ that are more suited to the reduced lot size than others, taking into account proximity to the town centre, existing subdivision patterns and servicing. I also agree with Mr. Falconer and Ms. Leith that the parts of the LLRZ on the Outstanding Natural Feature of Mount Iron are likely to be more sensitive to intensification and consequently may not be appropriate for a reduction in lot size.

9 On that basis I agree with Ms. Leith that her recommended amendments to the Proposed Planning Maps (19, 20, 21, 22, 23 and 24) to create the Large Lot Residential A and B Zones are an appropriate mechanism to provide for the reduced lot size within specific areas of the LLRZ. I therefore support Ms. Leith's recommended amendments to the Proposed Planning Maps and consider that the adequately provide for the relief sought by Mr. Fraser.



Scott Sneddon Edgar

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