

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 SUBMITTER:

LONGVIEW ENVIRONMENTAL TRUST (FURTHER SUBMISSION #1282)

6<sup>TH</sup> June 2017



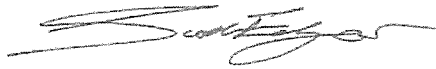
**SOUTHERN LAND**

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 Longview Environmental Trust to provide expert planning evidence in relation to its further submissions (#1282) in opposition to the submission of Solobio Limited (#325). The following is a summary of my evidence in chief which was pre-lodged on 4<sup>th</sup> April 2017.
- 1.2 The submission of Solobio Limited seeks the removal of the Outstanding Natural Landscape classification from the downs and flats of Matukituki Station and that those areas of the station are reclassified Rural Landscape Classification.
- 1.3 The downs and flats of Matukituki Station comprise the farm paddocks between the Matukituki Valley wall to the west and the Matukituki River to the east and stretch for approximately 12km along the valley floor, varying with width between 100m and 1.3km along their length. The total area of land covered by the downs and flats is approximately 850 hectares.
- 1.4 As set out in my evidence I consider that the higher order provisions of the Proposed District Plan, which seek to identify and protect Outstanding Natural Landscapes while acknowledging the contribution that farming makes to the management of the District's landscapes, give effect to the Operative Regional Policy Statement, have appropriate regard to the Proposed Regional Policy Statement and achieve the purpose of the Act. In addition I consider that the provisions of the Rural chapter achieve the Proposed District Plan's higher order provisions.
- 1.5 Solobio Limited seeks the reclassification of the downs and flats of Matukituki Station as Rural Landscape Classification in order to facilitate continued agricultural activities. I consider that the provisions of the Strategic Direction, Landscapes and Rural Chapters (which Solobio Limited support) adequately make provision for continued farming activities including the provision for permitted farm buildings within Outstanding Natural Landscapes.
- 1.6 While I consider that potential effects on farming activities is good reason to ensure that landscapes are correctly classified I do not consider that those effects should determine landscape classification. I consider that it is not the landscape classification itself that inhibits or enables farming activities but the objectives, policies, rules and assessment matters associated with that landscape classification.
- 1.7 Mr. Ralf Kruger has undertaken a detailed landscape assessment of the site as set out in his evidence and is in agreement with Dr. Marion Read that the downs and flats of Matukituki Station cannot be classified as a landscape in their own right and are an indivisible part of the much larger Outstanding Natural Landscape. I adopt Mr. Kruger

and Dr. Read's opinions in this regard and consider that the downs and flats of Matukituki Station are appropriately classified as Outstanding Natural Landscape.

- 1.8 I therefore agree with Mr. Barr that the submission of Solobio Limited, as it relates to the landscape classification of the downs and flats of Matukituki Station, should be rejected.



Scott Sneddon Edgar

6<sup>th</sup> June 2017