

**BEFORE THE HEARINGS PANEL APPOINTED BY THE QUEENSTOWN LAKES  
DISTRICT COUNCIL**

Under the Resource Management Act 1991 (**Act**)

In the matter of the Upper Clutha Landscape Schedules variation to the  
Queenstown Lakes Proposed District Plan

On behalf of Exclusive Developments Ltd

**SUMMARY EVIDENCE OF SCOTT EDGAR (PLANNER)**

**2<sup>nd</sup> September 2026**

**Introduction**

1. My name is Scott Edgar and my qualifications and experience are set out in my Evidence in Chief (EiC) dated 26th June 2026.
2. I participated in expert conferencing on the 6th and 9th of July 2026 and signed the resulting Joint Witness Statement (the JWS) dated the 14th of July 2026. The JWS sets out points of agreement and disagreement between the landscape and planning experts that attended the conferencing.
3. Following the conferencing and JWS, Ms Frew and Ms Gilbert filed rebuttal planning and landscape evidence on behalf of QLDC, dated 12th of August 2026.
4. This summary statement sets out my expert opinion following the conferencing and JWS and in response to Council's rebuttal evidence, as it relates to the submission of Exclusive Developments Ltd.

**Summary of Evidence Relating to the Submission of Exclusive  
Developments Ltd.**

5. The submission of Exclusive Developments Ltd. was in relation to the Mata-au Clutha River landscape schedule.

6. As set out in my EiC and recorded in the JWS it is my opinion, and that of the other planning and landscape experts, that the scheduling of the values, attributes and landscape capacity of the Mata-au Clutha River Outstanding Natural Feature is necessary and appropriate.
7. The submission of Exclusive Developments Ltd. sought text amendments to the schedule, specifically to better reflect the values and attributes in the vicinity of the Hikuwai subdivision, which forms part of the Operative District Plan's Northlake Special Zone. The Northlake Special Zone has yet to be reviewed and incorporated into the Proposed District Plan.
8. The text amendments sought in the submission and addressed in my EiC have largely been agreed through expert conferencing, as recorded in the JWS.
9. Further it was agreed at expert conferencing that it should be acknowledged that in the vicinity of the Hikuwai subdivision the extents of the ONF and the UGB follow the edge of the operative Northlake Special Zone and are yet to be examined based upon their landscape attributes and values. This is a reflection of the ODP not having mapped ONF / ONLs on the planning maps, and that the PDP review process is yet to have done this exercise in any review of the operative Northlake Special Zone. This is recorded at paragraph 11B a. of the marked up version of the schedule appended to the JWS.
10. The only remaining point of disagreement is in relation to the capacity rating for Urban Expansions. Ms Frew and Ms Gilbert are of the opinion that the capacity rating for Urban Expansions should be extremely limited or no landscape capacity with no further qualification or guidance.
11. The capacity ratings for all other activities within the Mata-au Clutha River schedule include some form of qualification or guidance. While I agree that the capacity rating for Urban Expansions should be 'extremely limited or no' capacity I consider that further guidance should be provided as follows:

*iii.           **Urban expansions – extremely limited or no landscape capacity, with any capacity likely to be in locations that immediately adjoin existing urban growth boundaries and/or existing or zoned urban development where there is scope for environmental***

enhancement and where future development can be absorbed by existing landform and/or vegetation such that the values of the wider ONF are protected.

12. This alternative wording is included in the marked up version of the schedule appended to the JWS with Ms Frew and Ms Gilbert's disagreement noted.
13. In my opinion, and relying on that of Mr Espie, if there is any capacity for urban expansions within the Mata-au Clutha River schedule area it is likely to be in the form of small scale urban development on the fringes of existing urban areas. I consider that any urban expansion beyond existing urban areas and/or the UGB would face a high bar for a successful consent outcome and would have to achieve the environmental enhancement and protection of the values of the wider ONF set out in my recommended capacity rating. I therefore consider that the alternative capacity rating for Urban Expansions set out in this summary and in the marked up schedule appended to the JWS is appropriate and will result in a more efficient and effective schedule and better achieve the objectives of the Proposed District Plan and the purpose of the RMA.

Scott Edgar

2 September 2026