

**BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**And**

**IN THE MATTER** of Plan Change 19

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

137 Bob Perriam  
138 Wakefield Estates Limited

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### **Introduction**

1. My name is Matthew Suddaby and I am a Surveying Consultant, based in Wanaka.

### **Scope of Evidence**

2. I represent submissions made by my client, Mr Bob Perriam and Wakefield Estates Limited in relation to the Plan Change 19 Residential Zoning provisions.
3. This evidence relates to two different submissions, over two separate parcels of land. The first is Lot 1 DP 373227. The second submission relates to Lot 100 DP 433991.

### **Lot 1 DP 373227**

4. Lot 1 DP 373227 currently has a split zoning. Under the Operative District Plan (ODP) this is classified as being in both the Residential Resource Area 3 (RRA 3) and Rural Resource Area (RU) as per Planning Map 29. This mixed zoning is an anomaly in the District Plan.
5. There is a historic woolshed contained within the RRA3 land, a hobby vineyard straddles the zoning of RRA3 and Rural, as does a newly consented dwelling. The built form and land use of the site shares more similarities to surrounding RRA 3 properties.
6. Part of the land is proposed to be zoned as Large Lot (P1), while the balance is Rural (green). We believe the entirety should be Large Lot (P1). The current zone boundary follows no topographical features and does not accurately reflect land use.
7. The area of rural zoned land does not contain any highly productive soils.
8. Paragraph 230 of the Section 42A report recommends that the entirety of Lot 1 DP 373227 is zoned LLRZ (Precinct 1) and I support this.

### **Lot 100 DP 433991**

#### **Property description**

9. Lot 100 DP 433991 is a 19.4515ha property located on the corner of State Highway 6 and Clarke Road. The property is severed by a Council owned parcel (Lot 8 DP 433991), which contains a Council tank farm and access track. Council owned water and wastewater mains are located along the property's eastern (State Highway 6) boundary.
10. The land consists of a 100-120m wide gently sloping terrace adjacent to Clark Road and State Highway 6, before it rises steeply to the west. Residential and light commercial use has been established on the property by RC160354. This consents a 10 building / 60 person village for seasonal workers accommodation.
11. Placement of clean earth fill excavated from the Perriam Cove marina has occurred on a portion of the land. The land does not have any productive agricultural or horticultural value whatsoever.

### **Proposed zoning**

12. Large lot residential zoning is proposed for the property. This would comprise a strip of Large Lot Residential (2000m<sup>2</sup>) land adjacent to the highway, with the balance of the land leading back to the base of the hill being zoned as Large Lot (P1) (1000m<sup>2</sup>).

### **Section 42A report**

13. I disagree with the Section 42A report author who does not support proposed large lot residential zoning and recommends that Rural zoning of is retained.
14. The report writer is concerned that residential development will spill to the west, rather than being constrained by the State Highway. This is incorrect, as residential and light commercial development has been consented and is occurring on this property. Further, the s.42A report writer does not consider the topography and the proposed buffer strip which will mitigate visual and acoustic effects from the highway.
15. The s.42A report and Waka Kotahi express concerns around traffic effects of the proposed zoning. The intersection of the State Highway, Pisa Moorings Road and Clarke Road is existing, with a right turn bay for vehicles turning off the highway into Pisa Moorings Road. Neither the report writer nor Waka Kotahi have acknowledged the fact that the applicant owns land on three of the four corners of this intersection (the fourth corner is Local Purpose Reserve). Should this land be rezoned, then the appropriate traffic reports would be prepared and if necessary, additional land could be vested to upgrade this existing intersection to improve its safety.
16. The positive attributes of this site for rezoning are:
  - The land is currently unproductive rural land. The land is unirrigated, and the soils are very poor.
  - This parcel of land has excellent access to urban services. Electricity, fibre, water and wastewater are all readily available. This reduces development costs and improves land affordability.
  - The property has clear topographical boundaries which gives Council control in managing future zone expansion.
  - The proposed zoning of this land would be part of a combined response to the community's demand for residential land, and the ready availability of services would ensure that these sections would have a relatively low development cost.
17. The rezoning of this area of land would be part of a multi-pronged solution to address housing affordability and to increase the supply of a variety of residential properties in the District.



M Suddaby  
Dated: 21 May 2023