S2485

QLDC Proposed District Plan – Stage 2
Jeff Brown – summary statement to primary and rebuttal evidence on behalf of ZJV (NZ) Limited
25 September 2018

1. This is a summary statement to my primary and rebuttal evidence dated 6 August and 22 August 2018 respectively. My evidence addresses the proposed Chapter 38 – the Open Space and Recreation Zone (**OPRZ**) and the Ben Lomond Sub Zone (**BLSZ**), and one aspect of Chapter 25 – Earthworks.

2. As a planning method I support the OPRZ and the BLSZ for the Ben Lomond area as it better reflects the existing range of activities and is more consistent with the Reserve Management Plan than the Rural Zone.

3. The matters I addressed in my primary and rebuttal evidence are as follows:

   (a) The objectives and policies of the BLSZ, in Part 38.4.1;
   (b) The matters of discretion for buildings in the BLSZ, in Rule 38.11.1;
   (c) Rule 38.11.3, for commercial recreation and commercial activities;
   (d) Rule 38.11.4, for forestry activities;
   (e) Rule 38.11.8, for building height;
   (f) Rule 38.12, for non / limited notification of controlled activities;
   (g) Sean Dent's proposed rules for informal airports (his Rules 38.11.7 – 38.11.8);

4. Of these, Ms Edgley has agreed with me in relation to matters (b) and (c). I will not repeat any points on those matters but am happy to answer questions. I therefore focus on matters (a) and (d) – (g).

5. On matter (a) I accept Ms Edgley's view that the general OPRZ objectives and policies would apply also to the BLSZ. However, I prefer my wording to Policy 38.4.1.7 because it gives the reader of the policy better direction on what the policy is trying to achieve.

6. On forestry activities (matters (a) and (d)):

   (i) I understand from Ms Ward that there is sufficient scope in ZJV's submissions to differentiate, in Rule 38.11.4, everyday forest management from harvesting activities, and I consider it is efficient to do so;
   (ii) The forest still provides amenity and economic benefits to other reserve users, such as ZJV, and I consider the inclusion of my additional policy 38.4.1.10 is necessary;
   (iii) On the activity status of harvesting in Rule 38.11.4, I agree with Ms Edgley that the controlled status is acceptable provided that control is reserved to the effects of the harvesting on other users of the reserve;
   (iv) I support Mr Dent's inclusion suggestion to include *Debris flow and rock fall hazards and long term slope stability* as a matter of control in Rule 38.11.4;