

Christine Edgley for QLDC – Hearing Stream 15 – Open Space and Recreation zones

1. Chapter 38 introduces new tailored zones to replace the many underlying zones that previously applied to Council-administered land, and which did not always reflect the open space and recreational values of that land. In most instances, this land remains subject to designations for reserve purposes. Once the Open Space and Recreation zones become operative, it is Council's intention to remove the majority of the designations and instead rely on the tailored open space and recreation zones.
2. The notified framework is generally appropriate, and therefore I have not recommended any fundamental changes. Having considered the submissions (including those in support) and filed evidence, my recommended amendments to the Chapter 38 text will provide the following benefits:
 - (a) new policies will provide a management framework for the Ben Lomond Sub Zone rules, and give guidance to decision makers when determining whether a particular activity is appropriate;
 - (b) activities sensitive to aircraft noise will be managed within the Queenstown Airport noise boundaries to give effect to the strategic objectives in Chapter 3 and the Proposed Otago Regional Policy Statement; and
 - (c) an approach consistent with Policy 6.3.3 on the application of Chapter 6, providing for a separate framework within Chapter 38 for section 6 and 7 landscapes located within the Open Space and Recreation zones (to take Chapter 6 to its notified application).
3. In relation to the outstanding key matters of disagreement:
 - (a) I agree with the evidence of Ms Galavazi supporting the application of the zones on Council-administered land only, and on the most appropriate zoning for these areas of reserve land;
 - (b) the provisions recommended for the Ben Lomond Sub Zone in my evidence strike an appropriate balance between recognising and enabling development, and managing the adverse effects of those activities in this highly used reserve; and
 - (c) a requirement to mitigate against the adverse effects from aircraft noise is more appropriate than a prohibition against ASAN in Open Space and recreation zones and essentially rendering some land unfit for its zoned purpose.
4. The provisions set out in Chapter 38 provide a framework for managing activities and development in the Open Space and Recreation zones, while maintaining open space, recreation and landscape values. This approach is consistent with the strategic direction in Chapter 3 of enabling the District's residents and communities to provide for their social, cultural and economic wellbeing while protecting natural environments and retaining distinctive landscapes.