

Summary of Evidence - Scott Edgar - Southern Ventures Property Limited (Sub #3190)

- 1.1 My evidence has been prepared on behalf of Southern Ventures Property Limited and relates to their submission seeking the partial rezoning of land at Templeton Street, Albert Town as Lower Density Suburban Residential (LDSR) and the associated realignment of the Urban Growth Boundary and Landscape Classification Line. The remaining land within the submission site is sought to remain as Rural Lifestyle Zone.
- 1.2 Based on the evidence of Ms. Greaves I consider that the parts of the site to be rezoned LDSR can be appropriately serviced.
- 1.3 In addition I consider that, based on the assessment of e3 Environmental, any potential contamination issues associated with the historic landfill activities that have been undertaken on the submission site can be appropriately managed through the subdivision and/or development process.
- 1.4 Similarly, based on the flood hazard assessment prepared by GeoSolve and the evidence of Mr. Bond, I consider that natural hazards can be appropriately managed. In this regard and in response to mmissioner Dawson’s questioning of Ms. Devlin I have given some thought to the wording of the rule relating to the flood mitigation works. If the Commissioners consider such a rule necessary I consider the following alternative wording would achieve the desired outcome while avoiding uncertainty as to the maintenance of the batter slope and vegetative cover:

	<i>Activities located in the Low Density Residential Zone</i>	<i>Activity Status</i>
7.5.X	<p><u><i>Residential Units - Templeton Street</i></u></p> <p><i>The construction of residential units on land subject to the earthworks shown on the plan contained in Appendix 7.7 prior to:</i></p> <ul style="list-style-type: none"> <i>a) the completion of those earthworks in accordance with the fill area and minimum finished ground levels as shown in Appendix 7.7; and</i> <i>b) the top soiling and establishment of permanent vegetation cover on the outer batter (facing the Cardrona River); and</i> 	NC

	<i>c) the establishment of a legal mechanism to protect in perpetuity the finished fill levels and outer batter (including vegetative cover) from interference, removal or damage.</i>	
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1.5 Overall I consider that the relief sought will give effect to the relevant Regional Policy Statement and the higher order provisions of the Proposed District Plan and meets the purpose of the Act. In addition I consider that the relief sought aligns well with the National Policy Statement on Urban Development 2020.