

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Stages 3 of the Proposed District Plan

**SECOND STATEMENT OF SUPPLEMENTARY EVIDENCE OF SCOTT SNEDDON EDGAR
ON BEHALF OF THE FOLLOWING SUBMITTER:**

UPPER CLUTHA TRANSPORT LIMITED (SUBMITTER #3256 AND #3270)

13th AUGUST 2020



1 This second statement of supplementary evidence has been prepared to present to the hearings panel a complete set of provisions that in my opinion address the outstanding issues relating to the proposed General Industrial rezoning at Church Road, Luggate.

2 In preparing this supplementary evidence I confirm compliance with the Code of Conduct for Expert Witnesses contained in the Environment Court of New Zealand Practice Note 2014.

3 My relevant qualifications and experience are set out in my evidence in chief dated 29th May 2020.

4 As discussed in my summary of evidence presented at the hearing of 11th August 2020 the landscape related matters include:

- The extent of boundary setbacks and/or Building Restriction Areas;
- Landscape treatment within those setbacks/BRAs and how and when it will be triggered;
- Whether a structure plan would be an appropriate means of managing use and development within the zone.

5 Other outstanding matters discussed at the hearing include the appropriateness of the GIZ, workers accommodation and the 25,000m² limit on built development. Mr. Place's position on these matters is reasonably clear in his s42A report and rebuttal evidence and I expect that we may not reach agreement in this regard.

6 Notwithstanding further discussions between the experts and any agreement that may be reached and presented to the hearings panel in Council's right of reply the following are sets of provisions that, in my opinion (and in consultation with Mr. Espie), would address the outstanding matters. The provisions are presented first as provisions that would be incorporated into the GIZ and then as provisions that could be incorporated into the RISZ should the hearings panel prefer that zoning option.

General Industrial Zone

7 The following provisions include the insertion of the structure plan (attached as **Appendix A** to this supplementary evidence) titled 'Structure Plan - Church Road General Industrial Zone' into either Chapter 18A or Chapter 27.

Policies

18A.2.2.1 Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial and Service Activities:

- a. Office, Retail and Commercial activities that are not ancillary to Industrial or Service activities:
- b. Large Format Retail
- c. Residential Activity, Residential Units and Residential Flats except for residential activities ancillary to industrial or service activities undertaken within the Church Road General Industrial Zone at Luggate, and
- d. Visitor accommodation, Residential Visitor accommodation and Homestay activities.

18A.2.5 Objective - Activities and development within the Church Road General Industrial Zone at Luggate are managed to appropriately mitigate adverse effects on outstanding natural landscape character values.

Policies

18A.2.5.1 Require landscaping to be undertaken at the Church Road General Industrial Zone at Luggate to mitigate potential adverse effects on landscape character, visual amenity and outlook when viewed from Church Road or the Clutha River Track.

18A.4 Rules - Activities

	Table 18A.4 - Activities in the General Industrial Zone	Activity Status
<u>18A.4.XA</u>	<u>Residential Activities within the Church Road General Industrial Zone at Luggate</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. acoustic insulation;</u> <u>b. The extent to which the residential activities provide workers accommodation that</u>

		<u>fulfils the functional needs of the associated industrial and service activities.</u>
<u>18A.4.XB</u>	<u>Landscaping within the Building Restriction Areas shown on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted] <u>for the Church Road General Industrial Zone at Luggate</u>	<u>RD</u> <u>Discretion is restricted to:</u> a. <u>Visual impacts of buildings, goods, material, vehicles or machinery when viewed from Church Road and the Public Walking Track adjacent to the subzone boundary;</u> b. <u>The number, species and ongoing maintenance of planting;</u> c. <u>The need for any breaks in the screening to allow for access and visibility into the site;</u>
<u>18A.4.XY</u>	<u>Buildings or outdoor storage within the Building Restriction Areas shown on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted] <u>for the Church Road General Industrial Zone at Luggate</u>	<u>NC</u>
<u>18A.4.XZ</u>	<u>Buildings within AA1 on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted] <u>for the Church Road General Industrial Zone at Luggate</u>	<u>NC</u>

18A.4.15	Residential Activity, Residential Units and Residential Flats <u>except within the Church Road General Industrial Zone at Luggate</u>	PR
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18A.5 Rules - Standards

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
18A.5.3	<p>Minimum Boundary Setbacks</p> <p>a. Road boundary setbacks</p> <ul style="list-style-type: none"> i. Fronting any residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) - 7m ii. All other road boundaries - 3m iii. State Highway boundaries - 5m iv. In the General Industrial Zone at Luggate - 20m <p>b. Internal boundary setbacks</p> <ul style="list-style-type: none"> i. Where a site adjoins any other zone outside of the General Industrial Zone - 7m ii. No minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone iii. On the eastern boundary between the General Industrial Zone at Luggate and the Clutha River - 20m 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places; b. The nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects; c. Landscaping and screening; and <p>Compatibility with the appearance, layout and scale of surrounding sites.</p>
18.A.5.4	<p>Building coverage</p> <p>Maximum building coverage of 75% <u>except that in AA2 shown on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted] <u>for the Church Road General Industrial Zone at Luggate the</u></p>	<p>RD</p> <ul style="list-style-type: none"> a. Discretion is restricted to: b. Site layout and the location of buildings;

	<p><u>maximum building coverage shall be limited to 25,000m² of gross floor area.</u></p>	<p>c. Traffic effects of additional building coverage including adequate provision of access, onsite parking, loading and manoeuvring;</p> <p>d. <u>In the Church Road General Industrial Zone at Luggate - traffic effects on the wider roading network;</u></p> <p>e. Visual effects of the height, scale, location and appearance of the built form when viewed from adjoining sites, roads and public places;</p> <p>f. Landscaping and screening; and</p> <p>g. Adequate provision and location of outdoor storage space, including waste and recycling storage and servicing areas.</p>
<u>18A.5.XX</u>	<p><u>Development of Land Uses</u></p> <p><u>No buildings or activities shall be undertaken within the Church Road General Industrial Zone at Luggate prior to the approval and implementation of a Landscape Management Plan for the zone.</u></p>	<u>NC</u>
<u>18A.5.XY</u>	<u>Landscaping within Building Restriction Areas</u>	<u>NC</u>

	<p><u>Landscaping within the Building Restriction Areas shown on Structure Plan XX.X.X [Chapter 18A or Chapter 27 reference number to be inserted] for the Church Road General Industrial Zone at Luggate shall be in accordance with a Landscape Management Plan approved under Rule 18A.4.XB</u></p>	
<u>18A.5.XZ</u>	<p><u>Residential Activities</u></p> <p><u>Residential activities ancillary to industrial and service activities within the General Industrial Zone at Church Road, Luggate shall occur only where the following requirements are met:</u></p> <ul style="list-style-type: none"> a. <u>The residential activities are on the same site and held in the same ownership as the industrial or service activities to which they are ancillary; and</u> b. <u>Shall provide accomdation for a maximum of 10 people; and</u> c. <u>Where occupied by a Household or Household a minimum of one member of each Household must be working full time in the Industrial or Service activity to which the residential activity is associated; or</u> d. <u>Where occupants of a residential activity do not form part of a Household at least one person per bedroom must be working full time in the Industrial or Service activity to which the residential activity is associated.</u> 	<u>NC</u>

Rural Industrial Sub Zone

8 The following provisions include the insertion of the structure plan (attached as **Appendix B** to this supplementary evidence) titled ‘Structure Plan - Church Road Rural Industrial Sub Zone’ into either Chapter 21 or Chapter 27.

21.2.13 *Objective - Rural industrial activities and infrastructure within the Rural Industrial Sub- Zones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.*

Policies

21.2.13.1 *Provide for rural industrial activities and buildings within established nodes of industrial development while protecting, maintaining and enhancing landscape and amenity values.*

21.2.13.2 *Provide for limited retail and administrative activities and, where appropriate, residential activities within the Rural Industrial Sub- Zone on the basis ~~it is~~ they are directly associated with and ancillary to the Rural Industrial Activity on the site.*

21.13 *Rules - Activities in Rural Industrial Sub-Zone*

	Table 10 - Activities in Rural Industrial Sub-Zone Additional to those activities listed in Table 1.	Activity Status
<u>21.13.5</u>	<u>Residential Activities within the Church Road Rural Industrial Sub Zone shown on Structure Plan XX.X.X</u> [Chapter 21 or Chapter 27 reference number to be inserted].	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. <u>acoustic insulation;</u></u> <u>b. <u>the extent to which the residential activities provide workers accommodation that fulfils the functional needs of the associated industrial and service activities.</u></u>
<u>21.13.6</u>	<u>Landscaping within the Building Restriction Areas shown on Structure Plan XX.X.X</u> [Chapter 21 or Chapter 27 reference number to be inserted].	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. <u>Visual effects of buildings, goods,</u></u>

		<p><u>material, vehicles or machinery when viewed from Church Road and the Public Walking Track adjacent to the subzone boundary;</u></p> <p>b. <u>The number, species and ongoing maintenance of planting;</u></p> <p>c. <u>The need for any breaks in the screening to allow for access into the site from Church Road;</u></p>
<u>21.13.7</u>	<u>Buildings or outdoor storage within the Building Restriction Areas shown on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted].	<u>NC</u>
<u>21.13.8</u>	<u>Buildings within AA1 on Structure Plan XX.X.X</u> [Chapter 18A or Chapter 27 reference number to be inserted].	<u>NC</u>

12.14 Rules - Standards for Activities within Rural Industrial Sub-Zone

	<p>Table 11 - Standards for activities within the Rural Industrial Sub Zone.</p> <p>These Standards apply to activities listed in Table 1 and Table 10</p>	Non Compliance Status
21.14.1	<p><i>Buildings</i></p> <p><i>Any building, including any structure larger than 5m², that is new, relocated, altered, re-clad or repainted, including containers intended to, or that remain on site for more than six months, and the</i></p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. External appearance;</p>

	<p><i>alteration to any lawfully established building are subject to the following:</i></p> <p><i>All exterior surface must be coloured in the range of browns, greens or greys (except soffits), including;</i></p> <p><i>21.14.1.1 Pre-painted steel and all roofs must have a reflectance value not greater than 20%; and,</i></p> <p><i>21.14.1.2. All other surface finishes must have a reflectance value of not greater than 30%.</i></p>	<p><i>b. Visual prominence from both public places and private locations;</i></p> <p><i>c. Landscape character.</i></p>
21.14.2	<p><i>Building Size</i></p> <p><i>The ground floor area of any building must not exceed 500m².</i></p>	<p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. external appearance;</i></p> <p><i>b. visual prominence from both public places and private locations;</i></p> <p><i>c. visual amenity;</i></p> <p><i>d. privacy, outlook and amenity from adjoining properties.</i></p>
21.14.3	<p><i>Building Height</i></p> <p><i>The height of any industrial building must not exceed 10m.</i></p>	<p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. rural amenity and landscape character;</i></p> <p><i>b. privacy, outlook and amenity from adjoining properties.</i></p>
21.14.4	<p><i>Setback from Sub-Zone Boundaries</i></p> <p><i>The minimum setback of any building within the Rural Industrial Sub-Zone shall be 10m from the Sub-Zone boundaries.</i></p>	<p><i>RD</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. the requirement for landscaping to act as a buffer between the Rural</i></p>

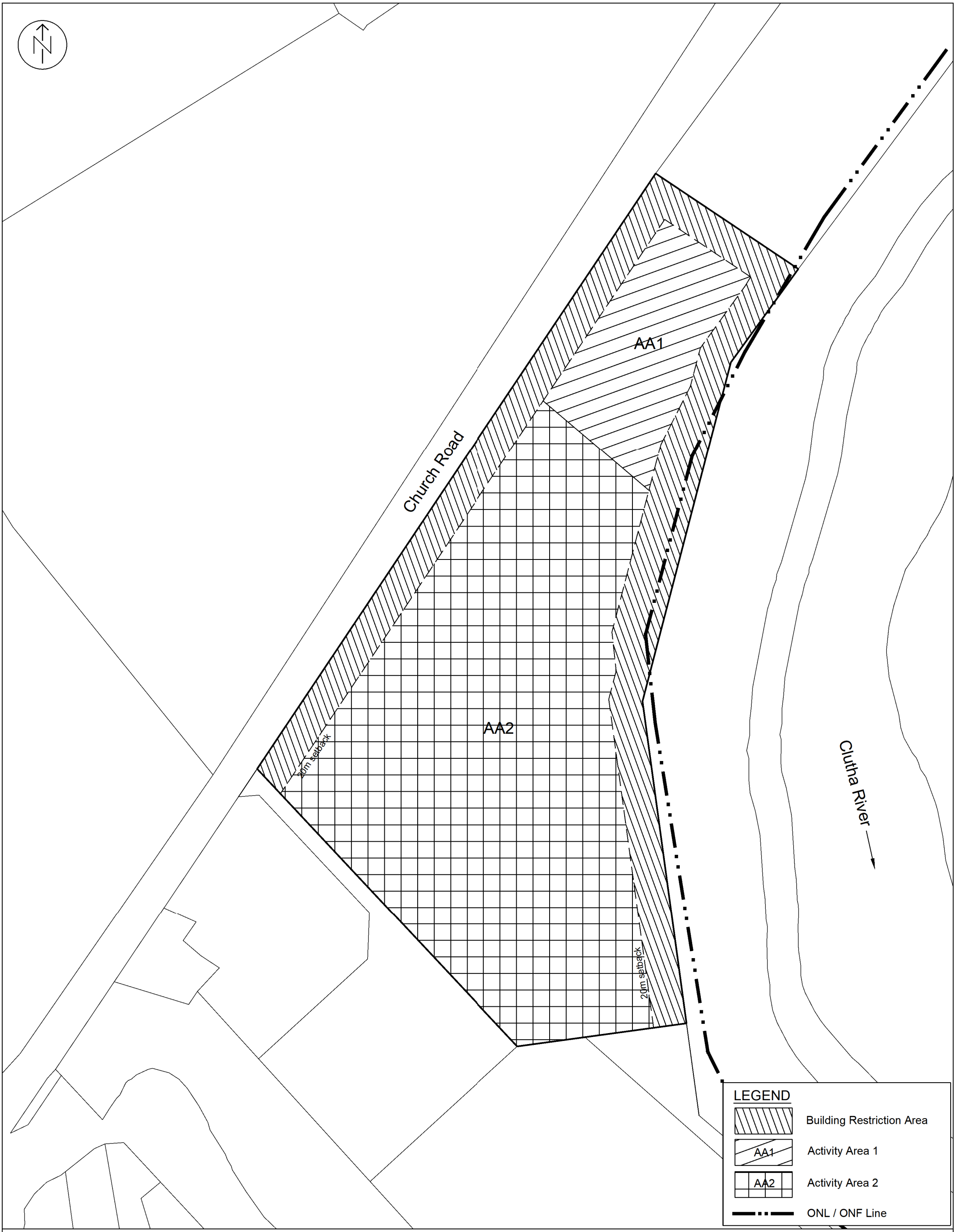
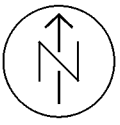
		<p><i>Industrial Sub- Zone and neighbouring properties and whether there is adequate room for landscaping within the reduced setback;</i></p> <p><i>b. rural amenity and landscape character;</i></p> <p><i>c. Privacy, outlook and amenity from adjoining properties.</i></p>
21.14.5	<p><i>Retail Activities</i></p> <p><i>Retail activities including the display of items for sale must be undertaken within a building and must not exceed 10% of the building’s total floor area.</i></p>	NC
<u>21.14.6</u>	<p><u><i>Development of Land Uses</i></u></p> <p><u><i>No buildings or activities shall be undertaken within the Rural Industrial Sub Zone shown on Structure Plan XX.X.X [Chapter 21 or Chapter 27 reference number to be inserted] prior to the implementation of landscaping approved via rule 21.13.6 .</i></u></p>	<u>NC</u>
<u>21.14.7</u>	<p><u><i>Residential Activities</i></u></p> <p><u><i>Residential activities ancillary to industrial and service activities within the Rural Industrial Sub Zone shown on Structure Plan XX.X.X [Chapter 21 or 27 reference number to be inserted] shall occur only where the following requirements are met:</i></u></p> <p><u><i>a. The residential activities are on the same site and held in the same ownership as the industrial or service activities to which they are ancillary; and</i></u></p>	<u>NC</u>

	<p>b. <u>Shall provide accomdation for a maximum of 10 people; and</u></p> <p>c. <u>Where occupied by a Household or Household a minimum of one member of each Household must be working full time in the Industrial or Service activity to which the residential activity is associated; or</u></p> <p>d. <u>Where occupants of a residential activity do not form part of a Household at least one person per bedroom must be working full time in the Industrial or Service activity to which the residential activity is associated;</u></p>	
<u>21.14.8</u>	<p><u>Building Coverage</u></p> <p><u>Building coverage within AA2 on Structure Plan XX.X.X [Chapter 21 or 27 reference number to be inserted] shall be limited to a maximum of 25,000m² of gross floor area.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>Traffic effects on the wider roading network;</u></p> <p>b. <u>Any necessary roading upgrades.</u></p>



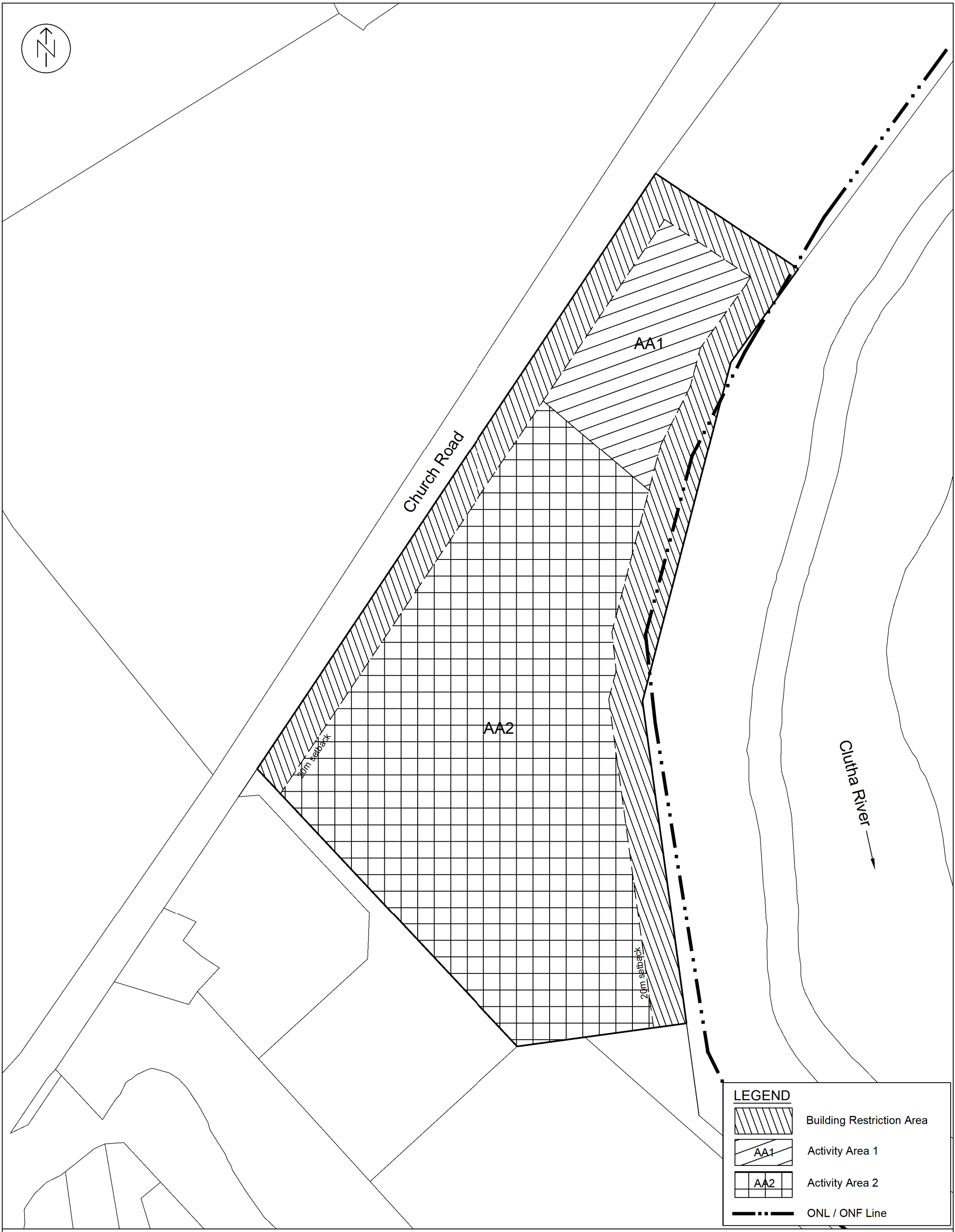
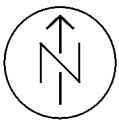
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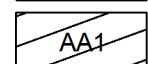
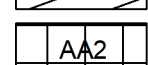
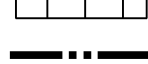
13th August 2020



LEGEND	
	Building Restriction Area
	Activity Area 1
	Activity Area 2
	ONL / ONF Line

Structure Plan
Church Road Rural
Industrial Zone



LEGEND	
	Building Restriction Area
	Activity Area 1
	Activity Area 2
	ONL / ONF Line

Structure Plan
Church Road General
Industrial Zone