

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER

of the Resource Management Act 1991

AND

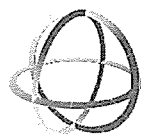
IN THE MATTER OF

Queenstown Lakes Proposed District Plan – Upper Clutha
Mapping

SUMMARY OF EVIDENCE OF SCOTT SNEDDON EDGAR
ON BEHALF OF THE FOLLOWING FURTHER SUBMITTER:

THE ALPINE GROUP (SUBMITTER #315 AND FURTHER SUBMISSION #1209)

6TH June 2017



SOUTHERN LAND

SURVEYING | PLANNING | LAND DEVELOPMENT

1.1 My name is Scott Edgar. I am a Resource Management Planner with Southern Land Ltd and have been engaged by the Alpine Group to provide expert planning evidence in relation to their submission (#315) supporting the Proposed District Plan's Rural Industrial Sub Zone and their further submissions (#1209) in opposition to the submission of Wakatipu Holdings Limited (#314). The following is a summary of my evidence in chief which was pre-lodged on 4th April 2017.

1.2 The submission of the Alpine Group seeks that the Rural Industrial Sub Zone and all related provisions are made operative as proposed while their further submission seeks that the rezoning (from Rural to Rural Lifestyle) proposed by Wakatipu Holdings Limited is rejected.

Rural Industrial Sub Zone

1.3 I consider that the establishment of the Rural Industrial Sub Zone and its application to the land currently occupied by the Luggate Saw Mill and the Alpine Group's deer velvet and venison processing factory appropriately achieves the higher order provisions of the Proposed District Plan, particularly the objectives and policies that support and enable rural activities and encourage rural diversification.

1.4 I therefore consider that the Rural Industrial Sub Zone should be made operative as proposed.

Wakatipu Holdings Ltd's Proposed Rural Lifestyle Zoning

1.5 Wakatipu Holdings Ltd. seeks the rezoning of the land immediately to the north and east of the Rural Industrial Sub Zone from Rural to Rural Lifestyle. The proposed rezoning would provide for the identification of up to 5 residential building platforms.

1.6 The Alpine Group oppose the proposed rezoning due to the potential reverse sensitivity effects resulting from the location of residential building platforms in close proximity to the Rural Industrial Sub Zone.

1.7 While the objectives and policies of the Rural Residential & Rural Lifestyle Chapter of the Proposed District Plan acknowledge the effects of rural activities in terms of noise, odour, dust and traffic generation the noise limits set out in Chapter 36 of the PDP would apply to activities within the Rural Industrial Sub Zone. Those noise limits apply at the notional boundary of any residential unit.

1.8 The existing Rural Residential zone at Luggate is located approximately 85m to the south of the proposed Rural Industrial Sub Zone however, due to restrictive covenants imposed on the properties adjoining Luggate Creek, the notional boundary of residential

units within the Rural Residential zone are likely to be no closer than 220m from the Rural Industrial Sub Zone.

- 1.9 Wakatipu Holdings' proposed Rural Lifestyle zoning would provide for the establishment of residential units up to 10m from the boundary of the Rural Industrial Sub Zone. I therefore consider that the rezoning proposed would make it significantly more difficult for activities within the Rural Industrial Sub Zone to comply with the Proposed District Plan's noise limits.
- 1.10 While there could be scope to register covenants on the Rural Lifestyle lots created at the time of subdivision I consider that in this case it is more appropriate to address reverse sensitivity effects at the time the land is rezoned in order that the necessity for reverse sensitivity covenants is not missed or challenged at the time of subdivision.
- 1.11 I therefore consider that the proposed Rural Lifestyle zoning has the potential to result in significant adverse reverse sensitivity effects on activities within the Rural Industrial Sub Zone.
- 1.12 On this basis I consider that Wakatipu Holding's proposed Rural Lifestyle zoning should be rejected unless the potential reverse sensitivity can be addressed prior to the rezoning being made operative.



Scott Sneddon Edgar

6th June 2017