

Nick Roberts for QLDC: Summary of Evidence, Stream 17 – Three Parks text and mapping

1. I have assessed and made recommendations on the submissions on the Three Parks text, including the notified Chapter 19A Three Parks Commercial Zone (**TPCZ**) and variations to existing Proposed District Plan (**PDP**). I have also assessed and made recommendations on submissions seeking rezoning of land at Three Parks, which includes a new Chapter 19B Three Parks Business Zone (**TPBZ**) sought by a submitter.
2. In the context of the PDP, 'Three Parks' refers to an area of land subject to the proposed Three Parks Structure Plan contained in Chapter 27 (27.13.9). This area of land is made up of a series of PDP zones: General Industrial (**GIZ**), Business Mixed Use (**BMU**), Active Sports and Recreation (at 101 Ballantyne Road), three residential zones – High Density Residential (**HDR**), Medium Density Residential (**MDR**) and Lower Density Suburban Residential (**LDSR**), as well as the notified TPCZ.
3. The PDP approach to Three Parks has sought to consolidate the relatively complicated approach to Three Parks under the Operative District Plan (**ODP**). This approach has largely been supported by submitters, with the exception of the GIZ replacing the Three Parks Business Sub-zone.
4. I have recommended a number of amendments to the text of Chapter 19A, largely for clarity and consistency reasons.
5. Regarding appropriate height for telecommunication poles, while I appreciate the submitters' (Spark & Vodafone, 3032) operational requirements, at this point I remain unable to support a height greater than 16m in the TPCZ due to the lack of compelling visual and landscape evidence from the submitter. Based on the information currently available, it is more appropriate for telecommunication poles to be assessed as part of a resource consent which will allow the visual effects of the structure to be balanced against operational requirements based on its specific location with Three Parks. I consider this approach better achieves Objective 30.2.7 and associated Policy 30.2.7.1 which require that adverse effects of utilities to be avoided or minimised and integration of utilities with the surrounding environment and existing built form.
6. I have recommended a number of changes to the notified zoning, including:

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- (a) extension of the BMUZ along the full extent of Sir Tim Wallis Drive, (replacing HDR at the northern end and GIZ at the southern end¹) and between Sir Tim Wallis Drive and the primary school²;
 - (b) expansion of the TPCZ³; and
 - (c) introduction of the TPBZ at the southern end of Three Parks⁴.
 7. A number of submitters have requested rezoning from residential or GIZ to BMUZ or a zone that provides for similar outcomes. I recommend the majority of these be rejected as additional business land is not required to meet capacity in the medium and long term, and there is sufficient business zoned land in the PDP zones at Three Parks (BMUZ and TPCZ) while several of these changes will detract from the coherency of the zoning pattern. I have recommended that the BMUZ extend over the properties adjoining Sir Tim Wallis Drive, which partially meets the relief sought by some of these submitters. This will provide for a consistency of built form and activities on sites adjoining Sir Tim Wallis Drive. The existing activities on these sites are mostly commercial, and well suited to the BMUZ.
 8. Turning to the most appropriate zone for the southern end of Three Parks, I accept that amendments to the notified approach are required. I rely on the evidence of Ms Hampson for the Council in forming this opinion. The existing environment has been developed under the relatively unique Three Parks Business Sub-zone. There is currently no PDP equivalent zone that caters for the range of activities provided for in the proposed TPBZ. I consider the southern end of Three Parks to be suitable for the types of activities that are already established in this area, and that these should continue to be facilitated – particularly the types of trade suppliers and showrooms which are not enabled in the GIZ.
 9. In terms of the extent of this new zone, I recommend this be extended beyond the notified GIZ on the eastern side of Sir Tim Wallis Drive, noting that this is supported by Ms Hampson. On the western side, I consider the notified LDSR zone to be more appropriate due to the close proximity to the primary school site and potential for reverse sensitivity effects associated with the industrial activities enabled by the TPBZ.

¹ S42A, pg 35, para 12.5)

² s42A, Pg 31, para 12.21

³ s42A, pg 39, para 12.15 and rebuttal, pg 9, para 5.24

⁴ Rebuttal, pg 9, para 5.20

10. At paragraph 5.26 of my rebuttal I addressed Ms Costello’s request to adjust the shape of the Building Line Restriction Area (BRA) adjacent to SH84 to make the area smaller as shown at paragraph 107 of her evidence. Having now had a further opportunity to visit to site to view the specific location where the change is requested, I agree that the removal of this area will not diminish the function of the buffer and will simply allow for the more efficient use of flat land within a portion of the site not visible for SH84. For these reasons I now recommend that this submission point be accepted.

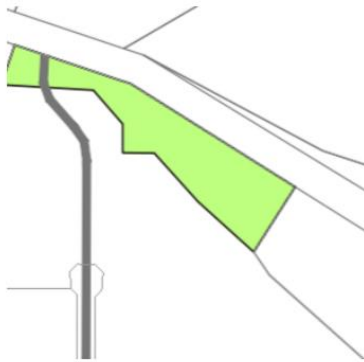


Figure 18: Willowridge Submission BRA at SH84

11. In terms of the Willowridge request to realign the ‘western fixed road’ as shown below (paragraphs 109-112 Ms Costello’s evidence), I rely on Councils’ traffic evidence which raises concerns regarding the feasibility of a roundabout in this location and remain of the view that the location of the new intersection is not supported by the current evidence.



Figure 19: Structure Plan comparison (Fixed Roads)

12. While I attached a version of the TPBZ provisions to my rebuttal evidence, I qualified my support on that rezoning, in that there was a need for a more detailed review of the zone provisions. I have now done that, and consider some further refinement is required as follows:

- Amend Policy 1 to read:

Policy 1: Provide a variety of activities while managing the adverse effects that may occur ~~and potential reverse sensitivity~~.

13. This change recognises that reverse sensitivity is addressed by Policy 2.

- Amend Chapter 19B rule 19B.4.6.l as follows:

l. where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure.

14. This change is consistent with the wording shown in the consent memorandum for Topic 17.

15. Please refer to the map attached to legal submissions for my recommended rezoning changes for the Three Parks area.