

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Queenstown Lakes Proposed District Plan –
Upper Clutha Mapping Hearing

**AGREED STATEMENT OF EVIDENCE – IAN GREAVES ON BEHALF OF LESLEY AND
JERRY BURDON (#581) AND DUNCAN WHITE ON BEHALF OF GLEN DENE LIMITED
(#384)**

Dated: 13 June 2017

1.1. Mr Ian Greaves was asked by the Panel at the PDP hearing for Lesley and Jerry Burdon's submission #581 to reconsider his recommended plan provisions in light of questions from the Panel during the course of the hearing. In reconsidering the plan provisions the panel also asked Mr Greaves to consult with Mr Duncan White who gave planning evidence for Glen Dene Limited relating to submission #384. The purpose of this consultation was to attempt to reach an agreement with Mr White on a set of plan provisions that would apply to a combined Rural Lifestyle Zoning across Lot 1 DP 396356 (Lesley and Jerry Burdon's property) and the Glen Dene Homestead (Glen Dene Limited). Mr Greaves and Mr White agree on the following proposed provisions for the 'Glen Dene Rural Lifestyle Zone (added text underlined and deleted text strike through)':

Objective – The Glen Dene Rural Lifestyle Zone. *To enable rural living development in a way that protects and maintains the outstanding natural landscape and visual amenity values as experienced from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea.*

Policies

(a) The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are inconspicuous when viewed from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea. Measures to achieve this include:

- Prohibiting development over the sensitive areas of the zone via building restriction areas;*
- Appropriately locating building platforms within the zone so they are minor components within the landscape vistas of the Zone, including restrictions on future building bulk and recessive colour tones;*
- The identification of residential curtilage areas;*
- Using native vegetation on Lot 1 DP 396356 to assist visual screening of development;*

- The use of indigenous vegetation in conjunction with existing and appropriate exotic species around the homestead area (Lots 1 and 2 DP 495174) to assist with visual screening of development.
- (b) To maintain and enhance indigenous vegetation and ecosystems within the building restriction areas. This shall include appropriate on-going controls to manage and remove pest and weed species.

Rules


1. The maximum number of residential building platforms permitted within 'The Glen Dene' Rural Lifestyle Zone is ~~five~~ eleven (including one building platform encompassing the existing residential dwelling). This shall be further restricted to one building platform in each of the five developable areas outside of the building restriction area on Lot 1 DP 396356 (including one building platform encompassing the existing residential dwelling). Noncompliance with this rule to be a non-complying activity.
2. The maximum height of all buildings within 'The Glen Dene' Rural Lifestyle Zone shall be 5m. Noncompliance with this rule to be a non-complying activity.
3. At the time a resource consent is lodged for a building platform and / or future dwelling within Lot 1 DP 396356 a vegetation management plan for the building restriction area within that property shall be submitted to Council for approval. This shall include:
 - The identification of areas of native vegetation to be retained, expanded and enhanced;
 - A vegetation maintenance regime; and
 - Mechanisms to eliminate pests and weeds.

Noncompliance with this rule to be a non-complying activity.

4. The maximum number of new vehicle crossings onto the State Highway within Lot 1 DP 396356 is one. Noncompliance with this rule to be a non-complying activity.

- 1.2. The proposed changes from Mr Greaves evidence in chief firstly change the name of the zone to the 'Glen Dene Rural Lifestyle Zone' in recognition that the zone will apply across both Lesley and Jerry Burdon's property (Lot 1 DP 396356) and the Glen Dene Homestead. Attachment A of this evidence provides one plan showing the full extent of the proposed zone including the proposed building restriction areas.
- 1.3. Changes to the proposed objective and policies (from Mr Greaves evidence in chief) provide the ability to screen future buildings within the area of the Glen Dene Homestead with both native and exotic vegetation. This recognises this area has less natural character and contains large areas of existing exotic planting.
- 1.4. Changes to proposed Rule 1 (from Mr Greaves evidence in chief) increase the maximum number of building platforms within the combined zone to 11. This provides for five building platforms on Lesley and Jerry Burdon's as requested in their submission and six building platforms within the Glen Dene Homestead, which correlates with a 2ha residential density (anticipated under the PDP Rural Lifestyle Zone) across this requested zone area.
- 1.5. Rule 2 provides a 5m maximum building height limit and it is agreed that this should apply across the Glen Dene Rural Lifestyle Zone.
- 1.6. Proposed Rules 3 and 4 are additional rules that are offered following discussions at the hearing for Lesley and Jerry Burdon. Rule 3 requires the submission of vegetation management plan with any resource consent for a building platform / dwelling on Lesley and Jerry Burdon's property. This rule aligns with proposed policy (b) and provides a stringent resource consent outcome to achieve the maintenance and enhancement of indigenous vegetation within the building restriction area on Lesley and Jerry Burdon's property. The rule does not apply to the Glen Dene Homestead area in recognition that this area has less natural character and more exotic vegetation.

- 1.7. Proposed Rule 4 restricts the number of new vehicle crossings onto the State Highway from Lesley and Jerry Burdon's property to one. This aligns with the feedback from NZTA and will reduce any potential landscape effects from multiple accesses.
- 1.8. Mr Greaves and Mr White agree that the 'Glen Den Rural Lifestyle Zone' provides a comprehensive solution for the development of the Zone, along with suitable long-term protection of the Zone's important values, that when assessed against the requirements of s32, is consistent with achieving the purpose of the RMA.



Ian Greaves

13 June 2017



Duncan White

Attachment A: The Glen Dene Rural Lifestyle Zone Plan

