

**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

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

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

**7<sup>th</sup> AUGUST 2020**



- 1 This supplementary evidence is prepared in response to Minute 28 which seeks comment on the National Policy Statement on Urban Development 2020 (NPS UD) and addresses the relevance and implications of the NPS UD on the submission of Upper Clutha Transport Limited (UCT)(Submitter #3256 and #3270).
- 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 29<sup>th</sup> May 2020.
- 4 The NPS UD will come into effect on 20<sup>th</sup> August 2020 and will replace the National Policy Statement on Urban Development Capacity 2016 (NPS UDC).
- 5 The NPS UD seeks to achieve well-functioning urban environments that enable people and communities to provide for their wellbeing and direct local authorities to provide for and enable urban development that meets projected demand through zoning sufficient development capacity for residential and business use. Business Land is defined in the NPS UD as meaning land that is zoned (or identified in any Future Development Strategy or similar document) for business uses in urban environments including any industrial zone.
- 6 The existing Rural Industrial Sub Zone (RISZ) at Luggate was included as part of the urban environment in Council's Business Development Capacity Assessment which was prepared under the NPS UDC. On that basis I consider that the submission site at Church Road, which immediately adjoins the existing RISZ would, if rezoned, form part of the urban environment and therefore the NPS UD is of relevance.
- 7 The provisions of the NPS UD that are, in my opinion, of some relevance to the UCT submission are those relating to well-functioning urban environments, development capacity, responsive planning and amenity values.

#### Well-Functioning Urban Environments

- 8 Objective 1 is to achieve well-functioning urban environments that enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety. This is elaborated on in Policy 1 which outlines the minimum requirements for well-functioning urban environments. These include the provision of a variety of housing and

business types and opportunities and good accessibility between housing, jobs, services and open spaces.

- 9 I consider that the rezoning of the submission site to General Industrial (GIZ) or RISZ will provide a business site that is appropriately located in relation to the Luggate settlement, taking into account accessibility and the necessary separation between the activities that the site will accommodate and residential activities. While avoiding reverse sensitivity and ensuring conflict does not arise between land uses is not highlighted as a requirement for well-functioning urban environments in Policy 1 the requirements listed are minimums and I consider that the proposed rezoning, which will enable the relocation of existing industrial activities to a more appropriate location within the urban environment will contribute to achieving a well-functioning urban environment.

#### Development Capacity

- 10 Objective 3 of the NPS UD is to enable people and businesses to live/locate in an urban environment that is in or near a centre zone or area of employment, or well serviced by public transport, or where there is high demand for housing or business land.
- 11 Policy 2 also directs local authorities to provide at least sufficient development capacity to meet demand for housing and business land over the short, medium and long term.
- 12 While the submission site is not in or near a centre zone and public transport options are limited there is a clear demand for the type of business land that the submission seeks and the rezoning of the submission site to provide for this will ensure that an established employment opportunity is retained in close proximity to the Luggate settlement. I therefore consider that the relief sought achieves the general intent of Objective 3.
- 13 I consider that the proposed rezoning of the Church Road site to GIZ or the suggested rezoning to RISZ will contribute to the overall development capacity for business land and will address a specific demand at Luggate.

#### Responsive Planning

- 14 Objective 6 is that local authority decision making in relation to urban environments is integrated with infrastructure planning and funding, strategic in the medium and long term and responsive to proposals that would supply significant development capacity. This is elaborated on in Policy 8. While I understand that it is for the Regional Council to determine

what qualifies as significant in terms of development capacity I consider that the relief sought is generally supported by Objective 6 in that the submission site can be appropriately serviced and will make a contribution to the overall supply of development capacity.

#### Amenity Effects

- 15 Objective 4 is that urban environments, including their amenity values, develop and change over time. Changing amenity values are also discussed in Policy 6 which directs that decision makers are to have particular regard to (among other things) changing amenity values as a result of development within urban areas and that the effects of those changing amenity values are not inherently adverse. Policy 6 also seeks to acknowledge that urban development may detract from amenity values appreciated by some people and improve amenity values appreciated by others.
- 16 I consider that the relief sought will bring about changes to amenity values, resulting in improved amenity values within the Luggate settlement and, to an extent, reduced amenity values for people that may pass the Church Road site, either on the public road or the walking/cycling track.
- 17 I therefore consider that the relief sought is generally supported by the NPS UD and will assist Council in giving effect to it.



Scott Sneddon Edgar

7<sup>th</sup> August 2020