

Summary of Evidence Hearing Stream 02 – Chris Ferguson

Darby Planning LP (#608) et al

1 My name is Christopher Bruce Ferguson. I hold the position of Associate Principal with the environmental consultancy firm Boffa Miskell Limited. I hold the qualification of a Bachelor of Resource and Environmental Planning (Hons) from Massey University, have 20 years' experience as a planning practitioner and am based in Queenstown.

Darby Planning LP

2 My evidence suggests broadening the key Objectives and Policies for the Rural Zone¹ so as to include the full range of activities occurring in the Zone and that will be appropriate for the rural area in the future.

3 It is important to ensure that the provisions in the PDP are appropriate and clear. Currently there is a level of repetition and confusion, in this respect, I have examined:

- (a) The clarity around the status of activities between the various tables, particularly in respect of Ski Area Activities.
- (b) Building colours and materials, to allow correct and consistent interpretation and to deal with appropriate materials that may not otherwise meet the precise wording of the rule.
- (c) The wording of some assessment matters, which seek to predetermine the inappropriateness of activities.

Treble Cone Investments Ltd and Soho Ski Area Ltd

4 These submissions focussed on changes necessary to the objectives, policies and rules to enable ongoing use and development within the Ski Area Sub Zones (**SASZs**). In particular they focus on:

- (a) The ability to provide transportation links through a new policy and the terminology under the new definition for "Passenger Lift Systems" and related rules to deal with the range of transportation and access methods in a clear way.
- (b) The definition of ski area activities, to expand the nature of recreational activities; avoiding overly descriptive language whilst giving greater clarity to the activities and land uses and ensuring the component activities within ski areas can continue to sustain the use of this resource.

¹ Objective 21.2.1 and Policies 21.2.1.1, 21.2.1.2, 21.2.10.1, 21.2.10.2 and 21.2.10.3.

- (c) The provision of visitor accommodation activities, building on the amendments suggested in the Chapter 21 s.42a to recognise and provide for a duration of stay of up to 6 months and to realise landscape and ecological benefits.
- (d) Providing for informal airports within SASZs because of the safety benefits and amenity expectations.
- (e) Enabling indigenous vegetation clearance associated within ski area activities within the SASZs where other statutes and strategies prepared under other Acts provide an efficient and effective means of managing the effects of this activity.

Lake Hayes Cellar Ltd

- 5 The submission from Lake Hayes Cellar Ltd is focussed on the need to recognise and provide for use and development of the Amisfield facilities and vineyard. The submission seeks provisions to support a commercial overlay and a range of proposed changes to the provisions for the Rural Residential Zone.

Lake Hayes Ltd and Mount Christina Ltd

- 6 These submissions seek a number of changes to the objectives, policies and rules of Chapter 22, in order to improve the effectiveness and efficiency of the methods and to remove unjustified restrictions on development. It is appropriate that visitor accommodation be a restricted discretionary activity, recognising this is a common and expected activity in the rural areas. I consider the maximum building size rule (Rule 22.5.3) and the site coverage rule (Rule 22.5.2) could be better refined to work together to deal with the balance of built development to open space on a site (total building coverage) and the scale of structures (individual building limits).
- 7 I consider it appropriate that the density rule be altered to provide for two residential units within each identified building platform and that the 2ha average for residential units should be reduced to 1ha. The combined result of these proposals is still such that the permitted average density is one residential unit per hectare. Such changes would better recognise the character of these areas and provide for efficient rural living opportunities on land recognised as a finite resource.

Hansen Family Partnership

- 8 The Hansen Family Partnership submission seeks to ensure that the entitlements for residential development of allotments created under ordinance 6.05.06 of the Transitional District Plan are retained in the PDP and I consider it appropriate to amend the permitted activity rules to ensure that this is achieved.

Chris Ferguson 25 May 2016