

5. I have been involved in the Gore District Council Proposed Plan review as a Consultant drafting district wide and location specific chapters. I have also led the preparation of a residential development area, upzoning rural land appropriately for urban development.
6. Directly prior to joining The Property Group I was employed at the Queenstown Lakes District Council (Council or QLDC) from February 2017 to April 2021, where I held role of Planner.
7. As part of my roles at QLDC I processed numerous consent applications in the QLDC urban areas and for sites within the rural Outstanding Natural Landscape and Rural Character Landscape areas.

CODE OF CONDUCT

8. I have read the Environment Court's Code of Conduct for Expert Witnesses in the Environment Court of New Zealand Practice Note 2023, and I agree to comply with it. My qualifications and experience as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

9. It is the intention of this submission that the site-specific relief only apply to the submitters land that is currently zoned LLRZ(P2). The submitter asked for their land to be able to be subdivided down to 1,500m² per lot and for residential development under a multi-unit or comprehensive development rule to be allowed to a density of 1 dwelling to 250m².
10. In light of comments that have been received from the Council's s42A report and without prejudicing the submitter's position in relation to their general relief sought this submission proposes the following as the site specific relief to find a way forward.
11. The submitter is seeking a maximum residential density of 1 dwelling per 1,500m² of gross site area (with urban design controls in place). Should the Council be willing to grant this relief as an option for its site, the submitter will accept retention of the general approach for a minimum lot size for a subdivision (that is not design lead i.e. without a comprehensive development component to the application), remaining 3,000m². This is despite its view that this approach will lead to less efficient, affordable, and poorer amenity and other outcomes.
12. The way the relief is intended to work is that an applicant would apply for a comprehensive development at a density of 1 dwelling per 1,500m² gross site area. The applicable standards would then determine what the minimum lot size would be. Essentially, the larger the dwelling that is proposed the larger the lot would have to be and conversely the smaller

the dwelling the smaller the resulting lot size would be. All development, however, would be subject to a discretionary assessment including against urban design principles. The urban design evidence provided by Urban Designer Bruce Weir of Urban Designer Saddleback Planning Limited (Attachment 1 and Attachment 2) provides further detail in support of this approach.

13. Either concurrently, or once a comprehensive development consent is granted, the applicant can then apply for a controlled activity subdivision consent, that would ensure compliance with the standards or conditions that are set out in a resource consent for comprehensive development.
14. As explained in the urban design evidence, subdivision is the 'bottom' line scenario featuring minimum lot sizes which provides little certainty of built form outcomes. Comprehensively designed development on the other hand, typically work on larger sites and feature higher densities because effects can be quantified and assessed at the design stage. They also have the ability to provide attributes and amenities that subdivisions can't or won't implement because there's little incentive to do so.
15. Further, landscape evidence is provided (Attachment 3) from Landscape Architect, Philip Blakely, of Blakely Wallace Associates to demonstrate the potential effects on landscape character and visual effects from the relief sought.
16. In summary, although there will be some reduction in open space and lawn, this will be replaced with a more interesting, compact and diverse village landscape and environment, with controls on building design and materials. Development of this type can easily be absorbed on this site with positive benefits for the landscape character (and community) of Lowburn.
17. Visual effects from the proposed change (as sought by Sugarloaf Vineyards Ltd) compared to large lot residential is likely to be only marginally different and minor in effects. More than likely a positive effect will result from a comprehensive, well planned, cohesive development which will strengthen and enhance the village character and sense of community.

PROPOSED AMENDMENTS TO LARGE LOT RESIDENTIAL CHAPTER

LARGE LOT RESIDENTIAL ZONE

Introduction

The Large Lot Residential Zone (LLRZ) is located in some of the outer residential areas within the townships of Alexandra, Clyde and Cromwell, as well as in Bannockburn, Lowburn, Pisa Moorings and Roxburgh, along with some isolated areas of existing large lot residential located along the eastern side of Lake Dunstan.

The densities within the Large Lot Residential Zone are the lowest of all the residential zones, providing for detached houses on large sites, maintaining a high open space to built form ratio. Generous setbacks are also provided from the road and neighbouring boundaries. Buildings are expected to maintain these existing low-density characteristics, minimise the effects of development on adjoining sites and integrate with the surrounding area.

The focus of the zone is residential, with limited commercial and community facilities anticipated.

Within Precinct 1, slightly higher densities are anticipated, which reflects the historic existing pattern of development. Within Precincts 2 & 3, a lower density is anticipated, to maintain the existing amenity and character in these areas. Within Precinct 2a clustering of development is anticipated to maintain an acceptable open space to built form ratio.

The Future Growth Overlay identifies any area that has been signalled in the Vincent Spatial Plan for Large Lot Residential zoning, in future. The provisions applying to this area are those of the underlying zoning, and therefore a Plan Change will be required to rezone this area in future.

However, the Overlay is intended to identify any location where future growth is anticipated, when further supply of residential land is required, and provided that there is capacity within the reticulated water and wastewater networks to service the additional development.

In addition to the provisions in this chapter, the provisions in Sections 1-3, 6 and 11 to 18 continue to apply to the LLRZ.3

POLICY AND OBJECTIVES, RULES AND STANDARDS

Objectives	
LLRZ-O1	Purpose of the Large Lot Residential Zone
The Large Lot Residential Zone provides primarily for residential living opportunities.	
LLRZ-O2	Character and amenity values of the Large Lot Residential Zone
<p>The Large Lot Residential Zone is a pleasant, low-density living environment, which:</p> <ol style="list-style-type: none"> 1. contains predominantly low-rise and detached residential units on large lots; 2. maintains a predominance of open space over built form; 3. provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and 4. is well-designed and well-connected into the surrounding area; <u>and</u> 5. <u>provides for limited comprehensive development options, where a clustered built form is utilised to maintain the overall amenity.</u> 	
LLRZ-O3	Precincts 1, 2, <u>2a</u>, 3
The density of development in the Large Lot Residential Precincts recognises and provides for maintenance of the amenity and character resulting from existing or anticipated development in these areas.	
<u>LLRZ-P9</u>	<u>Precinct 2a</u>
<p><u>Ensure that development within Precinct 2a provides for diversity of housing types and choice, while:</u></p> <ol style="list-style-type: none"> 1. <u>maintaining appropriate open space to built form ratio;</u> 2. <u>maintaining large setbacks from adjoining sites via a clustered built form;</u> 3. <u>enabling connectivity to nearby centres, community facility areas, recreation;</u> 4. <u>achieving built form outcomes by enabling additional residential density in the LLRZ(P2a), recognising the benefits of clustering dwellings to achieve intensification in accordance with best practice urban design principles; and</u> 5. <u>ensuring that standards are met when undertaking comprehensive development or that development is in accordance with best practice urban design principles.</u> 	
Rules	

LLRZ-R1	Residential Units	
	<p>Activity Status: PER</p> <p>Where:</p> <p>1. There are no more than one residential units per site.</p> <p>And the activity complies with the following rule requirements:</p> <p><u>LLRZ-S1 to LLRZ-S6, except where the residential units are within an area for which a Comprehensive Residential Development Plan for land located within LLRZ(P2a) has been approved, and non-compliance with any standard or rule requirement has been considered through that resource consent.</u></p>	<p>Activity status when compliance is not achieved with R1.1: RDIS</p> <p>And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S6</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. The bulk, location, design and density of buildings. 2. The extent to which landscaping enhances residential amenity. 3. The safety and efficiency of accesses and car parking areas. 4. Amenity effects on neighbouring properties and streetscape. 5. Provision for privacy between residential units and between sites. <p>Activity status when compliance with rule requirement(s) is not achieved: Refer to Rule Requirement Table.</p>
LLRZ-RX	<u>Comprehensive Residential Development - LLRZ(P2a)</u>	
<u>Precinct 2a</u>	<p><u>Activity Status: DIS</u></p> <p><u>Comprehensive Residential Development complies with the following Rule requirements:</u></p> <p>LLRZ(P2a)-XX- LLRZ(P2a)-XX</p>	<p><u>DIS</u></p> <p><u>Assessment Matters:</u></p> <ol style="list-style-type: none"> 1. <u>Provision for housing diversity and choice,</u> 2. <u>How the development responds to its context and site features, including solar orientation, views, existing buildings and vegetation,</u>

		<p>3. <u>The location, extent and quality of open space and streetscapes, taking into account servicing and maintenance requirements.</u></p> <p>4. <u>The Incorporation of Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure environment.</u></p> <p>5. <u>Where the application also seeks provision for future built development to breach any of the rule or standard requirements, discretion is also restricted to those matters specified in the relevant rule requirement.</u></p> <p>6. <u>Amenity effects on neighbouring properties and streetscape.</u></p> <p>7. <u>Building dominance</u></p> <p>8. <u>Design and integration of landscaping</u></p> <p>9. <u>Provision for privacy between residential units and between sites</u></p> <p>10. <u>The effect on the safe and efficient operation of the roading network and infrastructure. Including low impact design.</u></p>
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Standards for Comprehensive Development – LLRZ(P2a)

LLRZ-SXX	Density	
Precinct 2a	<u>Minimum density of 1 dwelling per 1,500m² gross site area.</u>	NC
LLRZ-SXX	Open Space	
Precinct 2a	<u>Minimum open space requirement of 40% across the</u>	NC

	<u>site is to be achieved (This includes roads).</u>	
<u>LLRZ-SXX</u>	<u>Building Height</u>	
<u>Precinct 2a</u>	<u>Building Height maximum of 8 metres.</u>	<u>NC</u>
<u>LLRZ-SXX</u>	<u>Building coverage</u>	
<u>Precinct 2a</u>	<u>A maximum building coverage of 40%.</u>	<u>NC</u>
<u>LLRZ-SXX</u>	<u>Landscapes permeable surface coverage</u>	
<u>Precinct 2a</u>	<u>The minimum permeable surface is 30% of the gross site area.</u>	<u>NC</u>
<u>LLRZ-SXX</u>	<u>Comprehensive Residential Development Plan edge effects</u>	
<u>Precinct 2a</u>	<u>Where a comprehensive Development Plan is proposed the following are considered at the external boundaries of the site:</u> <ol style="list-style-type: none"> a) <u>Setback of 5 metres</u> b) <u>Road setback of 2 metres</u> c) <u>Waste and storage space not directly visible from adjacent sites</u> d) <u>No light spill greater than a 3.0 lux spill (horizontal or vertical) onto any other site measured at any point inside the boundary of the other site</u> 	<u>NC</u>
<u>Subdivision</u>		
<u>SUB-RX</u>	<u>Subdivision of land where each allotment contains an existing principal residential unit, or where a land use consent (for comprehensive development) has been obtained, or is applied for concurrently, under <u>LLRZ(P2a)</u></u>	
<u>Large Lot Residential</u>	<u>Activity Status: CON</u> <u>Matters of control are restricted to:</u>	

<p>Zone Precinct 2a</p>	<p><u>1. The provision of adequate network utility services, including the location, design and construction of these services.</u></p> <p><u>3. The location, design and construction of access, and its adequacy for the intended use of the subdivision.</u></p> <p><u>4. Earthworks necessary to prepare the site for development occupation, and/or use.</u></p> <p><u>5. Subdivisional design including the shape and arrangement of allotments to:</u></p> <p><u>a. facilitate convenient, safe, efficient and easy access.</u></p> <p><u>b. achieve energy efficiency, including access to passive solar energy sources.</u></p> <p><u>c. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development.</u></p> <p><u>d. maintain and enhance amenity values.</u></p> <p><u>f. protect existing water races.</u></p> <p><u>6. The provision of or contribution to the open space and recreational needs of the community.</u></p> <p><u>7. Provision for pedestrian and cyclist movement, including the provision of, or connection to, walkways and cycleways.</u></p> <p><u>8. The provision of esplanade strips or reserves and/or access strips.</u></p>	
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	<u>9. The provision of services and their adequacy for the intended use of the subdivision.</u> <u>10. Any financial contributions necessary for the purposes set out in Section 15 of the Plan.</u>	
SUB-S1	Minimum Allotment Size	Activity Status where compliance is not achieved:
Large Lot Residential Zone Precinct 2	Where no comprehensive plan of development, the minimum Lot size shall be no less than 3,000m ²	NC