

EVIDENCE SUMMARY – JOHN EDMONDS FOR SUBMITTERS #3353 (BUSH CREEK PROPERTY HOLDINGS LTD AND BUSH CREEK PROPERTY HOLDINGS NO.2 LIMITED), #3354 (BUSH CREEK INVESTMENTS LIMITED) AND #3355 (M J THOMAS)

- [1] My name is John Bernard Edmonds. I adopt the evidence of Hayley Mahon for the submitters above as my own.
- [2] I consider the most appropriate zoning of the Bush Creek area to be Business Mixed Use as it best reflects the existing use of the area, best reduces reverse sensitivity effects on surrounding residential land, enables the Arrowtown community and achieves the best urban design outcomes for the area.
- [3] As reflected in my **Appendix 1** to this summary, I would not class any of the activities currently occurring in the Bush Creek area as 'Industrial Activities' under the PDP definition; they are largely commercial, service and residential activities. Ms Hampson's evidence shows that there are no 'Industrial' or 'Yard Based Industrial Activities' occurring at Bush Creek – but there are a number of office, light industrial, commercial, service and yard based service activities present here¹. It should also be noted that there are approximately 8 residential activities occurring along Bush Creek Road.
- [4] The Bush Creek area proposed by Council to be zoned General Industrial Zone ('GIZ') is only 4.3ha in size and so is not going to result in a material loss of Industrial Zoned land when the Wakatipu Ward has 43.6ha of potential industrial use land². Additionally, any existing light industrial or service activities are protected through the Business Mixed Use relief sought as a Restricted Discretionary Activity. The remaining sites are not suited to traditional industrial activities due to their small size and neighbouring residential use.
- [5] I consider that some light industrial activity is appropriate in a BMU zone at Bush Creek as it reflects the current activity but is more appropriate in terms of adverse effects on adjacent residential land. Although we have retained the non-complying activity status for Industrial Activities from the Stage 1 PDP BMU chapter, we consider that the continuation of light industrial activities should remain as long as effects are managed and any new industrial activities would have to meet the non-complying activity tests under s104D.
- [6] The size and location of the Bush Creek area is a key factor in its suitability for rezoning as BMU. The Bush Creek area is surrounded by residential development on the southern and eastern boundaries with ONL to the west and north. A BMU zone is a more suitable zoning in terms of reverse sensitivity effects on surrounding residential development. Additionally, the location of the Bush

¹ Economic Assessment of Queenstown Lakes District's Industrial Zones. M.E Consulting. May 2019 at pg 48.

² QLDC Business Development Capacity Assessment 2017-2019 at page 33.

Creek area away from major arterial routes and the access through residential land makes it more suitable for BMU zoning than GIZ zoning.

- [7] Given the mix of existing activities that occur in the Bush Creek area, the notified GIZ zoning would not give effect to S.O. 3.3.8 which seeks to avoid non-industrial activity in industrial zones. The imposition of a prohibited activity status for non-industrial activities with no provision for the expansion of existing non-industrial activities on an area which largely service, commercial, light industrial and residential in nature will restrict the ability of existing activities to expand and to attract new tenants given the existing use rights test under s10 is so difficult to meet.
- [8] A BMU zoning with provision for the continuation and expansion of existing light industrial activity is the most appropriate zoning because it will support the role of commercial precincts for the Arrowtown township and serve their local needs (S.P 3.3.9), whilst diversifying the District's economic base and create employment opportunities (S.O 3.2.1.6) and accommodating business growth and diversification (S.P 3.3.11). A BMU zoning would also avoid reverse sensitivity effects to a greater extent than a GIZ would next to residential areas, a creek and an ONL. Our BMU zoning provisions are much more reflective of the existing diversity of current uses and would allow for the expansion and continuation of existing activities.
- [9] Council's proposed GIZ imposes setbacks of 7m on sites adjoining other zones to address reverse sensitivity effects. On a narrow area of only 4.27ha, this will render smaller and narrower sites unsuitable for the industrial use that Council is aiming to achieve. Council has concerns about BMU building height and density in the Bush Creek area and the reverse sensitivity effects which would result. I consider that greater reverse sensitivity effects would result from the directed heavier industrial use of the area such as visual, odour, dust and noise. Our proposed BMU provisions have addressed concerns raised by Mr Place in his rebuttal by setting a lower height limit in line with the GIZ height limit and imposing a continuous building length standard.
- [10] I consider that there are more appropriate sites for Council to direct their imposition of a strict industrial zoning such as Frankton and Cromwell. I consider that the *Bunnings* case and the NPS-UD directs us to consider Cromwell when looking at the suitability of land for industrial purposes.³
- [11] Overall, I consider the BMU to be a much more appropriate zone which is consistent with existing activities and would allow for the development of the area into a more pleasant commercial, light industrial and service precinct providing services and diversification of the economy at Arrowtown in amongst residential uses.

³ Brief of Evidence of Hayley Jane Mahon dated 29 May 2020 at [54] – [58]

APPENDIX 1 TO EVIDENCE SUMMARY FOR BUSH CREEK ENTITIES – GROUND-TRUTHING EXERCISE FOR BUSH CREEK ROAD



- [1] 43 Manse Road: Queenstown Self Storage (Service Activity)
- [2] 7 Bush Creek Road:
 - (a) Arrowtown Butchery (Retail Activity);
 - (b) Queenstown Plumbing & Gas (Service Activity); and
 - (c) Bush Creek Automotive (Service Activity with ancillary retail).
- [3] 5/9 Bush Creek Road:
 - (a) Arrowbikes (Service Activity);
 - (b) Arrowtown Engineering (Commercial Activity);
 - (c) Heat Pumps on Q (Service Activity);
 - (d) A J Saville Building (Commercial Activity);

- (e) Complete Account Management (Office Activity); and
 - (f) Plus 4x additional custodial residential units on top floor (Residential Activity).
- [4] 11 Bush Creek Road: Field and storage area (Service Activity).
 - [5] 11 Bush Creek Road: Base Contracting, Landscape Suppliers (Service Activity).
 - [6] Bush Creek Road: Footprint Building Queenstown Limited (Service Activity).
 - [7] 16 Bush Creek Road: Residential Activity.
 - [8] 14 Bush Creek Road: Arrowtown Brewing Company (Commercial Activity), Joinery Company (Service Activity).
 - [9] 12 Bush Creek Road: Rustic Soul Design (Commercial Activity).
 - [10] 12 Bush Creek Road: Grand Inspirations (Commercial Activity).
 - [11] 10 Bush Creek Road: Residential
 - [12] 10 Bush Creek Road: Residential
 - [13] 10 Bush Creek Road: Andy Erskine Construction (Commercial Activity).
 - [14] 4 Bush Creek Road: Plumbing and Building Services Limited (Commercial Activity).
 - [15] 2 Bush Creek Road: Residential Activity
 - [16] 45 Manse Road: Railton Contracting: Commercial Activity