

Memorandum

Date 21 September 2018
Matter no. 2025
To Stage 2 Hearing Stream 15 Hearings Panel
From Warwick Goldsmith, Counsel for Bridesdale Farm Developments Limited
Subject Submissions 655 and 2391 by Bridesdale Farm Developments Limited – Additional Information

1. This Memorandum is lodged following the hearing held on 17 September 2018, in response to matters raised during the hearing and requests by the Panel.
2. Accompanying this Memorandum are:
 - a. Excerpts from the Recommended Open Space and Recreation Chapter 38 (Appendix 1 to the s42A Report) with further proposed amendments identified by tracked change insertion or deletion;
 - b. A plan of the Bridesdale Farm Developments Limited land identifying where, in the submitter's opinion, the proposed Active Sport and Recreation zoning should meet the proposed Medium Density Residential zoning.
3. The proposed additional amendments to the AS&R zone provisions reflect the following matters raised during the hearing:
 - a. Concerns were expressed about the potential effects of multiple permitted activity buildings. All buildings and recreation facilities on privately owned land are now proposed to have discretionary activity status. The consequences of that change of status are firstly that consent can be refused and secondly that Rule 38.15 Landscape Assessment Matters for Discretionary and Non-Complying Activities will apply.
 - b. Concerns were expressed about the potential effects of traffic on amenity values in adjoining residential zones. That is now a specific matter of discretion.
 - c. Concerns were expressed about the adequacy of infrastructure and services. That is now a specific matter of discretion.

- d. An additional matter of discretion relating to integration of activities has been included.
- e. A consequential amendment has been made to the first paragraph of Part 38.1 to reflect the fact that some privately owned land may be zoned AS&R.
- f. Consequential amendments have been made to Part 38.5 Purpose.
- g. An additional Policy 38.5.1.3 has been inserted.



Warwick Goldsmith
Barrister
Counsel for Bridesdale Farm Developments Limited