

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
and 14 – Queenstown Rural and Wakatipu Basin mapping

**MEMORANDUM OF COUNSEL REQUESTING CLARIFICATION ON HEARING
STREAMS 13 AND 14**

*Bridesdale Farm Developments Limited (0655);
Shotover Country Limited (0248);
Michaela Meehan (0526);
Private Property Limited (693);
Ayrburn Farm Estate Limited (0430).*

Dated 03 March 2017

Solicitors

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MAY IT PLEASE THE COMMISSIONERS

Introduction

- 1 This Memorandum is lodged on behalf of the Submitters named on the front cover page (collectively referred to as "**Submitters**").
- 2 Each of these Submitters have reasons to request the exclusion of their submissions from being heard within Hearing Stream 14 (Wakatipu Basin mapping) and request to be heard within Hearing Stream 13 (Queenstown Rural mapping).
- 3 The clarification in this Memorandum is in response to the Hearing panel's Minute dated 07 February 2017 advising that the Hearing Panel proposes to hear all submissions seeking amendments to the Planning Maps within the Wakatipu Ward, excluding the area subject to the Wakatipu Basin Study ("**Study**").
- 4 It is noted that the Minute clarifies the separation of submitters into Hearing Streams 13 and 14 has been by geographic area, so some submissions in respect of land on the edge of the Wakatipu Basin may be included within the Basin Study even if not directly affected by the Study.
- 5 It is noted that the delineation of the extent of the Study largely follows the notified PDP notified ONL, many areas of which are the subject of challenge through submissions on the PDP.

Individual Submitter reasons for exclusion from Hearing Stream 14

Bridesdale Farm Developments (0655);

- 6 The PDP zones this land a mixture of Low Density Residential, Rural Lifestyle and Rural General. The Proposed Planning Map 30 indicates a proposed Urban Growth Boundary on the proposed Low Density Residential Zone boundary, through part of the land, and the Outstanding Natural Landscape Line is delineated running through the land.
- 7 Bridesdale has sought to rezone the land to Low Density residential above the floodplain, to amend the UGB, and to relocate the boundary of the ONL to the outer edge of the site, along the true left bank of the Kawarau River.
- 8 The majority of the Bridesdale land is indicated as outside of the Basin Study, the areas inside the Study are parts of the Bridesdale land already consented for development through the Housing Accords and Special Housing Areas Act. It can reasonably be assumed the Study will not address that part of the land outside of the Study and within the ONL. It is therefore anticipated that the

Study will be of little assistance to the Commission in determining the appropriate zoning of that ONL land, and the location of the landscape boundary itself.

- 9 The critical aspects of the submission will be determined upon landscape matters which are not related to the character of the Wakatipu Basin Rural and Rural Lifestyle areas in the sense they are sufficiently separated and related to the Kawarau ONL.
- 10 It is therefore respectfully requested that the Bridesdale submission not be delayed by the outcome of the Study, and be heard within Hearing Stream 13.

Michaela Meehan (0526)

- 11 Michaela Meehan submitted to amend the delineation of the ONL boundary over the area known as the "Northridge Landform".
- 12 The Northridge Landform is a ridge running from the Shotover River in the west to Arrowtown in the east, and is broadly parallel to Malaghans Road. The Submission seeks to move a small section of the ONL boundary slightly to the west so as to reflect the landscape values of developed land on Northridge. The amendment to the landscape line would result in a relatively minor extension of an RLC sliver of land.
- 13 The Study map indicates the sought extended sliver of land sought to become RLC is excluded from the Study (given it is currently in the ONL) and the remainder of Northridge is in the Study. This submission is solely a landscape mapping exercise, which will be undertaken by landscape architects more closely examining the bounds of the ONL as notified. This is not a matter which more broadly is concerned by the character of the Wakatipu Basin Rural and Rural Lifestyle Zones and the findings of the Study.
- 14 The Study findings will not assist the Commission in determining this minor landscape issue and as such it is respectfully requested that that the Meehan submission not be delayed by the outcome of the Study, and be heard within Hearing Stream 13.

Shotover Country Limited (0528)

- 15 The Shotover Country submission seeks a minor extension of the Shotover Country Special Zone over land currently identified as Rural Zone and within the indicated ONF landscape lines. The rezoning is outside of the ONF boundary and therefore included within the Basin Study.
- 16 The rezoning reflects a minor extension to the extent of existing development already undertaken at Shotover Country. The submission is sufficiently narrow

and is only a modest extension to the existing urban development undertaken. The issues at the core of the Panel's minute relating to commission the Basin Study to identify Wakatipu Basin character are not directly relevant to the proposed extension of the Shotover Country Special Zone.

- 17 The areas in question are also subject to a Special Housing Area proposal to be heard on 30-31 March and it is anticipated a decision would be issued before the Queenstown Mapping Hearing in July 2017.
- 18 Shotover therefore requests that it not be delayed unnecessarily by the outcomes of the Study, and it is respectfully requested that that the Shotover submission not be delayed by the outcome of the Study, and be heard within Hearing Stream 13.

Private Property Limited (0693)

- 19 Private Property Limited submitted to amend the ONL boundary located on the bounds of the Submitter's property at Morven Ferry Hill to a follow more appropriate natural topographical boundaries, as opposed to the current boundary that follows cadastral boundaries. The land within the amended ONL is sought to be rezoned to Rural Lifestyle Zoning.
- 20 The land sought to be rezoned is therefore currently excluded from the Basin Study as it is currently notified as ONL. The Submission pertains to a localised and specific landscape matter not related to the remainder of Wakatipu Basin Study on character.
- 21 The Study findings will not assist the Commission in determining this minor landscape issue and as such it is respectfully requested that that the Private Property submission not be delayed by the outcome of the Study, and be heard within Hearing Stream 13.

Ayrburn Farm Estate Limited (0430)

- 22 Ayrburn Farm Estate limited submitted to extend the Waterfall Park resort zoning over a small piece of Rural Zoned land adjoining the Resort Zone, or alternatively to rezone that land for urban and / or rural residential purposes. This pocket of land is between the Resort Zone and adjacent Rural Residential zoning and represents a logical and relatively minor rezoning extension.
- 23 The area sought to be rezoned is a discrete pocket of land which has only limited (if any) impact on the character of the wider Wakatipu Basin Rural and Rural Lifestyle Character areas. The Submission by Ayrburn is sufficiently comprehensive to particularise the values of the rezoning extension sought and is supported by a section 32 analysis for rezoning.

- 24 The modest expansion of Resort Zoning (or other alternative relief) will be the subject of focused and confined landscape evidence, which will not be assisted by the outcome of the broader Basin Study.
- 25 Ayrburn is therefore concerned that the outcome of the Study may unnecessarily delay the rezoning hearings of the Ayrburn land, which will not otherwise assist the determination of appropriate zoning of that land.
- 26 It is respectfully requested that that the Ayrburn submission not be delayed by the outcome of the Study, and be heard within Hearing Stream 13.

A handwritten signature in black ink, appearing to read "Rosie Hill", is centered on the page.

Rosie Hill / Warwick Goldsmith
Counsel for the named Submitters