**Debbie MacColl, Steven Bunn and Family 23 March 2016**

A snap shot of our family’s history in the Wakatipu. Our forebears the Robertson family on our mother’s side owned this site we are on today. It was originally called Brunswick House; it was sold after nearly a century of ownership in the late 70’s. Our grandmother ran 2 tourist flats to supplement the income Granddad made as a clerk for the Railways working on the Steamer Wharf. Grandma’s great grandfather was J.W. (Jack) Robertson the first Mayor of Queenstown. My childhood adventures included playing on the bank behind the house just outside the door as we come in to this room. Arrowtown and Queenstown were their own separate entities with all services, the exception being the banks, which were only in Queenstown. I remember vividly the first house built on the Kelvin Peninsula.

My Grandmother told the Lake County Council in the mid 1950’s that they needed to plan for a city and plan for 50 years out and here we are today trying to convince you again to plan for further than 10 years which I know is all you have to do by law. This District has finite capacity we have one last chance at planning for a Basin full of people and an opportunity to say where the future urban, rural residential and limited lifestyle blocks, the sports fields, airfields, commercial and industrial zones will be. The more infill you have the harder it will be to change to a different zoning. There is very little land left as big parcels in this basin. You don’t have the freedom to leave it until the next plan.

Following comments relate specifically to the Wakatipu Basin.

During the 50’s – 70’s the Rural area between Arrowtown and Queenstown was just that and comprised approximately 40 – 50 individual farms. Out of those original family farms those of us still here farming today are Hamilton’s and Bunn’s on Morven Ferry Road, Daggs - Malagahans Road, Middleton’s and Grants Frankton and Queenstown Hill and Jardines at Remakables Station.

This started to change in the late 70’s with the first major subdivision of any farm, Ian Faulk’s split his farm into 10 acre blocks around Little’s and Mountain View road to cater for the increase in people wishing to have a smaller lifestyle land area. It would be fair to say today we are far removed from that totally farming landscape of the 1970 in the Wakatipu Basin.

Objective 3.2.5.5 Recognise that agricultural land use is fundamental to the character of our landscape.

Which landscape, the high country or the lowlands? I would think both but they are two completely different types of farming.

Rural needs to be defined for this Basin. Yes keep the bits about traditional farming; they will be needed for Glenorchy, Kingston and Hawea areas in the next plan but I doubt very much that they will for the Wakatipu Basin. So then my question to you as a panel is what do you perceive as rural in the Wakatipu Basin? – I would suggest open paddocks with houses surrounded by manicured gardens and mature trees with the odd horse. Not what we as farmers perceive to be rural which is traditional stock and cropping family farms.

There should also be a policy that covers all of our high country stations, these are important to this District, the people that runs these are your guardians of what you think of as Outstanding Natural Landscape to us as farmers it’s just simply the high country.

The biggest problem we have facing this district is lack of foresight in planning, our Grandmother, in the 1950’s tried to get the then council to plan for future growth. Dad while he was on the council from 1970 to 1976 along with Alex Robins managed to get a road alignment about 100m higher than the present road into Queenstown from Frankton that by passed through Man Street to go out at the now Heritage Hotel on Fern Hill Road, he was quite disgusted when this started being removed only after a few years, how short sighted was that.

The land around all our towns is a finite resource, lets plan for its use wisely. We need to identify the bits and features that are important and we need to plan for the next 100 years not the next 10 as we are now.

We need to move away from visual amenity values and private views and move more towards a definitive set of criteria such as suggested in Marion Reads Landscape report. There needs to be more certainty in the criteria rather than relying on individual landscape architects particular fancy at the time.

**3.2.5 Goal**

**Policies 3.2.5.4.**1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas and Provide for Residential opportunities in appropriate rural locations.

 **Objective 3.2.5.4** Recognize there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained. Change 3.2.5.4 to Provide for residential activity in rural areas while recognising the importance of the districts landscapes.

**Policy 3.2.5.4.2** Provide for rural living opportunities in appropriate locations. Residential activity in rural areas should planned for in two stages next 10 -20 years then 20 -50 years to allow for an efficient variety of transport systems and QLDC infrastructure to be planned for.

3.2.5.5 Recognise that agricultural land use and other activities that rely on rural resources are fundamental to the character of our landscapes.

**Policies 3.2.5.5.1**

Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values. Viability of traditional farming methods may need to be supplemented by allowing commercial activity in the rural area not directly related to farming. As pastoral farming diminishes in the rural area, a variety of other rural based activities should be encouraged.

We consider there are areas in the Basin with high landscape value that are rural but not traditional farmland that have a residential quality to them. Millbrook is a reasonably dense residential and visitor zone development, but it still maintains a high quality rural landscape all be it golf course. Threepwood and Jacks point are two other examples.

 Policy’s: Provide more recognition of diversification in the rural area.

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Biggest omission in the strategic direction is Transport and arterial Routes

There should be a goal: Protection of all arterial routes including SH6,

Policy should be written for each town or area

Efficient transport systems to service towns, commercial, industrial and rural areas.

An overview to plan for projected population growth for the next 100 years so all future transport routes are catered for.

Strategy Objective

Water: Objective: To provide every household and business with clean water that is not depleting the aquifers or groundwater systems of the area.

Policy: Tanks for water storage of roof collection of rain water to be installed with every new dwelling either for house water or irrigation.

Comment: We have enough water in our Lakes to achieve this yet QLDC are still asking every individual landowners to find water from there property’s or local water schemes. The Lake Hayes Water scheme would be better going straight back into Lake Hayes and water taken from a bore under the Shotover River and pumped through the system backwards. A rural domestic water scheme could be then provided throughout the whole Wakatipu Basin that would be sustainable.

Chapter 6

6.3.2.2 Allow residential subdivision and development only in locations where the District’s landscape character and visual amenity would not be degraded.

Policy 6.3.2.2. The word degraded needs to be removed as it is an emotive term that can’t be qualified. There are several areas within the QLDC rural area that can absorb change. Change this policy wording to Allow residential subdivision and development in locations where the Districts landscape character and visual amenity has the capacity to absorb change.

Policy: Views from Private and Public roads and areas should be deleted. We should be allowing subdivision more on the principles of Marion Reads landscape assessment report where she has split the district into areas.

**Ch 4 UGB**

Arrowtown UGB needs to be extended to the East to Boundary the Arrowtown Golf Course and along McDonnell Road including the land within Arrowtown South plan Change. This land has been wrongly described as residential in a report dated 18 March 2016 as residential and open space. It is open space but it is a special zone which more reflects rural Lifestyle which is a shameful misuse of land next to an urban area that is surrounded by modified rural land in the form of Golf Courses. Extending the UGB to this would then fulfil the Objectives of 4.2.1 and 4.2.2

The QLDC is a forward thinking progressive community, please make this a forward thinking, progressive document. Your legacy as a Hearings Panel will be judged on this.

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Arrow Irrigation system was built in the depression and commissioned in 1930 and was originally designed to service 4000 acres by flood irrigation.

Early 1980’s The Ministry of Works (MOW) made the decision to shut down the Arrow Irrigation system when they decided it was far too expensive to maintain and keep running. The farming community made the decision to form a company and keep the scheme , so The Arrow Irrigation Company was formed and purchased the irrigation scheme for $1,at this point it only supplied irrigation water to farms in the Basin. The early 1990 was the beginning of the 10 acre block era this was the beginning of the change of use for the Arrow Irrigation Scheme. Also at this time Millbrook joined the scheme to use water for irrigating the new golf course.

Today’s water use.

50,000 m3 take every 24 hours from the Arrow River

3 main water races

1. Frankton Flats
2. Speargrass Flat - Domain Road
3. Arrow Junction – Morven Ferry Road

Water supplied to Millbrook Golf Course, Michael Hills Golf Course

Lake Hayes Estate, Shotover Country, Quail Rise, Bendameer, Hogan Gully Road. Ladies Mile,

Frankton Flats – Remarkables Park, Lake Johnston by wash to help improve water quality

General farmland

Pipe supply’s for rural residential and rural lifestyle blocks throughout the district.

Areas like Millbrook utilise far less water than the original farm as all original water use was flood irrigation. Millbrook utilize 2400 m3 per night via sprinklers. Michael Hill’s Golf Course use 2300 m3 per night. Many people throughout the Basin are now finding that there bores and wells are drying out and in part this is directly related to the decreasing use of flood irrigation.

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