

My name is David Sherwin. I live in Lake Hawea with my young family. I'm heavily involved in the community here. I'm a member of the Hawea Community Association, Lake Hawea Guardians, Lake Hawea Marine Search & Rescue and run the Hawea Community website. I currently work in Wellington and commute regularly back to Lake Hawea.

My submission refers the new Outstanding Natural Landscape zoning in the Draft District Plan with reference to 6.3.2.1 & Map 8. Specifically, to the land east of Lake Hawea township where I live but also generally across the district.

I like the concept of hard lines for ONL. It provides certainly for the future of protected environment that can remain natural in nature and relatively untouched by any development but still accessible.

I oppose the location of ONL line directly east of Lake Hawea township and north of the Hawea Cemetery for the following reasons:

1. QLDC has assessed the area as Visual Amenity Landscape in multiple and recent Resource Consents.
2. The Environment Court has assessed the area as Visual Amenity Landscape in RMA 0898/03
3. As it stands the currently proposed ONL line, ignores the advice to both Anne Steven and subsequently agreed to by Marion Reed when conducting assessment and peer review of the landscape. Maybe this was just an oversight and the ONL line on the map still hasn't been adjusted.
4. The draft District Plan map of the area is incorrect. The land parcel Lot 1 DP25208 owned by Contact Energy is shown to be incorrectly as underwater and part of the lake. While Lot 1 DP25208 is part of the Hydro Generation Special Zone it is inconsistent to show this as underwater given the typography and other Contact Energy Hydro Generation Special Zone shown on the QLDC Maps as land.
5. Contact Energy Ltd have a 50 acre parcel (Lot 1 DP25208) of land that is included as part of their Hydro Generation Special Zone on the lake side and directly east of Lake Hawea township (north the land concerned) which has its own discretionary rules. There is no section in the Draft District Plan for Hydro Generation Special Zone rules in the new draft District Plan.

To reinforce the above points:

- 1) In the QLDC property file for Property ID 3171, an email memo on 16/06/03 referring to RM030149 notes that 'A plan presented by the Queenstown Lakes District Council to the Environment Court in March 2001 classified the area of the site as being part of a visual amenity landscape.' Most recently in RM140988 Land Use Consent to construct a dwelling refer to this assessment also.
 - RM140988 - Signed on 28 April 2015 – Decisions of The Queenstown Lakes District Council Notification Under S95 And Determination Under S104 (see **Appendix C**)
 - Page 2 "The sites landscape classification as determined by the Environment Court in Decision C20/2005, is Value Amenity Landscape (VAL)"
 - Page 5 'Natural and Pastoral Character – The Subject site is not adjacent to an identified Outstanding Natural Landscape'
- 2) Environment Court in RMA 0898/03 decision has also assessed the land as Visual Amenity Landscape. The nature of the land was assessed as of a rural nature. It's typography, location in relation to the township, and it's past and future use were assessed. It has been lightly farmed since I've owned it the last 6 years and previously been cropped by the Muir family on lease in the past (evidence submitted by Judy Muir in 0898/03). There are very little native/indigenous plants in this area because of the grazing/farming. Since the environment court ruling there if there has been one house built to the east of 'Gladstone Gap' which I own. Once the wilding pines have been cleared as required by RMA 0898/03 and also QLDC consent notice RM140988 this house will be visible from the township.

Further to the east of my property there is another land owner with consent to be build a house in the coming months.

- 3) Anne Steven (Registered Landscape Architect) who is very familiar with the land (she submitted on behalf of Upper Clutha Environmental Society in RMA 0898/03) said in the Draft District Plan document available on the QLDC website.

6.c-Landscape-Classification-Report-Wanaka-Area-PR.pdf

PEER REVIEW OF LANDSCAPE ASSESSMENT OUTSTANDING NATURAL LANDSCAPE OF THE UPPER CLUTHA PART OF THE QUEENSTOWN LAKES DISTRICT

4.2 Existing Lines

It is agreed that existing ONL lines should on principle be regarded as fixed.

The notation on the Appendix 8B plan is that

“The boundaries are fixed and not subject to change or further analysis” with respect to the solid lines. However if there is very good reason found to change them as a result of current more comprehensive analysis, then this should be put forward. There is also room for fine tuning the line. In any case there are only three areas on the 8B map that have been determined, with much of the basin as yet undetermined (by Environment Court findings). It is noted that the 8B plan is dated April 2010 and there have been Environment Court deliberations on ONL since then, as well as other pre-2010 decisions that have decided on ONL, as follows:

C20/2005 Sutherland-Folliss v QLDC recognised the site as VAL but on the transition to the ONL of Lake Hawea and its margin referring to the Gladstone Gap as having more natural character as part of that.

6.d-Landscape-Classification-Report-Post-Review-Amendments-.pdf –

Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features: Post review amendments

Page 22 - Assessment

Marion Read comments...

Lake Hawea (see Plan Hawea-Mt Grand)

We generally agree that the ONL of the Lake Hawea basin includes the southern lake margin of terminal moraine between Hawea township and Gladstone/Johns Creek. I would not include land behind the crest of the moraine however as it is not part of the lake’s landscape setting and it has no significant natural or visual values warranting its inclusion. Whilst I can understand the rationale of including the terminal moraine landform as a whole as the basis for ONL, I do not think is its sufficiently uncommon, legible or an impressive enough example to warrant ONL status on a landform basis alone.

3.6.1

Ms Steven opines that the full extent of the terminal moraine along the southern margin of Lake Hawea is not of sufficient quality to warrant ONL status, preferring only to include the lake ward side with the ONL of the Lake. In actual fact, the locations of the two lines are not particularly divergent. Ms Steven has included a small hill to the south of Gladstone and I consider that its inclusion is consistent.

Consequently, I adopt Ms Steven’s line in this regard and have amended the maps accordingly.

- 4) The map (Appendix A) shows land parcel Lot 1 DP25208 as part of the lake and underwater which is incorrect. It is a very large land parcel of varying topography and anyone who has visited the site will actually know that it is not underwater and land in this parcel to the west of Gladstone Gap is on a cliff top at the same height as the township. A better analysis would be to look at the topography of the land form and turn on the hazard layer on Dekho/QLDC maps. The inclusion parcel being shown as lake is likely to have confused the assessment of the location of the ONL line.
- 5) Hydro Generation Zone rules under new Proposed District Plan=> The area I've just highlighted above is part of the Hydro zoning due to an emergency 'coffer dam' in the area known as Gladstone Gap. Contact Energy's representative, Daniel Druce, has pointed out in his submission (1085) that the Hydro Generation Special Zone has not been addressed in the new Draft District Plan. He has submitted that he'd like the status quo to continue. Under the current district plan (and underlying rules) Contact Energy were able to apply for the placement of a large water tank on a land parcel attached to their Hydro zone on the lake front directly to the east of Lake Hawea township that breached the skyline, lake views and could also be seen from the township. **(Appendix D)** They subsequently moved it after my and others in the communities' protest. My point is that this is a discretionary activity currently. Rightly or wrongly there was no neighbour notification or public notification. There has also been an application (RM130795) for 2 formed carparks in Contact Energy's clifftop land directly east of the township.

In summary...

I seek to have the land parcel correctly mapped and kept as it has been currently assessed as Rural Landscape (formerly Value Amenity Landscape). This is consistent with the assessment of Anne Steven & Marion Reed, Resource Consents, Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land.

I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape.

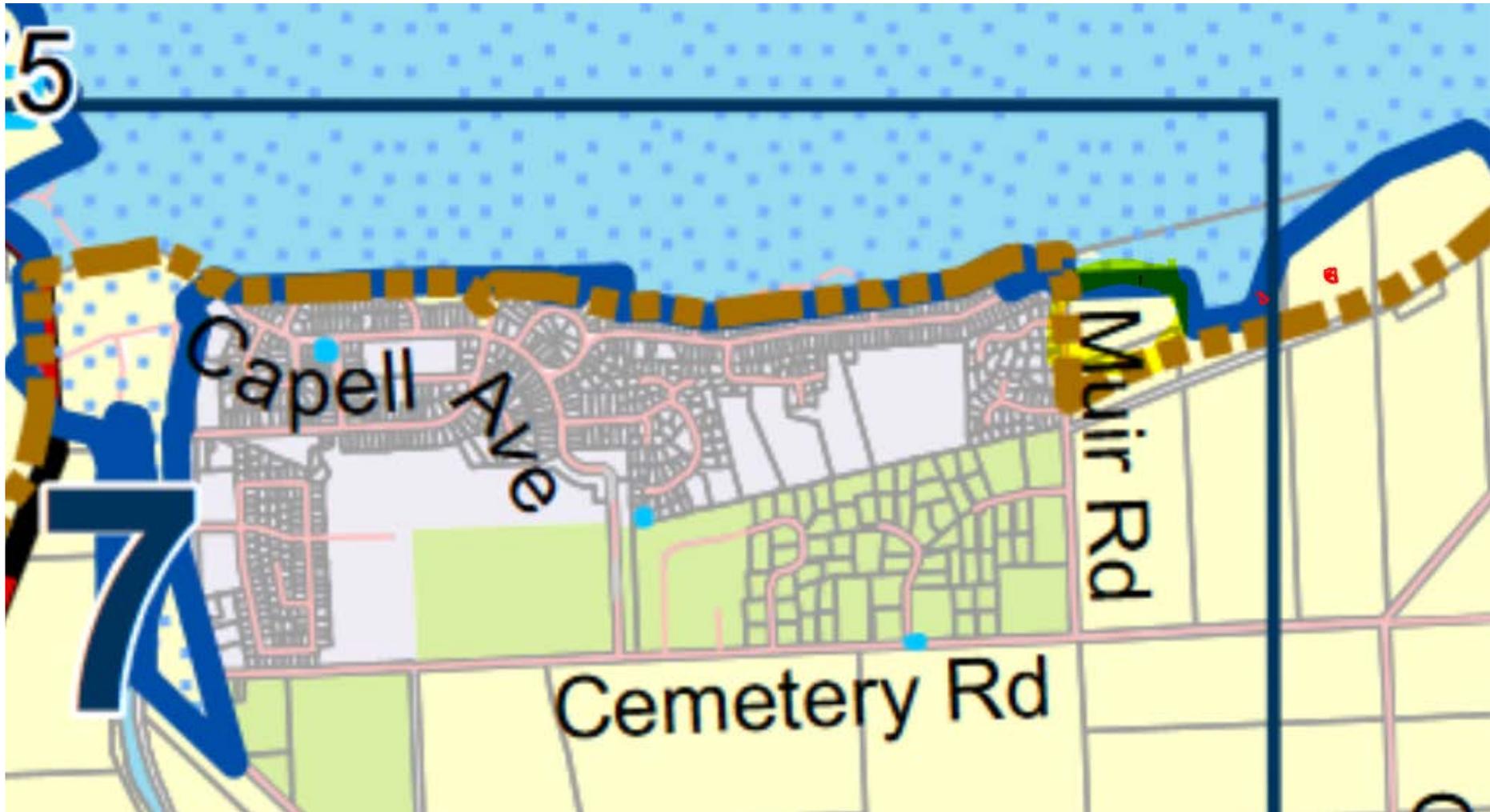
The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This creates a logical transition from Township residential zoning to Rural Landscapes and then to Outstanding Natural Landscape.

The ONL line submitted in Peer Review by Anne Steven is very close to what has been assessed by past Resource Consents, the Environment Court and almost identical to my submission. I have attached a copy of this map along with supporting documentation. **Appendix B**

Thank you for the opportunity to make a further submission.

Appendix A

Map Source => <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Maps/Map-8-Wanaka-Rural-Hawea-Rural-Johns-Creek-Inset.pdf>



Appendix B

6.c-Landscape-Classification-Report-Wanaka-Area-PR.pdf

PEER REVIEW OF LANDSCAPE ASSESSMENT OUTSTANDING NATURAL LANDSCAPE OF THE UPPER CLUTHA PART OF THE QUEENSTOWN LAKES DISTRICT



Appendix C

RM140988 - Signed on 28 April 2015 – Decisions of The Queenstown Lakes District Council Notification Under S95 And Determination Under S104

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Site and Locality Description

As seen in the figure below, the site is located on the eastern side of Muir Road, directly east of the Hawea Township. It is 9.6398 hectares in area and is located on the southern side of Lake Hawea. The surrounding environment is primarily rural in nature. The site's landscape classification as determined by the Environment Court in Decision C20/2005, is Visual Amenity Landscape (VAL).



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Landscape

Council Consultant Landscape Architect Ms. Michelle Snodgrass has undertaken a landscape assessment of the proposed dwelling (attached in Appendix 3) and concluded that the conditions of consent relevant to landscape matters have been met.

Natural and Pastoral Character

The subject site is not adjacent to an identified Outstanding Natural Landscape or Feature. The proposed dwelling is relatively small in scale and of a design that is consistent with pastoral values.

Appendix D

