

BEFORE THE QLDC HEARINGS PANEL: VARIATION TO PDP CHAPTER 21
Summary of B Farrell evidence for Queenstown Adventure Park & Realnz

Matters raised previously

1. As discussed last week:
 - (a) *Identification and maintenance of the values that contribute to the natural feature or natural landscape being outstanding* is required to implement poRPS Policy 3.2.4.
 - (b) Reference to *Tourism Related Activities* should simply be 'Resort'
 - (c) *I remain unclear on the relationship between the Schedules and SASZs*, particularly given some LCRs relate to activities provided for within SASZs (for example earthworks and passenger lift systems). QLDC needs to be clearer about the extent to which the LCRs are intended to capture activities anticipated or not anticipated within the SASZ, namely where there is potential for overlap (i.e. passenger lift systems within SASZs, transport infrastructure, regionally significant infrastructure, resorts development, earthworks including trails).

Utility of the Landscape Capacity Ratings

2. I generally support the preamble agreed by experts. The preamble clarifies the high-level nature of the Schedules, namely guidance to inform future site-specific assessments. Unfortunately, the LCRs do not implement SO3.2.5.1, SP3.3.29 and SP 3.3.38(c), but the combination of the high-level approach followed by separate site-specific assessment is probably the most appropriate option given the extent of work actually required to determine landscape capacity at localised or site-specific scales.
3. Given the high-level approach it is not appropriate to have a "no landscape" LCR. While there will be localised areas within a landscape unit that can probably be agreed as having no landscape capacity for certain activities, the level of work required to properly examine this simply has not been done.
4. For completeness I do not agree with QLDCs latest description of 'Extremely limited or no landscape capacity'. I prefer the term 'exceptions' be retained with the qualifier 'protects identified landscape values'.

Urban Expansions

5. The Morning Star Reserve area is currently zoned rural but does not contain rural activities (it contains high levels of modification with built urban development characteristics). I can envisage a situation where appropriate new development in this area is considered urban (for example additional industrial, commercial, transport activities). I've discussed with Ms Gilbert who advised such development would unlikely be considered urban expansion, but I am unsure about that.

Ben Farrell
24 October 2023