

QUEENSTOWN LAKES DISTRICT COUNCIL

SUBMISSION ON A VARIATION TO THE PROPOSED DISTRICT PLAN

PLACES OF INTEREST

1. In response to the commissioners Minute 4, I suggest that it would be useful for the two locations below be visited by the commissioners.

Upper Clutha Landscape Schedule 21.23.8 Riverbank Road

2. I attach a screenshot which shows a triangular area (“the triangle”) south of Orchard Road which is part of the area covered by landscape schedule 21.23.8.
3. On visiting this area the commissioners will become aware that a great deal of development has taken place in the Priority Area north of Orchard Road. The very large Orchard Park subdivision has been developed over the last couple of years and this abuts on Orchard Road. Some recent development. Including a recently developed subdivision beside Little Orchard Road, has also taken place south of Orchard Road within 21.23.8.
4. There are at least fourteen houses already built within the triangle alone. Further south of the triangle, but still within 21.23.8, there are several other large residences in a less dense style.
5. The existing pattern of development in this vicinity points to considerable development pressure ensuing in the near future in the triangle; development will inevitably jump Orchard Road southwards.
6. In my submission this is relevant to the variation because it illustrates that 21.23.8 was not categorised as a Priority Area by the Court because there was limited development in this area in 2021¹. Now, only a few years later, development has taken place that would almost certainly already qualify 21.23.8 to be categorised as a Priority Area. There may be further consented development that I am unaware of.
7. This illustrates just one of several areas in the RCL of the Upper Clutha that were not categorised as Priority Areas but will qualify as Priority Areas during the lifetime of the district plan.
8. In my submission the Priority Area boundaries are somewhat arbitrary and can only be treated as a guide.

¹ Rural landscapes were categorised by the Court as Priority Areas where they were shown to be experiencing development pressure.

Upper Clutha Landscape Schedule 21.23.16 Crosshill

9. I attach a map prepared by Ms. Diane Lucas for the PDP hearings. This map is Sheet 28 of large brief of expert evidence that Ms. Lucas presented to the Court at the April 2019 PDP hearings.
10. The map shows that Ms. Lucas categorised the landscape contained in 21.23.16 as ONL rather than RCL. This would have meant that the area would have been automatically categorised as a Priority Area.
11. I also attach two photos of my own. The first, entitled “Appendix D Part of Crosshill”² was attached to my original submission to this variation and shows part of 21.23.16 within the roughly drawn and approximate red line. It illustrates the impressive moraine fields and glacier terraces contained in the area covered by the Crosshill landscape schedule. This area is immediately across the Clutha River from the burgeoning settlement of Wanaka/Albert Town and so is subject to future development pressure.
12. The second photo entitled “Part of 21.23.16 Crosshill Landscape Schedule”, illustrates some of the impressive landscape features that led Ms. Lucas to categorise this area as ONL.
13. While the Court preferred other landscape evidence that categorised the Crosshill landscape area as RCL, it is clear that there was merit in Ms. Lucas’s evidence.
14. It makes no sense to treat Crosshill landscape schedule 21.23.16 as less worthy of reference in the PDP compared with the Priority Area landscape schedules, many of which are less impressive in landscape terms.

Conclusion

15. In my submission the above two examples strongly support the argument that the Upper Clutha Landscape Schedules contained in the variation should be referenced and located in the district plan in the same manner as the Priority Area landscape schedules.

Julian Haworth

24 August 2026

² Taken in November 2024 from the top of Little Mount Iron.

Maungawera

Waiariki

Parakārehu - The Peninsula

Dublin Bay

Lake Wānaka

DRAFT

LEGEND

- QLDC Decision Version ONL/ONF
- QLDC Urban Growth Boundary Decision Version
- Lucas Proposed ONL April 2019
- Not ONL/ONF QLDC Decision Version

Upper Clutha

Wanaka

ONL

Image © 2019 DigitalGlobe

Google Earth
Sheet 28 revised April 2019

Imagery Date: 11/18/2016 lat -44.637428° lon 169.191427° elev 353 m eye alt 11.17 km

Cardrona Valley Rd

Cardrona Valley Rd

Cardrona Valley Rd

Wānaka Paintball



