

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Report and recommendations of Independent Commissioners
regarding mapping of Wakatipu Basin and Arrowtown
(includes Stage 1 submissions not previously heard)

Report 18.9 - Area G
Crown Terrace

Commissioners

Denis Nugent (Chair)

Rachel Dimery

Trevor Robinson

Quentin Smith

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1. INTRODUCTION

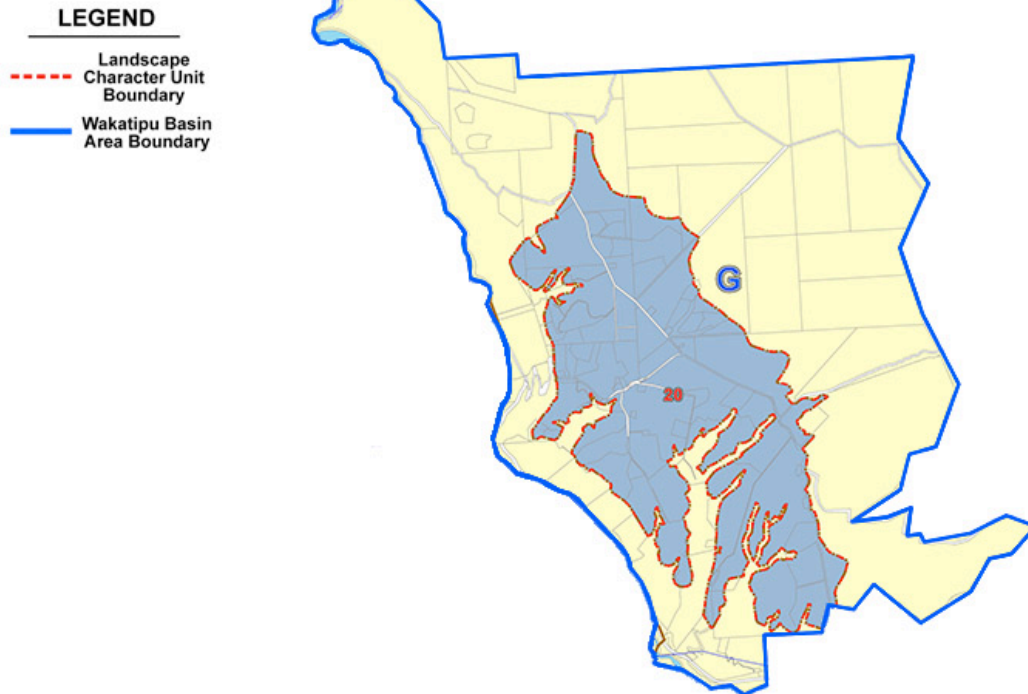
1.1. Preliminary

1. This report needs to be read in conjunction with Reports 18.1 and 18.2. Report 18.1 sets out the overall hearing process for Stream 14 and the approach we have taken to assessing the submissions in terms of the statutory requirements. In addition, it contains the Stream 14 Hearing Panel's recommendations on Chapter 24 Wakatipu Basin and the various variations to the text in Stage 1 of the PDP notified in conjunction with Chapter 24.
2. The abbreviations we use in the report are set out in Report 18.1, as is the list of persons heard.
3. Report 18.2 set out the background to the zoning issues dealt with in Stream 14 and explains how we divided the area subject to our deliberations up for the purposes of preparing the recommendation reports.

1.2. Crown Terrace Area

4. Figure 1 below shows the location of Area G: Crown Terrace, which is the subject of this report. This area contains LCU 20 Crown Terrace and the surrounding Rural Zone identified as ONL in Stage 1.
5. The area within LCU 20 was wholly zoned Rural Amenity in Stage 2.
6. The overarching land use is rural production. However, there are numerous consented, but as yet unbuilt, approved building platforms. The number of unbuilt approved building platforms in this area is perhaps second only to the western basin (our area A)¹.
7. Chapter 24, as notified, classified the capability of LCU 20 to absorb development as 'very low'.

¹ See Map 17 in Appendix I to the WB Landscape Study



Area G – Crown Terrace

Figure 1: Crown Terrace

1.3. Summary of Submissions Heard

8. The only submissions we heard in this area related to the location of the ONL boundary along the top of the Crown Escarpment². We deal with that submission in Section 2 below.
9. While one submission³ contained a reference to a different zoning applying to land in LCU 20, the representative appearing for the submitter dealt solely with rule provisions in Chapter 24, which we report on in Report 18.1. We consider that submission no further in this report.

2. OUTSTANDING NATURAL LANDSCAPE BOUNDARIES

10. Mr Espie presented evidence in relation to the submission by T. McQuilkin⁴ that sought an amendment to the ONL boundary. Mr Espie considered in a broad sense that *'the landscape line that separates the ONL from the non-ONL should be a line that separates the Crown Terrace from the Crown escarpment'*⁵. He described the topography and how gold mine tailings and rock extraction areas have modified the land. He concluded that the prominent rocky ridge that divides the rock extraction area from the part of the gully that runs down the steep escarpment is the appropriate location for the boundary of the ONL.

² Submission 459, supported by FS1122

³ Submission 2487, supported by FS2782

⁴ Submission 459

⁵ B. Espie, Evidence in Chief at [8.1]

11. Ms Mellsop proposed an amendment to the ONL boundary, but her proposed boundary included a small terrace within the ONL. It was her opinion that this small terrace was visually part of the Crown Escarpment. Mr Espie disagreed and considered this area to have more in common with the Crown Terrace. Ms Mellsop also considered that the lower part of the stream gully, which is modified by gold mining trailings, to be part of the ONL. Mr Espie disagreed and considered this area to be contained by a locally prominent rocky ridge. Mr Espie's evidence was supported by a series of bird's-eye-view photographs he had taken using a drone.
12. Having considered the evidence of both landscape architects along with the photographs provided and views of the relevant area, particularly of the small terrace at issue, we agree with Mr Espie that it is the escarpment face that constitutes the ONL and therefore the boundary of the ONL should be as he has proposed. We note that Mr McQuilkin lodged a dataset involving a more detailed survey of the top of the escarpment than Mr Espie's drawings. We have used that dataset in producing the map showing the revised location of the ONL boundary in Figure 2 below.

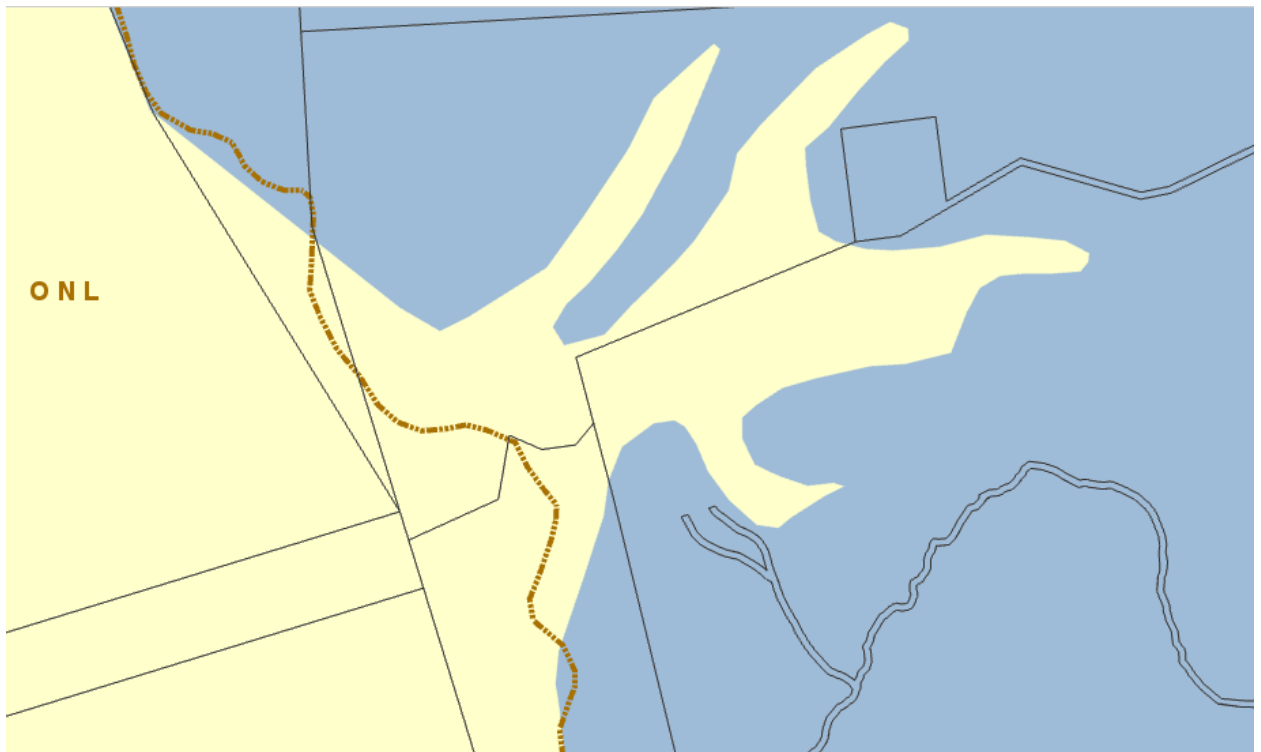


Figure 2: Recommended ONL boundary on McQuilkin property

13. Ms Mellsop also considered amendments requested to the ONL boundary at Swiftburn Gorge and Crown Escarpment. We did not have the benefit of expert evidence on behalf of submitters in support of these requests⁶. However, the request by Crown Range Holdings⁷ in relation to the Eastburn Farm included a map prepared by Baxter Design Group.

⁶ Submissions 643 and 636

⁷ Submission 636

14. Having considered these requests and visited the sites, Ms Mellsoy recommended that the ONL boundary should be amended to exclude the upper 'fingers' of the ONL extending towards the Crown Range Road, as these form part of a working farm landscape.
15. We adopt Ms Mellsoy's conclusions for the reasons she outlined in her evidence and accordingly recommend the ONL boundary is amended as shown on Figure 3 below.

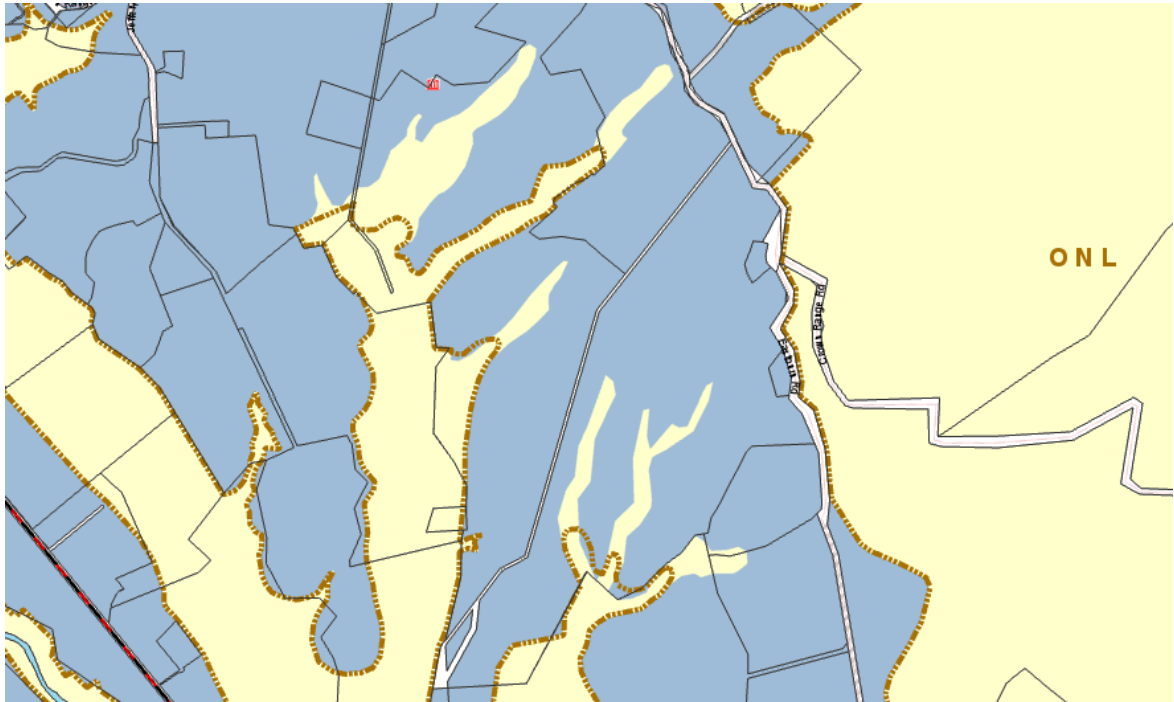


Figure 3: Recommended ONL boundary in Swiftburn Gorge area

3. RECOMMENDATIONS

16. For the reasons given above, we recommend that:
 - a. Submission 459 and Further Submission 1122 be accepted;
 - b. Submissions 636 and 643 be accepted in part;
 - c. The ONL boundary is amended as shown in Figures 2 and 3 above;
 - d. All other ONL boundaries and Landscape Feature lines and zones in Area G are retained as notified.

For the Hearing Panel

Denis Nugent, Chair
Dated: 15 February 2019