

## **MORVEN FERRY LIMITED (2449) & BARNHILL CORPORATE TRUSTEE LIMITED (2509) - EVIDENCE SUMMARY OF SCOTT FREEMAN (RESOURCE MANAGEMENT PLANNER)**

- 1 The submissions lodged by Morven Ferry Limited and Barnhill Corporate Trustee Limited seek the rezoning of approximately 67.9 hectares of land located off the southern end of Morven Ferry Road, Wakatipu Basin. Broken down further, it is proposed that approximately 41.7 hectares of land be contained within the RRZ/WBLP, while approximately 20.2 hectares of land be contained within the RVZ. Approximately 71 rural residential allotments could be created within the proposed RRZ/WBLP.
- 2 I have considered the views expressed by Ms Mellsop and Mr Langman in their respective rebuttal evidence (dated 27<sup>th</sup> of July 2018).
- 3 I rely on Mr Espie's assessment that the Barnhill and MFL land provides the opportunity to absorb appropriate development that will not sully the character and amenity of the broader Wakatipu Basin. The key factors that assist in this regard are the general remoteness of the land (in the context of the Wakatipu Basin), the reasonably low level of visibility into the sites (again in the context of the Wakatipu Basin), undulating topography that assists the placement of built form and importantly, the discounting of views from the Queenstown Trail that meanders through the land to the west of Morven Ferry Road.<sup>1</sup> In this location, the Queenstown Trail is not classified as a 'public place' as it is a 'trail' as defined in the ODP and PDP.
- 4 There will be substantial changes to the subject land and the immediate context, but this will occur in a discrete location within the wider Wakatipu Basin. Overall, an excellent opportunity exists for a well-planned co-ordinated approach in developing an enclave of land for rural living and visitor accommodation purposes via a limited number of landowners. There will also be the opportunity for the maintenance and enhancement of various wetlands located through the land.
- 5 I maintain the view that with a greenfields proposition, it is appropriate to promote a minimum allotment regime of 4000m<sup>2</sup>, on the basis that the land has higher absorption capabilities from landscape and planning perspectives. The subdivision proposition will assist with catering for the demand for this type of rural living in the Wakatipu Basin.
- 6 The establishment and operation of the Queenstown Trail provides an opportunity for adjoining landowners to gain patronage from the users of the trail network and to provide support for this network. In this regard, the junction of the Queenstown Trail located on Morven Ferry Road provides an excellent opportunity for the development of activities that will not only benefit trail users (i.e. a café, winery, overnight accommodation), but as discussed by Dr Galloway, such benefits can flow into a 'local's community hub. A resilient local rural community can thus thrive.
- 7 Ms Mellsop sees some the merit in the land use activities as promoted by the RVZ on the Barnhill land – however, Ms Mellsop has issues with the 8m height limit (aside from the viticultural building, it is agreed that a 6m building height limit is acceptable), the implementation/discretion over future built form (based on the amended RVZ provisions), and finally, Ms Mellsop considers that the landowner should rely on consents being applied via under the WBRAZ framework. With the acknowledgment that the 'RVZ' activities may be appropriate, I consider that the imposition of the RVZ will provide an efficient and effective regime for the consideration of activities, and further, there is sufficient 'teeth' in the amended RVZ provisions for the consent authority to either say no or amend an inappropriate proposal. Simply relying on the WBRAZ will lead to an adhoc approach with no certainty for all parties.

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<sup>1</sup> Policy 6.3.45 – Craig Barr – Rebuttal Version Provisions