

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of the Rezoning Hearing
Stream 12 – (Upper Clutha
mapping)

**STATEMENT OF EVIDENCE OF MARION READ
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

LANDSCAPE

17 March 2017

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TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	SCOPE	3
3.	EXECUTIVE SUMMARY	3
4.	BACKGROUND	4
5.	MAKARORA VALLEY	5
6.	PARKINS / GLENDHU BAY	11
7.	REQUEST TO REMOVE OUTSTANDING NATURAL LANDSCAPE CLASSIFICATION AT MATUKITUKI VALLEY	15

Appendix 1 – Map of Glendhu Bay Station

Appendix 2 – Third Parkins Bay decision - location and details of covenants

Appendix 3 – Structure plan proposed by Glendhu Bay Trustees overlaid with third Parkins Bay decision covenant plan

Appendix 4 – Comparison of consented development under third Parkins Bay decision and proposed PDP regime

Appendix 5 – Map of Matukituki Valley rezoning submission

1. INTRODUCTION

- 1.1 My full name is Marion Read. I am the principal of my own landscape planning consultancy, Read Landscapes. I have been in this position since June 2013.
- 1.2 I hold a Bachelor of Landscape Architecture with Honours from Lincoln University, a PhD in Landscape Architecture also from Lincoln University, and a Masters of Resource and Environmental Planning from Massey University. I have ten years' experience in landscape planning. In addition I have a Bachelor of Arts from Otago University and a Certificate of Proficiency in Landscape Revegetation from Massey University. I am a member of the New Zealand Institute of Landscape Architects and the New Zealand Planning Institute.
- 1.3 I have been providing Queenstown Lakes District Council (**QLDC**) with expertise in relation to landscape issues since 2005. I have been involved in a number of plan changes, including PC19 (Frankton Flats), PC26 (Wanaka Airport), PC28 (Trails), PC39 (Arrowtown South), PC41 (Shotover Country), PC44 (Hanley Downs), PC45 (Northlake), and PC50 (Queenstown Town Centre). In addition I provided QLDC with a report regarding the proposed urban boundaries of Queenstown and Wanaka, which I believe helped inform Plan Changes 20, 23 and 30.
- 1.4 I have provided landscape evidence on behalf of both QLDC and applicants with regard to plan changes and resource consent applications at numerous Council hearings. I have appeared in the Environment Court as a landscape witness on behalf of QLDC on numerous occasions regarding both resource consents and plan changes. I am familiar with the rural areas of the District having lived in the area for five years and now worked intensively and extensively within the area for ten. I have been involved in aspects of the preparation of the Proposed District Plan (**PDP**) for some years. In relation to the PDP, I have to date prepared four statements of evidence on behalf of the Council, for the Strategic Directions and Landscape chapters (in Hearing Stream 1), for the Rural chapters (in

Hearing Stream 2) and for Jacks Point (in Hearing Stream 9), and for the Ski Area Sub Zone mapping hearing (in Hearing Stream 11).

- 1.5** I have now been engaged by QLDC to provide evidence in relation to the Makarora Valley, and Parkins and Glendhu Bay with regards to submissions requesting rezoning, and for the Matukituki Valley with regards to the location of the Outstanding Natural Landscape (**ONL**) boundary.
- 1.6** Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
- 1.7** The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are as follows:
- (a) the Right of Reply version of the Stage 1 chapters including in particular Reply Chapter 21, Rural dated 3 June 2016 **[CB15]**, that are included in the Council's Bundle of Documents (**CB**);
 - (b) the s42A report **[CB41]** and right of reply **[CB42]** for the Rural Chapter 21 as it relates to the Upper Clutha area;
 - (c) my evidence provided in the Strategic Direction hearing dated 19 February 2016 **[CB38]**;
 - (d) my evidence provided in relation to the Rural chapter 21, dated 6 April 2016 **[CB47]**; and
 - (e) the relevant Planning Maps contained in **[CB26]**.
- 1.8** I have attached to this evidence the following:
- (a) Appendix 1 – map of Glendhu Bay Station;
 - (b) Appendix 2 – third Parkins Bay decision - location and details of covenants;

- (c) Appendix 3 – structure plan proposed by Glendhu Bay Trustees overlaid with third Parkins Bay decision covenant plan;
- (d) Appendix 4 – comparison of consented development under third Parkins Bay decision and proposed PDP regime; and
- (e) Appendix 5 – map of Matukituki Valley rezoning submission.

1.9 When I refer to PDP provisions, I am always referring to the Council's right of reply version of the PDP, as included in the Council's Bundle.

2. SCOPE

2.1 I have taken a view on each of the site specific zoning requests as to whether I oppose the relief sought, in terms of landscape effects, or whether I do not oppose the relief sought.

2.2 In assessing the site specific submissions, I have considered the objectives and policies of the PDP in relation to Strategic Direction, Landscapes and Rural Zones [CB3, 6 and 15].

3. EXECUTIVE SUMMARY

3.1 In conclusion the key findings from my evidence are that:

Makarora Valley rezonings

- (a) replacing the Rural Lifestyle zoning over most of the valley floor with Rural would enable a more appropriate level of management of the ONL in accordance with the objectives and policies of Chapter 6 of the PDP [CB6]. Two small areas of Rural Lifestyle zoning adjacent to the southern and central Township zones could be absorbed into the landscape without significant adverse effect;

Parkins / Glendhu Bay rezoning and ONL boundary

- (b) as noted by the Environment Court, the Fern Burn Flats form a small area, completely contained and dominated by the

surrounding mountain and lake landscape. The Flats should remain a part of the ONL as identified in the PDP;

- (c) the consented development anticipated within Glendhu Station is subject to very strict controls including extensive covenants, detailed designs, and comprehensive environmental compensation. The special zone proposed to encompass the entirety of the Glendhu Bay Station would provide for significantly more development within the area, with diminished environmental compensation over that consented by the Environment Court. This would not be compatible with the objectives and policies of Chapter 6 of the PDP [CB6]; and

Matukituki Valley - Outstanding Natural Landscape (ONL) boundary

- (d) the Matukituki Valley, in its entirety, is correctly classified as Outstanding Natural Landscape.

4. BACKGROUND

- 4.1** This evidence relates to three areas within the Upper Clutha area, the Makarora Valley, the Matukituki Valley and the Parkins Bay-Glendhu Bay-Fern Burn area of west Wanaka. As the types of submission have been different in each area my approach to the analysis undertaken has been slightly different in each case.
- 4.2** In the case of the Makarora Valley and the Matukituki Valley I have undertaken a landscape categorisation assessment from first principles. The Glendhu Bay-Parkins Bay-Fern Burn area has been subject to extensive analysis in the Environment Court and I have not revisited its landscape classification, instead relying on the decisions of the Court in this regard.
- 4.3** In each case I have considered the potential effects of the submitters' requests on the landscape and determined whether or not I consider that they would be compatible with the objectives and policies of Chapter 6 of the PDP.

5. MAKARORA VALLEY

- 5.1** The Makarora Valley is located at the northern head of Lake Wanaka. The Haast Pass highway (State Highway 6) passes through the valley. The valley walls and northern reaches of the valley are a part of the Mount Aspiring National Park. The Makarora River which flows through the valley is a braided river, and its delta is a listed feature in the New Zealand Geopreservation Inventory and described there as '...an extremely well defined landform of scientific/educational value.'¹
- 5.2** The valley is glacial in origins, with alluvial gravels forming the valley floor. The mountains rise steeply from the valley floor, with few areas of outwash fans mainly located on the eastern side. The valley floor exhibits complex layering of flat river terraces and their intervening escarpments, which have been alternately deposited and cut through by the river's actions.
- 5.3** The valley walls in the lower reaches of the valley have been subjected to past clearance for grazing and are currently vegetated with a mosaic of exotic and indigenous grasses and indigenous shrub species. Further up the Makarora valley this regenerating vegetation is replaced with climax beech forest mostly but not entirely located within the National Park boundaries. The valley floor is farmed and exhibits improved exotic grassland species in expansive pasture lands with occasional exotic shelterbelts. Areas of regenerating kanuka are present within the valley floor in the more northern pastoral areas.
- 5.4** The landscape is dynamic often with heavy rainfall owing to its location close to the Divide. This high rainfall results in a much wetter environment than in other parts of the District and, consequently, in greener and lusher vegetation. It also results in frequent alterations to the flow and channels of the river, and spectacular debris flows in Pipsons Creek in particular.

¹ Inventory and maps of important geological sites and landforms in the Otago Region (1998, Geol Soc NZ Misc Publ 99).

- 5.5** The valley has high aesthetic value and is a highly memorable landscape, ranking in the top ten scenic drives in the South Island, according to one travel website.² It is one of only two places in the District where a road passes through beech forest (the other is close to Paradise). It has a wild and remote feeling. Trampers access the Wilkin, Young and Blue Valleys from the Makarora Valley, and also Camerons Creek and the Makarora Gorge. This means that the landscape of the valley is appreciated from many perspectives, and not only from the road.
- 5.6** The formative processes which established this landscape, both natural and cultural, are readily legible.
- 5.7** The dynamism of the landscape means that its transient values are high. This can include the alterations in the river's meanders; snow on the mountain tops; the spread of debris from flood events; and low-level cloud.
- 5.8** As noted, this valley landscape is a part of the context of what has been described as one of the most scenic drives in the South Island. This suggests that its quality and character are highly valued by a wider community.
- 5.9** The Haast Pass was a route for Māori between Otago and the West Coast. I understand that there was a Kai Tahu settlement in the valley but am unaware of its location.
- 5.10** On the basis of this analysis, I consider that the Makarora Valley is an ONL in the terms of section 6b of the Resource Management Act 1991 (**RMA**). It is to be noted that I have not taken the existing zoning in the notified PDP into account in this analysis.

² <https://www.inafarawayland.com/2015/06/01/10-most-scenic-drives-in-new-zealand-south-island/>
Downloaded 2 March 2017.

Alty – 339

Forest and Bird – 706

Pennycook - 585

- 5.11** The majority of the Makarora Valley floor is currently zoned Rural Lifestyle in both the operative and notified versions of the District Plan. Alty, Forest and Bird and Pennycook request that the notified Rural Lifestyle zoning be removed in its entirety and replaced with Rural zoning. One further submission (Cooper FS1106) opposes this relief.
- 5.12** As the landscape surrounding the Rural Lifestyle zone is an ONL in the PDP, and my view is that the entire valley is ONL, this would mean that if the Rural Lifestyle zoning were replaced with Rural, all of the land would then be part of the ONL. Any future development in this area would then be subject to the objectives and policies of Chapter 6 Landscape **[CB6]** and Chapter 21 Rural **[CB15]**.
- 5.13** The area of Rural Lifestyle zoning within the Makarora Valley is approximately 1292 ha. The Section 32 for Plan Change 14 identified the land that is likely to be 'developable' as 880ha, and as the density rules within this zone allows for no minimum allotment size but requires an average of one residence per 2ha this would potentially allow for 440 lots and dwellings within the valley. Development at anything like this density would transform the landscape of the valley, resulting in the fragmentation of the open pastoral areas and in the dispersal of dwellings and their associated accoutrements across the landscape.
- 5.14** It is my opinion that a Rural General zoning in the Makarora Valley would better achieve the objectives and policies of the PDP than leaving it zoned as Rural Lifestyle, for the following reasons:
- (a) the Rural Lifestyle zoning does not protect this distinctive landscape from inappropriate development. Rezoning it Rural would not preclude subdivision and development, but rather, would simply ensure that any development proposed

would not adversely affect the quality and character of the broader landscape;

- (b) rezoning it Rural would result in it being identified as part of the surrounding ONL. This would enable the appropriate management of the broader ONL;
- (c) three township areas exist within the valley, which I now turn to. I note these are identified as Operative Township Zone in the PDP Planning Maps and are not 'on' Stage 1 of the PDP;
- (d) the most northern, Makarora West, encompasses an area of 37ha. It is located to the east of the highway and is tucked into the mountainside and beech forest. It has the capacity for significant further subdivision and this, and subsequent residential development could be achieved without adverse effect on the surrounding landscape;
- (e) the central township zone encompasses an area of 34ha, as measured off Council's GIS map. This area is located to the west of the highway on an open river flat. It too has the capacity for significant further subdivision and development, but in this case it will have some adverse effect on the surrounding landscape. I note that an area of approximately 20ha to the south of this zone following along the state highway has been subdivided into roughly 2ha blocks and that each has a registered building platform as required by the existing Rural Lifestyle zoning. While the development of these blocks in concert with the adjacent Township Zone would have an adverse effect on the quality of the landscape in its immediate vicinity, this effect would not detract from the quality of the overall valley landscape and therefore could remain as Rural Lifestyle. This is shown in **Figure 1** below.

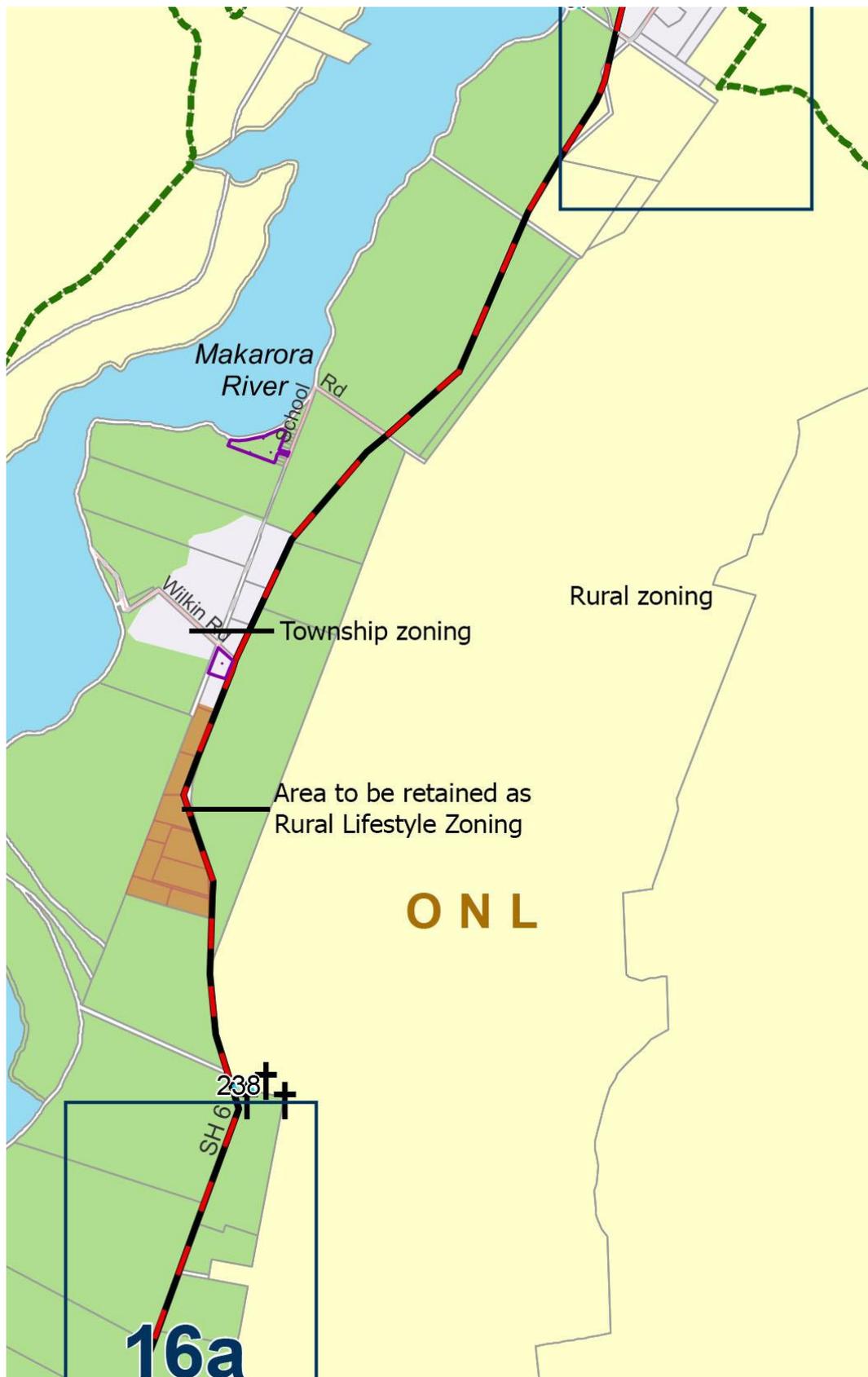


Figure 1: Location of Central (operative) Township zone and area I recommend retaining as Rural Lifestyle zone

- (f) the southern Township zone encompasses an area of 5ha. This area is located to the east of the highway. Subdivision has occurred outside of the Township Zone establishing nine residential lots, seven of which are of approximately 1ha in area each; 1 lot is of 2870m²; and 1 lot is of approximately 2ha in area. Several of these lots have residential development within them. They abut Rural General zoned land, and are nestled against the mountainside. I consider, as a consequence, that this level of development could be absorbed into the landscape in this location, noting that the lots are below minimum size now and that further subdivision would not be facilitated by the existing zoning. The area that could remain as Rural Lifestyle zone is shown in **Figure 2**; and

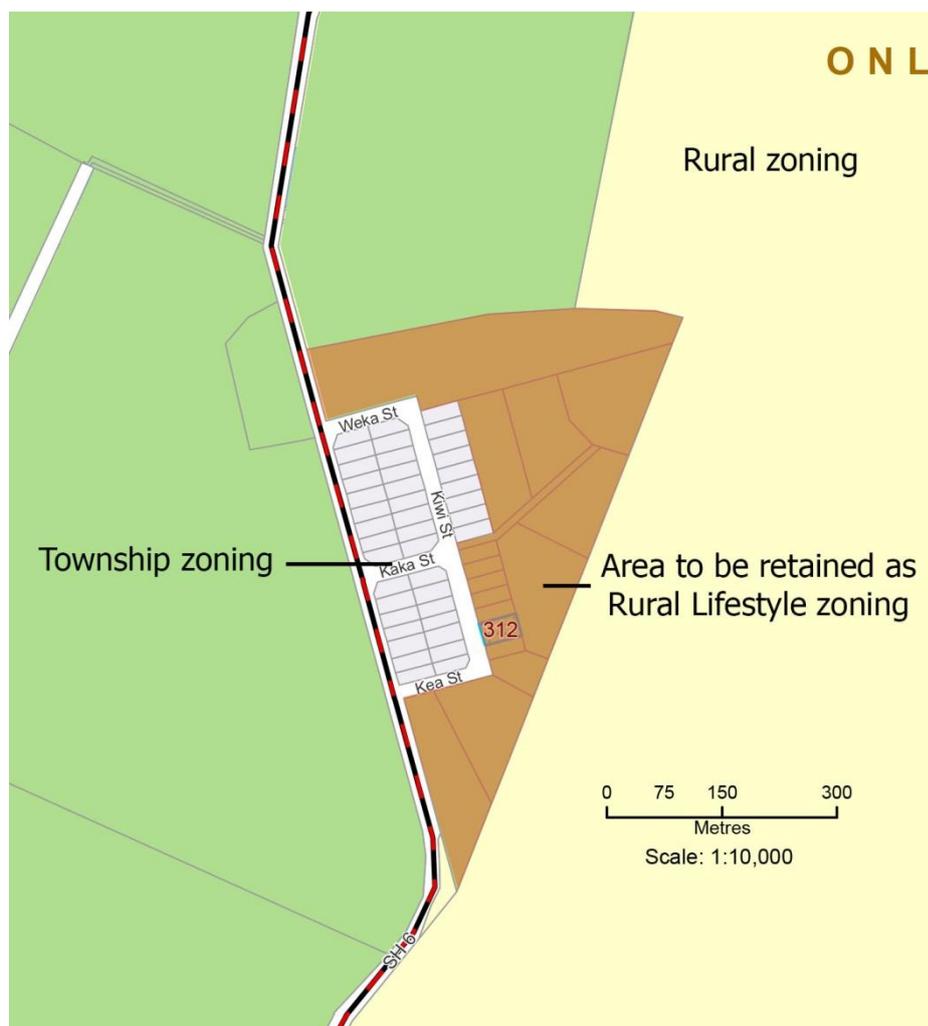


Figure 2: Location of Southern (operative) Township Zone and area I recommend retaining as Rural Lifestyle zone

- (g) these township zones are small enough, and the surrounding landscape so dominant, that restricting residential development to within these areas, and these adjacent Rural Lifestyle Zones would still provide a rural experience for residents. It would ensure that the District's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development.

5.15 In conclusion, I consider for the reasons given above, that the Rural Lifestyle Zoning should be uplifted from the Makarora Valley floor and replaced with Rural General, except for the two specific areas indicated in **Figures 1 and 2** above.

6. PARKINS / GLENDHU BAY

Glendhu Bay Trustees Ltd - 583

6.1 Glendhu Bay Trustees Ltd seek to have a special zone created which would encompass the entirety of Glendhu Bay Station.

6.2 Glendhu Bay Station is located to the west of Wanaka township, and extends from the western side of Glendhu Bay to the Matukituki valley. It encompasses an area of 2843ha. Primarily it is located over two adjacent roche moutonnée but it extends to the south east onto a complex mix of moraine, lake beach deposits and alluvial deposits. It is bisected in two locations by the Wanaka Mount Aspiring Road, and also by the Motatapu Road. The extent of the station is identified on the aerial attached to this evidence and identified as **Appendix 1**. The red areas indicate land managed by the Department of Conservation subsequent to the tenure review of the Station. The green area is the Longview Trust land.

6.3 The landscape of the Station is complex. It has been fully traversed by a large number of landscape witnesses in the Environment Court and a full discussion of this is included in *Upper Clutha Tracks Trust v Queenstown Lakes District Council*,³ (**first Parkins Bay decision**). I

3 *Upper Clutha Tracks Trust v Queenstown Lakes District Council* [2010] NZEnvC 432 at paragraph 67.

note that the submitter asks for the area of Visual Amenity Landscape identified on the Appendix 8B map of the ODP to be reinstated on the PDP planning maps. The Court discussed this ODP map noting that it was incomplete, and that QLDC had included it in the ODP without having received any direction from the Court to do so.⁴ Consequently the categorisation of the landscape was further interrogated and a conclusion of the Court in this instance was that the entire Station and the entire Fern Burn flats were correctly categorised as ONL. The Court stated:⁵

Anywhere on those flats viewers are aware of the ring of mountains around them, especially the Roys Peak- Mt Alpha range and its extension to the south. Compared with the large scale of the mountains around them the flats are so small that we hold that they cannot reasonably be a landscape. Putting it another way: the surrounding mountains and lake have such a strong influence that the flats and rounded hills are all perceived as part of the one landscape.

6.4 I concur with this categorisation for the same reasons. Consequently I am opposed to the request by the Glendhu Bay Trustees to reinstate the area of VAL in the ODP Appendix 8B maps over the Fern Burn Flats in the PDP planning maps. I consider it should remain as ONL under the PDP framework.

6.5 *Upper Clutha Tracks Trust v Queenstown Lakes District Council (third Parkins Bay decision)*⁶ sets out what development forms part of the consent approved by the Environment Court, including all conditions of consent. In summary the consent confirmed by the Environment Court in 2012 provides for:

(a) 18 hole golf course spanning Mt Aspiring Road;

⁴ Ibid at paragraph 67.

⁵ Ibid at paragraph 79.

⁶ *Upper Clutha Tracks Trust v Queenstown Lakes District Council* [2012] NZEnvC 79 (**third Parkins Bay decision**). The first Parkins Bay decision details the original application and the discussions of evidence in the first hearing. The second decision grants consent and details the discussions of evidence presented on an amended application. The third decision confirms the granting of consent (the second decision required further changes to the proposal) and details the conditions.

- (b) lakeside buildings:
 - (i) a club house with restaurant and café;
 - (ii) a jetty;
 - (iii) 12 visitor accommodation units in three buildings;
- (c) 42 residences/visitor accommodation units of specific design to be set on lots of between 3525m² and 8719m²;
- (d) ecological enhancement of approximately 65ha including areas within the golf course and around the proposed dwellings;
- (e) covenanted areas from which stock are precluded to allow for natural regeneration; and
- (f) a network of public access trails.

6.6 The development is to occur in three stages, each of which is to occur within 24 months of the completion of the previous stage. The first stage entails the golf course, lakeside developments and ten dwellings plus all earthworks for the full number of house sites. Revegetation planting is also required. Stage 2 requires further revegetation planting and provides for the construction of 20 more dwellings. Stage 3 requires the remaining revegetation planting to be completed and the balance of the dwellings constructed. The exclusion of stock from several covenanted areas is to occur at this stage also. Wilding plants are to be removed on an ongoing basis. Final control over the exterior colours and appearance of some buildings remains with Council.

6.7 Perhaps most significantly, the consent conditions require extensive covenants to be registered prior to the construction of any buildings. These covenants seek to restrict further development for varying periods in varying locations. These locations and the details of the covenants are illustrated on the attached plan identified as **Appendix 2**. All areas are to be covenanted from the date of the grant of consent and the limited periods end at the specified time past the

completion of Stage 3. This potentially adds more than six years to the periods of the covenants.

- 6.8** The covenants limit the development which can occur within the entire station property to that which is confirmed as consented by the third Parkins Bay decision, with a few specific exceptions. The length of time this has effect varies depending on the location within the property, some being for ten years, some in perpetuity, and others for periods in between. Generally the covenants do not prevent subdivision. They do provide for development in certain areas that was presaged at the hearing but for which consent is not yet granted.
- 6.9** An advice note was included with regard to Area B, which identified that the consent only authorises the construction of 42 visitor accommodation / residential units and that any future application for up to 8 further units (which had been presaged in the hearing) would, *"...require a variation to this consent or a new consent and a rigorous assessment of the measures proposed to sufficiently mitigate any potential adverse visibility / domestication effects"*.⁷ I also note that Area D is not subject to any covenants but that an application for a future lodge development in that area was anticipated by the original application. I have overlaid the structure plan proposed by Glendhu Bay Trustees with the covenant plan and attach this to this evidence as **Appendix 3**. In addition I include a table detailing the consented development and comparing it to the proposed regime and this is attached as **Appendix 4**.
- 6.10** In addition to the covenants, a network of public access easements is to be registered. The advice note attached to each description notes that Council shall be responsible for maintenance. All tracks are to be constructed by the applicant as a part of Stage 1 of the development. The proposed structure plan offers an essentially similar network.
- 6.11** As noted above, it is my opinion that the landscape of the Glendhu Station is complex and correctly classified in its entirety as part of an ONL. The objectives and policies of the PDP emphasise the

7 Third Parkins Bay decision, at page 11.

protection of all landscapes from the adverse effects of subdivision and development on the landscape character and quality, and particularly the protection, maintenance or enhancement of the District's ONLs. In addition they aim to protect, maintain or enhance indigenous biodiversity as it contributes to the distinctiveness of the District's landscapes.

6.12 It is my opinion that the proposed objectives, policies and rules of the Glendhu Station Zone as requested by the Glendhu Bay Trustees are not compatible with the requirements of Chapter 6 of the PDP. The proposed objective of the Trustees' proposed zone emphasises tourism and the development of residential and visitor accommodation, '*...within a framework of rural open space while providing conservation and recreation benefits*'. There is no acknowledgement of the quality or importance of the landscape. The degree of liberalisation of future development that the proposed zone would provide is far and beyond, in my opinion, the ability of the landscape of the vicinity to absorb. I consider that the level of consented development can only be appropriately absorbed into this landscape because of the particular design features volunteered and the environmental compensation required.

6.13 In summary, I continue to consider that the fully discretionary regime and Assessment Matters of Chapter 21 **[CB15]** is the appropriate means to manage further development on this site and in this landscape, and I therefore oppose the rezoning request.

7. REQUEST TO REMOVE OUTSTANDING NATURAL LANDSCAPE CLASSIFICATION AT MATUKITUKI VALLEY

Solobio Limited - 325

7.1 Solobio Limited (Matukituki Station) wishes to have the ONL classification removed from the downs and flats of the Station. This is opposed by the Longview Trust (FS1282).

- 7.2 The approximate area from which the submitter requests the classification should be removed is shown in the plan attached as **Appendix 5**.
- 7.3 The Matukituki Valley is located to the west of the southern part of Lake Wanaka. It is an approximately 'T' shaped valley with the stem extending to the confluence of the east and western branches approximately 25km upstream from the lake. Part of its north eastern wall is within the Mount Aspiring National Park. The river flats and lower slopes on the true left of the river are part of West Wanaka Station. The junction of the two branches of the River, and both branches extending approximately 13km to west and 4km to the east, comprise parts of Mount Aspiring Station.
- 7.4 The Matukituki River which flows through the valley is a braided river with a wide bed extending to almost a kilometre from side to side in some places. The valley floor approximates 2km in width. Consequently, it can be seen that the river and its channel dominate the valley floor.
- 7.5 The valley is glacial in origins, with alluvial gravels forming the valley floor. Typical of the river valleys around the District's large lakes, the mountains rise steeply from the valley floor, with few areas of outwash fans mainly located on the southern side. The valley floor exhibits flat river terraces with shallow intervening escarpments formed by the depositional and erosional actions of the river.
- 7.6 The valley walls, particularly on the true right of the valley, have been subjected to clearance for grazing and are currently vegetated with a mosaic of predominantly exotic and indigenous grasses. Some patches of remnant beech are present in sharply cut gullies on the mountainsides. Beech forest is present on the slopes above the true left of the river located, predominantly, within Mount Aspiring National Park. The valley floor is farmed and exhibits improved exotic grassland species in expansive pasture lands with occasional exotic shelterbelts. Agricultural infrastructure is present on the flats including stock yards, deer fencing, and barns. A cluster of farm buildings and dwellings is located adjacent to Phoebe Creek.

- 7.7** The valley has high aesthetic value and is a highly memorable landscape. It is dominated by soaring mountain peaks, by the river's complex braiding, and by the ice scoured slopes of the lower mountainsides adjacent to the road. The more tamed river flats provide a contrast with the wild and rugged slopes and their juxtaposition highlights the aesthetic quality of both.
- 7.8** The natural formative processes which established this landscape are readily legible. Less obvious is the fact that vegetation clearance for farming has exposed much of the ice scoured topography on the true right of the river to view.
- 7.9** The landscape has high transient value. This includes the alterations in the river's meanders; snow on the mountain tops; and low-level cloud.
- 7.10** The Matukituki Valley gives access to a number of popular tramping routes and to Mount Aspiring which is a popular climbing destination. It provides direct access into Mount Aspiring National Park. Mount Aspiring is a Topuni area, but I am unaware of any particular value placed on the valley by Kai Tahu.
- 7.11** On the basis of this analysis, I consider that the Matukituki Valley is correctly classified as a part of an ONL in the terms of section 6b of the RMA.
- 7.12** The area which the submitter seeks to have removed from the ONL classification is the more tamed valley floor. Essentially this area forms a relatively narrow strip along the true right of the river. This area of the valley is very similar in character to the river flats on the true left of the river within West Wanaka Station. That area is accessed by a farm track only, and lacks obvious buildings save a hut approximately 15km from the river mouth. Consequently the West Wanaka Station river flats have slightly higher natural character than the area in question. The subject area is indistinguishable in character and quality from these adjacent river flats on the true left of the river and to its south east within Cattle Flat Station. The

classification of the landscape of both of these stations' land is unchallenged.

7.13 The entire valley floor is dominated by the river, arguably an Outstanding Natural Feature in its own right, and the mountains. The classification of the mountains as ONL is unchallenged. It is widely accepted that within an ONL not all parts will evince the same quality or, necessarily, character. The critical issue is whether or not the classification is coherent on the ground. The experience of the Matukituki is such that it is not possible to divorce the valley floor from the surrounding mountain landscape. This is consistent with the experience of the Dart and Rees Valleys, with the Cardrona Valley, and with the Fern Burn flats discussed above also. In all of these cases the more modified valley floors are considered to be an indivisible part of the ONL.

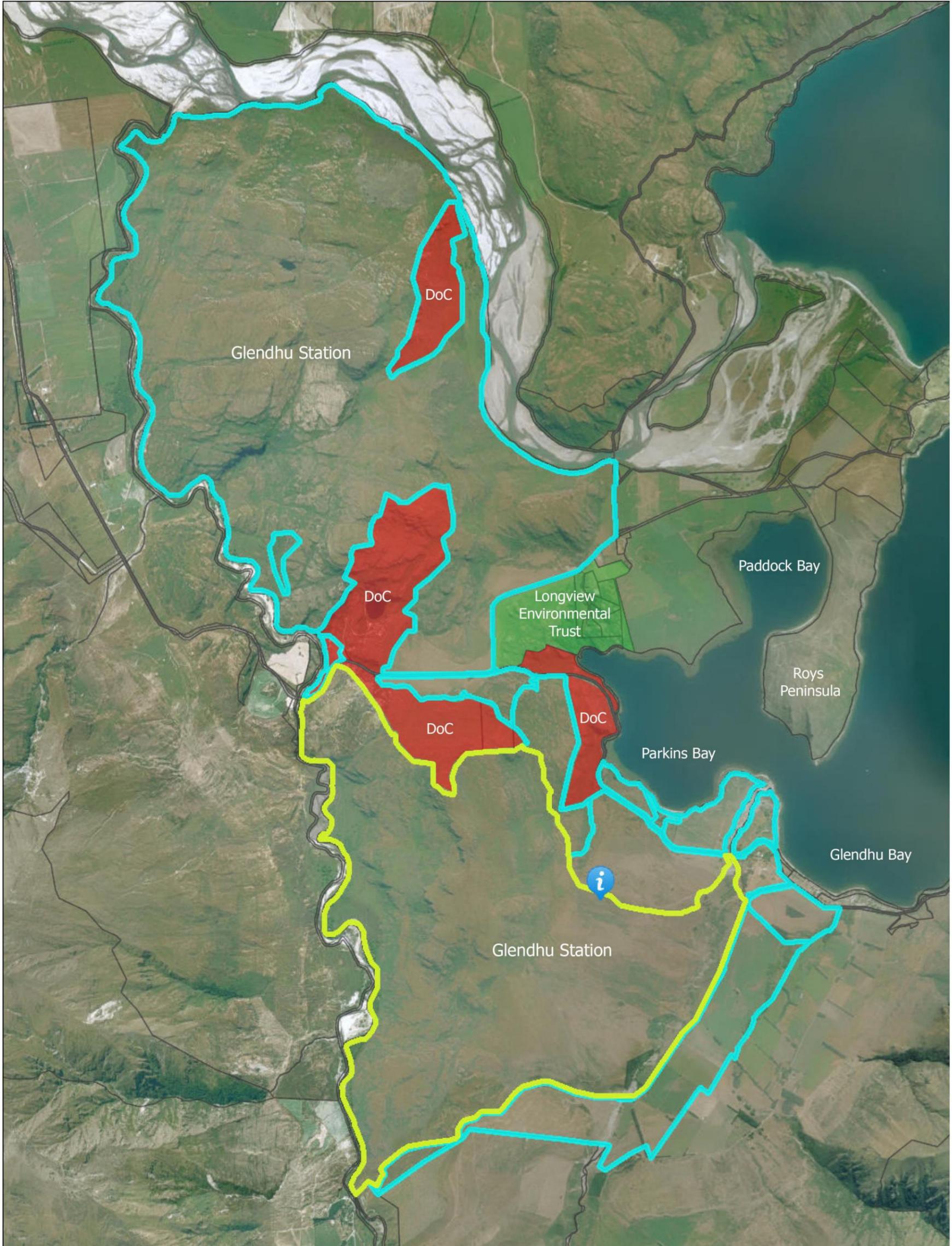
7.14 In summary, the flats and down lands of the Matukituki Station are an integral part of this landscape and should, in my opinion, remain classified as ONL. I therefore oppose the removal of the ONL classification from the downs and flats of the Station, from a landscape perspective.



Marion Read

17 March 2017

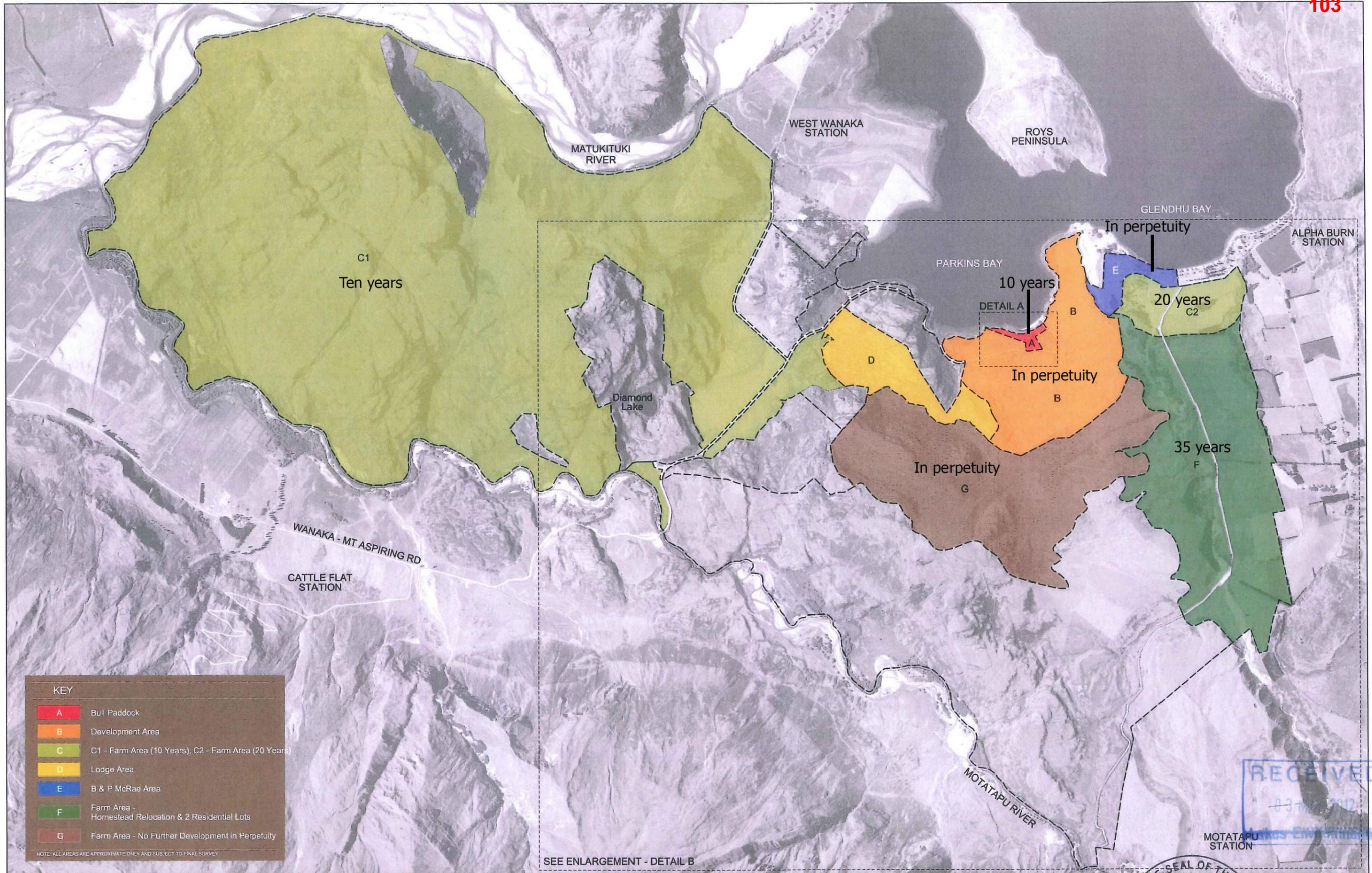
APPENDIX 1
MAP OF GLENDHU BAY STATION



Appendix 1:

APPENDIX 2

THIRD PARKINS BAY DECISION - LOCATION AND DETAILS OF COVENANTS



KEY

- A Bull Paddock
- B Development Area
- C C1 - Farm Area (10 Years), C2 - Farm Area (20 Years)
- D Lodge Area
- E B & P McRae Area
- F Farm Area - Homestead Relocation & 2 Residential Lots
- G Farm Area - No Further Development in Perpetuity

NOTE: ALL AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

RECEIVED
03/10/2012
Parkins Environmental

SEE ENLARGEMENT - DETAIL B

DARBY PARTNERS LIMITED
 Level 1, 100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Scale 1:15 000 (A1) 1:30 000 (A3)

NOTE: All areas are approximate, and is subject to final survey.

PARKINS BAY

GLENDHU STATION COVENANT AREAS PLAN

Scale: 1:30,000 (A3) E:\covenants-areas-revc.dgn



EC

REVISION C

APPENDIX 3
STRUCTURE PLAN PROPOSED BY GLENDHU BAY TRUSTEES OVERLAID WITH
THIRD PARKINS BAY DECISION COVENANT PLAN

APPENDIX 4
COMPARISON OF CONSENTED DEVELOPMENT UNDER THIRD PARKINS BAY DECISION AND
PROPOSED PDP REGIME

Consented Covenant Area	Consented Development & Restrictions	Spatial Equivalence	Proposed Activity Area	Proposed Controls
A (Bull Paddock)	<p>Jetty, Club House, 12 visitor accommodation units in three buildings (Shearers' Quarters)</p> <p>No further development for 10 years following implementation of Stage 3. Allows subdivision. Club house to be available to golfers.</p> <p>Club House building height 8m. Shearers Quarters building height 7.2m</p>	Roughly equivalent	Lake Shore (LS)	<p>Residences Activity Area (R) – the use of this area is restricted to residential and visitor accommodation activities.</p> <p>Buildings controlled.</p> <p>No maximum volume for earthworks</p> <p>Maximum building height 10m</p>
B	<p>42 house sites consented. Covenant allows for a possible 50 but the additional 8 would require a fully discretionary consent / variation. Covenanted in perpetuity against further development.</p> <p>All sites identified.</p> <p>Building height 3.5m above finished ground level – to be cut into the ground.</p> <p>Golf course.</p> <p>Revegetation</p>		G	<p>Golf (G) – the use of this area is restricted to the development and operation of golf courses, including associated site establishment, earthworks, vegetation removal, green keeping, maintenance and operations, driving range, administrative offices, sales and commercial instruction.</p> <p>Buildings controlled.</p> <p>Maximum building height 10m</p> <p>No maximum for earthworks</p>
			R	<p>Residences Activity Area (R) – the use of this area is restricted to residential and visitor accommodation activities.</p> <p>Buildings controlled</p> <p>Maximum building height 6m.</p> <p>Earthworks maximum 500m³</p> <p>Entirely new area of R on the northern side of the Mount Aspiring Road.</p>
			OS/F	<p>Open Space Farm Preserve (OS/F) –</p> <p>Activities in this area are limited to farming, farm buildings, fencing, trail</p>

				<p>formation, farm access tracks and recreation.</p> <p>Farm buildings are controlled.</p> <p>Any other activities discretionary.</p> <p>Max building height (farm) 10m</p> <p>Max building height (other) 8m</p> <p>Max earthworks 1000m³</p>
C1	<p>Encompasses the majority of the unnamed roche moutonnée to the north west.</p> <p>Covenanted for 10 years against further development not associated with farming.</p>		OS/F	<p>Open Space Farm Preserve (OS/F) –</p> <p>Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks and recreation.</p> <p>Farm buildings are controlled.</p> <p>Any other activities discretionary.</p> <p>Max building height (farm) 10m</p> <p>Max building height (other) 8m</p> <p>Max earthworks 1000m³</p>
C2	<p>Encompasses are to south of Mt Aspiring road including the J McRae homestead and the land to its east.</p> <p>Covenanted for 20 years against further non-farming development except for activities related to camping.</p>		FH	<p>Farm Homestead Activity Area (FH) –</p> <p>the use of this area is restricted to convenience retailing, the retail sales of produce, markets for produce from the area, commercial activities (including conferences, events and functions) and visitor accommodation.</p> <p>Buildings are controlled.</p> <p>Commercial activities and VA other than in any pre-existing buildings RD. Ls related issues for discretion scale and location only.</p> <p>Maximum building height 10m</p> <p>Earthworks max 500m³</p>

			C	Campground Activity Area (C) – the use of this area is restricted to visitor accommodation Buildings are controlled Max building height 10m Earthworks max 500m ³
D	No covenants		LS	Lodge Activity Area (L) - the use of this area is restricted to visitor and residential accommodation activities, restaurants and conference facilities. Buildings are controlled Max building height 12m No maximum for earthworks
E	Covenanted in perpetuity against further development except for: <ul style="list-style-type: none"> • Repairs and alterations to existing dwelling • Subdivision from greater property • Construction of a shed • Erection of temporary buildings such as marquees etc for weddings for no more than 12 days and 6 functions per year • Construction of a chapel 		OS/F	Open Space Farm Preserve (OS/F) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks and recreation. Farm buildings are controlled. Any other activities discretionary. Max building height (farm) 10m Max building height (other) 8m Max earthworks 1000m ³
F	Covenanted for 35 years against any further development except for: <ul style="list-style-type: none"> • Subdivision from balance of title • Subdivision for farming purposes • Boundary adjustments • Relocation or repair of existing homestead and ancillary 		OS/F	Open Space Farm Preserve (OS/F) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks and recreation. Farm buildings are controlled. Any other activities discretionary. Max building height (farm) 10m

	buildings <ul style="list-style-type: none"> • Construction, repair, relocation or improvement of any farm building • Construction of two further dwellings. 			Max building height (other) 8m Max earthworks 1000m ³
G	Covenanted in perpetuity against any activity not associated with farming or regeneration of native forest or other vegetation.		OS/F	Open Space Farm Preserve (OS/F) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks and recreation. Farm buildings are controlled. Any other activities discretionary. Max building height (farm) 10m Max building height (other) 8m Max earthworks 1000m ³

APPENDIX 5
MAP OF MATUKITUKI VALLEY REZONING SUBMISSION

