



**PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
CH 21 RURAL ZONE
PART 21.5 Standards – TABLE 2**

Introduction

My name is Anne Steven. I am a registered Landscape Architect. I reside in Wanaka, where I have been a consultant landscape architect for the last 15 years. I am experienced in landscape assessment and planning. The majority of my work over the last 15 years has been providing design advice; assessing, and providing expert evidence for resource consent processes for a variety of projects from wind farms and hydro scheme to rural subdivisions, private dwellings and farm barns. Most of my work has been in the Queenstown Lakes district.

The Issue

The visual clutter of paraphernalia associated with farming activity is a detracting element in our rural farm landscape. Typical clutter elements are parked farm implements, trailers and vehicles; stock crates; fencing and other materials; empty water tanks; silage wrap and tyres (including waste wrap after pit cleared); and dog kennels.

I acknowledge these are an expected component of the working rural farm landscape. Some farm “yards” are well screened from public view by virtue of distance or, better, landform and trees, or buildings. But others are in full view often right beside a road and are a significant visually detracting element. The three photos on the last page (page 3) of this submission illustrate this.

It cannot be argued in my view, that because farming is one purpose of the rural zone and is in most respects a permitted activity that farm yard clutter is permitted and does not need to be screened from public view. Farming is only permitted where it complies with standards. Standards are there to manage activities that have effects considered too adverse to be acceptable if left unmanaged. Residential use in the form of housing for farm property owners and staff are just as much as expected element in the rural landscape as farm yards. Yet dwellings and gardens (curtilage) are required to be screened from view, while farm yards are not even though their visual effects are often considerably worse.

In my view this is a glaring inconsistency and does not serve the purpose of protecting or enhancing our rural landscapes.

The rules as they are currently proposed would not apply to any farm yard activity on their own. They would not trigger any requirement to screen them or for them to satisfy the assessment matters set out in parts 21.7.1.4 or 21.7.2 .4.

Change Sought

I would like to see a new Standard in Table 2 General Standards, that farming needs to comply with if it is to be a permitted activity, inserted after 21.5.4 and being similar in intent to 21.5.22. Following standards would need to be renumbered.

This standard would, unfortunately, not be able to address issues associated with existing farm yards except perhaps via an abatement notice under s17 of the Resource Management Act 1991 (which I note requires the effect just to be adverse, not significantly adverse). It would apply however to any new activity or a new location on a rural property, similar to,

for example, planting of Douglas Fir or pine species. Existing trees are able to stay as a permitted use, but no new trees may be planted in the same or any other location.

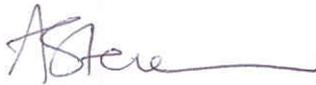
Recommended New Standard:

21.5.5 Farm Yards

Stored materials and equipment, structures such as tanks, farm implements, parked vehicles, trailers and stock crates, and the like shall be located and/or visually screened so they are not visible from public places and where the yard and screening do not obstruct views of rural landscape

Discretion is restricted to all of the following:

- Visual prominence
- The degree to which the activity contributes to visual clutter in the landscape
- The degree to which any screening impacts on views of rural landscape from public and private places and the extent to which it detracts from rural amenity
- Whether the screening elements are in keeping with landscape character

A handwritten signature in dark ink, appearing to read 'Anne Steven', with a long horizontal flourish extending to the right.

Anne Steven
Registered Landscape Architect
Wanaka

26 May 2016

