

Before the Hearings Panel appointed by the Queenstown Lakes District Council

Under the Resource Management Act 1991

In the matter of the Upper Clutha Landscape Schedules variation to the Queenstown Lakes Proposed District Plan

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**Summary of evidence of Kathryn Woodfield**

3 September 2026

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**Applicant's solicitors:**

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**anderson  
lloyd.**

## **May it please the Panel**

- 1 I am Kate Woodfield and I live down Stevenson Road, Wanaka on the intermediate terrace. When we bought our land in 2015 it was classified as rural general. We built in 2016 under the same classification although there were comments that the classifications were going to change. Before the change actually occurred, council started using the new classifications in determinations on where buildings outside the building platform could be built. This included our shed.
- 2 Suddenly our land went to ONL, this was subsequently changed to ONF without allowing us to submit on the change in land classification, which is why we won the bespoke rule through the environmental court.
- 3 We are particularly concerned with the continued big brother interference from council which makes us question our plans with regard to the ever-changing council rules. We feel this continued interference needs to stop. If we lived in town, we would be able to build granny flats all over our land, yet we have to jump through hoops just to build an implement shed.
- 4 We are happy that the actual river is protected. It is not visible from anywhere on our land and we are also not visible from the river. To us there is nothing outstanding about the greater landscape of the lower terrace. All the plants and terrain can be found elsewhere. To us an outstanding feature is The Remarkables, Mt Cook or The Southern Alps. The terrain around us is just hills and a river, which historically was mined for gold less than 1km from our boundary. This area that the council is so concerned with preserving is not the pristine countryside of old and hasn't been since early settlers arrived.
- 5 Our land was subdivided many years ago with all the sections have a building platform. That means there can be 9 houses (including the original home property) on the DOC boundary down Stevenson Road. The council had an opportunity then to buy or not allow the subdivision to go ahead but chose to allow the subdivision. The continual changes to land classification and increasing restrictions to land use are impacting on our ability to plan how to best use our land. We request that the council desist from the continual eroding of property owner's rights at the expense of ratepayers and allow the landowners to enjoy their ownership without having to worry about what new rule changes will affect how they are managing their property.

Dated the 4th of September 2026

Kathryn Woodfield