



S293 RESOURCE MANAGEMENT ACT 1991

FEEDBACK FORM



TO // QUEENSTOWN LAKES DISTRICT COUNCIL ATTENTION // PLANNING POLICY TEAM



SUBMITTER DETAILS – ADDRESS FOR SERVICE

Full name of submitter(s): Colin Pollard and Dawn Pollard

Organisation (if relevant): Relating to Lot 1 213 Stevenson Road, Wanaka (DP325795)

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**FEEDBACK ON THE CLUTHA s293 MUST BE RECEIVED NO LATER THAN 5.00PM ON
TUESDAY 12 OCTOBER 2021**



PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision-making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of this S293 process. The information will be held by the Queenstown Lakes District Council. You have the right to access the information and request its correction.



MY SUBMISSION

The specific provisions of the proposal that my submission relates to are:

Section 293 Proposed Alteration to the Clutha River/Mata Au Outstanding Natural Feature Corridor

Changing from Outstanding Natural Landscape (ONL) to Outstanding Natural Feature (ONF) and the increased restrictions to development and activities that can be carried out on our property.

Relating to Lot 1 213 Stevenson Road, Wanaka (DP325795)



MY SUBMISSION

My submission is:

WE OPPOSE THE PROPOSED CHANGE IN ZONING FROM ONL TO ONF

We purchased this property in 2020 with the intentions of building a home for our family. We intended to build a Farm Building to house the equipment needed to maintain and look after 20 hectares. We were also very interested in the possibilities of using the land productively and sustainably for viticulture at some point. Our plans are to include the gradual replanting of the hillside with NZ Plants native to the area. All of the above being carried out within the current ONL restrictions on the property and with Resource Consents where required.

The land was originally subdivided as rural lifestyle. When we purchased the property it was listed as Rural, Outstanding Natural Landscape. Although restrictive we could work with the ONL zoning on our property. Our property already has a large amount of bush and trees which would absorb the buildings we are intending on adding to the property.

Clearly state whether you SUPPORT or OPPOSE specific parts of the proposal.

Decision sought:

The Proposal to alter the Categorisation of the Clutha River Corridor to ONF (Outstanding Natural Feature) be **REJECTED**.

We feel there is no justification to change the land from ONL to ONF. There has been no consultation directly with the landowners who will be impacted by this decision other than the letter that was received recently from QLDC. There is not enough clarification around the how the changes will impact on our future development of our land and also that of our neighbours.

Reasons for my submission:

- 1: This change will limit what we are able to do with our property - eg building a family home, farm shed etc. Which we were intending to hide in amongst the current tree line. If anything, this change, may be more detrimental, as the designated building platforms are already very small and with limited opportunity to increase them, the visual impact of many buildings crammed into a small space will be greater than that if the buildings are spread out and hidden (absorbed into the landscape).
- 2: The change could make the land unproductive by preventing future use eg viticulture.
- 3: This change will now make future resource consents more difficult to obtain so that we may achieve the lifestyle that we originally planned, not to mention the increased costs.
- 4: This change will thwart our plans to improve the land and ecosystems again as originally planned
- 5: This change may reduce the value of our properties due to the imposed restrictions

We believe that the proposed changes are unreasonable and that as the land is already ONL the benefits of changing to ONF will not be significant in our opinion.

It should be noted that other proposed developments in the area will drastically change the landscape more so than any development on our property which is already designated ONL and with this in mind we feel that the change is NOT justified.



SIGNATURE OF SUBMITTER

Signature of submitter:

David Bell *Wanaka*

Date: 11/10/2021

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

