

### **Attachments**

- (a) A copy of the submission (with a copy of the submission opposed by the further submission).**

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**FORM 5**  
**SUBMISSION ON PROPOSED DISTRICT PLAN**  
*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Queenstown-Lakes District Council

**Submitter Details:**

Name of submitter:

**Karen & Murray Scott,**  
**Loch Linnhe Station.**

Address for Service:

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**QUEENSTOWN**

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**1. This is a submission on the Proposed Queenstown Lakes District Plan.**

**2. Trade Competition**

The submitter could not gain an advantage in trade competition through this submission.

**3. Omitted**

**4. The submission addresses the following points and provisions within the Proposed District Plan:**

Planning Map 13 as it relates to objectives, policies, rules and associated Rural Zone of land legally described P230 SECS 1 3-5 SO 23882 BLK V CONEBURN SD NEVIS SOUTH WAKATIPU SDS - BAL AT 291 31/21 28441/139 - LOCH LINNHE. Based on Council database information the wider site measures 3765.6042ha, and valuation number of the property is 2913102002.

## 5. Our submission is:

- (i) We are the owners of Loch Linnhe Station located south of Wye Creek and Drift Bay, and east of Lake Wakatipu with access off Kingston Road. The property is held in several titles and is under pastoral lease.
- (ii) In the near future we plan to establish a homestead and farm buildings at the northern end of the property, near Wye Creek. The PDP is disenabling of this, as residential activity on our large property is treated exactly the same as a residential activity on a small landholding in the Wakatipu Basin.
- (iii) We submit that the PDP should provide for areas within large farm (say over 1000 hectares in area) where the erection of homesteads, staff accommodation and farm buildings are a permitted or controlled activity. This concept has been developed through Plan Change 13 to the Mackenzie District Plan in the form of approved Farm Base Areas (FBA's). Generally speaking the FBA's range in size from 10 hectares to 200 hectares. There can be a number of FBA's on any one property, depending on size. FBA's encourage clustering of homesteads and farm buildings on a property in recognition of that property's contribution to retaining the openness of the ONL. While the rules associated with the FBA's is yet to be approved in the Mackenzie District Plan, the concept could be easily applied and slotted into the Queenstown-Lakes PDP.
- (iv) The closest alternative to a FBA in the Queenstown-Lakes PDP is Rural Visitor Zoning (which is included on a number of stations around Lake Wakatipu). While enabling of things we would like to do on our property in the future, it is not ideal as we do not wish to subdivide and development which that zone is

designed to do. However two small areas of Rural Visitor Zoning would be preferable alternative to all Rural zone for the reasons expressed above.

- (iv) We submit relief sought achieves the purpose of the Resource Management Act – the sustainable management of natural and physical resources.


**6. We seek the following decision from the local authority:**

- (i) The concept of a FBA's be included in the Queenstown-Lakes PDP;
- (ii) That FBA's be identified on large rural property in excess of 1000 hectares in area;
- (iii) That within FBA's, homesteads, staff accommodation and farm buildings be a permitted or controlled activity;
- (iv) That two FBA's be identified on our property as shown on the plans attached to this submission;
- (v) If (i) to (iv) above is not accepted, then we seek Rural Visitor zoning over the two areas we identify as being suitable FBA's consistent with other stations in the district.
- (vi) Any other consequential amendments required to give effect to this submission.

**7. We wish to be heard in support of our submission.**

**8. If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

Signature of submitter  
(or person authorised to sign  
on behalf of submitter)

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**LEGEND**

 The proposed Rural Residential Zone as sought by submission.

All areas outside of the Rural Residential Zone shown on the plan are zoned Rural.



**LEGEND**

 The proposed Rural Visitor Zone or Farm Based Activity Area as sought by submission.

All areas outside of the Rural Visitor Zone or Farm Based Activity Area shown on the plan are zoned Rural.

Kingston Road