

## Submission by P Blakely and M.Wallace on Stage 2 of the QLDC Proposed District Plan

1. We own property at Arrow Junction on SH6 Kawarau Gorge Road (Lot 1 DP 21342 Section 116 BLK VIII Shotover SD) and have resided and worked in the Wakatipu Basin for over thirty years. We have been involved with landscape and amenity issues in the Basin for the same period of time and are both Landscape professionals. I was a committee member of the Wakatipu Environmental Society WESI for many years until its dis-establishment and am a current member of the Arrowtown Planning Advisory Group.
2. Our submission is brief and a general one.
3. We strongly support protecting, maintaining and enhancing rural landscape and amenity values in the WB and we commend the Council for undertaking comprehensive analysis and evaluation of the WB as a basis for future planning and the identification of areas for new development. While the study is thorough and very useful in our opinion some of the recommendations which have been carried forward into the Variation are flawed.
4. We consider that ruralness and rural character remains an essential and important part of the character of the Basin and this character of the valley floor is what combines with the surrounding mountains to make the Basin an impressive and special place, despite rural productive values being less significant than in the past. Rural character is our point of difference from other overseas tourist destinations. It is also important to the Queenstown brand, and is valued by people living here and in our view must be sustained and maintained. While we have seen it eroded in some areas in the time we have lived here, rural character remains a significant and important part of the WB.
5. We are not opposed to the proposed WBRAZ (and sub Zone Lifestyle Precinct) if it does strengthen protection of rural amenity and landscape values but have reservations and concerns about moving away from a fully discretionary planning regime in the rural zone with no minimum lot size. We consider that this regime has served the District reasonably well in terms of protecting landscape values and which was supported by ground breaking Environment Court decisions. To go back to a minimum lot size seems like a backward step given the history in the Basin with 4ha, 20ha, and other minimum lot sizes. 80ha seems like just another arbitrary figure that has little relevance and may, like the others create its own problems.
6. We generally support the merging of Rural Lifestyle and Rural Residential Zones but are opposed to the extent and location of some proposed Precinct areas. In particular this includes the flat land at the intersection of Arrowtown Lake Hayes Road and Hogan Gully Road. We consider this is an important piece of open, rural land on the road between the increasingly built up Lake Hayes and Arrowtown. Rural Lifestyle Precinct zoning will destroy the important ruralness and amenity values of this significant location on the tourist route between Lake Hayes and Arrowtown. The proposed 75m setback strip will do little to protect these values.

7. We are also opposed to upland areas on the ice sculptured hills being zoned proposed Precinct. While some ice sculptured are included within proposed WBRAZ others such as Wharehuanui Hills are not. This is inconsistent and is a reversal of planning over the last 25- 30 years which in the main sought to protect these upland areas by limiting development and domestication of them.
8. We strongly support the WBRAZ on the outer edge of Arrowtown's urban boundary. Arrowtown needs a clear and defensible urban/rural edge to protect its context, character and values.

July 23, 2018