

Before Queenstown Lakes District  
Council

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In the matter of      The Resource Management Act 1991

And                      The Queenstown Lakes District Proposed District Plan  
Topic 13 Queenstown Mapping – Group 1C  
(Queenstown Urban (Central, West, and Arthurs Point))

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**SUMMARY STATEMENT OF EVIDENCE OF CAREY VIVIAN FOR**

**M and K Scott – Loch Linnhe Station - Submitter #447**

Dated 29 August 2017

## SUMMARY EVIDENCE

- 1 My name is Carey Vivian.
- 2 My Evidence in Chief (**EIC**) dated 9 June 2017 outlines my experience and qualifications relevant to this evidence in respect of the Queenstown Mapping Hearings of the Proposed District Plan (**PDP**).
- 3 In my EIC I conclude the two areas subject to the Loch Linnhe (LL) submission are two areas that can absorb additional development in the form of a FBA or RVZ for the following reasons:
  - (a) Within the broad context of the Loch Linnhe Station the two areas are very small in scale and provisions can be imposed that reduce any potential effect on landscape values.
  - (b) The proposed provisions recognize the ability to absorb some change while retaining control over matters such as external appearance, servicing and natural hazards. These controls ensure that at the time of resource consent a greater level of support is given to enabling development while retaining control that ensures the development is appropriate to its context.
  - (e) The location of the requested FBA/RVZs are not as sensitive to change as many locations within the RZ; the landscape and visual effects will be well mitigated; and there is considerable logic to the proposal in terms of landscape planning (relying on the evidence of Mr. Espie).
  - (f) Retaining the existing Rural Zone is not appropriate; it imposes significant costs and provides no certainty as to whether any development can occur. It is important that some diversification is enabled, otherwise the provisions risk imposing a landscape reserve over Stations such as Loch Linnhe.
- 4 I conclude in my EIC that the requested FBA/RVZs provide for a comprehensive approach to the future management of Loch Linnhe. Similar management occurs in other high-country stations in the Wakatipu Basin such as Cecil Peak and Walter Peak, where small areas are zoned RVZ, while the remainder of the Station is managed as a farm.
- 5 I have read the rebuttal evidence (RE) of Dr. Read, Mr. Mander, Mr. Davis and Mr. Butson. Neither Mr. Mander or Mr. Glasner raise any concern with requested zones. Mr. Davis

has raised concerns with the boundaries of the northern most FBA/RVZ which has been addressed by Mr. Espie.

- 6 Dr. Read concludes in her RE that the amended areas have some ability to absorb change and the limit on the total footprint of built form for each area is positive. However, she considers the rule ensuring no built form on the northern site be visible from SH6 to be unachievable. Mr. Espie disagrees. Dr. Read also considers that development within the proposed zone areas should comply with the same development controls as development within the rest of the ONL.
- 7 In his RE Mr. Butson states that he disagrees with my EIC where I state the RZ could impose a landscape reserve. With respect, my comment was specific to high country stations, not rural properties in general. This is the exact reason why FBAs have been identified on the high-country stations in the Mackenzie Basin ONL (and not smaller rural properties). FBAs, or such zoning that enables some development rights, enables large high-country stations some scope to diversify in areas that can absorb some change without having to go through time consuming, uncertain and expensive resource consent processes.
- 8 I have attached as **Attachment CV4** the amended zone provisions taking into account issues raised by Mr. Butson and Dr. Read. I recommend a new objective and two policies to sit within the Rural Zone framework, a controlled activity rule and standards which will most likely be tailored to each FBA identified. I have also added a note that FBAs will need to be identified by way of private plan change (except of course in Loch Linnhe's).
- 9 While my preference is for either FBA or RVZ (which I understand will require variation or plan change in the future), I have given some thought towards an alternative rural zoning that could achieve, in part, some of the requests the submitter is seeking. One such option could be Rural Residential Zoning (RRZ) subject to the same specific standards sought in my EIC and as suggested by Dr. Read and agreed by Mr. Espie (See **Attachment CV5**). I conclude that RRZ enables lesser development rights than FBA/RVZ and as such consideration of it as an alternative to the requested FBA/RVZ is within scope of the submission. I also note that Loch Linnhe Station is a pastoral lease (that is not going through any form of tenure review) and therefore cannot be subdivided into freehold blocks.

**1. New Definition of FBA**

“Farm Base Area: means a Farm Base Area identified in Appendix XX of this District Plan.”

**2. New FBA Objective and Policies**

**“21.2.14 The identification of Farm Base Areas within significant high-country land holdings (i.e. high-country stations in excess of 1000 hectares in area) to provide farm related activities and visitor accommodation that supports the functioning and sustainability of farming activities while maintaining rural character and landscape values.**

21.2.14.1 Farm Base Areas shall be restricted to high-country land holdings in excess of 1000 hectares and shall maintain and or enhance the significant and outstanding natural landscape values and other natural values relevant to the high-country station while maintaining a sense of isolation from other development.

21.2.14.2 Development for residential, worker accommodation, farm buildings and visitor accommodation within Farm Base Areas that:

- (a) Integrates built form and earthworks so that it nestles within the landform and vegetation;
- (b) Plants local native species and/or non-wilding exotic species<sup>1</sup> and managing wilding tree spread;
- (c) Maintains a sense of isolation from other development;
- (d) Enables built development, earthworks and access having a low key rural character in terms of location, layout and development, with particular regard to construction style, materials and detailing
- (e) Mitigates the adverse effects of light spill on the night sky;
- (f) Avoids adverse effects on the natural character and environmental values of waterbodies, groundwater and sites of natural significance;
- (g) Installs sustainable systems for water supply, sewage treatment and disposal, stormwater services and access.”

**Explanations and Reasons –**

- Approved Farm Base Areas are shown in Appendix XX of the District Plan.
- High-country stations seeking to identify a Farm Base Area on their property will need to make an application for private plan change.

**3. FBA Rules and Standards**

Table 11	Activities and Standards for approved Farm Base Areas	Activity Status
21.5.53	Buildings Any building for the purpose of residential, farm worker accommodation or visitor accommodation <sup>2</sup> within an approved Farm Base Area.  Control is reserved to the following:	C

<sup>1</sup> Amendment suggested by Dr Read in her RE paragraph 8.34.

<sup>2</sup> Amendment suggested by Dr Read in her RE paragraph 8.29.



	<p>(a) Location and external Appearance<sup>3</sup></p> <p><del>(a)</del> (b) Integrating built form and earthworks so that it nestles within the landform and vegetation.</p> <p><del>(b)</del> (c) Planting local native species and/or non-wilding exotic species<sup>4</sup> and managing wilding tree spread</p> <p><del>(e)</del> (d) Built development, earthworks and access having a low key rural character in terms of location, layout and development, with particular regard to construction style, materials and detailing</p> <p><del>(d)</del> (e) Mitigating the adverse effects of light spill on the night sky.</p> <p><del>(e)</del> (f) Avoiding adverse effects on the natural character and environmental values of waterbodies, groundwater and sites of natural significance.</p> <p><del>(f)</del> (g) Installing sustainable systems for water supply, sewage treatment and disposal, stormwater services and access.</p>	
	<b>Standards: Loch Linnhe Station approved Farm Base Areas</b>	<b>Non-Compliance Status</b>
21.5.54	<p>(a) No building shall exceed 6 metres in height.</p> <p>(b) All exterior surfaces shall be coloured in the range of browns, greens and greys (except soffits), including:</p> <p>(i) Pre-painted steel and all roofs shall have a reflectance value of not greater than 20%; and</p> <p>(ii) All other surface finishes shall have a reflectance value of not greater than 30%.<sup>5</sup></p> <p><del>(b)</del> (c) No building or associated curtilage<sup>6</sup> within the approved Wye Creek Farm Base Area shall be visible from any State Highway.</p> <p><del>(e)</del> (d) Built form shall not exceed a footprint of 1800m<sup>2</sup> total within the approved Wye Creek Farm Base Area.</p> <p><del>(d)</del> (e) Built form shall not exceed a footprint of 4700m<sup>2</sup> total within the approved Homestead Farm Base Area.</p> <p>(f) Development within the approved Homestead Farm Base Area shall be configured so as to ensure development is limited to being in close proximity to existing development and/or establishes a second similarly tight cluster of</p>	NC

<sup>3</sup> Amendment suggested by Dr Read in her RE paragraph 8.29. Note my addition of the word "location".

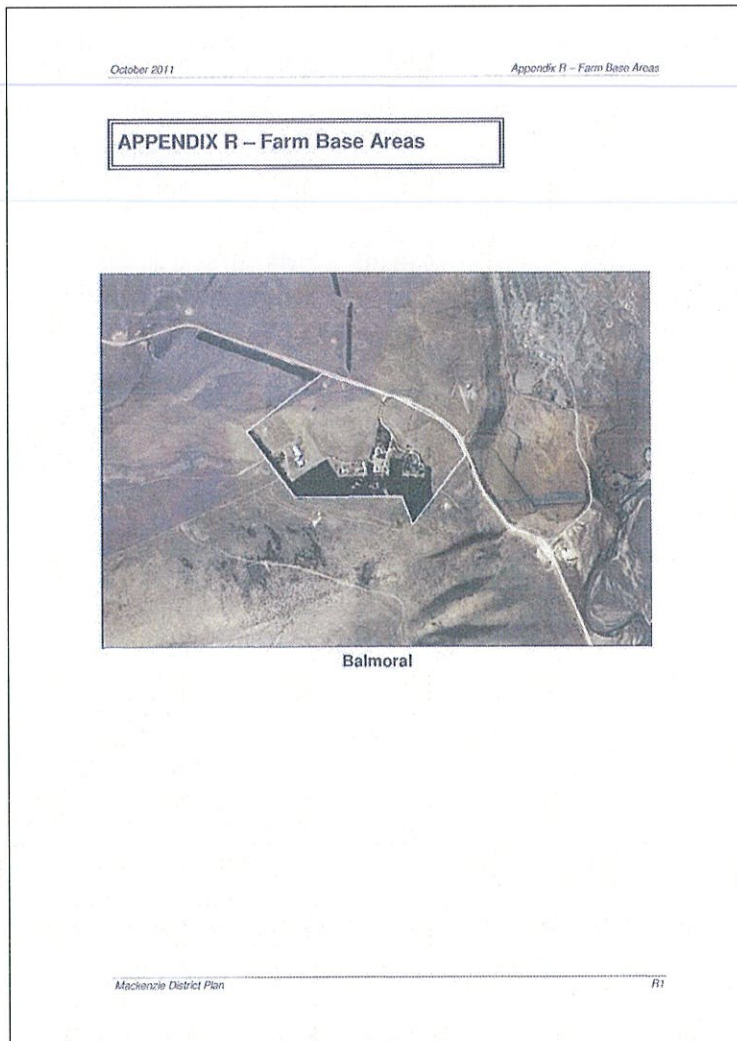
<sup>4</sup> Amendment suggested by Dr Read in her RE paragraph 8.34.

<sup>5</sup> Amendment suggested by Dr Read in her RE paragraph 8.34.

<sup>6</sup> Amendment suggested by Dr Read in her RE paragraph 8.31.

	<p>leaving intervening space open and clear of development.<sup>7</sup></p> <p>(g) <u>The maximum ground floor area of any building shall not exceed 500 m<sup>2</sup>.</u><sup>8</sup></p>	
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**4. New Approved FBA Appendix (Mackenzie District Council example)**



<sup>7</sup> Amendment suggested by Dr Read in her RE paragraph 8.32.

<sup>8</sup> Amendment suggested by Dr Read in her RE paragraph 8.31.

Table 8	Loch Linnhe Rural-Residential Sub Zone	Activity Status
22.5.39	<p><b>Buildings</b> Any building within an approved Farm Base Area.</p> <p>Control is reserved to the following:</p> <p>(a) Location and external Appearance</p> <p>(b) Integrating built form and earthworks so that it nestles within the landform and vegetation.</p> <p>(c) Planting local native species and managing wilding tree spread</p> <p>(d) Built development, earthworks and access having a low key rural character in terms of location, layout and development, with particular regard to construction style, materials and detailing</p> <p>(e) Mitigating the adverse effects of light spill on the night sky.</p> <p>(f) Avoiding adverse effects on the natural character and environmental values of waterbodies, groundwater and sites of natural significance.</p> <p>(g) Installing sustainable systems for water supply, sewage treatment and disposal, stormwater services and access.</p>	C
	<b>Standards: Loch Linnhe Station Rural-Residential Sub Zone</b>	<b>Non-Compliance Status</b>
22.5.40	<p>(a) No building shall exceed 6 metres in height.</p> <p>(b) All exterior surfaces shall be coloured in the range of browns, greens and greys (except soffits), including:</p> <p>(i) Pre-painted steel and all roofs shall have a reflectance value of not greater than 20%; and</p> <p>(ii) All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>(c) No building or associated curtilage within the approved Wye Creek Farm Base Area shall be visible from any State Highway.</p> <p>(d) Built form shall not exceed a footprint of 1800m<sup>2</sup> total within the approved Wye Creek Farm Base Area.</p> <p>(e) Built form shall not exceed a footprint of 4700m<sup>2</sup> total within the approved Homestead Farm Base Area.</p> <p>(f) Development within the approved Homestead Farm Base Area shall be configured so as to</p>	NC



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	<p><u>ensure development is limited to being in close proximity to existing development and/or establishes a second similarly tight cluster of leaving intervening space open and clear of development.</u></p> <p>(g) <u>The maximum ground floor area of any building shall not exceed 500 m<sup>2</sup>.</u></p>	
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