

Submitter Number
285 Deborah Marie MacColl
626 Barn Hill Corporate Trustee Limited

Good afternoon My name is Debbie MacColl and I am speaking on behalf of myself and my daughter Elli, we own 90 ha of land on Morven Hill overlooking both Lake Hayes and the Kawarau River. I also speak on behalf of my family, trading as Barn Hill Limited owning land under Barn Hill Corporate Trustee Limited and also DE and ME Bunn & Co at Morven Ferry Road. My property at Lake Hayes is presently run in conjunction with the Morven Ferry Road Property.

The number of traditional arable and livestock farms in the Wakatipu Basin has been declining since the 1980's. Livestock farming especially is becoming more difficult because of the ever increasing population and demand for rural land for residential purposes.

My personal experience of these difficulties and how I have had to adapt my farming style to continue farming over the last 30 years is as follows.

My late husband and I purchased our Lake Hayes property in 1985 it was at that point considered a stepping stone farm by the rural bank and as such we were able to get a rural bank loan to purchase it with a 20 percent deposit, 30 goats and 12 red deer as collateral. We stocked the farm with 300 hundred very fine wool merino weathers which we grazed not only on our hill block farm but on the Lake Hayes show grounds and the reserve area towards Bendameer Bay. We often shifted these 300 weathers along SH6 from Alex Robins Road to the show ground gate with little or no traffic encountered on the short journey along the road. About 20 years ago it became a very daring adventure to shift sheep along the SH. Also during the same period of time sheep farming became impossibility for me when my neighbour sold his woolshed to become an art gallery. Luckily deer farming was more stable so I changed to deer and beef dry stock. Today as previously mentioned we run the two properties in conjunction transporting hinds to Lake Hayes in the Spring and hinds and fawns back in Morven Ferry in the Autumn. During this process we have to wait up to five minutes to turn onto SH 6.

The change in 30 years has been significant and in the next thirty years will be even greater. I predict in thirty years' time SH6 will be at least four lanes and I will have to wait at traffic lights to turn either direction from Alex Robins Road.

My Lake Hayes property is quite unique in that it is situated on both sides of Morven Hill , linked through the saddle, one side looks out onto Lake Hayes , a very busy SH6 highway, million\$ plus homes, 2 winery's, views to Arrowtown and Coronet Peak ski field Ben Lomond and beyond. The other side of my farm looks out over the Kawarau River to the East and is completely the opposite, no houses, but an Eastern Kawarau river view with jet boats and the Cycle Trail. The saddle area contains some perfect areas for self contained, off the grid tourist accommodation. Glamping or very fancy camping is a worldwide growth market, to date there are very few opportunities for Glamping in the Wakatipu Basin. Both Lake Hayes and Morven Ferry Road properties lend themselves 100 percent to this type of market. But here is my problem, all the Rural General area of my Lake Hayes farm is in ONL. Does it all need to be? In my view, No.

The rural rules need to be enabling to allow for future growth be it, farming related industry, tourist accommodation or some new tourism venture. The back of Morven Hill could easily be the next new downhill biking and hiking park similar to Bob's Peak.

One of the representatives of the Queenstown Trails Trust said to us at a meeting after we had finalised the location of the trail through the Barn Hill Trust Property. Its time for you as a family to roll the dice, meaning don't think of the trail as a major infringement on your farm, think of it as an exciting new opportunity. In particular these four policies 21.2.9.7. - 21.2.10.1 – 21.2.10.2 and 21.2.10.3 may give us the chance to do just that. These policies are an excellent improvement in enabling activities other than agriculture to occur in the rural areas.

Following are requested Policy and rule changes, alterations to the rules as proposed in Appendix 1 to Section 42A report for Ch 21 Rural 7 04/2016

21.2.1.2 Delete Policy and replace with “ Provide for one farm building associated with a land holding of 1 ha or greater in area, where the location, scale and colour of the building will not adversely affect the landscape values.

Definition of farm building designed for storage of machinery and or winter feed and or shelter for animals,

New Policy Provide for one farm building for every 15 ha of land.

Farm Building are a necessary rural activity”

21.2.1.3 Delete “Outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.”

21.2.1.4 Delete Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, water bodies and zones that are likely to contain residential and commercial activity.

What do you mean by activities. Also this policy directly conflicts with 21.2.4.1.

21.2.9.6 If council roads where up to standard this rule would not be needed. Commercial activities will be generated around tourism activities, trail network and residential areas the roads need to be at standard to cope with this.

21.2.9.7 agree with this rule but negates previous rule

21.2.10.1 - Agree

21.2.10.2 - Agree

21.2.10.3. - Agree with this rule in its entirety. Our proposed Rural Visitor zone is situated around a wet land area that attracts a large variety of aquatic bird life.

21.2.11.1 Agree

21.2.11.2 - Delete this policy it isn't needed covered in 21.2.11.1.

Rules

Table 2

21.5.6 Delete or formed road .Agree needs to be away from adjoining property but most sheds are close to formed roads.

Table 4

21.5.18.1. delete rule add 1 farm building per landholding up to 10ha then one for each 15 ha thereafter.

21.5.18.2. delete 50 and change to 15 ha

21.5.18.4 Change 4 metres to 6 metres and change to 100m² to 200m²

This allows a standard hay barn to be built – the most likely rural building necessary.

21.5.18.6 - change 5m in height to 8m in height and 300m to 500m as first draft.

In the rural area a house can be 8m – why not a farm building – a 5 m high farm building is completely impractical when operating machinery in it such as stacking hay.

21.5.18.7 delete Privacy, outlook and rural amenity from adjoining properties

21.5.19.3. delete visual prominence from both public places and private locations.

21.5.25.3 - Add the word “training” after “rescues”

21.5.25.4 - Delete

21.5.26.1 Delete

21.5.26.2. Add the word “training” after “rescues”

21.5.26.3 Delete

Informal Airports

This document is treating fixed wing and helicopter activity the same. Fixed wing aircraft need informal airports to take off and land, helicopters don't, but when helicopters land at informal airports they must abide by local circuit procedure. Fixed wing aircraft have been an integral part of this district since the mid 1950's, the height of aircraft use in the Wakatipu district for agriculture was through the 1960' to 1970's, when nearly every farm had its own airstrip for top dressing. Several of these still exist today in the Wakatipu Basin now known as McCauley, Monk, Bunn, Jackson, Ladies Mile. Each Lake Station has its own airstrip which are vital to their farming operation and transport means.

While helicopter aviation has become a predominant use, fixed wing aviation is still an important means of transport to, from and within this District. With the increase in home built and sports aviation aircraft fixed wing aviation is increasing worldwide.

There is a clear need for more farm airstrip or informal airports in this district that can accommodate the facilities that go hand in hand with fixed wing aircraft such as hangars etc,

Especially as the Queenstown Airport Corporation appears to have a policy of removing all General Aviation from the airport, from the now homeless Wakatipu Aero club that our father was a founding member of to the private jets, General Aviation isn't going away from this district it is a historic and vital element to the future of tourism of this district. Refer to the report Legal Submissions for Queenstown Airport Corporation Ltd, Submitter 433/1340 –17 May 2016. It is a very long winded report to say that the Proposed District Plan needs to re zone airports from Rural General to Mixed Use Airports Zones and that General Aviation desperately needs a base, and while the powers at Queenstown Airport Corporation are trying to direct all General Aviation from Queenstown to Wanaka, this is just simply not going to work.

Informal airports need to be beside roads, they are transport hubs just as bus stops and taxi stands. They have set directions for takeoff and landings due to the orientation of the runway and wind direction. Just like Queenstown and Wanaka , the seemingly forgotten about QLDC run Glenorchy airport, these runway landing lanes need to be protected. These must be protected from other land uses not the other way around as the rules state now. An interesting article by Emily Murphy on stuff.co.nz May 21 2016 reporting on the predictions of a chance of a major earthquake on the Alpine Fault line, by University of Canterbury earthquake engineering professor Brendon Bradley. His modelling predicts a 30 % chance in the next 50 years of the Alpine Fault Line rupturing. When and if this happens these informal airports will be a very necessary means of transport and lifeline to this District. In fact the QLDC should be identifying these informal airports as part of their emergency management plan. Reference: <http://i.stuff.co.nz:80/science/80232085/are-we-ready-what-to-expect-when-the-alpine-fault-ruptures>

Conclusion

It's doesn't matter as individuals whether we love or hate the progress that is happening in this District it has a momentum of its own and it always has.

As a district are we planning to cater for the projected increase in growth. Yes, but nowhere near fast enough.

From my memories as a young teenager while my father was on the council in the 1970's to the last District Plan review to now the local governance of this area is always playing catch up. We need a plan that stretches 30 – 50 years out. So let's plan for all the unseen amazing things that will happen in this district in the future, fix the few large green areas left now for future residential housing development, Rural Residential, Rural Lifestyle, Visitor Accommodation, recreation, big box retail, commercial, light industrial, airfields, transport hubs, and anything else a vibrant community needs .

Rural Residential and Rural Lifestyle Ch 22

22.2.2.3 – Define “Visitor Accommodation”

Is this specific as in Motel, hotel? We believe that bed and breakfasts should be allowed.

22.2.4 Objective New development does not exceed available capacities for servicing and infrastructure.

Negative objective. Needs to be positive QLDC need to promote greater capacity for servicing and infrastructure.

22.2.4.1 Policy needs to be in the positive rather than negative. I.e Encourage new development that can be serviced without an adverse cost to the community.

I wonder why this is here at all as the QLDC put all servicing costs onto the developer so that if it is not economic then the development won't happen.

22.5.3 Change 500 to 600m² – To put this in line with Rule **22.5.2** as 15% of 4000 is 600.

Appendix 1 gives more detail on the evidence of the following that we support.
Patrick Baxter, Anthony Strain, Grant Stalker, Douglas Reid, Ben Farrell.

Appendix 2

Evidence of Simpson and Grierson – Reject

Appendix 3

Emailed evidence to support why we reject Simpson and Grierson further evidence.

Appendix 4

notes to explain maps in Appendix 3 from Submitter 626 Barn Hill Corporate Trustee Limited & DE, ME Bunn and LA Green S32 Appendix F

Appendix 1

Support the evidence of

Patrick Baxter evidence [C0515-S0430-Ayrburn-T02-PatrickBaxter-Evidence.pdf](#)

Support this evidence in its entirety.

Page 2 esp point 7 & 8; "well considered development in the parts of the Rural zones is appreciated and enjoyed by the majority of viewers"

Page 3 & 4 esp Point 14, " large parts of Wakatipu Basin actually have an established rural living character";

Point 16, " that Dr Read is incorrect that there are large areas of pastoral or farming and farmed animals, narrow unsealed roads in the basin"

Point 17, "the extensive existence of houses and the rural living characteristics associated with these houses; "

Point 18, "description of the current condition of the Wakatipu Basin, Most views include a greater or lesser number of houses"

Page 6

Point 20 " view it positively, primarily because the rural living characteristics create a more varied and interesting pattern and because many people actually like driving through the countryside and looking at other people's houses"

Point 21 "The rural living character I have described above varies throughout the Wakatipu Basin in terms of location, density, and the extent to which it has affected local landscape character. As a consequence there are some areas of the Basin which should be rezoned as rural residential or rural lifestyle, some areas where I believe rural living development should be avoided, and other areas which can accommodate additional development to a greater or lesser extent, potentially including urban development."

Anthony Strain evidence [C0534-S0430-Ayrburn-T02-AntonyStrain-Evidence-Schedule2.pdf](#) schedule 2

Grant Stalker evidence [C0515-S0430-Ayrburn-T02-GrantStalker-Evidence.pdf](#) Point 3.4

"rural living subdivision which has occurred ... has made the landscape more attractive and more interesting than it was when it was just farming country"

Doug Reid evidence [C0515-S0430-Ayrburn-T02-DougReid-Evidence.pdf](#) Point 2.6

"a rural living experience with a reasonable amount of privacy, good views, and not too much land to have to look after (sites between 4,000 m² and 1ha) generally meets most people's expectations."

Ben Farrell evidence [C0534-S0515-Wakatipu-Equities-T02-Ben-Farrell-Evidence.pdf](#) Point 13

" there is potential for new rural living opportunities in the rural general zone"; "Farming is not a feasible land use in the Wakatipu Basin"; "New rural living developments can have significant local benefits,"

Point 16-29 Benefits of Tourism

"Generally tourism activities enable natural landscape values to be restored or enhanced. There are numerous examples in the district of tourism activities assisting in the protection of landscape values. Often these are on 'retired' farm land where income generated by tourism has enabled landscape restoration and enhancement initiatives"; "Compared to farming, tourism activities have the added benefit of taking people to the natural landscape where it can be appreciated"

APPENDIX 2

Reject Evidence of Simpson and Grierson dated 29 April 2016

Simpson and Grierson memorandum in response to request for maps identifying building platforms and landscape units in the Wakatipu Basin. Please refer to my email to the hearings panel dated Tuesday 10 May 2016 attached as an Appendix 3 to this submission.

APPENDIX 3 to be read in conjunction with Maps 1 to 4

Copy of email in response to evidence from Simpson and Grierson 29 April 2016

To the Hearings Panel

Good Morning.

I would like to comment on the information you have received from Simpson and Grierson Barristers and Solicitors dated 29 April 2016 in response to your memorandum requesting Maps for Identifying Building Platforms and Landscape Units in the Wakatipu Basin.

During gathering evidence for our Submission to the Proposed District Plan we found that QLDC records are substantially inaccurate regarding built housing in the Wakatipu Basin. This is again reflected in the Maps provided to you on the 29 April. These maps are considerably out of date and therefore very misleading especially if you are using these as the basis of your knowledge to make decisions on the housing needs in the Wakaitpu Rural area.

The simplest example is where I live at 74 Jean Robins Drive Lake Hayes. My house is shown as a grey box i.e. built before Resource Consents existed. Then there is 1 yellow dot which is labelled approved. All the building Platforms in any Rural Residential Zone have been approved so all should be shown as yellow dots. This yellow dot house is built and was completed over two years ago as are 3 others that access from Jean Robins Drive and/or onto Olive Lane. On the Western side of my house Alfred Duncan Drive, the map shows shows one red dot which is Active. This is also incorrect out of the 5 sections on Alfred Duncan drive three have houses built and completed for over two years and the other two sections have been sold to people who are intending to build in the near future.

On a brief look at the rest of the map, it shows other very inaccurate details of Threepwood and Bendemeer, this calls into question the accuracy of the information District wide.

I have attached for your reference to compare data from that you received on the 29 April 2016 to what we mapped ourselves on the 13 October 2015 Maps 1 to 4 Appendix 3 to 5 from Submitter Number 626 Barn Hill Corporate Trustee Limited Section F –Economic Analysis Appendices. I have not updated this information today but from my knowledge of the Rural Residential Area of Map two there has been at least 5 vacant section sales since the 13 October 2015.

It worries me immensely that the Hearings Panel Commissioners are receiving such inaccurate information to make Planning decisions for the future of our District.

Yours faithfully

Debbie MacColl
Phillip Bunn

Also for and on behalf of The Bunn Family and Barnhill Corporate Trustee Limited.

Appendix 4 Notes to explain Maps 1 to 4

3.1 In the Proposed District Plan, the QLDC has not created any new Rural Residential Zoned land in the Wakatipu Basin spanning from Tuckers Beach, Lake Hayes and The Arrow River area. Figures show that zoned land is currently 75% full. See **Appendix -2 to 5** Maps Rural Residential.

3.2 Information gathered for four Rural Residential Zones, Wakatipu Basin- Maps 1-4

	Houses	Building sites	Vacant	Total
1. Tucker Beach	33	0	6	39
2. Morven Hill	29	5	22	56
3. The Terraces and Hawthorne	14	2	3	19
4. North End Lake Hayes	86	2	13	101
Total	162	9	44	215

3.3 This gives a 75% occupation rate of built houses, with some of the vacant sections owned by people with the view of building in the future.

3.4 Morven Hill has a high rate of vacant sections compared to the other Rural Residential Zones due to land retention by original owners at the time of re zoning at the last District Plan Review 1999.

3.5 Recent Rural Statistics from Terra link **Appendix 6** Recent Rural Statistics from Terra Link - 6 October 2009 to 28 August 2015, Pages 1-4 show sales by section size from 6 October 2009 to 28 August 2015. These statistics do not include private or confidential sales. Sales statistics also include sales in this property range from larger scale developments, such as Threepwood and Hawthorne (Domain Road, The Triangle) these areas are not zoned Rural Residential but have properties available at RR size.

3.6 Summary of Terra Link Statistics

Section Sales Oct 2009 to Aug 2015	NO:	%
less than 4000m2	47	32%
Rural Residential 4000m2 to 8000m2	74	51%
Rural Lifestyle greater than 8000m2	25	17%
Total Sales	146	100%

3.7 83% of The Rural land sales market is Rural Residential i.e. land area of 8000m2 or less.

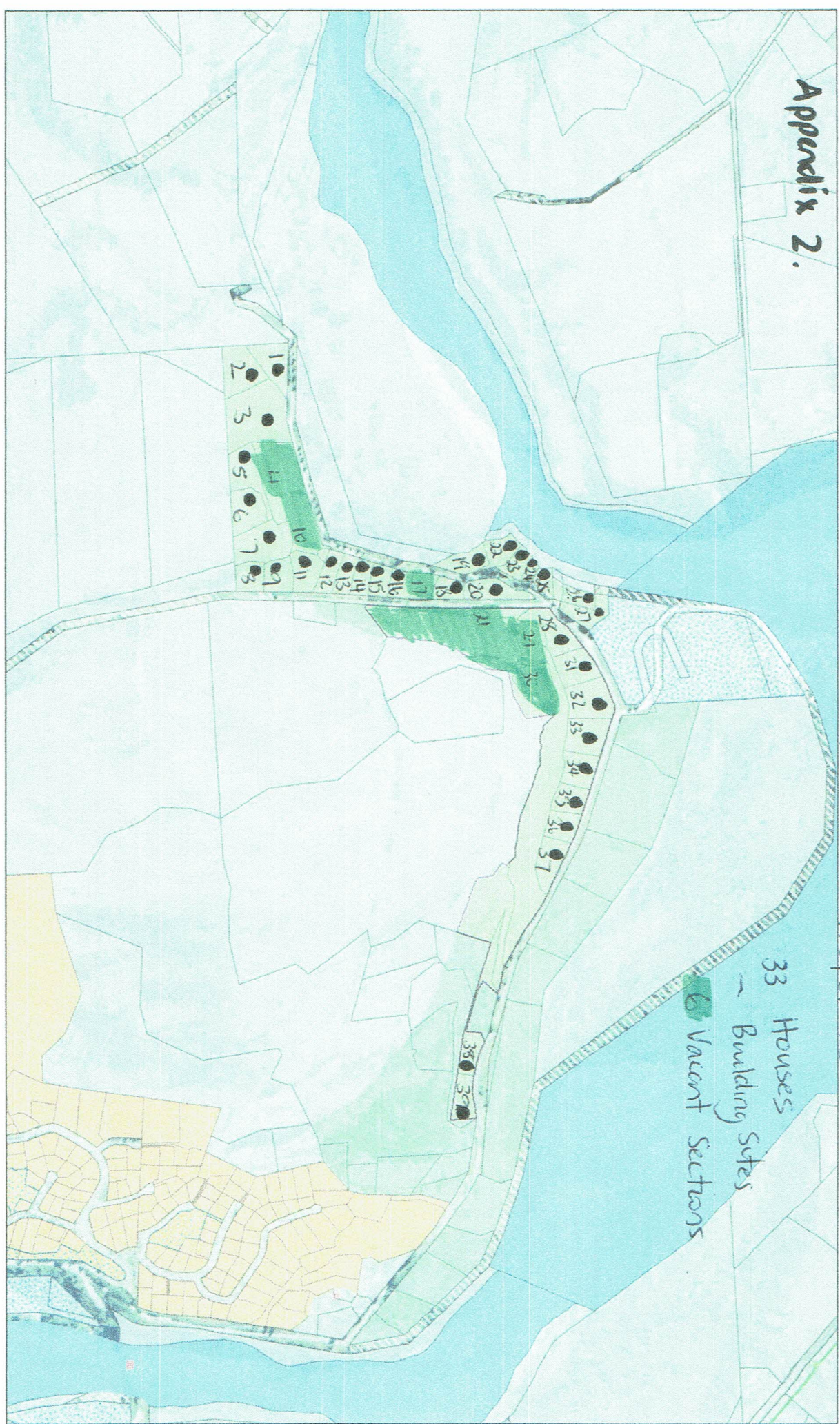
3.8 There is a very limited supply of Rural Residential still available in the market from Tuckers Beach, Shotover River, and Lake Hayes to the Arrow Basin.

3.9 Buyers of Rural Land in the Wakatipu Basin prefer to buy parcels smaller than 8000m2.

3.10 At October 2015, there is less than 3 years supply of Rural Residential Land available to the market.

Appendix 2.

Barn Hill Limited - Total Properties - 39.



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Webmaps your view of your information

Map 1:

Tuckers Beach

13 October 2015



Bain Hill Limited.

Appendix 3

56 Total Properties

29 Houses

✓ 5 Building Sites

22 Vacant



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Webmaps your view of your information

Map 2:

MORVEN

13 October 2015



Appendix 4

Barrhill Limited - Available Properties 13/ Oct /15.

The Terraces + Hawthorne Rural Residential



Total 19 properties

- Houses
- ✓ Building Sites
- Vacant sections

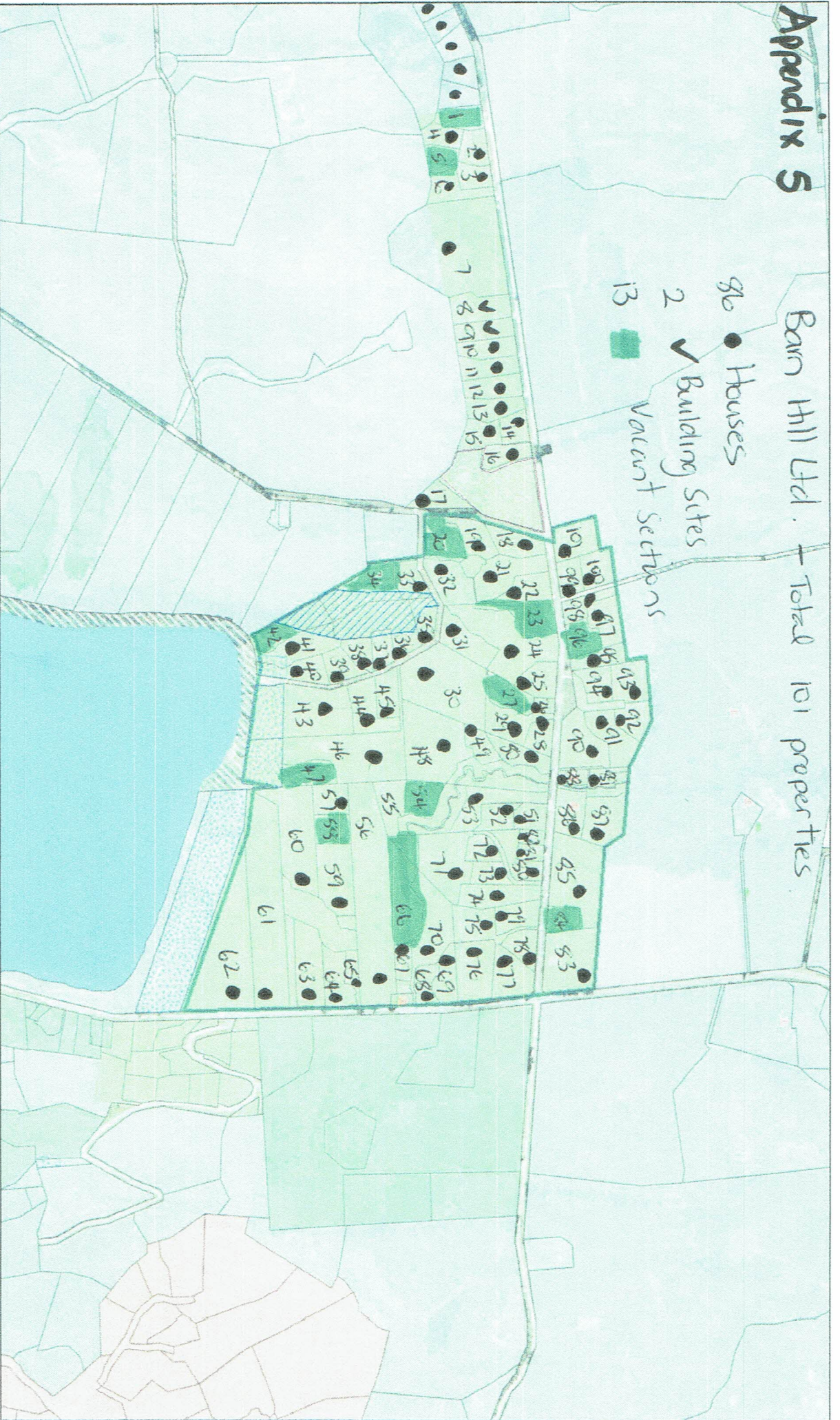
Map 3

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Appendix S

Bain Hill Ltd. - Total 101 properties

- 86 ● Houses
- 2 ✓ Building Sites
- 13 ■ Vacant Sections



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Webmaps your view of your information

Map 4

Nth End Lakes Hayes

13 October 2015

0 75 150 225 300
Metres

