

10 November 2021

Queenstown Lakes District Council
By email: pdpsubmission@qldc.govt.nz

**SECTION 293 PROPOSAL: PROPOSED AMENDMENT TO POLICY 5.3.3.3
OF THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

1. I act for the owner of land at 429 Frankton Ladies Mile Highway, Lakes Hayes, Queenstown, some of which is subject to an ONF as identified under the PDP. The owner received notice of the s293 process by way of letter dated 27 October 2021, with a requirement to provide “written comments and any supporting affidavit evidence” by 17 November 2021.
2. The s293 proposal is to extend the coverage of Policy 6.3.3.3 (as currently numbered) to include ONFs. The Court’s current formulation of that Policy is currently:

For working farms within Outstanding Natural Features and Outstanding Natural Landscapes:

 - a. recognise that viable farming involves activities that may modify the landscape; and
 - b. enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.
3. My client’s land within the identified ONF is currently stocked, and my client understands that it would qualify as a “working farm” to be captured by Policy 6.3.3.3. On this basis, my client supports the extension of that Policy to ONFs, as it is understood that:
 - (a) the policy intends to provide policy support for the consenting of farming activities into the future;
 - (b) such farming activities may include farm tracks, farm buildings, fences, and other structures and modifications that will have effects on the ONF;
 - (c) but which may not impact on the values of the ONF, which has been identified with the current and past farming activities “in mind” – and, through Policy 6.3.3.3, would also have an eye on enabling future expansion of those activities.

4. My client wishes to understand, and potentially participate in, the s293 process as it progresses, in case the finalisation of Policy 6.3.3.3 is advanced in a way that adversely affects my client (including any decision not, in the end, to extend the Policy to ONFs).
5. It is unclear, if additional steps are directed by the Court, whether those who have provided written comments as directed are required to file s274 notices in order to participate further (the directions are not clear on this point). My client would be grateful if the Council could raise this issue in its report on feedback, and request, if the Court requires s274 notices to be filed, that appropriate notice be given to those who have provided feedback to enable them to do so.

Nāku, nā
James Gardner-Hopkins



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