

0001FORM 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:

Skipp Williamson

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Wakatipu Mail Centre
QUEENSTOWN

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1. **This is a submission on the Variation 1 (Wakatipu Basin Zone) of 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:**

The entire variation.

5. **Our submission is:**

In general, I support the intent of the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) and the Wakatipu Basin Lifestyle Precinct (**WBLP**), however find reading through the zone to be difficult, confusing and contradictory.

I submit that the Variation should be amended to have a distinct vision for the WBRAZ and a distinct vision for the WBLP. These two zones should be sub-zones of the overarching Wakatipu Basin Zone (**WBZ**).

The Objectives, Policies and Assessment Matters of the WBZ should reflect the visions of the two sub-zones.

The table attached to this submission details the specific changes sought to achieve this submission.

We also request some minor amendments to the boundary of the WBLP to be consistent with our submission on Stage 1 of the District Plan Review (which I understand has been deferred). I note that my original submission contain supporting information which I understand does not need to be resubmitted as part of this submission.

For the purposes of this submission, I own or have an interest in land within the WBLP at Mooney's Road as follows:

Wharehuanui Hills	Lot 2 DP 360366 Lot 2 DP 27602 Lot 1 and 2 DP 27112 Lot 1 and 2 DP 319853 Lots 1 and 2 DP 313306 Lot 2 DP 310422.
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6. I seek the following decision from the local authority:

Refer to Table 1 attached.

7. I wish to be heard in support of our submission.

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

Signature of submitter

(or person authorised to sign
on behalf of submitter)

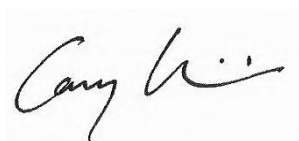


Table 1. Specific Changes.

Provision		Submission	Decision requested
24.1 Zone Purpose	Oppose	This Zone Purpose describes in detail the purpose of the Wakatipu Basin Rural Amenity Zone (WBRAZ), but does not state in any detail what the purpose of the Wakatipu Basin Lifestyle Precinct (WBLP) is and how this relates to the WBRAZ. The first sentence in this purpose defined the WBRAZ as "the Zone" and WBLP as "the Precinct". That implies they are separate zones (which is reflected in the planning maps). However, provision 24.3.3.1 implies the WBLP is a sub-zone of the WBRAZ. However, this is not clear in the zone purpose and is thus confusing.	Amend the Zone Purpose to have a distinct vision for the WBRAZ and a distinct vision for the WBLP. These two zones should be sub-zones of the overarching Wakatipu Basin Zone (WBZ). Or alternatively, separate these two zones into separate chapters.
24.2	Oppose	The introduction to this section states that Objectives 24.2.1 to 24.2.4 and related policies apply to the Zone and Precinct and Objective 24.2.5 and related policies apply to the Precinct only. We submit that some of the 24.2.1 policies are inconsistent with 24.2.5 Policies under. For example, 24.2.1.6 seeks to ensure non-residential activities avoid adverse effects on landscape character and visual amenity values, yet Policy 24.2.5.3 provides for non-residential activities, including restaurants, visitor accommodation and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensure s the amenity, quality and character of the Precinct is retained.	Delete this introductory section (assuming remainder of submission is accepted).
Objective 24.2.1	Oppose	It is understood that this Objective relates to both the WBRAZ and the WBLP. This creates confusion with respect to it applicability to WBLP under Objective 24.2.5 as they seek to achieve different things. The word "landscape" should also be followed by the word "character" consistent with the associated policies.	Avoid inconsistencies by making Objective 1 specific to the WBRAZ. Add the word "character" after "landscape".
Policy 24.2.1.1	Oppose	Policy 24.2.1.1 implies that the minimum and average lot sizes in the WBRAZ and the WBLP protect landscape character and visual amenity. It is submitted that this statement is incorrect as there is no average lot size applicable to the WBRAZ. It is also submitted that this policy is inconsistent with policy 24.2.5.2 which promotes a design-led and innovative patterns of subdivision and	Reword to be specific to the WBRAZ and delete reference to average lot sizes. Add a similar policy to Objective 5 for the WBLP.

		development in the WBLP. Traditionally minimum lot sizes and average lot sizes have not resulted in innovative patterns of development.		
Policy 24.2.1.3	Oppose	As discussed above.		Reword to be specific to the WBRAZ by deleting reference to Wakatipu Basin. Add the word "protect".
Policies 24.2.1.4 - 8	Oppose	As discussed above.		Reword policies to be specific to the WBRAZ.
Policy 24.2.1.10	Part Support.	We support the provision of walkway and cycleways, but not necessarily all bridal paths which should be limited to appropriate areas.		Add a similar policy to Objective 5 for the WBLP. Amend Policy 24.2.1.10 to limit bridal paths to appropriate areas.
Objective 24.2.5	Oppose	It is unlikely the landscape character and visual amenity values of the precinct will be "maintained and enhanced" with increased rural residential living opportunities. The landscape character and visual amenity values of the WBLP are more likely to change over time.		Add a similar policy to Objective 5 for the WBLP. Amend Objective 24.2.5 acknowledge the landscape character and visual amenity values of the WBLP will change over time.
Policy 24.2.5.1	Support	Rural residential subdivision, use and development is unlikely to protect, maintain and enhance the landscape and visual amenity values as described in Schedule 24.8. This policy needs to be amended to acknowledge that development will change those characteristics over time.		Amend Policy 24.2.5.1 to recognise that the landscape and visual amenity values as described in Schedule 24.8 will change over time.
Policy 24.2.5.2	Support	We support the promotion of design-led and innovative patterns of subdivision and development but question how this is to maintain and enhance the landscape character and visual amenity values of the Wakatipu Basin overall.		Amend Policy 24.2.5.2 to be specific to the WBLP only.
Policy 24.2.5.3	Support	We support this policy as it enables non-residential activities in the WBLP.		Retain Policy 24.2.5.3.
Policy 24.2.5.4	Support	We support this policy as a means to control cumulative effects in the WBLP.		Retain Policy 24.2.5.4.
Rule 24.3.2.3	Oppose	The intent of this submission is to give greater recognition to approved/registered building platforms and certainty to owners (and neighbours) that have bought properties with approved /registered building platforms. This section is inconsistent with that intent.		Delete Rule 24.3.2.3. Rely on RMA for any variations to past consents or consent notices.

Rule 24.3.3.1	Support	As stated with respect to the zone purpose above, the relationship between the WBRAZ and the WBLP is unclear. This statement, which called the WBLP a sub-zone for the first time, adds to that confusion.	Make any consequential amendment as a result of these submissions.
Rule 24.4.1	Oppose	Table 24.3 are standards, not listed activities. This rule should be amended to reflect this.	Amend Rule 24.4.1 to make it clear that that Table 24.3 are standards, not listed activities.
Rule 24.4.5	Oppose	<p>We submit that requiring a restricted discretionary activity resource consent to construct a building within an approved /registered building platform area is an ineffective and inefficient method as it duplicates the resource consent to identify the building platform in the first place. We also submit it creates uncertainty for purchasers of a property with an approved/registered building platform as to whether they can build on their property. We submit that the construction a building within an approved /registered building platform should be at most a controlled activity (noting Stage 1 of the PDP suggested permitted activity).</p> <p>We agree that the construction of new buildings on a site that does not have an approved/registered building platform should be a restricted discretionary activity in respect of the matters listed.</p> <p>We also submit that this rule should be extended to include the identification of a residential building platform as a land-use consent as the ODP does. This is particularly important for vacant rural blocks where a landowner wishes to identify a building site, but not go to the expense of designing a building. We submit the identification of a building platform to be registered on the title should be the same status as identifying a building platform at the time of subdivision (i.e. restricted discretionary activity) as the effects of such is the same.</p> <p>We support this standard as it enables the construction of small farm buildings. We submit it should be clarified that this is anticipated to occur outside of an approved/registered building platform (or otherwise).</p>	<p>Split Rule 24.4.5 into three separate rules as follows:</p> <ol style="list-style-type: none"> 1. Controlled Activity resource consent for the construction of buildings within approved/registered building platforms; and 2. Restricted Discretionary Activity resource consent for the construction of a building not within an approved/registered building platform; and 3. Restricted Discretionary Activity resource consent for the identification of a building platform as a land-use consent.
Rule 24.4.8	Support.	Support informal airports requiring a Discretionary Activity resource consent within the WBLP.	Retain Rule 24.4.8 with clarification.
Rule 24.4.8	Support		Retain Rule 24.4.8.

Rule 24.4.29.	Oppose	There is no justification for the protection of exotic vegetation. The High Court has found in the past that blanket rules such as this protecting vegetation were unlawful.	Delete Rule 24.4.29.
Standards 24.5.1, 24.5.2 – 24.5.6.	Oppose	I submit that if the construction of all buildings is to retain a restricted discretionary activity status then there is no need to retain standards relating to things such as building coverage, setbacks and height. Such standards are therefore unnecessary and should be deleted. We also submit that such standards need not apply to the construction of buildings within approved/registered building platforms as such matters would have been considered in the original approval of such platform.	Delete Standard 24.5.1, 24.5.2 – 24.5.8.
24.5.3 Height of Buildings.	Support	I support this height standard, but suggest that non-compliance status should be a Discretionary Activity.	Retain Rule 24.5.3 Height of Buildings, but make non-complying status a Discretionary Activity.
Standard 24.5.8 Farm Buildings.	Support	We note our support is conditional on Stage 1 definitions of Height. I support this standard as it enables the construction of small farm buildings. We submit it should be made clear that this may occur outside of an approved/registered building platform. Add standards to this rule that we have sought be deleted in relation to discretionary buildings (such as setback from boundaries etc) to this standard. I support this standard.	1. Retain Standard 24.5.8. 2. Consequential amendments as submitted.
Standard 24.5.13 Glare.	Support	I support this standard.	Retain Standard 24.5.13.
Standard 24.5.24.	Support	I support this rule for the reason that the amenity effects of aircraft use within 500m of any other zone or notional boundary of any residential dwelling not located on the same site will be adverse and should be regulated.	Retain Standard 24.5.24.
Rule 24.6.	Oppose	It is submitted that this rule is meaningless if all buildings are to be a restricted discretionary activity under Rule 24.4.5.	Delete Rule 24.6 if all buildings are to remain a restricted discretionary activity.
Provision 24.7.2.	Oppose	It is submitted that this rule may introduce discretions wider than the discretion the rule in question is restricted to. This rule effectively is trying to achieve a quasi “non-complying threshold test” for restricted	Delete Rule 24.7.2.

			discretionary activities. It is submitted that that is ultra vires and this rule should accordingly be deleted.	
Assessment Matter 24.7	Oppose		I submit this assessment matter should redrafted to be specific to the WBRAZ and the WBLP as those zones seek to achieve different outcomes. I also submit that consequential amendments/deletions should be made to the assessment matters in accordance with this submission.	Redraft specific to WBRAZ and the WBLP. Consequential amendments/deletion in accordance with this submission.
Schedule 24.8 Landscape Character Units	Support		We support the Landscape Character Unit map. However, I note that some of the Landscape Character Units are outside of the WB zone. For example, #10, #23 and #16. This create confusion and should be updated (as well as the tables that follow).	Retain the Landscape Character Unit Map.
6: Wharehuanui Hills	Support		I support the Landscape Character Unit description as it relates to the Wharehuanui Hills. In particular we support the last four rows as they relate to our properties on Mooney's Road.	Retain the description of the 6: Wharehuanui Hills.
Rule 27.4.2(g), Rule 27.4.3(b) and Rule 27.5.1	Support		I support the average and minimum lot size for the WBLP.	Retain Rules 27.4.2(g), 27.4.3(b) and 27.5.1.
District Plan Map 26 and 29	Support		I support WBLP zoning over our land at Mooney's Road (as described above) but seek the boundaries of the of the proposed WBLP be the same as we requested in our original submission #499 on Stage 1 of the PDP.	Adopt WBLP zoning over our land within the Mooney's Road. Amend the boundaries of the proposed WBLP to be consistent with our submission #499 on Stage 1 of the PDP.

Further Submission on Queenstown Lakes Proposed District Plan Stage 2

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council

Further Submitter: Skipp Williamson

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 2 (**Proposed Plan**).
- 2 Skipp Williamson is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as she is affected by the content of a submission (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
- 3 Skipp Williamson made a submission on Stage 2 of the Proposed Plan (#2272) in relation to land which she has an interest in on Mooney Road, legally described as: Lot 1 DP 502810, Lot 2 DP 502810, Lot 1 DP 27602, Lot 2 DP27602, Lot 1 DP 22111, Lot 2 DP 27112, Lot 2 DP 310442, Lot 1 DP 343305, Lot 2 DP 319853, Lot 1 DP 319853, Lot 1 DP27112 and Lot 1 DP 21960 (together **the Land** and outlined in blue on the plan attached as **Appendix A**). Submission #2272 supported the notified Wakatipu Basin Lifestyle Precinct (**Precinct Zone**) over the Land subject to refinements.
- 4 The submission by Millbrook Country Club (**MCC**), detailed further in the table below, opposes parts of the Land being identified within the Precinct Zone. The areas of the land that are affected by the MCC opposing submission are hatched in red on the attached plan at **Appendix A**.
- 5 Skipp Williamson opposes submissions on the Proposed Plan as set out in the table below:

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
#2295 Millbrook Country Club	The entire submission	Oppose	<p>MCC submission #2295 has sought to oppose a number of Precinct zonings adjacent to Millbrook. This opposition includes part of the Land defined in paragraph 3 above.</p> <p>In particular, MCC has sought that land above the 440masl contour on specific Precinct zoned properties, be amended to the Wakatipu Basin Rural Amenity Zone.</p> <p>The reasons for the relief sought are not clear in the submission; however appear to relate to potential concerns as to effects on MCC land.</p>

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support or opposition are:
			Skipp Williamson supports the findings of the Wakatipu Basin Landscape study, and the Council's section 32 analysis of Chapter 24, which identify the Land as Precinct zone. These findings are based upon sound landscape and planning analysis for the relevant areas, and reflect the nature of the Land having capacity to absorb effects of further rural living subdivision and development.
			<p>The MCC submission is not based upon any sound planning or landscape analysis or evidence so as to justify why the notified zoning is opposed and the Amenity Zone is more appropriate.</p> <p>Skipp Williamson considers that the most efficient and effective use of the Land is for future rural living and development use, and therefore it should be identified as Precinct Zone, as notified.</p> <p>The entirety of the MCC submission is opposed for these reasons.</p>

- 6 Skipp Williamson wishes to be heard in support of my further submission.
- 7 Skipp Williamson will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.



Skipp Williamson

Signed by my duly authorised agents

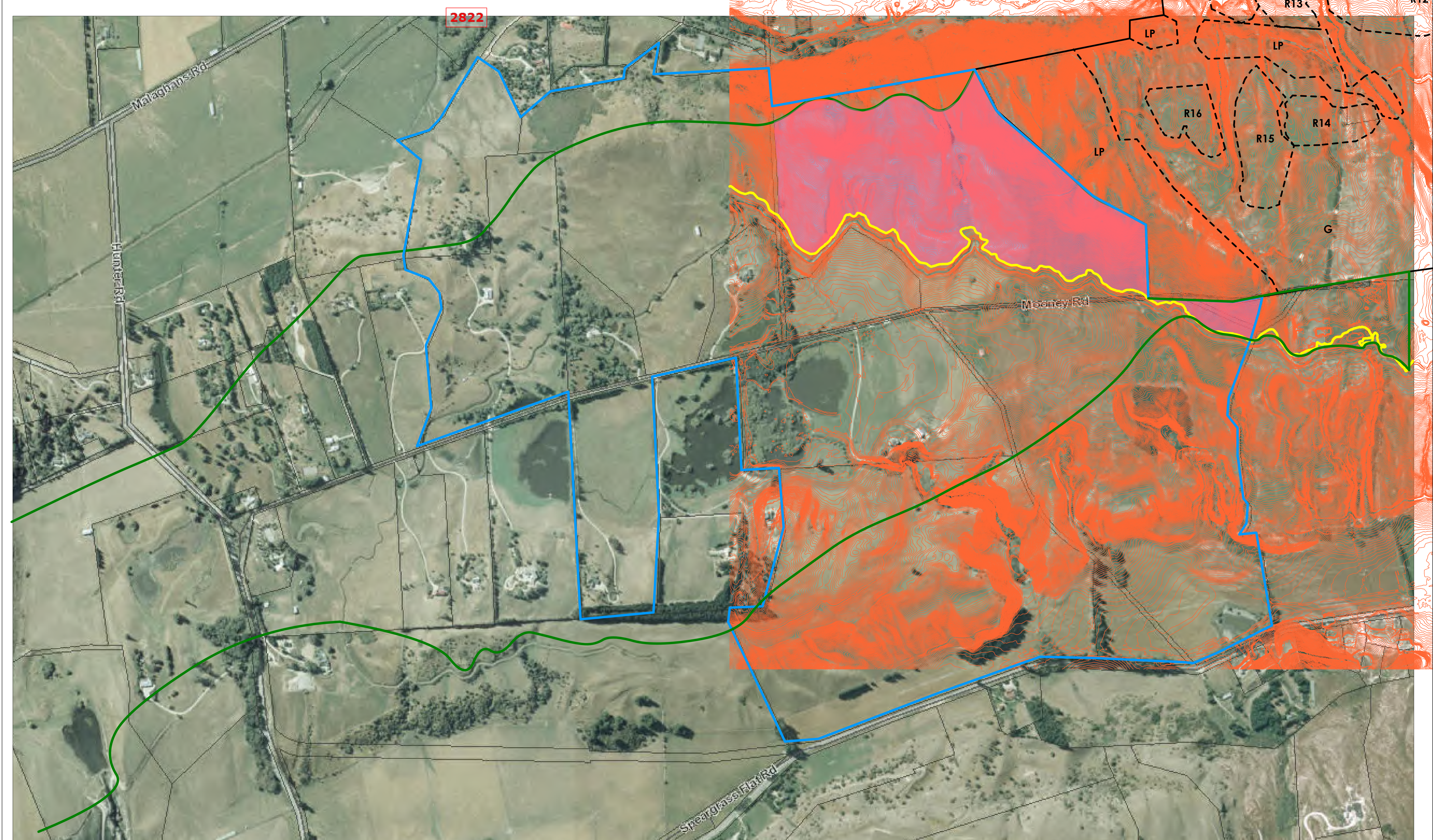
Anderson Lloyd

Per: **Vanessa Robb**

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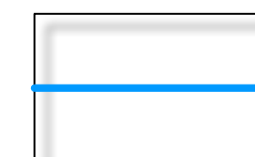
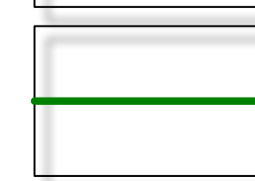

Appendix A – Skipp Williamson land affected by MCC submission



2822

The Millbrook submission seeks to rezone the pink area, above 440masl, to Wakatipu Basin Rural Amenity Zone. If not successful, the submitter would like to see this area zoned to Rural General as per the ODP.

Key

-  Property Boundary
-  Lifestyle Precinct as notified
-  440 masl contour

-  Millbrook Property Boundary
-  Millbrook Submission Area

- Millbrook Activity Areas
- R - Residential
 - V - Village
 - F - Recreational Facilities
 - S - Resort Services
 - G - Golf Course Open Space
 - H - Helipad
 - LP - Landscape Protection
 - LPM - Landscape Protection (Malaghans)
 - - - Activity Area Boundary

vivian+espie
 resource management and landscape planning
 SKIPP WILLIAMSON FURTHER SUBMISSION
 Mooney Road, Dalefield
 Drawn: KW Scale: NTS Date:10.08.18 Ref: 1342/001

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

To: Queenstown-Lakes District Council

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Name of submitter: **Skipp Williamson**

Address for Service: C\ Vivian + Espie Limited
P O Box 2514
Wakatipu Mail Centre
QUEENSTOWN

Contact: Carey Vivian

Phone: 441 4189

Email: carey@vivianespie.co.nz

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:

- i) Proposed District Plan Map 26 – Speargrass Flat, Millbrook
- ii) Rule 27.4.1

This submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects my properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422.

5. My submission is:

- i) I seek the Rural Lifestyle Zone (RLZ) as publicly notified over my properties is extended to include similar land that I own in the Mooneys Road basin. This extension is supported by a landscape report prepared by Vivian+Espie attached to this submission as 'A'. Appendix 1 of this attached report details the proposed extension to the RLZ boundary as it affects my properties.
- ii) I **oppose** Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivision.
- iii) I submit that the extended RLZ over my properties achieves the purpose of the Resource Management Act, being the sustainable management of natural and physical resources.

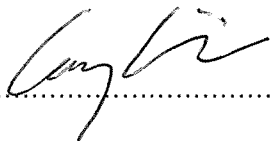
6. I seek the following decision from the local authority:

- i) Amend Planning Map 26 to replace the zone boundary line with that of **Appendix 1** of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas.
- ii) Adopt the Rural Lifestyle provisions within proposed Chapter 22 as it relates to my properties as described Part 4 above.
- iii) Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.

7. I wish to be heard in support of my submission.

8. If others make a similar submission, I 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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[A] LANDSCAPE ASSESSMENT REPORT FOR MOONEY ROAD RURAL LIFESTYLE ZONE



MOONEY ROAD PROPOSED RURAL LIFESTYLE ZONE
REVIEW OF ZONE BOUNDARY LINE
25TH SEPTEMBER 2015

vivian+espie
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INTRODUCTION

1. As part of the District Plan Review process the Queenstown Lakes District Council (QLDC) commissioned a report produced by Dr Marion Read¹ that aimed to examine the landscape of the Wakatipu Basin and determine areas in which further development could be absorbed without threatening the landscape character and quality of the Wakatipu Basin. Dr Read's report identifies the Mooney Road Basin as one area with the ability to absorb development.
2. The QLDC have adopted Dr Read's recommendation. Subsequently the QLDC, as part of the District Plan Review have proposed the Mooney Road Basin become a Rural Lifestyle Zone (RLZ).
3. This report has been prepared to accompany a submission on the District Plan Review made by Mrs S Williamson (the Williamson Submission). The Williamson Submission suggests an amended zone boundary line for the Mooney Road RLZ. I have provided input into the formulation of the suggested amended zone boundary line and this report justifies that boundary line in relation to landscape issues.

THE PROPOSED AMENDMENT

4. It is proposed that the boundary line of the Mooney Road RLZ as notified by the QLDC (the QLDC line) is replaced with the zone boundary line as shown on Appendix 1 of this report (the Williamson line). The two lines are shown on Figure 1 below.
5. The RLZ proposed by the QLDC is approximately 135ha in area. If the Williamson line is used, this will result in the zone being approximately 177ha in area.
6. It is also proposed that three building restriction areas are included in the area of the RLZ. The building restriction areas comprise of south and south east facing rolling slopes. These three areas are, in total, approximately 6.36ha in area.
7. Dr Read's report recommends that no residential development should be visible from Malaghans Road or Speargrass Flat Road. The Williamson Submission supports this recommendation.

¹ *Read Landscapes; Dr Marion Read; June 2014; Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment.*

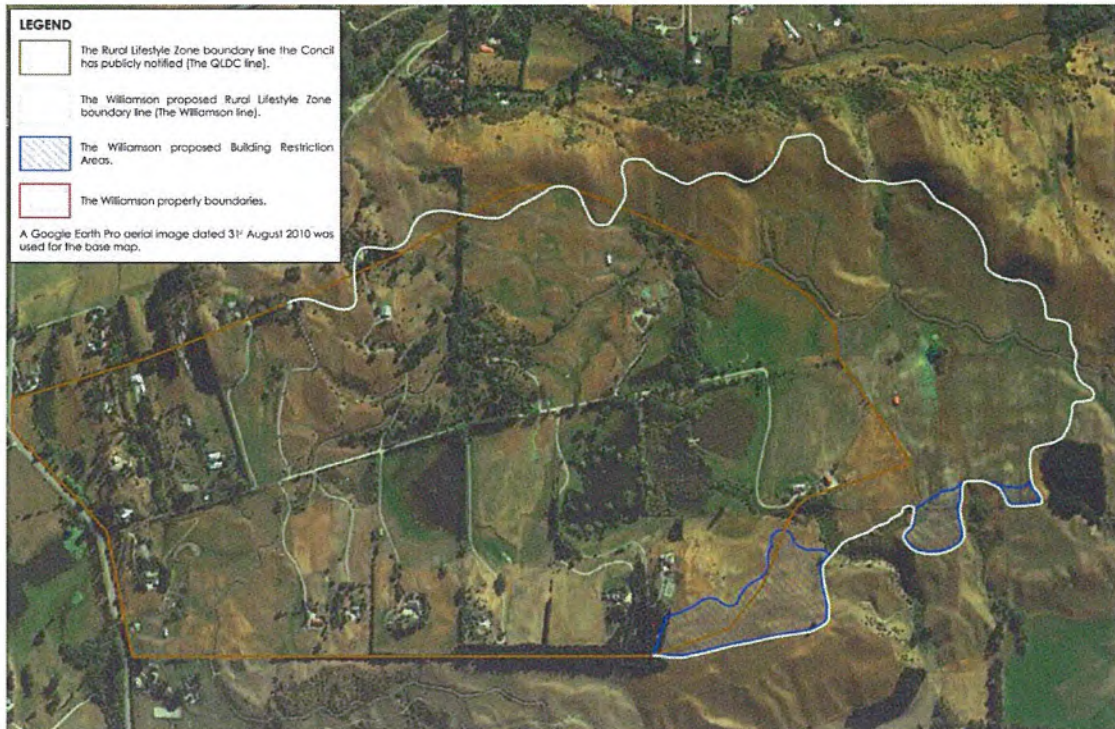


Figure 1: The location of the Council's publicly notified RLZ boundary line and the Williamson proposed RLZ boundary line and the three building restriction areas.

8. The scope of this assessment report and the proposed Williamson line is limited to a number of properties (the site) owned by Mrs S Williamson. These properties are outlined on Figure 2 of this report. The properties are as follows:
 - A. 73 Mooney Road - Lot 2 DP 360366 as contained in Identifier 245523.
 - B. Mooney Road - Lot 2 DP 27602 as contained in Identifier OT19A/1197.
 - C. 160 Mooney Road - Lot 1 and 2 DP 27112 as contained in Identifier OT19A/128.
 - D. Mooney Road - Lot 1 and 2 DP 319853, Lots 1 and 2 DP 343305 and Lot 2 DP 310442 as contained in a single title Identifier 177644.

9. The RLZ boundary line as proposed by the QLDC located outside of Mrs S Williamson's properties have not been assessed.

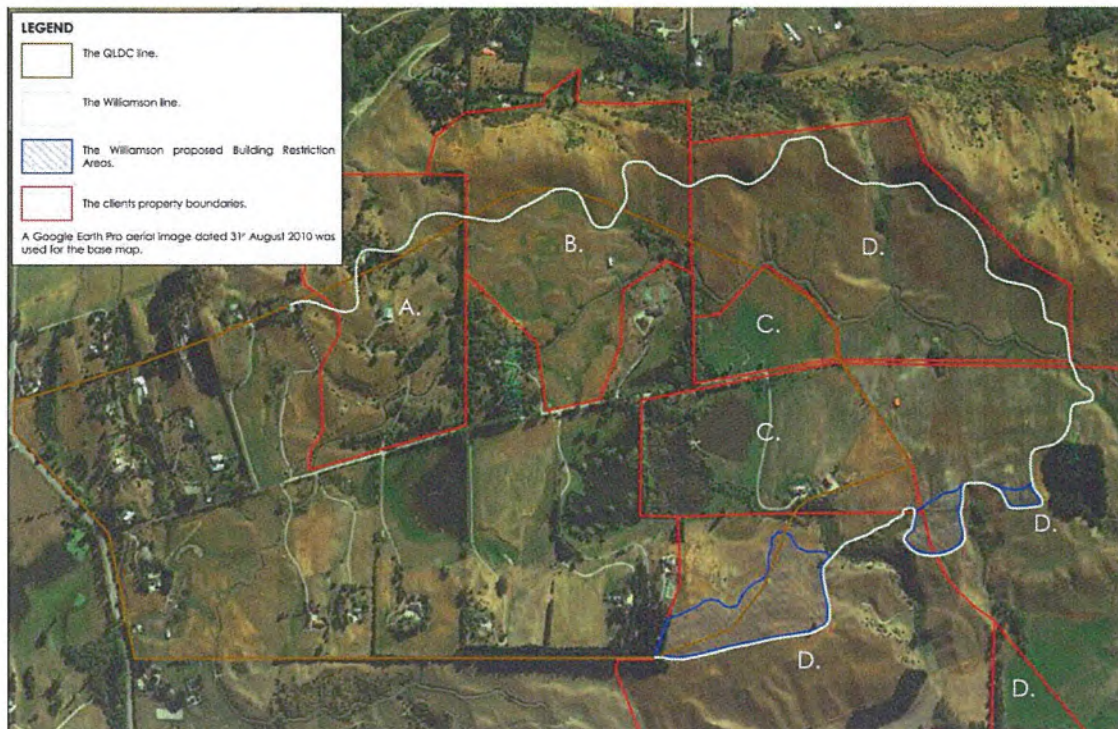


Figure 2: The Williamson properties in relation to the QLDC and Williamson lines.

10. It is my understanding that the ultimate result of the RLZ would be development that includes the following aspects:
- 30 lifestyle properties are currently located within the Mooney Road Basin. The RLZ as proposed by the QLDC will result with a maximum of 67 lifestyle properties. The Williamson line of the RLZ will result in a maximum of 88 lifestyle properties.
 - Vehicle access to all future properties will be via Mooney Road. I understand that this public road, including its intersection with Hunter Road, will require a significant upgrade whether the QLDC or Williamson line is used.
 - The south and south east facing slopes of the RLZ that are identified as Building Restriction Areas by the Williamson Submission, will remain free of development whether the QLDC or Williamson line is used. I understand that landscape treatment is a matter of Council control at the time of subdivision. I would expect (and recommend) that the Council use its control to ensure suitable management of these slopes to avoid significant visual effects on the Speargrass Flat Road areas.

11. Overall, the proposed Williamson amendment to the boundary line of the RLZ will bring about an additional 21 lifestyle properties. The RLZ will develop the pattern of a rural lifestyle area such as the Dalefield area or the Tucker Beach Road area. Such areas are generally green, treed and somewhat compartmentalised.

LANDSCAPE AND VISUAL EFFECTS ISSUES IN RELATION TO THE TWO ALTERNATIVE ZONE BOUNDARY LINES

12. Section 4 of the Plan deals with matters that are relevant to the district as a whole. Section 4.2 of the Plan provides district wide guidance regarding landscape and amenity issues. Logically, all other sections of the Plan shall be compatible with Section 4. I include the most relevant of these Section 4 provisions as Appendix 2 to this report. However the District Plan Review that is currently in process may well amend these provisions. Therefore, my assessment of the proposed zoning is not specifically structured around these provisions, it is largely an assessment from first principles.
13. Dr Marion Read in her report briefly describes the Mooney Road Basin as *"an area which is entirely contained and as a consequence the effects of development also can be contained within the valley. Development has tended to occur in elevated locations on both sides of the valley, possibly in part owing to the wet nature of much of the valley floor. It is considered, however, that this area has the capacity to absorb further residential development without adverse effects on the landscape of the Basin as a whole. The rezoning of this area as Rural Lifestyle would assist in focussing future development into this area. A requirement should be, however, that development within this landscape unit not be visible from either Malaghans Road or Speargrass Flat Road."*²
14. Appendix 1 of Dr Read's report outlines a summary of the landscape character analysis of each area within the Wakatipu Basin, including the Mooney Road Basin. Dr Read's summary of the Mooney Road Basin is as follows:
- **Extent of Rural Character** - Moderate to low
 - **Key Characteristics** - Amenity trees, Domestication, Wetlands, Enclosure, Settlement pattern with elevated dwellings.
 - **Vulnerability to Character Change** – Low
 - **Contribution to Visual Amenity** - Moderate to high
 - **Vulnerability of Visual Amenity** - Low, Effects on visual amenity contained within the limited catchment of the valley

² Read Landscapes; Dr Marion Read; June 2014; Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment. Pg 9

15. I concur with Dr Read's brief description and the summary of the landscape character analysis of the Mooney Road Basin.
16. Appendix 2 of Dr Read's report graphically outlines the Mooney Road Basin area. I understand that the outline of the Mooney Road Basin area shown on Dr Read's Appendix 2 has been produced at a broad scale and follows the broader topographical patterns of the area. The QLDC's proposed RLZ is outlined on the QLDC's District Plan Review GIS Mapping System. The proposed zone boundary line has been produced at a detailed scale and is significantly smaller than the area shown on Dr Read's Appendix 2.
17. The detailed RLZ boundary line as outlined on the QLDC's District Plan Review GIS Mapping System is shown on Figures 1-3 and Appendix 1 of this report. With reference to Figure 3, and moving clockwise, it follows part of the southern side of Malaghans Ridge north of Mooney Road, runs south-east to join on to a property boundary, follows the property boundary (demarcated by a fence) to the south, runs immediately south-west past the dwelling, barn and shed within the 160 Mooney Road and continues south-west to a tree line that runs east to west along the southern boundaries of the neighbouring properties, as can be seen on Figure 3.
18. I disagree with the QLDC RLZ boundary line and prefer the Williamson line for the reasons below. I have broken the QLDC line into five sections as to assist in explaining my reasoning. These five sections are numbered on Figure 3.

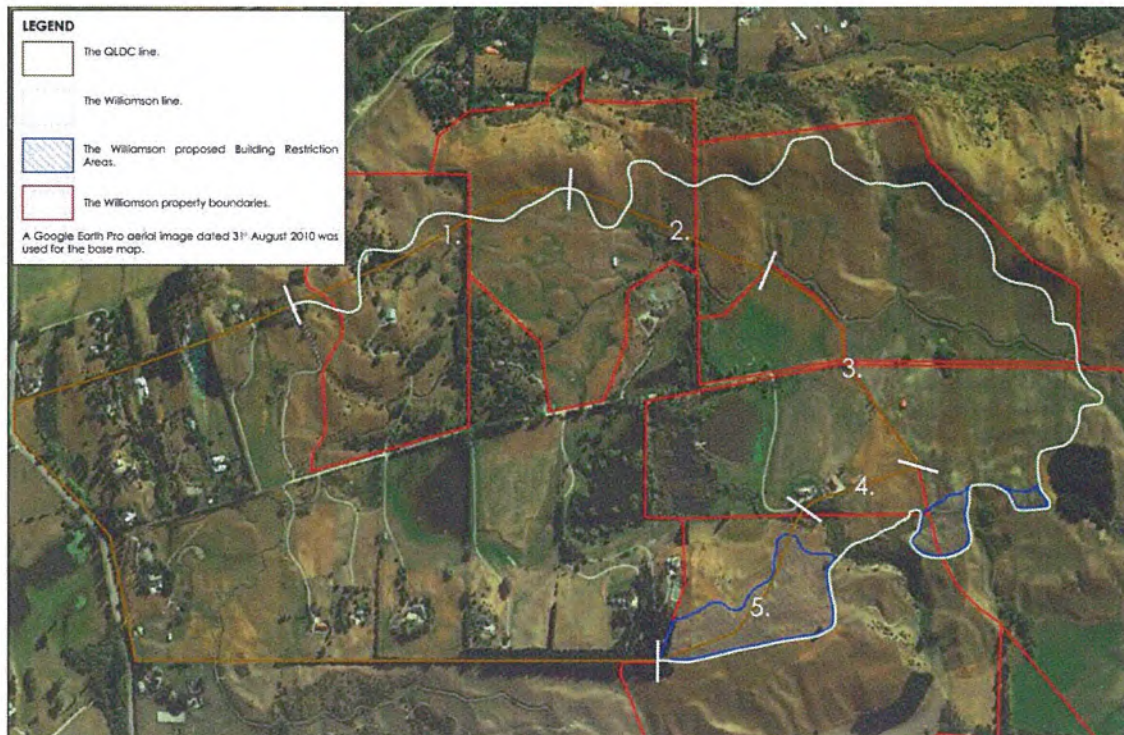


Figure 3: The QLDC line broken into five sections to assist with this assessment.

- Sections 1 and 2 of the QLDC line are linear and ascend/descend the hillside in an arbitrarily manner that does not relate to landform and divides micro scale landscape units within the Mooney Road Basin area. I consider that the QLDC line bisects through the landscape catchment of the Mooney Road Basin in an illogical way that does not relate to landform and the landscape character of the Mooney Road Basin landscape unit extends east and sometimes north of the QLDC line.
- Section 3 of the QLDC line follows the property boundary of 160 Mooney Road that is demarcated by a fence. This fence line separates one paddock from another paddock. Both paddocks are of similar landform and are contained within the broader landscape unit of the Mooney Road Basin. Again, I consider that the boundary line bisects through the landscape unit of the Mooney Road Basin and the landscape character of the Mooney Road Basin extends east of the QLDC line.
- Sections 4 and 5 of the QLDC line do not follow the detailed contours of the land. Section 4 follows a line created by the southern edge of the dwelling, barn and shed structures within 160 Mooney Road. Again, I consider that the boundary line bisects through the landscape character unit of the Mooney Road Basin and that

the landscape character of the Mooney Road Basin extends east and south of the QLDC line. Section 5 of the QLDC line has been situated to allow future built form to be located where it is highly likely to be visible from Speargrass Flat Road. I consider the boundary line should be more accurately located as to give assurance that built form will not be visible from Speargrass Flat Road.

19. I prefer the Williamson line as outlined on Appendix 1, for the following reasons:

- The northern section of the Williamson line follows contour lines, gently ascending/descending the southern side of Malaghans Ridge, so as to contain the entire lower slopes of this hillside within the RLZ. The landscape character of the hillside is of a uniform nature. The entire hillside provides the ability to absorb further development as discussed in Dr Read's report. This part of the line follows land form on the south side of Malaghans Ridge in order to include the hidden parts of the Mooney Road Basin in the RLZ.
- Malaghans Ridge descends to a water race that runs through the Williamson properties. At this point, the Williamson line creates the eastern edge of the RLZ so as to follow the western edge of a small hillock and run south to the northern edge of a gully containing a large stand of trees. The Williamson line includes the flatter or basin-like land within the RLZ and excludes the land that begins to fall away to the south east. This eastern part of the Williamson line has been located to give certainty that future development will not be visible from Speargrass Flat Road.
- The southern section of the Williamson line follows the southern edge of the upper part of the flatter or basin-like land. The boundary line also follows the upper northern extent of a number of gullies that descend to Speargrass Flat Road. This is a relatively defined edge separating the terrace landform from the rolling slopes that fall away to the south east.
- Three building restriction areas are located within the vicinity of the southern section of the Williamson line. These three areas have been included since they are logically part of the terrace landform in that area and not part of south eastern slopes, however, these areas are visible from Speargrass Flat Road. The extent of these three building restriction areas has been formulated to restrict built form being located on high ground and elevated areas that may be visible from

Speargrass Flat Road. The proposed building restriction areas should be maintained in a uniform manner such as pasture grass in my opinion.

20. Taking into account all of the above, I consider that the Williamson line is more appropriately aligned as to act as a boundary for a new area of RLZ. It follows landform in order to more correctly include all of the Mooney Road Basin while excluding areas that are likely to give rise to development that could cause adverse visual effects.

CONCLUSIONS

21. The QLDC, as part of the District Plan Review, have proposed the Mooney Road Basin area to be zoned Rural Lifestyle. A submission by Mrs S Williamson proposes to amend the boundary line of the new area of RLZ.
22. The Williamson RLZ boundary line has been located as to follow landform to include the flatter or basin-like land of the Mooney Road Basin, while excluding areas that could give rise to inappropriately visible development.
23. Overall, I prefer the Williamson line to the QLDC line as a boundary for the new area of zoning.


Paul Smith


vivian+espie


25th September 2015

Reviewed by Ben Espie

LEGEND

 The Rural Lifestyle Zone boundary line the Council has publicly notified (the QLDC line).

 The Williamson proposed Rural Lifestyle Zone boundary line (the Williamson line).

 The Williamson proposed Building Restriction Areas.

A Google Earth Pro aerial image dated 31st August 2010 was used for the base map.



REF: 0994 - APP1 RLZ P1
DATE: 25.09.2015
SCALE: 1:6000 @ A3

Appendix 1: Proposed Rural Lifestyle Zone Plan
Mooney Road, Queenstown

vivian+espie
resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514, Queenstown
Physical Address: Unit 15 70 Glenda Drive, Frankton, Queenstown
Tel +6434414189 Fax +6434414190 Web www.vivianespie.co.nz

APPENDIX 2: THE RELEVANT OBJECTIVES AND POLICIES OF THE QUEENSTOWN LAKES DISTRICT PLAN

4.2.5 Objectives and Policies

Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policies:

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

4. Visual Amenity Landscapes

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
 - *highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
 - *visible from public roads.*
- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

8. Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) *to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) *to encourage comprehensive and sympathetic development of rural areas.*

9. Structures

To preserve the visual coherence of:

- (a) *outstanding natural landscapes and features and visual amenity landscapes by:*
 - *encouraging structures which are in harmony with the line and form of the landscape;*
 - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*

(c) *All rural landscapes by*

- *limiting the size of signs, corporate images and logos*
- *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

15. Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) *Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;*
- (b) *Encouraging maintenance of tussock grass-lands and other nature ecosystems³ in outstanding natural landscapes.*

³ *refer to Section 4.1 on nature conservation values.*

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

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:

Skipp Williamson

Address for Service:

C\ Vivian + Espie Limited
P O Box 2514
Wakatipu Mail Centre
QUEENSTOWN

Contact: Carey Vivian

Phone: 441 4189

Email: carey@vivianespie.co.nz

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 26 and the proposed extension as it relates to objectives, policies, rules and associated with zonings, landscape categorisation and urban boundaries of my land.

This submission relates to the proposed boundaries of the Millbrook Resort Zone as it adjoins and relates to my land. In particular,

- i) The proposed Structure Plan for the Millbrook Resort Zone; and
- ii) **Supporting** the proposed LP (Landscape Protection) area on the proposed Structure Plan 43.7;

5. My submission is:

- i) I own property on Mooney Road, which is currently proposed as Rural Lifestyle and Rural General zone within nearby vicinity to the proposed Millbrook Special Zone extension.
- ii) I **oppose** Rules 43.4.11 in so far as it enables Commercial Recreational Activities as a discretionary activity. Such activities could have a detrimental effect on what is being sought by the LP activity area. I seek that all commercial recreational activities be a Non-Complying activity in the Landscape Protection Area (LPA) Activity Area.
- iii) I **support** Rule 42.4.12 which states that golf courses are a **Non-Complying (NC)** activity in the LPA.
- iv) I **oppose** Rule 43.4.13 to the extent that it accepts buildings to 25m² GFA for utilities and farms buildings in that part of the LPA Activity Area which fronts Malaghans Road. I consider that 25 m² utility buildings could have a detrimental effect on what is being sought by the LPA. The words “fronting Malaghans Road” is uncertain – and should be worded better to prevent buildings on higher ground that faces north (i.e. towards Malaghans Rd).

6. I seek the following decision from the local authority:

- i) Add a new policy:

43.2.1.7 To avoid all buildings and golf courses in the Landscape Protection Activity Area to the west of R15 and R16.

ii) Amendment of proposed Rule 43.3.13 as below:

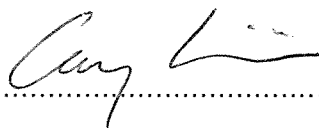
Buildings the Landscape Protection Activity Area, except for:

- *Utility buildings up to 25m² in gross floor area in the Landscape Protection Area directly adjoining Malaghans Road; and*
- *Farm buildings in the Landscape Protection Area directly adjoining Malaghans Road. **NC***

7. I wish to be heard in support of this submission.

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

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





FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION/S
ON THE PROPOSED DISTRICT PLAN



Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: *Skipp Williamson*

Phone Numbers: Work: _____ Home: _____ Mobile: *0274 858123*

Email Address: *carey@vivianespie.co.nz*

Postal Address: *c/- Vivian Espie* Post code: _____
PO Box 2514, Wakatipu 9348

THIS IS A FURTHER SUBMISSION // In support of (or in opposition to) a submission on the following Plan Change:

QLDC PDP

- I AM**
- A person representing a relevant aspect of the public interest.
In this case, also specify the grounds for saying that you come within this category; or
 - A person who has an interest in the proposal that is greater than the interest the general public has.
In this case, also explain the grounds for saying that you come within this category; or
 - The local authority for the relevant area.

I SUPPORT (OR OPPOSE) THE SUBMISSION OF // Name the original submitter and submission number.

#238 NZIA Women in Architecture - oppose in its entirety.

THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE // Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

That part of the submission which opposes Rural Lifestyle zoning in Mooney's Road.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

For reasons expressed in original submission #499.



I SEEK THAT THE WHOLE OR PART [DESCRIBE PART] OF THE SUBMISSION BE ALLOWED, OR DISALLOWED // Give precise details.

I seek the entire submission, as it relates to Mooneyr Rd, is disallowed.

I *yes.*

wish to be heard in support of my submission.

I *Yes.*

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Gaylin

Date

15/12/15

*** If this form is being completed on-line you may not be able, or required, to sign this form.*

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION/S
ON THE PROPOSED DISTRICT PLAN



Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: *Skip Williamson*

Phone Numbers: Work: _____ Home: _____ Mobile: *0274858123*

Email Address: *cary@vivianespie.co.nz*

Postal Address: *4- Vivian Espie
Box 2514
Wakatipu* Post code: *9347*

THIS IS A FURTHER SUBMISSION // In support of (or in opposition to) a submission on the following Plan Change:

QLDC - proposed district plan.

- I AM**
- A person representing a relevant aspect of the public interest.
In this case, also specify the grounds for saying that you come within this category; or
 - A person who has an interest in the proposal that is greater than the interest the general public has.
In this case, also explain the grounds for saying that you come within this category; or
 - The local authority for the relevant area.

I SUPPORT (OR OPPOSE) THE SUBMISSION OF // Name the original submitter and submission number.

Oppose submission # 241 Denis Moloney

THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE // Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

That part of the submission which opposes Rural Lifestyle zoning in Mooney's Rd.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

For reasons expressed in submission # 499.



I SEEK THAT THE WHOLE OR PART [DESCRIBE PART] OF THE SUBMISSION BE ALLOWED, OR DISALLOWED // Give precise details.

Disallow the submission.

Yes. wish to be heard in support of my submission.

Yes. consider presenting a joint case with others presenting similar submissions.

SIGNATURE

Signature (to be signed for or on behalf of submitter) ** *Cam Kin*

Date *15/12/15*

*** If this form is being completed on-line you may not be able, or required, to sign this form.*

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION/S
ON THE PROPOSED DISTRICT PLAN



Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: *Skipp Williamson*

Phone Numbers: Work: _____ Home: _____ Mobile: *0274 658123*

Email Address: *cary@vivianespie.co.nz*

Postal Address: *c/- Vivian Espie
Box 2514
Wakatipu* Post code: *9349*

THIS IS A FURTHER SUBMISSION // In support of (or in opposition to) a submission on the following Plan Change:

QLDC - proposed district plan

- I AM**
- A person representing a relevant aspect of the public interest.
In this case, also specify the grounds for saying that you come within this category; or
 - A person who has an interest in the proposal that is greater than the interest the general public has.
In this case, also explain the grounds for saying that you come within this category; or
 - The local authority for the relevant area.

I SUPPORT (OR OPPOSE) THE SUBMISSION OF // Name the original submitter and submission number.

Support # 360 Stuart Clark

THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE // Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

That part of the submission which seeks to zone Mooney's Road Rural Lifestyle.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

For reasons expressed in submission # 499.



I SEEK THAT THE WHOLE OR PART [DESCRIBE PART] OF THE SUBMISSION BE ALLOWED, OR DISALLOWED // Give precise details.

Allow the submission.

I *Yes*

wish to be heard in support of my submission.

I *Yes*

consider presenting a joint case with others presenting similar submissions.



SIGNATURE

Signature (to be signed for or on behalf of submitter) ** *Cary King*

Date *15/12/15*

** If this form is being completed on-line you may not be able, or required, to sign this form.

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.

