

**Submission on the Queenstown Lakes Proposed District Plan – Stage 3**

*Form 5, Resource Management Act 1991*

**Name of Submitter:** Beech Cottage Trustees Limited

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I could not gain an advantage in trade competition through this submission.

**The specific provisions of the Plan that my submission relates to are:**

1. Chapter 39 – Wahi Tupuna; and
2. The identification in part of my property at Wanaka-Mt Aspiring Road being Sections 1 and 2 SO 24934 as a Wahi Tupuna area.

**My submission is:**

1. I oppose Chapter 39 in its entirety:
  - a. The provisions of Chapter 39 place unjustified restrictions on land use and infringe on property rights;
  - b. The provisions may result in significant delays and costs to landowners;
  - c. There is no justification to change the status of activities from restricted discretionary to discretionary based on Wahi Tupuna matters when instead such matters could simply be included in the matters of restricted discretion. If such activities became fully discretionary it could have unintended consequences and open up applications to any issue and full public notification;
  - d. The provisions are contrary to the purpose of the Resource Management Act 1991 and may not promote an efficient use of resources; and
  - e. There has been no consultation with owners of land identified as Wahi Tupuna areas.
2. Alternatively, I oppose the identification of my property as a Wahi Tupuna area:

- a. No justification has been given for the identification of my property as a Wahi Tupuna area;
- b. There has been no consultation with me concerning the identification of my property as a Wahi Tupuna area;
- c. The identification of Wahi Tupuna areas has been carried out in an inconsistent, unfair and vague manner; and
- d. The Schedule in Chapter 39 identifying the values of Wahi Tupuna areas is unclear and is not able to be cross-referenced with the planning maps identifying such areas.

**I seek the following decision from the local authority:**

1. Chapter 39 be deleted in its entirety; or
2. My property be removed as a Wahi Tupuna area.

I wish to be heard in support of my submission.

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

Dated: 18 November 2019



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Signed for the submitter  
By its duly authorised agent  
Graeme Morris Todd/Benjamin Brett Gresson