

**Submission on a Publicly Notified
Proposal for Policy Statement or Plan**

To: **Queenstown Lakes District Council (“Council”)**

Name of Submitter: **Cardona Cattle Company Limited (“Submitter”)**

Introduction

1. Stage 3b of the Proposed Queenstown Lakes District Plan (“PDP”) was notified on 31 October 2019 and:¹

... introduces a new Chapter 46 Rural Visitor Zone and a series of zoning proposals, mapping notations, and variations and amendments to parts of zones and chapters that were decided through Stages 1 and 2 (including variations to the following Proposed District Plan Chapters: Chapter 25 Earthworks; Chapter 27 Subdivision and Development; Chapter 31 Signs; and Chapter 36 Noise).
2. The Submitter has an interest in the PDP as a whole, and as such, the submission relates to the PDP in its entirety, including those chapters listed in the public notice.
3. The Submitter could not gain an advantage in trade competition through this submission.
4. By way of background, the Submitter placed a submission on Chapter 18A and Planning Map 13 under Stage 3 of the PDP review.
5. The Submitter has particular interest in Chapter 46 – Rural Visitor Zone and Planning Map 13 and 15a.
6. The Submission relates to a particular property or “Site”, located on Victoria Flats in Gibbston and is legally described as Lot 8 DP 402448, as shown in Figure 1.

Submission

7. The Submitter **supports** the Rural Visitor Zone **subject to**:
 - (a) the amendment to Planning Map 13 to include the Site within the Rural Visitor Zone; and
 - (b) any consequential amendments to facilitate the Site being subject to Chapter 46 – Rural Visitor Zone and not its previous underlying zoning and/or overlays; and

¹ <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Proposed-District-Plan/PDP-Stage-3b/FINAL-Stage-3b-Public-Notice.pdf>

- (c) any refinements to the provisions of Chapter 46 to better achieve the purpose of sustainable management, including the provision of accommodation and residential living.

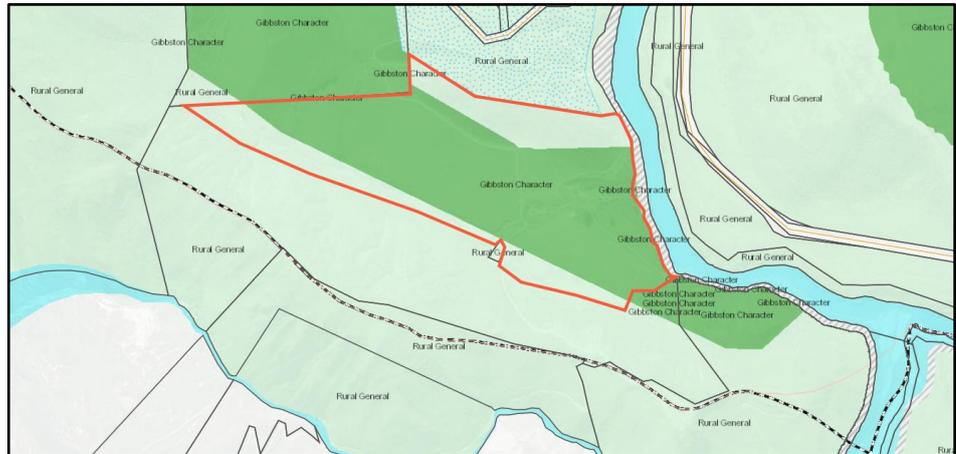


Figure 1: General location of the Site as identified by red outline

Reasons for the Submission

8. The reasons for the Submission include, but are not limited to, the following:
- (a) The Zone Purpose at 46.1 states that “the Rural Visitor Zone provides for visitor industry activities in remote locations within Outstanding Natural Landscapes at a limited scale and intensity, where each particular Zone can accommodate the adverse effects of land use and development”.
 - (b) Irrespective of the underlying zoning, the Council have generally held the view that the Victoria Flats are located within an Outstanding Natural Landscape (“**ONL**”).
 - (c) Victoria Flats is a flat, remnant river terrace incised by the Kawarau River below and enclosed by dramatic peaks on all sides. The surrounding hillsides are relatively natural and free of human modification with only the odd road or track crossing the landscape. Victoria Flat is subject to human modification with native flora and fauna largely eradicated in favour of pasture and introduced weed species, primarily briar rose, and commercial enterprise including rock quarrying, a gun club and target range, a refuse facility, off road four wheel driving and a large visitor attraction, Oxbow, which will provide a range of visitor experiences including jet boat racing, clay bird shooting and off road adventuring.
 - (d) The Site is approximately 25 minutes driving distance from Arrowtown or 35 minutes from Queenstown Town Centre. The zoning of the Site under the PDP is Rural and Gibbston Character, however the Site is not suitable for vines and generally does not align with the expectations for the Zone.
 - (e) Access is via SH6 and Victoria Flats Road.

- (f) The Site can be serviced with water supply, sewage treatment and disposal, stormwater disposal, power and telecommunications.
- (g) The introduction of a Rural Visitor Zone to the Site aligns with Chapter 46, in particular the purpose of the Zone and outcomes directed through its objectives and policies. The rules provide appropriate safeguards and controls on activities within the Zone including the location of buildings outside of landscapes of high visual sensitivity and monitoring building development to ensure landscape values are considered and reflected in the building design.
- (h) A carefully managed zone would be an asset to the district and create opportunities for visitors to experience the natural scenic values and heritage charms of the locale.

9. Granting the relief as sought will:

- (a) provide for visitor industry activities at a location within a landscape that can accommodate change while avoiding, remedying and mitigating adverse effects on an ONL (section 6 of RMA);
- (b) enhance visitor industry activities;
- (c) enable the social, economic and cultural well-being of the community;
- (d) meet the reasonably foreseeable needs of future generations;
- (e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; and
- (f) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the RMA and ultimately achieve its purpose.

Relief sought:

10. The Submitter requests the following decision:

- (a) amend Planning Map 13 (and any other relevant Planning Maps) to include the Site within the Rural Visitor Zone, with the removal of the previous zoning and respective overlays on the Planning Map that pertain to these properties; and
- (b) adopt Chapter 46 – Rural Visitor Zone, with appropriate amendments as sought in or to otherwise address the issues raised in this Submission; and
- (c) any other additional or consequential relief to the PDP, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission.

11. The suggested revisions contained in this Submission do not limit the generality of the reasons for the submission.
12. The Submitter wishes to be heard in support of its submission.
13. If others make similar submissions, the Submitter will consider presenting a joint case at any hearing.

DATED 2 December 2019

D. Henderson

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