

Appendix B

A copy of Submission 526

Submission on Queenstown Lakes Proposed District Plan 2015 - Stage 1

Clause 6 of the First Schedule, Resource Management Act 1991

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

Name of Submitter: Michaela Meehan

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1. This is a submission on the Queenstown Lakes Proposed District Plan 2015 - Stage 1 ("the Proposed Plan").
2. I am not a person who could gain an advantage in trade competition through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA 1991)
3. The specific provisions of the proposal that my submission relates to are: Map 29
4. This submission relates to the following matters and seeks to achieve the following outcomes:

Overview:

5. This submission seeks to amend part of the notified Outstanding Natural Landscape ("ONL") boundary to match the character, topography and current use of the land in a specific part of the Wakatipu Basin. The area located between the notified ONL boundary and the proposed ONL boundary on the attached Map ("the Site") is proposed to be excluded from the ONL.
6. The proposed relocation of the ONL is shown on the attached Map at **Appendix 1**.

Location of Outstanding Natural Landscape boundary:

7. This submission requests that the location of the ONL boundary be relocated as shown on the attached Map at **Appendix 1**, in light of the following factors: the topography of the area, vegetation, existing and consented rural residential and rural lifestyle subdivision, and the need for a practical and logical ONL boundary.
8. The Site is located on "the Northridge landform" which is a ridge running from the Shotover River in the west to Arrowtown in the east, south of and broadly parallel to Malaghans Road. The Site sits on the northern flank of the Northridge landform at the western end and contains a vertical slice of this landform including the toes of the escarpment itself, the rolling terrace and the hillocks. The primary characteristics of the Site are that it includes exotic vegetation (predominantly exotic grasses); roads; houses; existing rural lifestyle development; and pastoral areas occurring on the terraces and lumpy ridge of the landform, the escarpments and the toe of the escarpments adjacent to Malaghans Road, and to the western end of the landform, to the top of the cliff.
9. This Site cannot reasonably be considered as part of the wider ONL due to its Arcadian and pastoral character, as evidenced by the existence of houses, driveways, and exotic flora. It is not as assumed, under an ONL classification, to be an 'open and natural landscape of minimal modification, natural plant patterns and indigenous species devoid of structures'.

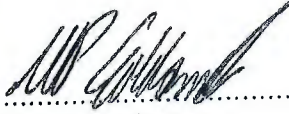
I seek the following decision from the local authority: that the Proposed Plan be amended as requested in the Table below and as identified in the attached Map, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/ or the relief requested below.

Provision	Support/ Oppose	Reason	Decision sought [New text shown as <u>underlined italics</u> and deleted text shown as italics strike through]
Planning Map 29- Lower Shotover	Oppose	This Planning Map is opposed due to the incorrect placement of the ONL boundary in respect of the Site. The proposed relocation of the ONL is identified on the attached Map at Appendix 1.	1. Amend Map 29 as follows: Relocate the ONL as identified on the attached Map at Appendix 1 .

10. Further grounds for the submission points outlined in the above table are that:

- (a) The section 32 evaluation does not establish that the provisions of the Proposed Plan addressed in this submission are most appropriate to achieve the purpose of the RMA, and the evaluation does not adequately assess alternative provisions, such as those proposed in this submission.

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

 23/10/15
 Michaela Meehan
 By its duly authorised agents
 ANDERSON LLOYD
 Per: WP Goldsmith

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+ MICHAELA MEEHAN - ONL LINE

REFERENCE 1641-H - Scale 1:5000 at A1 / 1:10000 at A3 - 23 Oct 2015

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