

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 12
Upper Clutha Mapping

SUMMARY STATEMENT OF EVIDENCE OF LYNDEN CLEUGH FOR

Allenby Farms Limited (#502 and #1254)

Dated 31 May 2017

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- 1 My full name is Lynden Andrew Cleugh. I am the Managing Director of Allenby Farms Limited ("**Allenby**") and am authorised by that company to give this evidence on its behalf.
- 2 In paragraph 21 of my primary evidence I stated that there was originally very little Kanuka cover over Mt Iron, in particular on the steeper northern sides. I would like to clarify that point.
- 3 Before the Cleugh Family purchased Allenby Farm, it is my understanding that there was reasonably extensive primarily Manuka (not Kanuka) cover on Mt Iron. However in the 1950s and 1960s some form of blight killed most of the Manuka, leaving Mt Iron relatively bare. Over time, new Kanuka replaced the Manuka. I presume that is because the Kanuka was more resistant to the blight than the Manuka. I also presume there must have been mixed Manuka/Kanuka originally because the Kanuka regenerated naturally, and even now there is some Manuka mixed in with the predominant Kanuka.
- 4 However I confirm that, when the Cleugh Family bought Allenby Farm, there was not much of either. I **attach** a copy of three photographs taken in 1966 which shows some remnant areas of Manuka and otherwise areas generally free of tree growth. Those three photographs were all taken within the area of the proposed Mt Iron Park Rural Lifestyle zone.
- 5 I would like to emphasise the point made in my primary evidence about the need for ongoing active land management to control wilding conifers. When the Cleugh Family purchased Allenby Farm, there were a number of mature conifers which provided a seed source. They have been removed. Over the last 30 years I have spent a considerable amount of time removing wilding seedlings, either by hand or with a chainsaw if they are too big to pull out by hand. It is one of those tasks I have always done, from time to time when time was available, usually in the spring or autumn when the soil tends to be a little softer. I have always seen that as part of my responsibility as owner and manager of the land.
- 6 I am concerned about what may happen in the future. I cannot predict who might end up owning this land in the future, but there is at least a reasonable chance that any such future owner will not have the same attitude towards land management as I do as a farmer of the land. I understand that there is nothing in the District Plan that will require any future landowner to remove wilding conifers. I believe there is no doubt that wilding conifers would end up covering Mt Iron if they are not actively controlled.
- 7 This District Plan Review process has caused the Cleugh Family to sit down and actually have a serious discussion about the future of Mt Iron. We did not

previously have any specific plans because we have been occupied in development of other parts of Allenby Farm, as detailed in my primary evidence. We had not really given thought to what the appropriate future of Mt Iron should be, and how to ensure that future. That led to the realisation on our part that a choice has to be made, both by the Cleugh Family and by the Wanaka community. The current situation cannot be allowed to drift.

- 8 The Cleugh Family has developed the concept of a future potential public park. A lot of effort and expense has gone into creating the possibility of that future vision, including purchasing Little Mt Iron just for that purpose. We have obtained legal advice about how to provide a funding method to enable that vision to be realised without cost to the community. I believe the Wanaka community now needs to make a decision. The Cleugh Family will then have to live with whatever decision is ultimately made, and make its own plans accordingly.
- 9 I understand there may be a legal difficulty with including Little Mt Iron in the proposed zone provisions. I assure this Panel that, if the zone is confirmed, and if Mt Iron is developed in accordance with the zone provisions, Little Mt Iron will be included in the development as intended regardless of whether that is a District Plan requirement or not. The only reason Allenby purchased Little Mt Iron was for that purpose.
- 10 Finally I would like to comment on the Building Restriction Area (**BRA**) proposed to be applied to Allenby land adjoining the State Highway. My perception of what the District Plan Review proposes is that the majority of the Allenby land will be sterilised by ONF (plus SNA) status and the small balance will be sterilised by BRA status. Allenby accepts the ONF status, but does not believe that the BRA status is reasonable. I appreciate and understand that any application to build a building within that proposed BRA could be challenging. However I believe that Allenby should have the right to make an application and to have that application judged on its merits.

Dated 31 May 2017

Lynden Cleugh

