

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

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

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**SUMMARY OF EVIDENCE OF DR SHAYNE GALLOWAY FOR**

Allenby Farms Limited (#502 and #1254)

Dated 31 May 2017

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- 1 I have been asked by Allenby Farms Limited to prepare evidence in relation to the recreation amenities available on Mount Iron and Little Mount Iron. This includes:
  - (a) Assessing recreation amenity values associated with Mount Iron and Little Mount Iron.
  - (b) Describing benefits to the District and the Wanaka community from the Mount Iron and Little Mount Iron Trails.
  - (c) Recommending matters to be included in a Recreation Management Plan for Mount Iron and Little Mount Iron.
- 2 Mount Iron and Little Mount Iron form a central geographic feature within Wanaka township with existing recreation amenities that receive high use from local residents, regional visitors and tourists.
- 3 Formalization of the proposed tracks on Mount Iron and Little Mount Iron would significantly enhance the recreation amenity values by providing additional access in the case of both Mount Iron and Little Mount Iron and concentrating use overall. In addition these trails provide additional linkages with the larger recreational network in Wanaka.
- 4 From a recreation perspective, the development of the additional house sites by Allenby Farms would have no effect on current or future amenities – so long as access was assured.
- 5 A range of benefits accrue to the District and Wanaka communities from access to Mount Iron and Little Mount Iron. These can be broadly grouped into areas of personal use/quality of life, economic, and environmental benefits.
- 6 As I state in my primary evidence, the trails receive a lot of use from residents and there is ample evidence that they are popular with visitors as well. The economic benefits accrue from the attention Mount Iron receives from the tourism industry and visitors, as well as the values estate agents in Wanaka place on views of Mount Iron and/or proximity to its trails. It is clear from my research and experience of the resource that Mount Iron and Little Mount Iron make living in and visiting Wanaka more desirable.
- 7 Wanaka benefits from a de facto and incomplete trail network. The Mount Iron and Little Mount Iron resource sits in the rough middle of an existing collection of trails. These trails have been developed separately over time and in some cases lack coherent linkages and in others residential use has created a network used to commute and to access disparate tracks. Formalization of the proposed trails and access on Mount Iron and Little Mount Iron would contribute significantly to the completion of this network.
- 8 Given the historic recreation use of Mount Iron and Little Mount Iron, and the growth of tourism and residential and commercial development within the eastern part of Wanaka, it is apparent that the use of and desire for access to Mount Iron and Little Mount Iron will increase in proportion. The existing recreation resource upon which the benefits available on Mount Iron and Little Mount Iron are based will face increasing pressure from traffic and unmanaged access.
- 9 The Mount Iron and Little Mount Iron resource currently exists as a highly-used multiple use recreation area with significant recreation and natural amenity values and is located in the midst of considerable residential development and tourism focus.

- 10 Conflict between recreation activities (i.e. mountain biking/foot traffic), management frameworks and decisions (i.e. whether mountain biking, rock climbing etc. are permitted on the resource), and between recreation and environmental amenities (i.e. impacts to sensitive vegetation from foot traffic) will occur and likely has occurred. In addition there are questions of health and safety and liability which currently are in question.
- 11 As much of the current recreation value on Mount Iron and Little Mount Iron depends upon informal access to and use of private land by the general public, there is no guarantee that this access will continue to be available.
- 12 The proposed trail easements serve to formalize the trails on Mount Iron, add access to Little Mount Iron and go some way to developing the commuter link to the town centre along the base of Mount Iron and Little Mount Iron. As such they add considerable value to the recreation amenities already in existence, help protect the environmental values of the SNA, and create additional recreation amenities on Mount Iron and Little Mount Iron.
- 13 The most appropriate and advantageous solution to protect the recreation and environmental amenities which currently exist, as well as those that may be developed, would be the development of a recreation resource management plan. A recreation resource management plan would:
  - (a) Be developed by the private landowner in consultation with, and probably the agreement of, DOC.
  - (b) Catalogue the environmental, recreational and other amenities of Mount Iron and Little Mount Iron.
  - (c) Formalize a flexible decision-making framework for managing existing and future recreation use.
  - (d) Establish methods for establishing permitted use and impacts and review of permitted uses (e.g. mountain biking).
  - (e) Establish methods for consideration of new activities and amenities.
  - (f) Anticipate negotiated agreements for user-managed development and use of particular assets. (e.g. rock climbing)
  - (g) Address management of environmental impacts of recreation, invasive species, etc.
  - (h) Address the maintenance and development of tracks to a particular trail standard (i.e. SNZ HB 8630:2004) or overarching management strategy (i.e. QLDC Parks and Open Space Strategy), for example.

Dr Shayne Galloway