

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 2 –
Rural, Rural Residential,
Rural Lifestyle, Gibbston
Character, Indigenous
Vegetation and
Biodiversity, and Wilding
Trees chapters

**MEMORANDUM IN RESPONSE TO REQUEST FOR MAPS IDENTIFYING BUILDING
PLATFORMS AND LANDSCAPE UNITS IN THE WAKATIPU BASIN**

29 April 2016

 **Simpson Grierson**
Barristers & Solicitors

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MAY IT PLEASE THE PANEL:

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) in response to the request set out in the Minute of the Commissioners dated 19 April 2016 seeking that the Council provide three maps of the Wakatipu Basin identifying:
 - 1.1 the building platforms on which a house has been erected;
 - 1.2 consented building platforms which are yet to have a building erected on them (including those that have been approved but not yet registered and those that have completed the process of registration); and
 - 1.3 a combined map showing the building platforms in both 1.1 and 1.2 above.

2. The Minute requests that all three maps show:
 - 2.1 the proposed District Plan zonings (as shown on the two original building platforms maps attached at Appendix 5 to the section 42A report for the Landscape Chapter dated 19 February 2016 (**Original Maps**)); and
 - 2.2 the landscape character units, as per Appendix 2 to Dr Read's June 2014 report titled *Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment (Report)*.

3. The Minute also requests that the Council explain the building platform categories referred to in the Original Maps (being Active, Approved, Built, Built No BP, Proposed, Unknown).

Maps

4. The three requested maps are attached at **Appendix A**:
 - 4.1 Map 1: shows the building platforms on which a house has been erected;
 - 4.2 Map 2: shows consented building platforms which are yet to have a building erected on them¹; and

¹ Including those that have been approved but not yet registered and those that have completed the process of registration.

- 4.3 Map 3: is a combined map showing the building platforms in both Map 1 and Map 2.
5. The maps have been prepared using the Original Maps showing the building platforms² and proposed District Plan zones as the base. The landscape character units identified in Dr Read's Report have then been added as a layer to the maps. For completeness, in addition to the landscape character units from Appendix 2 of the Report, the maps attached to this memorandum also identify:
- 5.1 Landscape character unit 6a (being Fitzpatrick Basin Ridge, discussed at page 6 of the Report); and
- 5.2 Landscape character unit 25 (being Hawthorn Triangle margin, discussed at page 8 of the report).

Explanation of the building platform categories

6. The categories of building platforms referred to in the key of the maps in **Appendix A** mean the following:
- 6.1 Active – consent has been granted and the building platform has been recorded on the Certificate of Title;
- 6.2 Approved – consent has been granted, however building platform has not yet been recorded on the Certificate of Title;
- 6.3 Built – consent has been granted, building platform has been recorded on the Certificate of Title and dwelling built;
- 6.4 Built no BP – either:
- (a) Where a person applied for consent for a building but did not identify a building platform; or
- (b) The building has been mapped through GIS - these are existing dwellings/buildings digitised from aerial photography (but where no corresponding consent is held on the Council records).

² For completeness, it is recorded that the building platform data is currently in the process of being reviewed for accuracy.

7. The Original Maps also recorded "Proposed" and "Unknown" building platforms. The meanings of these categories are as follows:
- 7.1 Proposed – these are the status of building platforms before they reach the "Approved" stage; and
 - 7.2 Unknown – these are building platforms that have been identified as inaccurate for various reasons and are under review currently.
8. The Council considers that the removal of these two categories of building platforms increases the overall accuracy of the maps. Therefore building platforms that fall within either of the above two categories do not appear on the maps at **Appendix A**.

DATED this 29th day of April 2016



J G A Winchester/S J Scott
Counsel for Queenstown Lakes District Council

Appendix A

Map 1

Map 2

Map 3

Map 1

Legend

Urban Growth Boundary

Rural Building Platforms STATUS

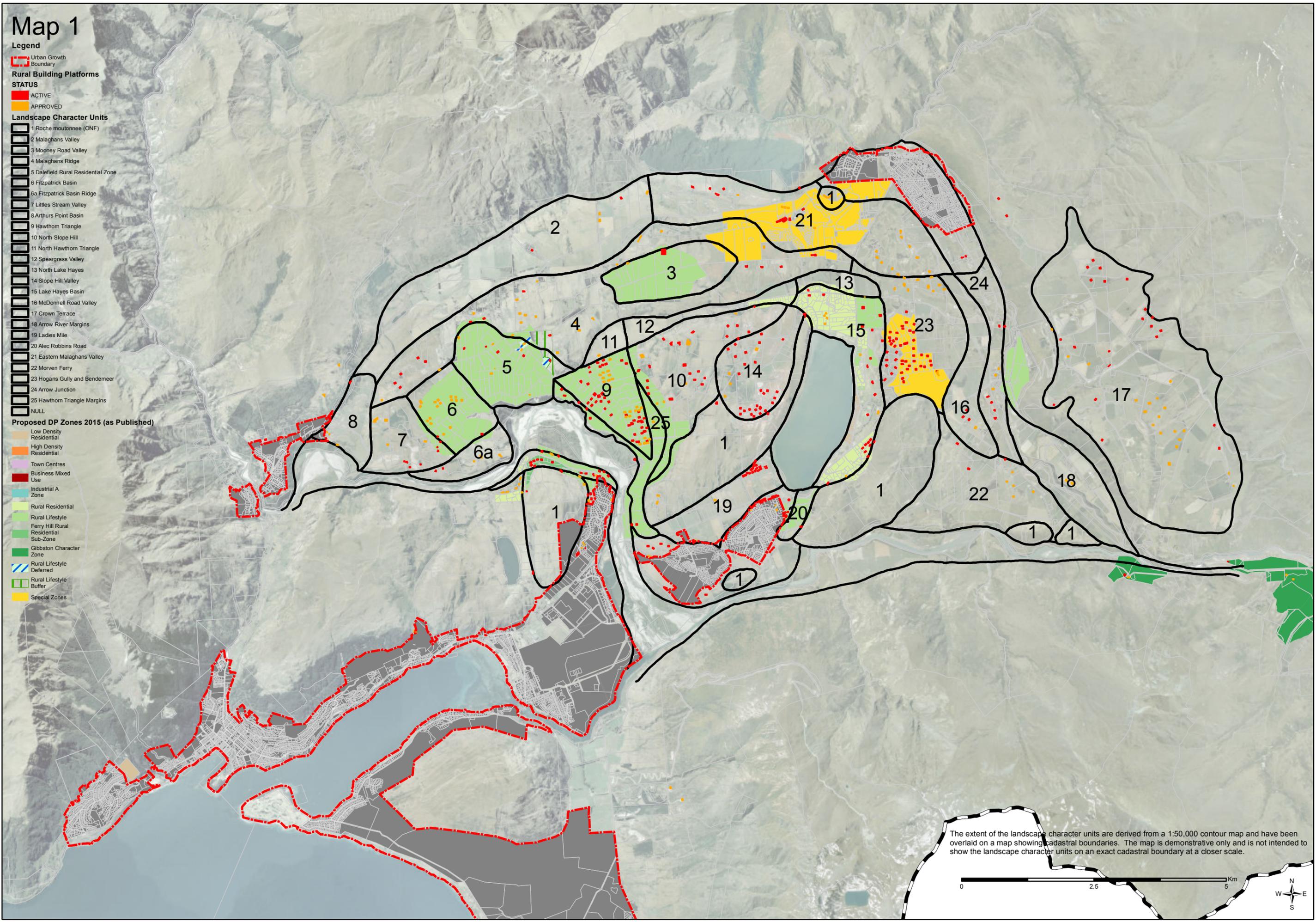
ACTIVE
APPROVED

Landscape Character Units

- 1 Roche moutonnee (ONF)
- 2 Malaghans Valley
- 3 Mooney Road Valley
- 4 Malaghans Ridge
- 5 Dalefield Rural Residential Zone
- 6 Fitzpatrick Basin
- 6a Fitzpatrick Basin Ridge
- 7 Littles Stream Valley
- 8 Arthurs Point Basin
- 9 Hawthorn Triangle
- 10 North Slope Hill
- 11 North Hawthorn Triangle
- 12 Speargrass Valley
- 13 North Lake Hayes
- 14 Slope Hill Valley
- 15 Lake Hayes Basin
- 16 McDonnell Road Valley
- 17 Crown Terrace
- 18 Arrow River Margins
- 19 Ladies Mile
- 20 Alec Robbins Road
- 21 Eastern Malaghans Valley
- 22 Morven Ferry
- 23 Hogans Gully and Bendemeer
- 24 Arrow Junction
- 25 Hawthorn Triangle Margins
- NULL

Proposed DP Zones 2015 (as Published)

- Low Density Residential
- High Density Residential
- Town Centres
- Business Mixed Use
- Industrial A Zone
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Gibston Character Zone
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zones



The extent of the landscape character units are derived from a 1:50,000 contour map and have been overlaid on a map showing cadastral boundaries. The map is demonstrative only and is not intended to show the landscape character units on an exact cadastral boundary at a closer scale.



Map 2

Legend

Urban Growth Boundary

Rural Building Platforms

STATUS

BUILT NO BP

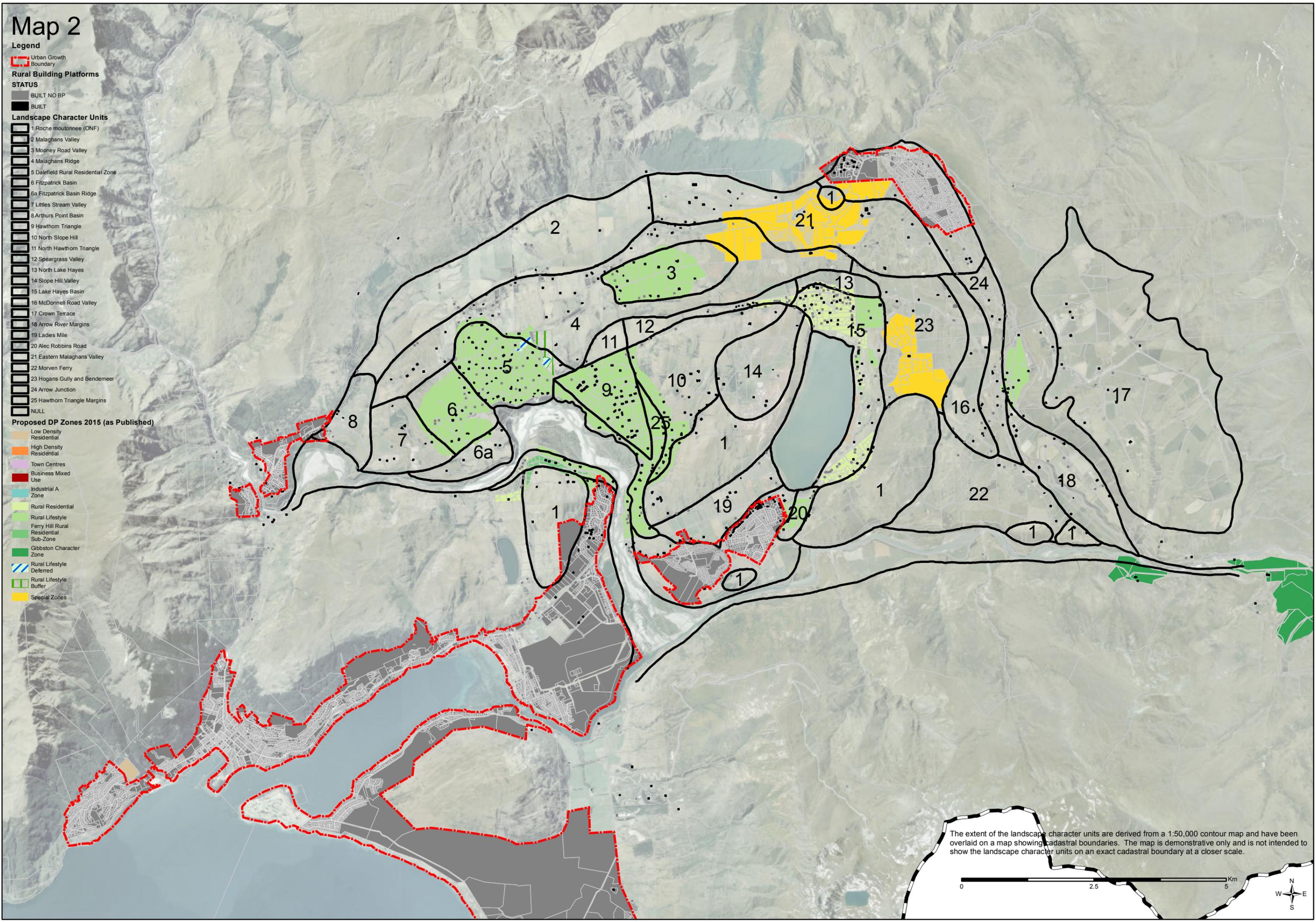
BUILT

Landscape Character Units

- 1 Roche moutonnee (ONF)
- 2 Malaghans Valley
- 3 Mooney Road Valley
- 4 Malaghans Ridge
- 5 Dalefield Rural Residential Zone
- 6 Fitzpatrick Basin
- 6a Fitzpatrick Basin Ridge
- 7 Littles Stream Valley
- 8 Arthurs Point Basin
- 9 Hawthorn Triangle
- 10 North Slope Hill
- 11 North Hawthorn Triangle
- 12 Speargrass Valley
- 13 North Lake Hayes
- 14 Slope Hill Valley
- 15 Lake Hayes Basin
- 16 McDonnell Road Valley
- 17 Crown Terrace
- 18 Arrow River Margins
- 19 Ladies Mile
- 20 Alec Robbins Road
- 21 Eastern Malaghans Valley
- 22 Morven Ferry
- 23 Hogans Gully and Bendemeer
- 24 Arrow Junction
- 25 Hawthorn Triangle Margins
- NULL

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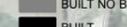


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Map 3

Legend

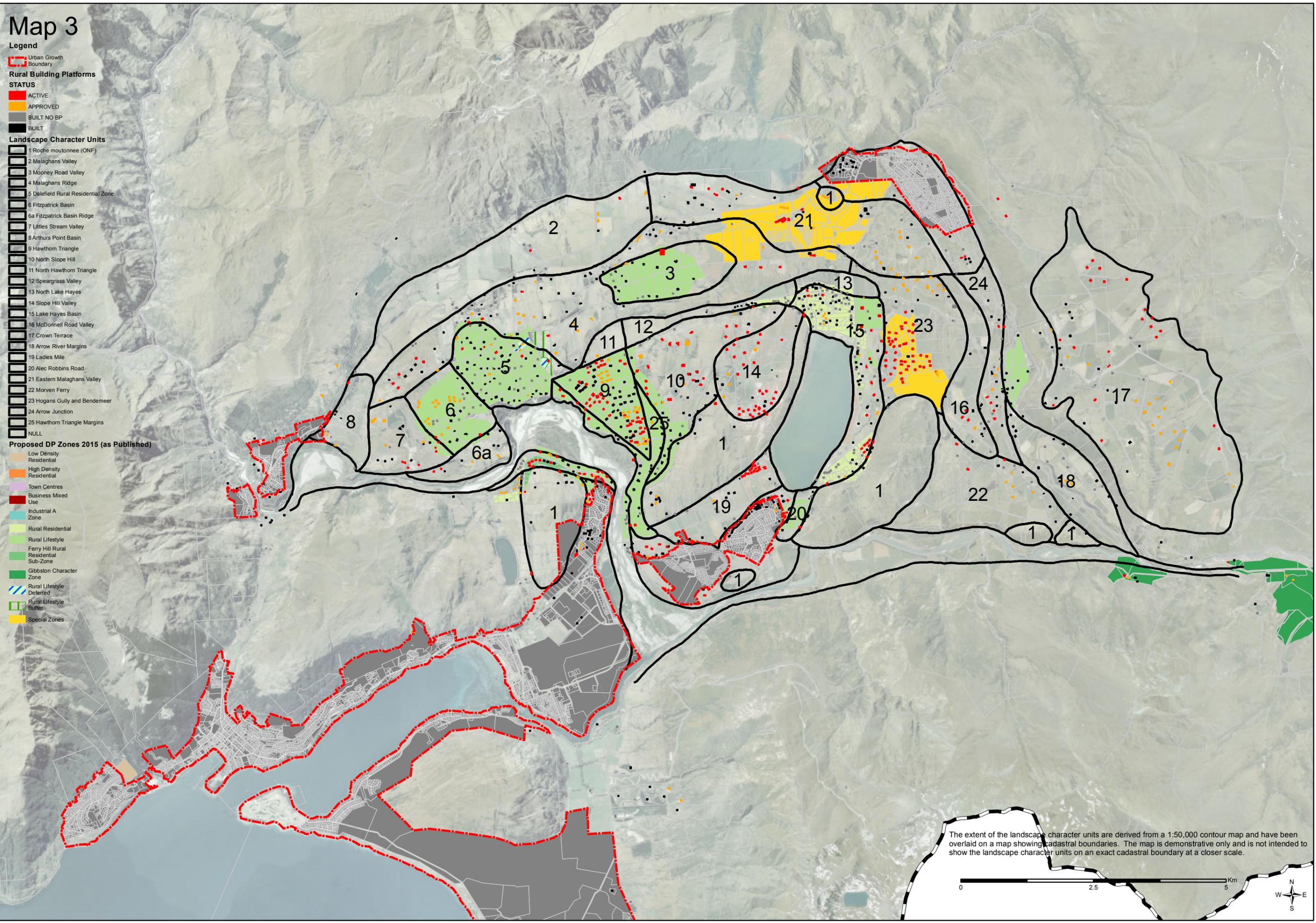
-  Urban Growth Boundary
- Rural Building Platforms**
- STATUS**
-  ACTIVE
-  APPROVED
-  BUILT NO BP
-  BUILT

Landscape Character Units

-  1 Roche moutonnee (ONF)
-  2 Malaghans Valley
-  3 Mooney Road Valley
-  4 Malaghans Ridge
-  5 Dalefield Rural Residential Zone
-  6 Fitzpatrick Basin
-  6a Fitzpatrick Basin Ridge
-  7 Littles Stream Valley
-  8 Arthurs Point Basin
-  9 Hawthorn Triangle
-  10 North Slope Hill
-  11 North Hawthorn Triangle
-  12 Speargrass Valley
-  13 North Lake Hayes
-  14 Slope Hill Valley
-  15 Lake Hayes Basin
-  16 McDonnell Road Valley
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-  18 Arrow River Margins
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-  20 Alec Robbins Road
-  21 Eastern Malaghans Valley
-  22 Morven Ferry
-  23 Hogans Gully and Bendemeer
-  24 Arrow Junction
-  25 Hawthorn Triangle Margins
-  NULL

Proposed DP Zones 2015 (as Published)

-  Low Density Residential
-  High Density Residential
-  Town Centres
-  Business Mixed Use
-  Industrial A Zone
-  Rural Residential
-  Rural Lifestyle
-  Ferry Hill Rural Residential Sub-Zone
-  Gibbston Character Zone
-  Rural Lifestyle Deferred
-  Rural Lifestyle Buffer
-  Special Zones



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