

Appendix A - A copy of the Appellants' submission

FORM 5
SUMMISSION ON PROPOSED DISTRICT PLAN
Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown-Lakes District Council

Submitter Details:

Name of submitter: **Lake Wakatipu Station Limited &
Review Seventeen Limited**

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QUEENSTOWN

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- 1. This is a submission on the Proposed Queenstown Lakes District Plan.**
- 2. Trade Competition**

The submitter could not gain an advantage in trade competition through this submission.
- 3. Omitted**
- 4. The submission addresses the following points and provisions within the Proposed District Plan:**

Planning Map 13 and 15 as it relates to objectives, policies, and rules and associated with zonings and landscape categorisation of Halfway Bay on the western shoreline of the southern arm of Lake Wakatipu.

5. Our submission is:

- (i) We are the owners of Halfway Bay on the western shoreline of the southern arm Lake Wakatipu. The property is held in two titles. The property under valuation number 2913103200 is owned by Review 17 Limited and comprises 172 hectares in area. This property is confined to the flat land on the floor of Halfway Bay. The property under valuation number 2913103100 is owned by Lake Wakatipu Station Limited and comprises 14,305 hectares in area extending down to Fairlight (in the Southland District). Both properties are managed as one by Rimanui Farms Limited.
- (ii) We oppose the proposed Rural Zoning of our land on the flat land at Halfway Bay. We submit that an area of this flat land should be zoned to enable diversification (including tourism) of the station, similar to what the Council has enabled with the Rural Visitor Zones located at Cecil Peak and Walter Peak Stations.
- (iii) We understand that changing the zoning from Rural to Rural Visitor excludes that part of the property from the Outstanding Natural Landscape classification. We support that exclusion.
- (iv) We submit that a change in zoning as sought achieves the purpose of the Resource Management Act – the sustainable management of natural and physical resources. The proposed zoning does not.

6. We seek the following decision from the local authority:

- (i) Adopt a Rural Visitor Zone over the flat land at Halfway Bay as shown on the plan attached to this submission.
- (ii) Retain the balance of the Station as Rural zoning within the QLDC boundaries.

7. We wish to be heard in support of our submission.
8. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Signature of submitter
(or person authorised to sign
on behalf of submitter)



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LEGEND



The proposed Rural Visitor Zone as sought by submission.

All areas outside of the proposed Rural Visitor Zone shown on the plan are zoned Rural General.



Proposed Rural Visitor Zone Plan

Lake Wakatipu Station Ltd and Review Seventeen Ltd - Halfway Bay, Queenstown