

Land Being Reviewed
Shotover Country
Key Purpose of the Shotover Country Special Zone
The purpose of the Zone is to provide for low density living, with a smaller mixture of medium density, and community and education activities.
Key known resource management issues
<p>These issues are taken from the ODP and may have been before the Zone was fully developed.</p> <ul style="list-style-type: none"> • Landscape: as the Zone is (or was) located within part of the visual amenity landscape of and adjacent to outstanding natural landscapes and features. • Community: development should occur in a manner that provides for the integration of activities important for the social wellbeing of the community. • Ecology: Historic pastoral farming has degraded natural values and there is potential to improve indigenous ecosystems and species endemic to this environment. • Cultural values: Source of seasonal mahinga kai and stone resources. Area was accessed by a network of ara tawhito (trails) that connected settlements with the inland lakes. The Kawarau and Shotover Rivers are a waahi taoka for Kāi Tahu. • Heritage: There is an early settlers cottage in the Zone. • Open Space: Provision of open space for community wellbeing, ecological purposes, and functional utility corridors. • Infrastructure: Adequate provision for infrastructure for the development of the Zone. • Transport: Development creating additional pressure on the State Highway network, public transportation, reducing overall vehicle demand. • Queenstown Airport: Zone partially located within the Outer Control Boundary.
Opportunities / Constraints
<p>Constraints</p> <ul style="list-style-type: none"> • The Zone is bounded by the Shotover River (ONF), the Kawarau River (ONF) and State Highway 6. • The Zone has been largely developed and so there are limited opportunities for further development of the Zone. • Part of the Zone is located within the Outer Control Boundary.

Any key Spatial Plan implementation considerations

N/A

Any notable district-wide overlays within the Zone? (e.g., sites and areas of significance, heritage, protected trees, SNAs, landscape etc)

There is one heritage item located within the Zone in the form of an early settlers cottage (Hick's Cottage, Ref No. 248). There are no other relevant district-wide overlays within the Zone.

The Zone is adjacent to Wāhi Tūpuna overlays such as the Kawarau River (Ref No. 24) and Kimiākau (Shotover River). It is also adjacent to Kawarau/the Remarkables (Ref No. 36) which is another Wāhi Tūpuna layer across from the Kawarau River.

Any relevant findings from archaeological assessments or cultural impact assessments prepared for the Zone

- Archaeological assessment undertaken in 2007¹ - two archaeological sites nearby but no archaeological sites recorded within the Zone itself.
- Notes that no prehistoric (Māori) sites were observed during site visits to the Zone.

Attachment K – PC41

- Provides a statement on behalf of the Rūnanga (o Ōtākou and Kāti Huirapa Rūnanga ki Puketeraki.)

This requested that the following matters be addressed through the Plan Change:

Wai Māori

- That best practice methods are adopted to minimise the risk of sedimentation and contaminants entering the Kawarau and Shotover Rivers during earthworks for development.
- That best practice management of sedimentation and contaminants during construction on each allotment required by the plan change.
- That a reticulated sewerage scheme be installed that has the capacity to accommodate future population growth within the Zone.
- That best practice management of stormwater should be an integral part of the structure plan for the development.

¹ Archaeological Assessment of Ladies Mile Partnership Residential Development, Wakatipu Basin. *Southern Archaeology 2007* (Attachment D of PC41)

Wāhi Tapu

- The plan change should incorporate an accidental discovery protocol for any earth disturbance work. An accidental discovery protocol was attached in the report.

Mahika Kai and Biodiversity

- That the plan change promotes restoration and enhancement of biodiversity with particular attention to fruiting species to facilitate and encourage the breeding of native birds.
- That locally secured genetic plants be used for landscaping, regeneration and restoration.
- That a network of linked ecosystems be created within the Zone for the retention of and sustainable utilisation by native flora and fauna.
- That the existing wetlands on the site be protected and enhanced.

Cultural Landscapes

- That the relationship that Kai Tāhu has with the Kowarau and Shotover Rivers should be recognised in the plan change
- That public access should be provided along the banks of the Kowarau and Shotover Rivers.