

# SUBMISSION FORM

Under the Resource Management Act 1991



## SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Houghton Family Trust/Muir Family Trust	
Contact Name: James Houghton	
Email address*: jasl@xtra.co.nz	
Postal Address*:  53 Milton Road, Otumoetai TAURANGA 3110	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day	Mobile 027 543 4349

\* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

## ADDRESS FOR SERVICE (if different from the submitter's details)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day	Mobile

\* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

## DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: QUEENSTOWN COMMERCIAL PARAPENTERS LIMITED
RM REFERENCE: RM230149
DESCRIPTION OF PROPOSED ACTIVITY:  To establish and operate a commercial tree-climb ropes course and picnic facilities alongside Lakeside Drive in the Takapō, Lake Tekapo township.

## MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT ☐      OPPOSE ☒      NEUTRAL ☐

My submission is (the particular parts of the application I support or are opposed to are):

We oppose in totality the application by Queenstown Commercial Parapenters Limited for the establishment of a commercial tree rope climb course within the existing pine trees at the Tekapo lakefront.

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The reasons for our opposition to the application are as follows

1) The land is currently zoned Passive Recreation (P) under the Operative District Plan and we believe Open Space under Plan Change 29. The purpose of the zoning is to maintain informal and FREE activities such as picnics, walking and children playing along the lakeside. The inevitable cluttering of the land with facilities such as 2 shipping containers and wires and platforms directly contravenes this. ( separate sheet attached).

(Attach separate sheet as required)

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

(Attach separate sheet as required)

## DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

☐ I **am** a trade competitor ☒ I **am not** a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

- (a) Adversely affects the environment; and  
(b) Does not relate to trade competition or the effects of trade competition (tick):

☐ I **am directly affected** ☐ I **am not** directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

☐ I **wish** to be heard ☒ I **do not** wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

☒ Yes ☐ No

Please note **ALL** information provided in this submission will be made publicly available

☒ I understand

James Daniel Houghton

***Signature of Submitter (or person authorised to sign  
on behalf of the submitter)\****

09/12/2024

***Date***

\*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

\*A signature is not required if you make your submission electronically.

## NOTE TO SUBMITTER

If you are making a submission to the Environment Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20<sup>th</sup> working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## **Continuation of the reasons we oppose the submission**

The submission proposes annexing more than 8000 sq m of lakefront land zoned P and although nothing is to be fenced off “as far as we understand it is unlikely people will be wanting to undertake passive recreation activities such as picnics or children playing under people suspended on wires and platforms 3-10m above the ground. This will have the effect of substantially reducing the amount of usable passive recreation space. There is no plan we can see to mitigate against this in the submission. Open space needs to be protected.

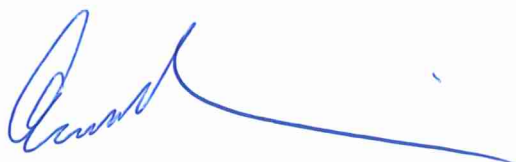
**2)** The effect on aesthetics and landscape we feel has been understated in the submission. Lake Tekapo is an area of outstanding natural beauty, and the addition of artificial structures will detract from this. We refer to the peer review Landscape Assessment from Bron Faulkner from May of this year commissioned by MDC. Not all essential methodology was employed in assessing the effects from the development. Specifically, that the pine trees to be used are a significant source of shade in summer and for reasons stated earlier people are going to be reluctant to seek shelter from the sun under the ropes and zip lines.

There is no acknowledgement in the submission about the operational effects of the development. Presumably some of the proposed 6 staff on site from 9am to 7pm 365 days per year will be shouting instructions and encouragement to the participants and this will generate a sense of increased busyness for want of a better word further detracting from the intended passive recreation zoning of the area. We note also Bron Faulkner’s opinion that the proposed development is inappropriate for the location. There is no definitive conclusion about the visual effect from Station Bay. We note in the application a photograph taken **without our permission** from Lot 9 which most definitely shows a negative visual effect.

**3)** We feel that there has been insufficient consideration given to the effect of traffic with the proposed development. It is unrealistic to surmise that a significant proportion of participants are going to arrive by foot or bicycle from the township. There is no evidence in the submission to support this. Parking is already at a premium in the peak summer months, and we refer to a letter from Kirstin Royce Consultant Planner MDC dated 25 January 2024. This will further lead to strain on the area’s infrastructure.

**4)** Other issues include the ongoing problem of wilding pines and the possibility that the development will delay or prevent the removal of an ongoing seedling source. Arowhenua have raised this as a legitimate concern and the reason they are unable to agree with the development. Genesis Energy have also raised some concerns about potential flooding if operating at near maximum control level (appendix 6).

We as trustees of The Muir Family Trust and owners in a ½ share of 2 Petes Place (Lot 9) Station Bay, Tekapo authorize James Houghton as our official signatory

A handwritten signature in blue ink, appearing to read 'Dawson', followed by a long horizontal flourish.

Dawson Charles William Muir

A handwritten signature in red ink, appearing to read 'Leanne', followed by a horizontal flourish.

Leanne Jane Muir

A handwritten signature in blue ink, appearing to read 'Ian James Galley', with a vertical flourish on the left.

Ian James Galley



We as trustees of The Houghton Family Trust and owners in a ½  
Share of 2 Petes Place (Lot 9) Station Bay, Tekapo authorize  
James Houghton as our official signatory



James Daniel Houghton



Sharon Houghton



Mark Jeremy Wardill