

**Braemar Station
PC 13 Hearing
2nd September 2008**

Please refer to our original submission as it still stands. We would like to take this opportunity to emphasise the effects of the proposed plan change on our business and to say that we feel this change is too prescriptive and takes away many options for us to grow our business and thrive in the future. We also firmly believe that landscapes change over time and we should not be expected to stay the same. If you look at the changes in the Mackenzie Basin over the last 50 odd years and the benefits to the Nation as a whole we should be very wary of removing future opportunities for this area.

The best way to look after this area is to ensure that we are economically viable and have a thriving local community that is able to respond to opportunities as they arise. This plan change removes that option. Nobody wants to see wholesale and inappropriate subdivision in this area but in reality the bulk of the changes in the last few years has been around Tekapo and Twizel and not in the rural areas and we would not expect that to change as that is where the restaurants, shops etc are that people want to be near.

The whole of the Mackenzie Basin is not an Outstanding Natural Landscape. Parts of it are but the most outstanding and memorable parts are the areas above 900m not the basin floor. People tend to be looking up towards the mountains and don't really notice so much what is in the foreground and who is to say that houses etc around lakes detract from the landscape. Personally I like the Wakatipu basin because there are houses and a sense of a vibrant community in the area

- Minimum subdivision size of 200 hectares is unreasonable as we do not know what opportunities may be available in the future eg in horticulture where much smaller amounts of land would be profitable. It would be very hard to secure outside investment without freehold title so therefore 50 hectares would be more appropriate.
- No right to build on a farm subdivision adds cost to business and limits future options for family succession. Braemar Station would easily absorb two homesteads etc in the future if it had to be divided in two to settle two families.
- PC 13 adds a lot of cost to our business in a period of farming which is difficult enough. Applying for consents to do just about anything is going to be very time consuming, expensive and stressful for us as all our future plans seem to be at the discretion of council employees to some extent. I have heard of people applying for a discretionary consent under the old regime and it cost in excess of \$100K. I assume it will only get worse and be more expensive in the future. What used to require a simple building consent for us to build on our freehold land will now require landscape reports, consent costs etc and then we still may not be able to do what we want which hardly instills us with confidence to further invest in this area.
eg remote farm buildings – controlled activity, non farm buildings – non complying, extension of existing node – discretionary, new farm buildings within an existing node – restricted discretionary, all new buildings design and appearance require consent
- Disagree with the nodal concept on the whole especially the minimum number of houses in a node which the officers report recommends to be 3. If we were to decide to put up a new cottage for holiday accomodation we would have to make a new node and we would not want to put up 3 houses just the one as the whole point of accomodation for tourists out here is that they are away from other people.
- There are many places on Braemar that cannot be seen from any public places so why should it be so difficult for us to put a new building in one of these areas?
- The current homestead node is inaccurate as the Shearers Quarters is outside the node

and definitely should be included in it. The officers report states that the node boundaries are generous and that a 10% increase is ample because of this. That is incorrect as buildings that have been there forever aren't even included in the node so that needs to be corrected.

- **The fact that minor earthworks such as that to pull in a water pipe over 300m now require consent just adds cost, time delays and frustration to us**
- **Finally we fully support the Mackenzie Branch of Federated Farmers submission and would like to see PC 13 withdrawn in its entirety**

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