

**BEFORE THE QUEENSTOWN LAKES
DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991
(the "Act")

AND

IN THE MATTER of the Queenstown Lakes Proposed
District Plan – Stage 3b Rural Visitor
Zone

Summary Statement of Evidence of

Duncan Lawrence White

For Glen Dene Limited & R&S Burdon #31043

5 August 2020

- 1 Submission #31043 seeks that the Lake Hawea Holiday Park and surround Lots 1 and 2 DP 418972 be rezoned to Rural Visitor Zone and to introduce a Structure and Height Plan for the proposed Lake Hawea Rural Visitor Zone (RVZ).
- 2 The proposed RVZ seeks to address the following resource management issues:
 - Complexities associated with split zonings across the three lots
 - Administrative and consenting complexities and costs associated with the PDP Rural Zoning and Motor Park Designation
 - Limited scope of the Open Space (Campground) Zone provisions for campground activities and lack of integration with the adjacent land owned by the submitter
 - Rural Zoning of Lot 1 and 2 does not enable visitor activity on land connected to the existing campground and which is able to absorb development
 - Meeting demand for a diversity of visitor accommodation options and year round accommodation at The Camp and at Lake Hawea
 - Providing the lessee with the confidence to progress with re-development plans for the site with provisions that provide more certainty and are specifically tailored for visitor accommodation activities, rather than the current Rural zone discretionary regime.
- 3 To manage potential landscape and amenity effects the proposal includes a proposed 20 metre wide overlay reflecting a 'High Landscape Sensitivity Area' alongside the SH6 boundary. This area is proposed to be subject to a vegetation management plan for native planting and would also restrict built form in this area.
- 4 The relief sought through the evidence has been modified and refined to address issues raised in the s42A report. Site specific amendments to the provisions have been proposed, including:
 - Amendment to Policy 46.2.1.a to remove reference to the zone being 'remote' and 'difficult to see'.
 - A new policy be added to 46.2.1.3x to identify the ecological and amenity outcomes sought for the proposed 20m wide vegetation management strip and the proposed 'High Landscape Sensitivity Area' alongside SH6.
 - Amendment to Policy 46.2.2 to include explicit reference to "infrastructure" associated with visitor industry use and development to ensure that buildings required for infrastructure are also captured as a Controlled Activity under Rule 46.4.7.
 - A new Rule 46.4.4 to include explicit reference to restaurants, cafes and retail that are accessory to a permitted activity, as a permitted activity.

- Amendment to Rule 46.4.7 to include a Vegetation Management Plan proposed alongside the the State Highway as a matter of control for buildings. The matter of control is intended to ensure a Vegetation Management Plan is approved and implemented through the controlled activity for building process. This implements proposed Policy 46.2.1.3x.
 - Amendment to Standard 46.5.1 to include a new proposed building height plan for the site reflecting its landscape characteristics.
 - Deletion of Rule 46.5.2.1 for the total maximum ground floor area of 500m².
 - Inclusion of a new standard 46.5.3 with a maximum total building coverage of 7%.
 - Inclusion of a new standard 46.5.x requiring a Vegetation Management Plan to be submitted and approved for the State Highway Buffer to enable buildings outside this 20 metre strip to occur as a Controlled Activity (under Rule 46.4.7), and require any non-compliance to be a Non-Complying Activity.
 - Inclusion of a new Rule 46.6 and 46.6.1 to introduce a proposed building height plan (structure plan) for the site reflecting its landscape characteristics and to implement the proposed amendment to Standard 46.5.1.
 - Amendment to Rule 46.5.x Building Material and Colours to exclude camping and glamping tents from the colour requirements.
- 5 The proposed changes seek a consistent and integrated planning framework for the site that would enable the ongoing enhancement of the land for visitor accommodation purposes in an efficient and sustainable manner. The RVZ is sought to enable expansion of visitor accommodation facilities to provide for future growth and to provide year-round accommodation options. It is the submitter's intention to upgrade the facilities and develop the campground into a tree-dominated lakeside campground and to provide visitor accommodation units, camping, powered sites for motorhomes, permanent glamping sites and associated camp facilities such as events areas, kitchens, ablutions and social spaces, which is consistent with the purpose of the RVZ.
- 6 As detailed in the landscape evidence the site is able to absorb a level of development and given visitor accommodation uses are already established and partially visible, the site is well aligned to the purpose and intended development outcomes of the RVZ.
- 7 The revised provisions have been specifically designed to ensure the type and scale of development provided for in the RVZ is appropriate and preserve the lower density, open space and relaxed lakeside tree dominated character of The Camp. It is therefore sought that the rezoning and the modified Lake Hawea RVZ provisions be adopted for the subject site.

