

REGARDING THE QLDC DISTRICT  
PLAN CHANGE

I'm writing with regards to the sites on the corner of Cardrona Road and Orchard Road Wanaka. The JALedgerwood " Heritage Trust " has owned that land since it was first subdivided many years ago. Resource consents have been granted over the years for a Licensed Cafe, then a Licensed Restaurant and Wedding And Events Centre. These businesses are trading very successfully, employ many people and create benefits for adjoining Accommodation businesses, plus suppliers and trades that provide goods and services. We are aware that the wedding venue, because of the volume of weddings and events it caters for, bring many new people to enjoy the "Wanaka Experience " We would like to expand these businesses in time to come.

THE ISSUE WE HAVE:

Although we pay rates on the land at COMMERCIAL rate, which include Promotional Levies, we are faced with full "Notified Procedure " whenever we wish to make any variations.

We have purchased adjoining sites to allow for expansion for accommodation related to the Wedding/ Conference/Events Business We also have related businesses such as Hair Stylists, Event Planners, a Silver Service Restaurant, an Agent Specialising in Local travel and adventure bookings and a Beauty Therapist all interested in being tenants in a new building we would like to build.

THE THEME:

We have tried to create the illusion that these collections of buildings were the original farm buildings. The Barn & Cottage is now Florence's Cafe and Foodstore. The Stables & Managers Residence is now The Venue Events Centre.

THE HOMESTEAD:

This is the building we would like to create will look like the original 100 year old Homestead. We have and will continue to create a park setting and will have lovely rose and cottage style gardens around all these buildings. We want AMPLE space around the buildings for ambiance. To this end we would like to request the following lots be considered for Commercial or Mixed Zoning under the new district plan.

BY WAY OF BACKGROUND:

This block was considered to be ideal for a Neighbourhood Shopping Area under the 2020 Public Process many years ago. The Lot involved is:

Lot 14 DP309977

Also Lot 15 under the approved "Grandview Subdivision" which is about to have titles issued. We need that block for Managers Accommodation and extra parking for The Venue once the new Homestead building has been built.

We have had constructive meetings with Amy Bowbyes and councillor Lyle Cocks sometime back and we are available for further discussion if it helps.

Many Thanks

Jim Ledgerwood

On behalf of JALedgerwood Heritage Trust.