

**RESOURCE MANAGEMENT ACT 1991
SUBMISSION on Proposed District Plan
in which the Wāhi Tūpuna – Sites of Significance to Iwi proposal has been Notified**

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

AND TO: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN✓

Attention: Wahi Tapuna Submission

Email: pdpsubmissions@qldc.govt.nz

NAME: Richard & Sarah Burdon

Glen Dene Ltd & Glen Dene Holdings Stage 3 District Plan

Summary

Glen Dene Ltd feel imposing the Wahi Tapuna notations over our land Council and Iwi have

1.
 - a) Failed to consult with the landowner
 - b) Not provided the landowner (or Council as far as we are aware) with any specifics of the importance of the area to Iwi or the values that they are trying to protect.
2. At the very least Iwi should be required to provide Council a cultural assessment of the areas now subject to the notations to support the imposition of the same and the proposed restrictions on land use and subdivision.
3. Glen Dene has well documented information on Maori existence and what has been proposed is not consistent with the information gathered on Glen Dene during treaty settlements, land court and the freeholding process and the outcomes that were achieved.

We have documentation from LINZ and conservation resources reports and record site visits with Iwi, including evidence from the freeholding of the pastoral lease of Glen Dene, undertaken in the period 2000-2007, that Iwi were given the opportunity to identify areas of cultural importance at that time. No form of identification of areas was requested at that time for areas that are now being identified as seeking notations over.

4. The notations and resultant rules will impose arduous restrictions on the ability to farm the property, possibly question reasonable use of the land for the purposes it is zoned or designated for and inevitably will result in additional expense in having to consult with Iwi and prepare cultural assessments.

5. There has been inadequate assessment of the need for the proposed notations and restrictions under section 32 of the Resource Management Act.
6. We have real concerns about the process and are unsure about the long-term intentions of the process. It may force people to sell their land due to making the process too hard and or expensive.
7. Areas are being mapped where there **MIGHT** be an interest not **HAD** Interest and we believe that **might** is not good enough. Especially in areas like Lake Hawea which had the lake raised in 1959. Where Treaty of Waitangi settlements and Tenure Review consultation and Maori land court reviews have already historically taken place.
8. For many of us this will lead to increased cost and delays which we are already experiencing on water consents. With the existence of the mapping notations it will at the very least result in additional costs and delays with obtaining consents and will also mean stricter rules for some activities. In many cases rules for activities which were a 'Restricted Discretionary' may now be 'Fully Discretionary' simply because of mapping - meaning they may go from non-notified to full public notification.

Note Treaty settlements in 1998

<https://www.maorilandcourt.govt.nz/assets/Documents/Publications/MLC-2016-Hawea-Wanaka-information-book-final.pdf>

History

Sarah, my wife and I reside at Glen Dene Station where we farm. I am a third-generation farmer of Glen Dene, which was originally Mount Burke before it was split in 1979. Traditionally we farmed merinos, deer and a few cattle. However, due to changing times in the high country and wool no longer being profitable and succession we have had to diversify and develop our business and over the years have tried a number of options. We currently farm cross bred sheep, deer, and cattle and run a hunting & fishing business and lease a block of land on Hawea Flat. We purchased the Lake Hawea Holiday Park in 2009 which we have been running for the last 6 years.

Sarah has been involved in the tourism business since leaving school and has a Bachelor of Technology (Ecotourism) degree from Flinders University in Australia. Both Sarah and I are passionate about the area and the land. We won the Balance Farm Environmental Award in 2009 which shows our passion and commitment to farming recreation and conservation in the environment.

We have received endorsements from Qualmark New Zealand. They confirm and recognise our belief that Glen Dene Ltd is one of New Zealand's quality tourism operators. We have always aimed to please and create great hunting experiences.

Glen Dene is concerned that many farmers are not entirely aware of the Wahi Tapuna zones & rules that could be placed on their properties under the review of the district plan, hence making some of the regulations that govern how they farm more complex for their property managers. If you take an example of the Wahi Tapuna rules these look complex and I would urge the planners to reconsider.

As a farming property they should all be treated the same as rural general and should be able to carry out reasonable levels of earthworks as a permitted activity. The Rural general areas within this proposed new layer Wahi Tapuna are not acceptable as it does not relate to the area that been identified and would make farming this area even more complex.

We already have detailed mapping on areas of significance and ONL. If there was a particular point within the district that was of importance then I imagine the farmers could understand the significance.

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- Could the submitter gain an advantage in trade competition through this submission

The submitted **could not** gain an advantage in trade competition through this submission.

- Is the submitter directly affected by an effect of the subject matter of the submission: a) adversely affects the environment; and b) does not relate to trade competition or the effects of trade competition

The submitted **is** directly affected by an effect of the subject matter of this submission:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition