



FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN OR PLAN
CHANGE OR VARIATION OR POLICY STATEMENT

Clause 6 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Glen Dene Limited, GlenDene holdings ltd and Richard and Sarah Burdon

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):



NAME OF // Proposed or existing policy statement or plan and (where applicable) change or variation

I could / could not**

gain an advantage in trade competition through this submission.

*I am / am not**

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.

* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



SPECIFIC PROVISIONS // Of the proposal that my submission relates to are:

[give details] Mapping of proposed Rural Visitor Zone
Rural Visitor Zone provisions



MY SUBMISSION

[Include: whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

See attached.

*If your submission relates to a proposed policy statement or plan prepared or changed using the collaborative planning process, you must indicate the following:

- > whether you consider that the proposed plan or policy statement or change fails to give effect to a consensus position and therefore how it should be modified; or
- > in the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan or policy statement should be modified.

* This paragraph may be deleted if the proposal is not subject to a collaborative planning process.



I SEEK THE FOLLOWING DECISION // From the local authority

31043

[give precise details]

We seek that Lots 1 and 2 DP 418972 and Sec 2 Block II Lower Hawea Survey District SO13368 be rezoned to Rural Visitor Zone.

We also seek that specific rules for Lots 1 and 2 DP 418972 and Sec 2 Block II Lower Hawea SD recognise different characteristics of these sites by providing alternative height controls of 8 metres on the less sensitive land closer to the base of the hill and 5.5 metres on the more sensitive land closer to the lake. The locations of these height controls are shown on the attached plan.

*I wish / do not wish** to be heard in support of my submission.

I will / will not** consider presenting a joint case with others presenting similar submissions.

* In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.

** Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date 02/12/19

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Electronic address for service of submitter [email] burdonrg@xtra.co.nz; sarah.burdon@xtra.co.nz

Telephone [work]

[home]

[mobile] 027 226 0983

Postal Address

[or alternative method of service under section 352 of the Act]

Private Bag 9001
Wanaka

Post code
9343

Contact person [name and designation, if applicable] Richard and Sarah Burdon

NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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.



**RESOURCE MANAGEMENT ACT 1991
SUBMISSION Rural Visitor Zone
District Plan Submission**

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

AND TO: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
Attention:
Email: pdpsubmissions@qldc.govt.nz

Stage 3 District Plan Rural Visitor Zone.

NAME: Richard & Sarah Burdon and Glen Dene Ltd

Submission

The Rural Visitor Zone provides is for a range of visitor accommodation and tourist recreation activities in a rural setting. The chapter aims to help ensure visitor industry activities in this zone are applied appropriately across our district and that rural landscapes are maintained and protected for generations to come.

Glen Dene Ltd is the lessee of the Lake Hawea Holiday Park and the owner of the adjacent Lots 1 and 2 DP 418972. We have submitted on the planning framework for the Lake Hawea Holiday Park and surrounding land through the first two stages of the Proposed District Plan (Stage 1 submissions #282 and #384 and Stage 2 submission #2407). These submissions covered the landscape classification, the extent of the holiday park designation and zoning of the holiday park and surrounding land.

We have also submitted on the extent of the Wahi Tupuna Area as part of Stage 3 of the Proposed District Plan.

The Hawea Campground (Section 2 Block II Lower Hawea Survey District SO 13368) should also be rezoned to Rural Visitor Zone. The Rural Visitor Zone would be a logical zone for the campground and the adjacent Glen Dene owned land. The Rural Visitor Zone would enable forms of visitor accommodation such as holiday apartments within a rural lakeside setting that are not provided for by the site's Rural zoning and landscape classification.

We note that there are no areas of Rural Visitor Zone identified in the Upper Clutha Basin and that the Rural Visitor Zone has been used in the Wakatipu Basin in locations that are generally adjacent to lakes. The zone could also provide options for holiday park staff accommodation. It would also seem sensible for the Rural Visitor Zone to be applied to areas that are less remote, but remote from Hawea.

Such a zoning would provide more scope for visitor accommodation in Hawea which is short of space for such uses and provides the ability for alternative accommodation options to extend the camping season. The Rural Visitor Zone would also enable a consistent and integrated planning approach across the whole campground area.

“The Camp” is a perfect fit for the Rural Visitor Zone. We totally support the comments of QLDC Planning and Policy Manager “Ian Bayliss who said

“the aim of the Rural Visitor Zone is to manage visitor accommodation and tourist recreation activities in relatively remote rural locations many of which are within outstanding natural landscapes.”

“The Glen Dene land and The Camp are a perfect fit for Rural Visitor Zone”

Decision Sought

We seek that Lots 1 and 2 DP 418972 and Sec 2 Block II Lower Hawea Survey District SO13368 be rezoned to Rural Visitor Zone.

We also seek that specific rules for Lots 1 and 2 DP 418972 and Sec 2 Block II Lower Hawea SD recognise different characteristics of these sites by providing alternative height controls of 8 metres on the less sensitive land closer to the base of the hill and 5.5 metres on the more sensitive land closer to the lake. The locations of these height controls are shown on the attached plan.

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 and there is no existing competitive activity at Lake Hawea..

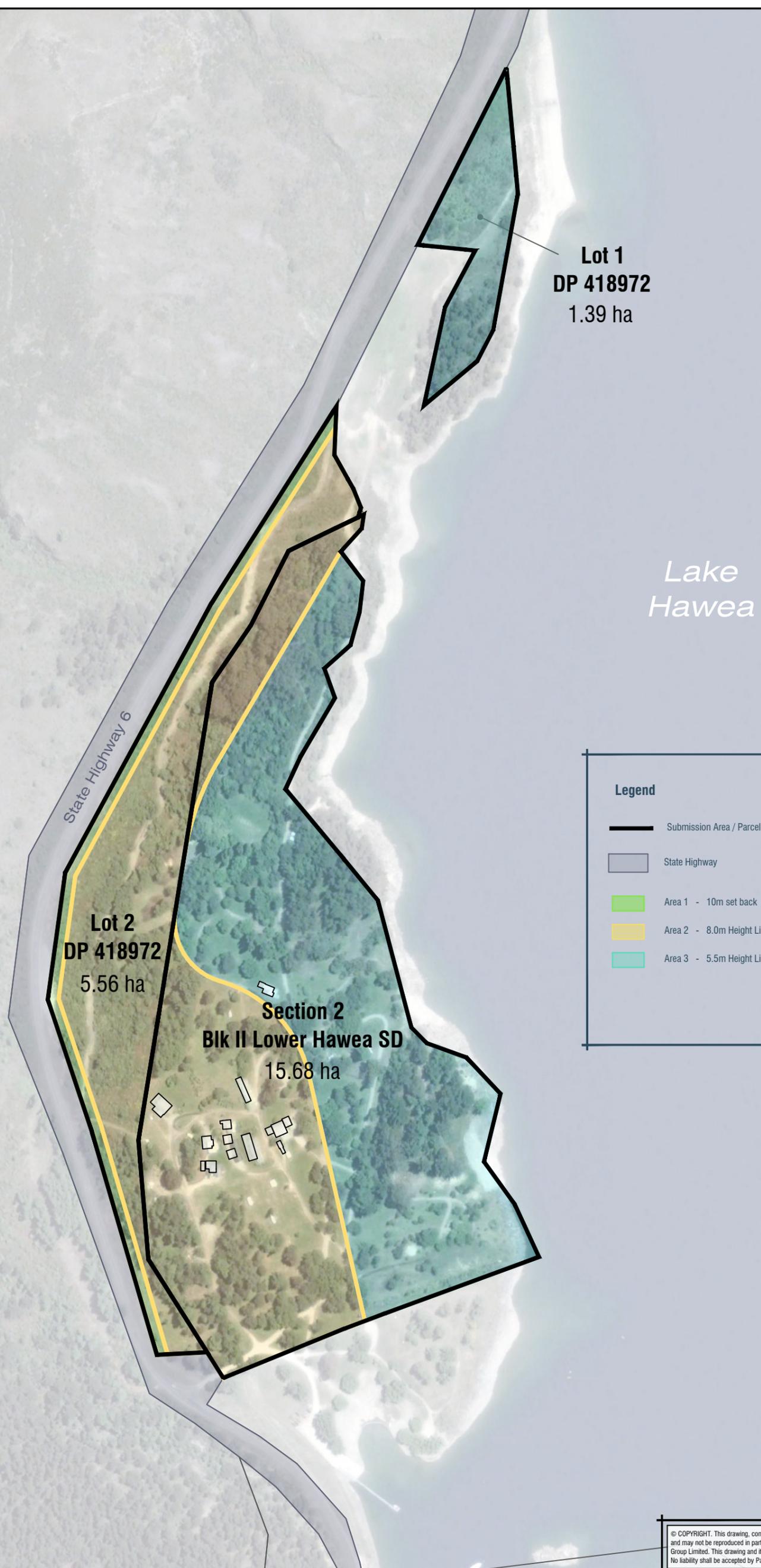
Is the submitter directly affected by an effect of the subject matter of the submission:

a) adversely affects the environment; and

No, any potential for environmental impact will be dealt with under development planning and continued investment in current infrastructure and sound operational and crisis response management.

b) does not relate to trade competition or the effects of trade competition

No.



Lot 1
DP 418972
1.39 ha

Lake
Hawea

State Highway 6

Lot 2
DP 418972
5.56 ha

Section 2
Blk II Lower Hawea SD
15.68 ha

Legend

- Submission Area / Parcel Boundaries
- State Highway
- Area 1 - 10m set back
- Area 2 - 8.0m Height Limit
- Area 3 - 5.5m Height Limit

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Designed by:	-	A3	1:4000 @ A3
Drawn by:	AGM		
Checked by:	DLW	DO NOT SCALE	
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