

Before the Hearing Panel

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Under the Resource Management Act 1991

In the matter of submissions on variation to introduce landscape schedules 21.22 and 21.23 into Chapter 21 Rural Zone of the Proposed District Plan.

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**Statement of Evidence of Colin and Dawn Pollard**

31 August 2026

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**Submitter's solicitors:**

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**anderson  
lloyd.**

## May it please the Panel

- 1 Our full names are Colin Mark Pollard and Dawn Pollard.
- 2 We own 219 Stevenson Road, legally described as Lot 1 DP325795 as identified in Appendix 1. Our land comprises approximately 20.1 hectares on Stevenson Road Wanaka and is part of the Poplar Beach Rural Subdivision.
- 3 While we did not lodge a submission on the Upper Clutha Landscape Schedules Variation, we provide this evidence as neighbours of Dirk and Becky Venter,<sup>1</sup> and Mr Vaughn Howard Woodfield & Mrs Kathryn Maree Woodfield.<sup>2</sup> We support the concerns raised by Dirk and Becky and Vaughn and Kathryn, and the outcomes they seek through their submission. Our evidence is intended to assist the Panel by explaining our experience as neighbouring rural landowners on the Poplar Beach/Stevenson Road terrace, including the productive rural use, land stewardship, pest management and future land use flexibility that we consider should be recognised in this landscape context.
- 4 We provide this evidence based on our extensive knowledge of our property and our farming and improvement activities undertaken over the past 6 years.
- 5 Our evidence is limited to matters within our personal knowledge, including the condition and use of our property, the farming and improvement activities undertaken since we purchased it, our participation in earlier planning processes affecting the land, and our plans for its future management. Our evidence is intended to provide the Panel with factual context about our property and the practical implications that the proposed Schedule may have for its continued rural use.
- 6 Although we did not lodge our own submission on the Variation, our property forms part of the same lower Poplar Beach terrace as the Venter and Woodfield properties. We support the amendments they seek to the extent that those amendments more accurately recognise the terrace's existing rural use, subdivision pattern, infrastructure, modification and capacity for continued productive activity.

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<sup>1</sup> Who own the nearby property at 213 Stevenson Road and have lodged a submission (#47) on the variation.

<sup>2</sup> Who own the nearby property at 216 Stevenson Road and have lodged a submission (#39) on the variation.

### **Current activities on the Site**

- 7 We purchased the property in 2020 with the intention of building a family home and farm buildings. We plan to use the land productively and sustainably for possible viticulture. Our plans are also to replant the hillside with native plants and to regenerate the current Kanuka trees.
- 8 Originally the land had no fencing between Lot 1 and lot 2 (being 217 Stevenson Road). We have worked with our neighbours in lot 2, Victoria and Tim Barke to put in place rabbit fencing between the two properties and fitted access gates. We have also worked with our neighbour in Lot 2 to install a power transformer to supply both properties with power. We have also placed a small shed and 2 storage containers on the property that are used to store our tractor and farm maintenance equipment.
- 9 We currently work with a local farmer who grows and crops lucerne on the top paddock and occasionally graze's cows and sheep short term on the property. We regularly mow the land and check and repair the rabbit fencing.
- 10 Our future plans for our property are to build a family home and farm building and investigate the potential to plant and operate a vineyard. We would like to regenerate the current kanuka tree stands. We want to live on the property in our retirement and leave a legacy to our children to enjoy and grow.
- 11 We have worked closely with neighbours to carry out intensive rabbit control. We currently have a pest controller regularly carrying out rabbit shooting to assist with keeping the rabbit population down. This work is ongoing as we have a lot of problems with the uncontrolled rabbits from DOC land entering the property.

### **Background**

- 12 The land was subdivided via RM20018 into 17 lots from a 380-hectare property in November 2002, with each proposed lot being over 20 hectares. The site was originally zoned Rural General in the operative district plan (**ODP**) and is now in the Rural Zone under the Proposed District Plan (**PDP**).
- 13 The lower terrace was subdivided into rural lifestyle blocks with the intention that they could be developed into productive lifestyle properties and were supplied with building platforms, water to site and water allocations as well as electricity to site.

## Concerns with the Proposed Variation

- 14 The proposed schedule overstates the naturalness of the lower terrace properties given that they now have fencing, building platforms, buildings, water and electricity, and are being farmed. The schedule does not identify the properties on the lower terrace as being “actively rural”. This inaccurate description and lack of acknowledgement of the Poplar Beach lower terrace area as distinct from the Clutha River will impose further restrictions on the use of the land over and above what has already been imposed when the land moved from rural to ONL and then to ONF.
- 15 On the last change to ONF we submitted in opposition to the change with regards to the increased restrictions it would cause. During this plan change, Council provided landowners with a statement advising that the change from ONL to ONF would not restrict the property owners from carrying out farming activities. While we agree to the idea of keeping the land “natural” and we would participate to regenerate the native plants and keep building to a minimal, we feel that the properties on the lower terrace need to be identified as their original intent – Rural Lifestyle Blocks. In our view it is important to allow landowners the rights to operate and improve our properties as the rural land that it is, without having to negotiate the legal process and additional expense over and above what has already been imposed in the properties by being ONF, which is difficult and restrictive enough.
- 16 We understand that the proposed Schedule does not itself change the existing activity status of permitted farming activities or remove any approval already granted for the property. Our concern is directed to future activities for which consent may be required, and to the way in which the Schedule descriptions and capacity ratings may influence the assessment of those activities.
- 17 We do not seek an exemption from appropriate landscape assessment. We seek an accurate starting point that recognises the actual character and use of the lower terrace, including its existing productive use and rural infrastructure. Our concern is that inaccurate or overly broad Schedule wording may require landowners to incur additional costs simply to establish that their properties have different characteristics or capacity to absorb development from the river corridor. We would prefer those differences to be accurately recorded in the Schedule from the outset.

### **Changes to the sought to the Schedule**

18 We support the relief and changes sought to the Schedule by both Dirk and Rebecca Venter & Kathryn and Vaughn Woodfield.

31 August 2026

Colin and Dawn Pollard

**Appendix 1 – Map of Colin and Dawn Pollard's land in the context of the Upper Clutha Rural Character Landscape Schedules overlay**

