

**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 – Variation to Chapter 21  
to introduce Priority Area Landscape  
Schedules

---

**Summary Statement of Evidence of  
Duncan Lawrence White**

**For Glen Dene Limited (Submitter #47)  
& Richard Burdon (Submitter #49)**

---

**6 November 2023**

- 1 Submissions #47 and #49 from Glen Dene Ltd and Richard Burdon respectively both relate to the whole variation to introduce the Priority Area Landscape schedules. Both also specifically relate to the Hawea South North Grandview Priority Area ONL Schedule.
- 2 Glen Dene Ltd is the lessee and operator of The Camp (formerly the Lake Hawea Holiday Park), just north of the Hawea Dam. Glen Dene also owns land between the holiday park and the highway and land to the north of the holiday park.
- 3 Richard Burdon is a director of Glen Dene Ltd. Glen Dene Ltd owns and manages Glen Dene Station which covers the majority of land on the western shores of Lake Hawea within the Hawea South Priority Area.
- 4 These submissions were prepared as Glen Dene Ltd wishes to continue to develop a variety of visitor accommodation facilities at The Camp to meet customer demand and make The Camp economically, socially and environmentally sustainable. Richard Burdon's submission on behalf of Glen Dene Station was to ensure that the priority area landscape schedules did not unduly constrain the station's agricultural operations.
- 5 Both submissions opposed the 'no landscape capacity' rating. It is noted that the planning and landscape architects' joint witness conferencing (JWS) agreed on an amended landscape capacity rating that uses 'extremely limited or no landscape capacity'. This descriptor is preferred as it is less absolute, is not necessarily seen as a prohibition on particular types of development and recognises that the schedules were prepared at a broad priority area scale and that site and proposal specific factors will need to be considered in a specific landscape assessment prepared to support any resource consent application in the priority areas.
- 6 The Glen Dene submission sought clarification on the definition of 'tourism related activities'. This definition has been confirmed in the planning and landscape architects JWS as Resort as defined in PDP Chapter 2. The JWS has also amended the landscape capacity for tourism related activities in the Hawea South North Grandview Priority Area. Adopting this amendment would resolve the submission point. The amendment of the references from the Lake Hawea Holiday Park to The Camp in the JWS version of 21.22.23 (the ONL Hawea South North Grandview – Schedule of Landscape Values) relating to the changes to the extent and shoreline of Lake Hawea as a result of the damming of Lake Hawea are supported, as is the correction before i). The 'some' landscape capacity for visitor accommodation is supported and so is the extremely limited capacity for tourism related activities as recommended by the JWS.

- 7 Richard Burdon's submission (#49) covered many of the same points as the Glen Dene submission. This submission also focussed on agricultural development including the landscape capacity for Intensive Agriculture and Production forestry. The submission opposed the no landscape capacity for intensive agriculture and is more supportive of the JWS wording with an Extremely Limited or No Landscape Capacity rating "*...unless it is very discretely located so that it is reasonably difficult to see from outside the site and has a rural character.*" The submission point was made to ensure that farming has the potential to change in order for them to respond to market conditions and enable changes that that enhance the efficiency of farming operations.
  
- 8 The amendment of Production Forestry to Forestry and the amendment of the landscape capacity rating to Extremely Limited or No Landscape Capacity and the stipulation that this applies to exotic forestry is preferable to the as-notified wording.

