
Related to Lot 17/14.

DP491094/309

977

We request that this block is rezoned
Commercial.

Reasons

1/ This lot has been used for commercial use only for close to 20 years.

2/ During that time, although zoned Rural General , the rates have been charged at Commercial Rate.

3/ Every time any construction or variation has been applied for, it has involved a notified consent because the

land is zoned RG.

4/ During all the time the cafe and restaurant /

wedding centre have been operating as licensed premises there has been no complaints or issues.

5/ The adjoining neighbours have fully accepted the appropriateness of the businesses operating on lot17

6/ Both businesses are very well patronised by locals, and visitors

7/ These businesses provide regular employment for over twenty trained staff.

8/ For many years we have canvassed the intention to extend the commercial uses of lot17 by applying for another building " The Homestead"

This will be the same theme as the others, a group creating the look that

these were the original farm house and surrounding outbuildings.

" The Homestead" will be larger than is allowed under the Low Density Residential zone, so therefore will trigger the need for a Notified Consent.

9/ The proposed zoning for the site further along Cardrona Road beside the medical centre of " Neighbourhood Shopping Centre"

we can fully understand.

The way this area is growing this will be required.

HOWEVER

We are already established and trading,

so surely we should be able to expand as well without being restricted by an inappropriate zoning.

Lot 17 is a larger block at 1.8Ha so we can

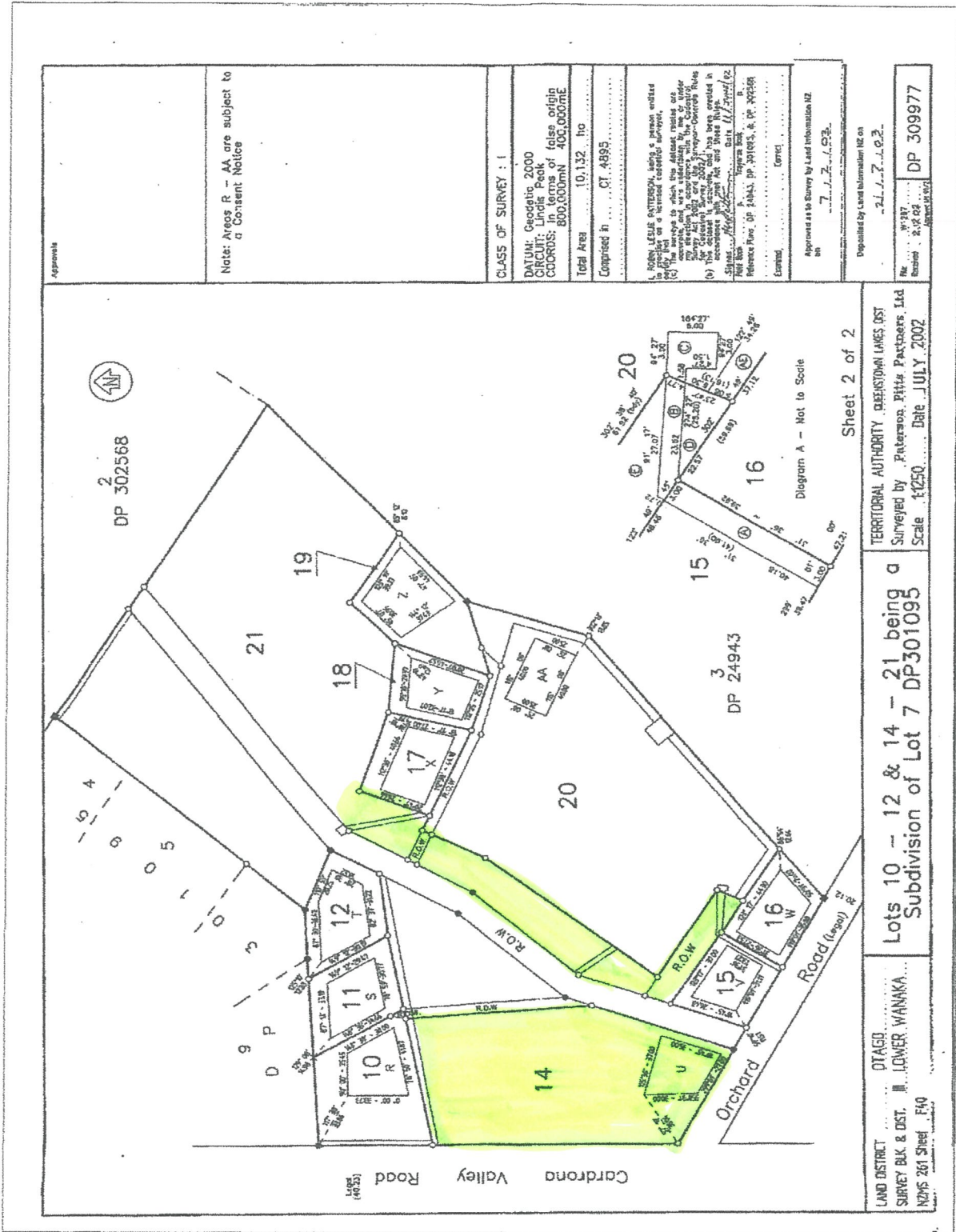
extend without greatly changing the theme / ambience of the park setting, while still providing plenty of parking.

We hope you can accommodate our request.

Many Thanks

Jim Ledgerwood. (on behalf of Heritage Trust)

Sent from Jim,s IPad.



Approvals

Note: Areas R - AA are subject to a Consent Notice

CLASS OF SURVEY : 1

DATUM: Geodetic 2000
 CIRCUIT: Linds Peak
 COORDS: 800,000mm 405,000mm

Total Area 10,132.7sq

Comprised in ... C1, A895

I, BOB LEUE EXTENSION, being a person entitled in writing as a licensed cadastral surveyor, do hereby certify that the above is a true and correct copy of the original survey plan as shown to me by the person or persons named in the above plan and that the same has been checked in accordance with the provisions of the Survey Act 1977 and the Survey Regulations 1978 and that the same is a true and correct copy of the original survey plan as shown to me by the person or persons named in the above plan and that the same has been checked in accordance with the provisions of the Survey Act 1977 and the Survey Regulations 1978.

Reference here of 2003, pp. 301093, & pp. 300568

Approved as to Survey by Land Information NZ
 on 7.12.2002

Deposited by Land Information NZ on 21.12.2002

No. 2197
 District: 2197
 DP 309977

TERRITORIAL AUTHORITY CHRISTCHURCH COUNCIL
 Surveyed by Paterson, Phipps Partners, Ltd
 Scale 1:250 Date JULY 2002

Lots 10 - 21 & 14 - 21 being a Subdivision of Lot 7 DP301095

LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. III, LOWER WAIKANA
 NZMS 261 Sheet F10

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.