

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan Topic
12 Upper Clutha Mapping

SUPPLEMENTARY BRIEF OF EVIDENCE

AND

SUMMARY OF EVIDENCE

OF DUNCAN WHITE FOR

Sarah Burdon - Submission #282

SUMMARY OF EVIDENCE FOR

Glen Dene Ltd – Submission #384

Dated 6 June 2017

- 5 As a result of this minute the requests to rezone the Hawea Campground to RV zone has been assessed against the relevant objectives and policies of the S42A version of the proposed Strategic Directions chapter of the PDP as demonstrated below. Other objectives and policies in this chapter have also been considered but are not considered relevant to the submission.

S42A Relevant Objectives and Policies	How does Rural Visitor Zone fit within Strategic Direction of the PDP?
<p>Objective 3.2.1.4 - Recognise and provide for the significant socioeconomic benefits of <u>tourism activities</u> across the District.</p> <p>Policy 3.2.1.4.1 - Enable the use and development of natural and physical resources for <u>tourism activity</u> where adverse effects are avoided, remedied or mitigated.</p> <p><i>[note: emphasis added]</i></p>	<p>The Hawea Campground is an existing tourism and visitor accommodation facility. The PDP Rural zoning makes limited reference to the benefits associated with existing visitor accommodation facilities in the rural areas.</p> <p>The Rural zone provides for buildings for Visitor Accommodation use as a Discretionary Activity. A discretionary activity status does not provide a reasonable level of certainty that would enable the development of facilities for visitor accommodation.</p>
<p>Objective 3.2.1.5 - Enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.</p> <p>Policy 3.2.1.5.1 - Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.</p>	<p>The submitter as the lessee of the Hawea Campground wishes to develop the campground to provide facilities that would allow a wider range of accommodation types and extend the current summer camping season to enable all year round use and upgrade the existing visitor facilities. This will enable a wider range of people to stay at the camp and over a longer period, rather than necessarily providing for more people during the peak late December – March period. People staying at the campground utilise the facilities in Hawea making such more sustainable. The RV zone clearly better provides for the camp to become more innovative and sustainable as well as diversifying the economic base of Hawea and creating employment opportunities.</p>
<p>Objective 3.2.1.6 - Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.</p>	<p>The proposed RV zone clearly enables a diversification of land use (albeit that the campground already exists), provided that adverse effects can be managed. The management of these effects is described in a subsequent section.</p>
<p>Objective 3.2.1.7 - Maintain and promote the efficient and effective operation,</p>	<p>The Hawea Campground is a piece of community infrastructure. The RV zone better provides for the efficient and effective</p>

District Plan. Revised provisions are proposed to apply specifically to the Hawea Campground. These provisions have been specifically designed to address concerns about the type and scale of development provided for in the Rural Visitor zone and to preserve the lower density, open space and relaxed lakeside character of the Hawea Campground dominated by mature trees. The height plan included in the submission is sufficiently detailed to define the proposed height limits and is geographically referenced.

- 9 This evidence considers the proposed rezoning against the requirements of Sections 32 and 32AA of the Act. It is considered that the Rural Visitor zone objectives and policies are more appropriate to achieve the sustainable management of natural and physical resources in the submission area than those of the proposed Rural chapter and would be efficient and effective in achieving the objectives and policies of the Strategic Directions chapter of the PDP as well as sustainable management.
- 10 I note that the landscape architects (Ms Mellsop for the Council and Mr Espie for the submitter) agree the majority of the submission area has the ability to absorb additional campground buildings and development as a result of the existing facilities, the vegetation cover and the proximity to Hawea township.
- 11 Mr Barr's rebuttal includes comments on infrastructure. The proposed 7% total building coverage indicates that intensive commercial accommodation development is not anticipated at the campground. Any proposed development will require connections to water supply (including firefighting) and these may entail upgrades to the water supply system. These can be designed and funded as part of any development on the campground. It is likely that wastewater will be treated and disposed of onsite. This is also a matter for detailed design at development stage, although the possibility of connecting into the reticulated wastewater system has been noted. Traffic upgrades to the internal camp layout will be required as the camp develops, these are also a specific design matter.
- 12 The proposed provisions avoid inappropriate development within the ONL and on the margins of Lake Hawea and are considered to appropriately avoid, remedy, or mitigate against adverse landscape effects, landscape character and visual amenity. It is considered that there will be limited adverse environmental effects, no cultural effects and social and economic benefit benefits arising from the proposal.
- 13 The risks of acting or not acting have also been considered. It is considered that there is very limited uncertainty and sufficient information in order to make a decision on the submissions. Any risk associated with the rezoning sought is very low as it is an existing zoning modified to suit particular site characteristics