

## **Appendix B**

A copy of the Appellant's Submission 2391

2391  
            
**B**

## Form 5

### Submission on Publicly Notified Proposal for Policy Statement or Plan, Change or Variation

#### Queenstown-Lakes District Council Proposed District Plan (Stage 2) Chapter 38 – Open Space and Recreation

Clause 6 of Schedule 1, Resource Management Act 1991

- To:** Queenstown Lakes District Council
- Address:** Sent via email to: [services@qldc.govt.nz](mailto:services@qldc.govt.nz)
- Name of Submitter:** Bridesdale Farm Developments Ltd (BFDL)
- Trade Competition:** The submitter cannot gain an advantage in trade competition through this submission.
- Submission:** BFDL has completed the first Special Housing Area in the district, resulting in the creation of 127 residential sections. Those sections were developed and titles issued by March 2017. Since that time most of the sections have been built upon.

BDFL retained the balance of the land, which includes the lower lying flood plain that sits above the Kawarau River. As part of developing the residential sections, BDFL also created an additional 'garden allotment' that is associated with and forms part of each residential section. The garden allotments are located on the lower flood plain.

BFDL has an interest in developing a tennis academy on the land immediately to the south of the garden allotments. The tennis academy will provide 6 outdoor tennis courts and two indoor courts, with associated landscaping, parking and necessary buildings for storage, amenities, and spectator shelter.

The proposed tennis academy, if it proceeds, will only occupy a small part of the flood plain area owned by BFDL. The balance area has significant potential for active and passive recreational activities.

The flood plain is generally held in three separate parcels. The two western-most parcels are owned by the QLDC (red dots in Figure below), while BFDL retains the eastern-most parcel (blue dot in Figure below).



The QLDC has designated the western-most parcel as a Recreation Reserve in the ODP.

Proposed Chapter 38 zones both of the QLDC parcels as Informal Recreation. The Lakes Hayes Estate, Bridesdale, Shotover Country and Queenstown Country Club communities (together with any further development approved by the Council on Ladies Mile) will have a population of approximately 5,500 residents.

Those communities contain a mix of small local purpose reserves that are also proposed to be zoned 'Informal Recreation'.

The purpose of the proposed Informal Recreation zone is described as

*The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area. It provides a basic informal recreation experience, including play opportunities (such as flat, kick-around space) and offers areas for respite and relaxation. In addition, the Informal Recreation Zone is intended to provide physical links to other areas (such as by cycle ways or pedestrian access ways).*

*The Informal Recreation Zone encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the District's Lakes. It also encompasses small reserves that provide visual relief from the built environment.*

An alternative zoning also proposed by the Council within the same Open Space and Recreation chapter is the Active Sport and Recreation Zone. This is described as:

*The Active Sport and Recreation Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.*

*The Active Sport and Recreation Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.*

As the population and associated recreation needs of this local community continues to grow, it will be essential that such a zoning is provided close by. Such a zoning will also minimise travel movements to more distant Active Sport and Recreation Zones.

Chapter 38, as notified, appears to apply to Council owned reserves and other publicly owned land. Given the significance of the matters addressed by Chapter 38, and given the obvious potential for recreational activities to be provided by the private sector as well as by the public sector, there does not appear to be any valid reason why the proposed Open Space & Recreation zoning should only apply to publicly owned land and could not also apply to privately owned land. The s32 analysis prepared by the Council does not justify this distinction.

BFDL submits that:

1. Those aspects of Chapter 38 which purport to limit the Open Space & Recreation zoning to Council and/or public land be deleted or amended so that the zoning can apply to privately owned land as well as publicly owned land.
2. The two QLDC parcels and the BFDL parcel on the flood plain should be more appropriately zoned Active Recreation.
3. The status of Commercial Recreation Activities (Rule 38.9.20) in the active Sports and Recreation Zone be amended from Discretionary to either Restricted Discretionary or Controlled.
4. The height limit for buildings in the proposed Active Sports and Recreation Zone (Rule 38.10.21.3) be increased from 10m to 12m.

**Relief Sought:** BFDL seeks the relief referred to above or such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the district plan and the purpose and principles of the Resource Management Act 1991.

**Hearings:** The submitter wishes to be heard in support of this submission.

**Address for Service:** Bridesdale Farm Developments Limited  
C/- John Edmonds + Associates Ltd  
Email: [reception@jea.co.nz](mailto:reception@jea.co.nz)  
Phone: 03 450 0009

**Date:** 23rd February 2018