

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER OF Queenstown Lakes Proposed
District Plan – Upper Clutha
Mapping

**CLOSING LEGAL SUBMISSIONS ON BEHALF OF L AND J BURDON
(Submission #581)**

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MAY IT PLEASE THE COMMISSIONERS

INTRODUCTION

1. At the hearing of the Burdon's submission the panel requested the following information:
 - (a) The size of each of the five curtilage areas identified in the map attached to the submission (areas that can support development); and
 - (b) The Burdon's planning witnesses' reconsideration of the proposed plan provisions in light of the submissions by the neighbouring land owners, Glen Dene Limited (submission #384)..
2. The purpose of these closing submissions is to address those two points.

CURTILAGE AREAS

3. The Burdon's landscape architect, Ms Michelle Snodgrass has advised that the area of each of the curtilage areas are as follows:
 - a. Existing house location : 6526m²
 - b. Location 1: 8461m²
 - c. Location 2: 15,773m²
 - d. Location 3: 10,361m²
 - e. Location 4: 8995m²

RECONSIDERAION OF PROPOSED PLAN PROVISIONS

4. The Burdon's planning witness was asked by the panel to consult with Mr Duncan White, the planning witness for Glen Dene Limited in an attempt to reach agreement on a set of plan provisions that would apply to a combined

Rural Lifestyle Zone across Lot 1 DP 396356 (the Burdon property) and the Glen Dene Homestead (the Glen Dene Limited property).

5. The two experts have met and discussed a combined set of proposed planning provisions, and following those discussions have agreed to a set of provisions. Attached to these submissions is an agreed statement of evidence by Mr Greaves and Mr Duncan which sets out the agreed set of provisions to apply to both the Burdon's property and the Glen Dene Limited property.
6. It is noted that the Burdons and Glen Dene Limited intend to co-ordinate and co-operate as appropriate. However, each of the submissions is separate and not reliant on the other being approved or accepted by the panel.

CONCLUSION

7. As I stated in the opening submissions the basis for re-zoning the Land to Rural Lifestyle is established in Mr Greaves' section 32 evaluation. The rezoning and related provisions were developed in direct response to amenity and landscape issues that are able to be appropriately resolved.
8. The purpose and principles of the Act will be met by the revised re-zoning proposal.

David Jackson

14 June 2017