

DDPR_feedback_0080s	
Name	Mary & Bob Fulton
Organisation	Glenburn Camp Limited
Email	[REDACTED]
Response Date	Aug 31 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here

## **Glenburn Camp Ltd – submission on draft District Plan**

Thank you for the opportunity to submit to the plan change process.

We are making this submission as the owners of Lake Benmore Holiday Park and some of the adjacent properties (map attached).

In general we support the tone of the changes and in particular the recognition of the area as a unique and special environment.

### **(a) Camping Ground**

Our camping ground is small and caters for both local and international campers. We are noticing an increasing demand for our sites (even over the covid period) and we invariably have much higher demand than availability during peak holiday periods.

We would like to meet with you to clarify the treatment/definition of our campground within the proposed General Rural zone and understand the potential or otherwise for our site to be zoned Open Space (consistent with the approach taken for the campground at Sailors Cutting for example). We note that there is a specific activity standard for 'camping ground' in the Sport and Active Recreation Zone, but not within the other zones. We would like clarity on how the campground is defined under the plan, and that this activity is appropriately provided for within the zone.

### **(b) Rural Scenic Landscape overlay**

We would like to discuss with you how this overlay will affect us, particularly having regard to the ongoing operations or potential expansion of the campground. We have invested considerably into the campground which is a well regarded and recognised facility, and want to ensure that this is recognised by the plan.

### **(c) Residential Density**

We support the density change to our area in raising subdivisions from 1ha and believe the one dwelling for sites between 3000m and 20ha (grandfather rights) to be a pragmatic solution to existing smaller titles.

### **(d) Indigenous Vegetation**

We are interested in preserving and enhancing the indigenous vegetation in our area. Whilst we have a few sheep to control rank grass we do not farm the land around the camp productively. For several years now we have replanted areas using locally collected seeds. We have noticed the degradation of native species on the neighbouring farmland and feel that this area of the plan is unclear and has no teeth.

We would like the standards on the clearance of indigenous vegetation clarified and strengthened.

(e) Light Sensitive Environment

The area is a special part of the country in terms of light – “Te O marama – place of light”.

We believe the plan should be strengthened in terms of artificial light controls, at very least outside of the townships.

(f) Colour Palette

The Lake Benmore/Omarama area should be recognised as being “high country” as opposed to being “alpine” which should apply to higher elevation areas like the Upper Ahuriri/Ohau.

The colours of the “high country” are softer and browner than the colder/stronger colours of alpine areas. The plan’s colour palettes should reflect this, and be readily available to view (noting the reference to a specific ‘British standard’ within the rule framework). In particular we feel the colour black is not appropriate for this area.

(g) Bog Roy – Special Purpose Zone

We note that Boy Rog is to be zoned as above. We are wondering whether there are similar opportunities for our land as it appears to share similar characteristics in terms of low density living, recreational opportunities and high quality landscape . Again we would like to meet to understand the specifics of this planning outcome.

(h) Mount St Cuthbert/Maori hummock SASM003

We note that the Maori hummock between the camp and Mt St Cuthbert is an Area of Significance to Maori. We are concerned that the current defined area of the hummock does not totally envelope the hummock (lines on planning map only come half way down). We would like this looked at to ensure that the whole area of the hummock is preserved and excluded from potential farming developments.

We look forward to engaging with you on the items above. Particularly in terms of the campground detail. We reiterate that in general we support the direction the Council is taking in providing greater protection for this special environment.

Regards

Bob and Mary Fulton

Glenburn Camp Limited (Lake Benmore Holiday Park)



Map Prepared



# Mary and Bob Fulton - Lake Benmore Holiday Park

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