

RESOURCE MANAGEMENT ACT 1991

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

AND TO: Queenstown Lakes District Council
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QUEENSTOWN
Attention: Email: pdpsubmissions@qldc.govt.nz

NAME: Richard & Sarah Burdon

Glen Dene Ltd & Glen Dene Holdings Stage 3 District Plan Rural Visitor Zone.

The Lake Hawea holiday park known as "The Camp" is a perfect fit for the Lake Hawea rural visitor zone. There is limited land zoned in Hawea for visitor accommodation growth in the next ten to fifteen years, yet it is one of the fastest growing towns in the district.

My Grandfather, George Burdon, farmed the land which today is The Camp. He would be very proud to know the Burdon family are owners of The Camp lease, because in 1959 Lake Hawea was raised by 20 metres and less than a kilometre away from The Camp a storage dam was built. My grandfather lost around 320ha of productive low-lying land, valuable front country, which in that time was taken under the Public Works Act. It was not an ideal outcome for him, at that time. A new, realigned, road was constructed through the property, leaving us with a strip of marginal lakefront land that for the last ten years we have been trying to incorporate part of the same into The Camp. It has very little farming value, has its own separate titles and is a natural fit with The Camp. Common sense should prevail, as this is the Lake Hawea Rural Visitor Zone in all but name.

The Hawea resident in me questions why land questionable identified as "Outstanding Natural Landscape" cannot accommodate an appropriately developed "rural visitor zone". There is strong underlying common sense to allowing this marginal and highly modified land to be zoned for the enjoyment and betterment of the public and to provide economic use and employment whilst maintaining the environmental integrity of the immediate area.

In my practical eyes, and the reality of it is that Lake Hawea a highly modified hydro storage lake with a large concrete dam, a heavily eroded shore line with large numbers of Pines and Douglas fir and other exotics planted in and around the existing commercial camping ground, planted by the Public Works Department to shield a public works eyesore. The drowned front country, the destruction of natural landforms that provided valuable shelter to lake users and the scars of ongoing lake shore erosion can be mitigated not only through time but also through allowing people to enjoy the area and place a higher value on it through sharing it with the public in a sustainable and attractive way. A visitor zone goes quite some distance towards restoring enjoyment of use and recreational values.

This is our third submission lodged over three stages of the District Plan review process. The process has meant that the issue of the zoning of the campground and surrounding sites has been spread over three hearings, with Queenstown Lakes District Council inviting submissions at each stage. At all stages we have enjoyed the support of the Hawea Community, and we have consulted with it throughout a protracted process. We will continue to seek a Lake Hawea RVZ and it is encouraging to see the Landscape Planner reports are positive in this regard.

I feel it is important to point out to the Commissioners

- That as a Lessee of the Council we still need the Council sign off and approval for just about everything we do in The Camp (e.g. even removing trees).
- Glen Dene is an internationally recognised business with a Gold Qualmark. It provides accommodation, goods and services that generate revenue for New Zealand and this District. We are sizable employers in the District, our staff are important to us and we wish create new opportunities through the Lake Hawea RVZ. There is no reason not to support the change and assist in creating a vibrant and sustainable community. Not allowing for the rezoning is to **not plan for the future** or allow for a vibrant and sustainable future.
- We all understand the enormous growth we have experienced throughout the District and how much Lake Hawea township has grown. Growth in demand has been incredible and we all know we are already at the projected 10-year population plan numbers. Just the sheer increase in numbers of tourists that were in NZ pre Covid-19 and the inability of the community to accommodate the demand is testament to the fact that we need more visitor accommodation in areas outside of our crowded townships. Post Covid I see New Zealand being a destination and haven, that people from all over the world will want to flock to.
- I also feel it important to point out from a sound commercial perspective investors and financiers will be reluctant to back development, on freehold or leasehold land, without appropriate zoning being in place. There is simply too much uncertainty in having to continually seek consents. Banks now require a higher level of security and as we all know having to go through the RMA processes is a very difficult and costly process. So, it important to us to have Lake Hawea rural visitor zoning in place across the freehold and camp leasehold so that we, and future generations, are able to proceed to finish building the geodesic dome accommodation project and undertake further development as demand grows. To put you in the picture even more clearly, banks will not lend more than 50 percent of the value of the lease. This really limits what we are able to achieve with the current zoning.

- We have been personally mentally drained by the lengthy expensive process to date. We have, to date, spent \$230,000.00 in camp & freehold land resource consent planning reporting in the last four years. This includes our geodesic dome and glamping developments. All this is prior to getting a post in the ground. Both our parents and many other businesspeople felt this was horrendous and on more than one occasion advised that we should stop.
- Sarah and I have not stopped because we have created a camp that we see people from New Zealand and all over the world enjoying. We have a clear long-term vision for The Camp we want to make it sustainable, eco-friendly and a great asset for this district.
- I can speak with confidence in that our team of professional advisors would not support us if they did not believe in what we have proposed with Lake Hawea Rural Visitor Zone. The zone changes and the conditions we are seeking are right for this area. These are some of the most respected professional advisors that live and work in this District and all have long term credibility as planners and advisors.
- We have invested an enormous amount of time and energy into creating “a **great** camp”. The glamping areas, renovated cottages, the safari tent, the recreational dome, The Crosshill lodge and accommodation domes, the food truck, upgraded power sites, water and landscaping are all contributing to wonderful camping experiences.
- People value the quiet enjoyment, the open space camping and park like setting we offer at “The Camp.” Children can run freely; people can relax and enjoy a lake side holiday.
- This is an important step for Lake Hawea but we need **your support** with Lake Hawea Rural Visitor zoning so that we can achieve good long term planning outcome and to able to make the changes required to become sustainable and eco-friendly and most of all remain as a great camp.

Thank You for your time and incredible energy in working through this district plan.

Richard Burdon