

**RESOURCE MANAGEMENT ACT 1991**

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

AND TO: QLDC  
Private Bag 50072  
Queenstown  
Attention: [pdpsubmissions@qldc.govt.nz](mailto:pdpsubmissions@qldc.govt.nz)

NAME: SARAH BURDON

RE: SUMMARY EVIDENCE  
GLEN DENE LTD & GLEN DENE HOLDINGS LTD  
STAGE 3  
RURAL VISITOR ZONE

Richard and I bought the lease for The Camp from the Cotter family in 2009. We have 17 years remaining on our lease. We also own the land adjoining The Camp

Sustainability is the key element to all our operations so that we can continue to operate in the future. We must continuously adapt and make changes, which often includes diversifying our business.

The District plan is an important part of this process and we appreciate being able to submit on it accordingly. The zoning in the District plan to us is all about planning and the resource consent process is about following the rules that relate to the plan. We want to be able to plan now and in the future. However Rural General ONL does not allow us to do this effectively or efficiently like Rural Visitor Zone does.

The piece of land in question is encompassed by state highway and Lake Hawea making a parcel of land. It takes up approximately .007 % of the lake front of Lake Hawea. Currently the leased area (refer to as The Camp) already offers visitor accommodation, as it has done for nearly 50 years operating as a Holiday Park. The current lease although outdated encourages further development of accommodation and The Camp is designated as Motor Park and allows building coverage 40% of the total site (15 ha) excluding play equipment. The current Open Space rules allow for buildings a a restricted Discretionary activity.

The rural Visitor Zone's purpose is to provide Visitor accommodation. In that zone the following are permitted activities.

46.4.2	Visitor accommodation	P
46.4.3	Commercial recreational activities and onsite staff accommodation	P
46.4.4	Recreation and recreational activity	P
	Informational information	P

The extension of visitor accommodation on to the private land is relative to the sustainability of the operation and hence existence in the future! We believe that this is the best use for the land in the future; visitor accommodation and accompanying activities as this not only compliments the existing land use but the Rural Visitor zone provides continuity and consistency over the whole parcel of land. It is important to have consistency so we can plan and do our developments in stages as we can afford.

The planners initially rejected Rural Visitor zone in stage 1, stating that the Rural General ONL zone is more suitable for the private land. But we totally disagree and we know because we are the ones that have to follow the process. We have found the Rural General Zone to be a deterrent due to:

The stress alone is baffling let alone the costs associated and the time delays.

- Consent is not guaranteed which makes it hard to plan long term with regards to infrastructure, services and especially acquiring funding.
- The planning cost are exorbitant and the stress of wasting money which could be spent on the actual buildings and landscaping themselves

I told Richard that I couldn't go through the resource consent process in Rural General ONL again. We were committing to a process that was not guaranteed consent, making it very high risk and the conditions put on to us were not in line with us operating a Holiday Park in the area for nearly 50 years. Even introducing Glamping into a "Campground" under Rural General and ONL rules has been a nightmare.

Open Space Zoning allow for future development of The Camp but it doesn't allow us to do this on private land. The continuation of Rural Visitor Zone across the whole area makes sense. It is not only complimentary to what is already there but rather than having two zones, two sets of rules with the same purpose it is simplified into one zone. This not only prevents confusion making it very clear for planning, but it endorses visitor accommodation over the whole piece and allows planning to occur in stages.

We have over 200 camping sites and we have concerns because our facilities are old, we have the added pressure to ensure that camping remains affordable and whether camping is going to cut it in the future especially with free camps continuing to evolve. To be sustainable The Camp will rely on adding more high yield accommodation (available all year round) into the mix. Unfortunately, it is not viable for us to put this directly onto council land. Therefore the Rural Visitor Zoning is extremely important to ensure camping continues and it remains operational and successful in the future.

There is no doubt that the 22 ha can absorb 7% of building coverage. By walking around The Camp extra accommodation is not going to have a negative impact on what is there now. In fact we see it as having a positive impact in many ways:

- a. Increased employment
- b. Increased occupancy
- c. We can accommodate more people in the Lake Hawea Region
- d. Collaboration with the community and other businesses
- e. Provision of accommodation available all year round not just the summer months
- f. Stability of cashflow, jobs, continual investment in the region
- g. Establishment of high yield, high quality accommodation which is needed to be sustainable.
- h. Increase of facilities
- i. Ongoing landscaping mitigating visual affects of buildings and enhancing the park like values.

We believe the The Rural Visitor Zone is ideal compared to Rural General Zone - ONL

- Rural General ONL does not help us to take on new opportunities. We have actually classified it as a threat to our business, a deterrent. It doesn't give us an opportunity to plan and move with the times. Rural Visitor zone is ideal for planning in stages and ensures that the long-term big picture vision is feasible.
- Because the Rural General Zone is not specific to visitor accommodation it doesn't encourage accommodation development like Rural Visitor Zone does. The Rural visitor zone provides us with confidence to continue to develop further accommodation and facilities to be enjoyed by visitors and locals to our region.
- Rural General ONL with the additional stress and costs make it harder for us to make a return. The Rural Visitor Zone alleviates these costs and stress immediately and is the more sustainable option.

- We need to develop high yield accommodation available all year round to support The Camps future. In Rural General ONL consent is not guaranteed so neither is The Camps future.
- Developing in ONL is extremely difficult and repetitive every time you apply for resource consent in Rural General you face the same issues over and over again, the same costs. We have to continuously justify why accommodation is suited to the land and why we should be able to put accommodation in ONL.

Its times like Covid-19 that planning is essential to be able to adapt and change with the future direction. Prior to Covid-19 the demand for The Camp was increasing exponentially and we expect that this will resume as the demand will continue with the increase in domestic travellers and once the borders open again. There is a definite demand for visitor accommodation and the District Plan Zoning ensures that there are opportunities to be able to meet demand.

We believe that accommodation is the best use for the land and that Rural Visitor Zone is the best zone for the land. We are asking the council to support the Lake Hawea Rural Visitor Zone so we can continue to commit and invest and support the Tourism Industry by continuing to add a range of accommodation in the Lake Hawea Region away from the busy centers so that people can experience and enjoy the outdoors now and for future generations to come.

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