

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

And                                The Queenstown Lakes District proposed District Plan –  
Rezoning Hearing Topic 12 – Upper Clutha mapping

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**SUMMARY STATEMENT OF EVIDENCE OF JOHN MCRAE FOR**

Glendhu Bay Trustees Limited (#583)

Dated 1 June 2017

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**Solicitors:**

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**anderson  
lloyd.**

## Introduction

- 1 My full name is John Lethbridge McRae.
- 2 My evidence in chief dated 4 April 2017 outlines my experience and qualifications relevant to this evidence in respect of the Upper Clutha mapping hearings.

## Diversifying Income Sources on Rural Land

- 3 My evidence in chief highlights the importance of allowing Tourism based business income models to support and enhance general farming and farming related incomes. Our vision is to continue developing new and improved business models to seamlessly protect and enhance the natural values of Glendhu Station and its surrounding landscapes.
- 4 My evidence conveyed the core issue that Glendhu Station loves farming but we realise that local and national perceptions of what the word environment means has now altered. Farming in Glendhu Bay will be heavily scrutinised for its environmental impact in the coming years. We would like to diversify into some sustainable tourism operations to help bolster the land's ability to assimilate a variety of appropriate land uses. This will also help to deliver a strong environmental stance by lowering the stocking rate and its intensity in appropriate areas of land.
- 5 In my evidence in chief, at paragraphs 22 – 32 in particular, I have explained the methods employed on Glendhu Station in past years to move away from traditional high country farming methods, and towards sustainable farming and land management in line with the concept of 'eco-consumerism'. I wish to reiterate, that whilst our passion to pursue an organic approach to farming satisfies our environmental objectives and philosophy, it is difficult to implement this change across the farm in a profitable way, at least over the short term.
- 6 Glendhu Station has a very good relationship with other surrounding tourism business models including the Parkins Bay Golf Course development. The Parkins Bay proposal was originally very important to my parents because as the concept was being developed, it enabled capital to be released and re-invested in the organic farming model beginning to be developed at the time. The family also saw the Parkins Bay proposal as an innovative extension to our family's present activities and our past hard work.
- 7 Throughout its local history, Glendhu Station has always been as much about people and recreation as it has been about farming livestock. The location lends itself beautifully to be shared with people in a well-planned and environmentally effective way.

- 8 We would like to be able to continue to work closely with the Parkins Bay golf course and related facilities in the future to ensure any future business models work together seamlessly to avoid a disjointed landscape vision. I believe this is particularly critical given that Glendhu Station is such an iconic landscape for both New Zealanders and international visitors. The Parkins Bay proposal is also admired because of provides for comprehensive conservation and re-vegetation, which are very important components of overall sustainable land management.
- 9 It is very important for my family to be able to pass on the Station's land and business models to our future generations through succession and I believe tourism can help strengthen the family farm operation, and family values of Glendhu station. I also hope that our business model will encourage and support other land owners to consider alternative farming methods and income sources which are drive by an objective of environmental sustainability; this to me is the driving passion behind why we want to continue succeeding in organic farming and why we want the Glendhu proposal to proceed.
- 10 As stated in my evidence in chief, we are pursuing this dream not because we ultimately need to, but because we want to. I consider that this proposal is giving me a greater ability to care for this wonderful property and a chance to build a bigger picture of eco sustainability and diversify further into tourism. Due to pressures of changing markets it is important that our property continues to move towards more sustainable farming, tourism and land use management practices.
- 11 Organic farming linked with the Parkins Bay proposal was our initial solution for achieving this goal, and now it is apparent that tourism and hospitality at an appropriate scale can further complement that, but what I believe and what truly motivates us has been the need for a change of direction to achieve a truly sustainable use of high country land.

**Dated this 1st day of June 2017**

**John McRae**

