

Submission  
Chapter 37- Designations (QLDC)

Sarah Burdon  
Submitter Number 282

17 October 2016, 11.00 am

Summary:

I believe that the submission was rejected because we were not the requiring authority so today I am here to have my submission accepted and for the council to authorize or revisit designation 175 Motor Park and that the QLDC (the requiring authority) make the requested changes to extend designation 175 Motor Park to cover the whole reserve – 15.6860 ha (Section 2 Block II Survey District Lower, Hawea) not just Part.

Introduction:

My Name is Sarah Burdon.

Today I would like to provide further evidence/information to the Commissioner and Panel to support my submission.

Today I will focus specifically on my submission with reference to the hearing report and evidence provided for the hearing.

I would like to focus specifically on my submission which is for the council who is the requiring authority to extend designation 175 Motor Park to cover the entire reserve where the Lake Hawea Holiday Park operates not just over part of it. This is so that the Designation conditions for Motor Park are extended over the whole area

I have put the submission in as I believed that this was the process that I had to follow in order to get the designation changed by the requiring authority.

Richard and I have owned the Lake Hawea Holiday Park for 7 years. We bought the holiday park in 2009.

We are passionate about the park and our campers and we have a large investment in the park and the facilities.

Over the years we have slowly developed the holiday park by doing minor refurbishments, adding a small managers house which is now a staff office and constantly improving the grounds.

We have noticed that by looking at large number of Holiday Parks around the country that there are two types of parks. Ones that have moved with the times and have developed their accommodation and guest facilities extensively and the classic holiday park. Ours currently is the latter "Classic".

We have also noticed over the years a huge increase in tourism growth especially in the Queenstown Lakes Area. With the help of the Regional Tourism Organizations there is an increase in visitor numbers outside of the peak summer periods. Holiday Parks are a popular option for visitors and experienced the largest percentage change in occupancy rates year-on-year of 22.6% when compared with other accommodation types monitored by NZ statistics. What this shows is that there is a demand for holiday parks and that the demand is increasing.

“High value visitors to Holiday Parks include campervan travellers who spend an average of \$188.92 per person per day while staying at Holiday Parks, and those staying in built accommodation who spend an average of \$172.78 per day. Campervan travellers report higher than average spending on activities/admission fees and transport costs, and unsurprisingly, visitors using built accommodation spend more than average on accommodation.” Angus & Associates

What this all shows are that holiday parks are a valuable contributor to the Queenstown Lakes economy.

The Lake Hawea Holiday Park lease ends in 2037 so there is still 20 years left on the lease.

It is imperative that the Council continue to support the tourism industry and support the Holiday Parks and the Leasees. We are the ones that are investing not only capital

dollars into the parks but we are also providing a huge service getting rid of rubbish, campervan waste and most importantly providing an information service promoting the Queenstown Lakes and surrounding areas. For us to be successful it is imperative that we can operate the park 12 months of the year and retain permanent staff. This is a challenge for us at the moment but we are committed to make this work.

We are currently working on a future plan for the park which would involve winter proofing the park and providing more accommodation options, comfort and facilities for our guests. Eg. Currently we do not have a recreation room for people to escape the inclement weather when they are in a tent.

### Designation 175 Motor Park

I am here today to solely request for the requiring authority the QLDC to approve my submission for designation 175 (Motor Park) to be extended over the whole of the Lake Hawea Holiday Park.

The Lake Hawea Holiday Park operates over the whole reserve area, however only part of the area is designated as Motor Park.

As we have seen from Evidence by Galavazi in point 8.6 agreeing and stating that “the designation area be extended to

cover the entire property as this is consistent with how all other councils owner reserves are treated” and also section 7.61 from the 42A Hearing Report where Holden also states that “designating the entire site on Planning Maps and 8 & 17 for the purpose of the Recreation Reserve would align with the approach taken toward other sites in the district which are similarly vested as “recreation reserve’ under the Reserves Act.

The comments to me are supportive of the submission and therefore should be accepted rather than rejected. I therefore request that it be supported here today and agreed that the requiring authority may make the changes to the designation 175 Motor Park to cover the entire Reserve.

This is not only consistent but aligns with how other councils owned reserves are treated.

With regards to the other comments in the hearing report:

We are not asking for a change in the designation conditions and therefore other comments from Holden regarding “not satisfying the relief sought but submitter in terms of allowing further development” are not applicable today and therefore should not affect the decision.

We are also asking with the extension of 175 that the Designation conditions for Motor Park align and extend over the whole reserved and not just part.

With regards to Holdens comments in 7.62 stating that there “is no evidence to support that designating entire site is necessary for the safe or efficient functioning” I would like to state that it is in the best interests of the council that the designation be placed over the whole entire areas so that it can be managed as a whole and so that the designations conditions can be placed uniformly over the whole area.

A few examples of evidence to support the area are:

- Noise. How can you go into a Holiday park and efficiently enforce conditions such as noise only on part of the holiday park. How is this efficient? It is efficient is to have the designation conditions over the whole entire reserve.

#### 9. Noise

Activities, other than outdoor recreation, shall be conducted such that the following noise levels are not exceeded at the boundary of the site:

Residential Zones: \* 0800 - 2000 40 dBA L10  
\* 2000 - 0800 30 dBA L10

Rural Zones: \* 0800 - 2000 55 dBA L10  
\* 2000 - 0800 40 dBA L10

Shouldn't these conditions apply to the whole holiday park.

- With regards to safety it is also important that under the new Health and Safety rules that the designation includes the

whole reserve so that this too can be efficiently administered and ensure that the whole reserve area operates under the designations conditions and it is safe.

- Another example is the Park Office. The office is in the designation and is not near the entrance of the park. The most efficient place for the office is at the entrance to the park. Monitoring guests and visitor in and out of the park is very important and even more so with the new Health and Safety laws. The extension of the Motor Park Designation would mean that the designation 175 would incorporate the entrance to the park.

I therefore ask that with this new evidence that the Council revisit factors supporting this.

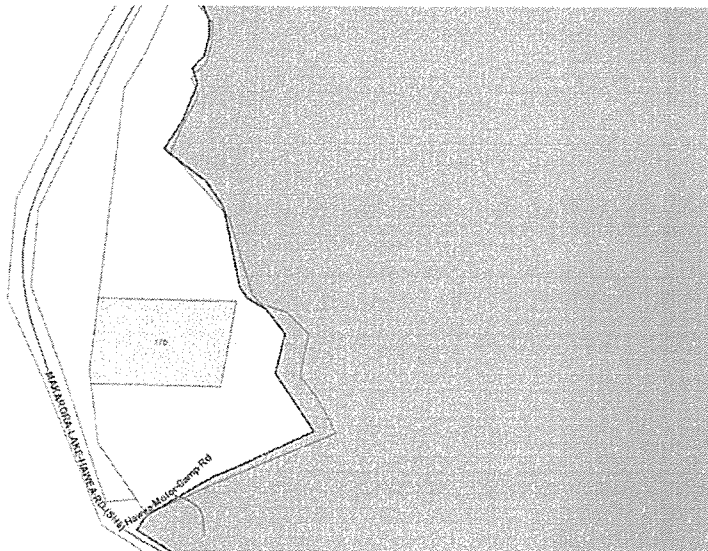
One other point I would like to raise today is with regard to the evidence provided by Galavazi in point 8.3 stating that Designation 175 was rolled over from the Operative District Plan.

The designation was rolled over which shows that it has not been changed or updated since 1995 which is nearly 20 years ago and we believe the designation is out of date.

I therefore would like this to be revisited for a number of reasons.

- The designation doesn't align with the approach council has taken towards other sites in the area.
- It is also imperative for the efficiency and safe functioning of the park that the designation rules incorporate the whole park so that the council can manage the park accordingly.
- It is imperative that for designation conditions for Motor Park to cover the whole area as the Lake Hawea Holiday Park is operating on the whole reserve area.
- The current designation maps are out of date and have not been renewed prior to being rolled over. Designation 175 includes Lot 2 and this has not been included on the District Plan Maps. The designation was extended to include the 2nd Ablution block. Please see the plan below showing the addition of lot 2 which is not included in the map below

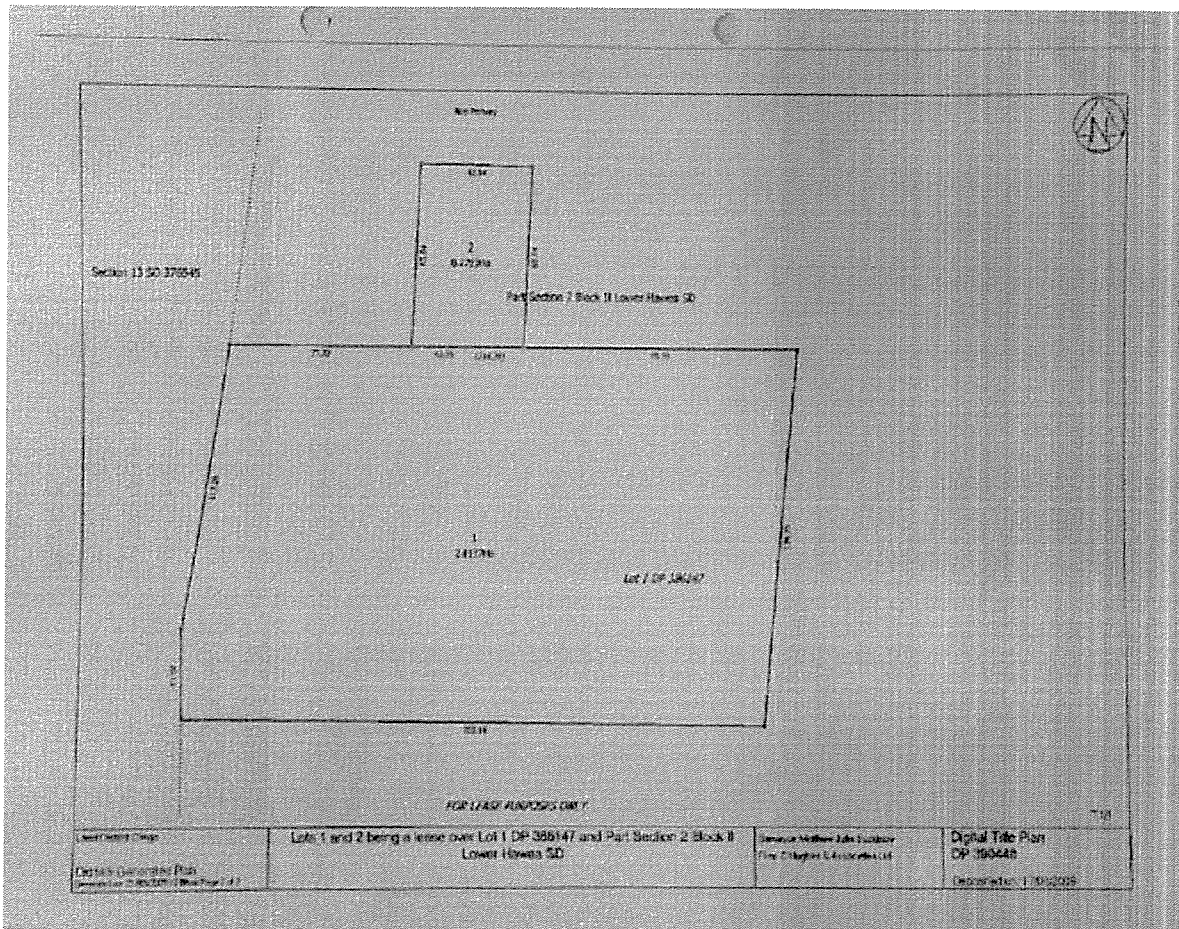
Map showing current Designation:



Operative District Plan Maps: Designation 175:



## 2009 Plan showing designation including lot 2



- The designation was rolled over without any consultation or discussion with the lessees or any consideration for the wellbeing and management of the park or consideration for the safe or efficient functioning of the park.

Conclusion:

It is beneficial to the Council, the lessors, the lessees, the ratepayers and the campers that designation 175 Motor Park to be updated and to include the whole reserve which incorporates the whole of Lake Hawea Holiday Park.

Thank you.

Sarah Burdon