

**BEFORE THE QUEENSTOWN LAKES
DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991
(the "Act")

AND

IN THE MATTER of the Queenstown Lakes Proposed
District Plan

**Statement of Evidence of
Richard George Burdon**

For Glen Dene Ltd #2407

24 August 2018

1.0 Introduction

1.1 My name is Richard George Burdon. I hold the qualification of a Diploma of Farm Management from Lincoln University. I am a director of Glen Dene Ltd. Glen Dene Ltd is the lessee of the Lake Hawea Holiday Park and owns the land to the North and West of the Park. I farm Glen Dene Station to the North of the Holiday Park. I am presenting this evidence in support of submission #2407 on behalf of Glen Dene Ltd.

2.0 Scope of Evidence

2.1 This evidence has been prepared to support submission #2407 (Glen Dene Ltd and Sarah Burdon) on Stage 2 of the Proposed District Plan in relation to the zoning of land around the Lake Hawea Holiday Park.

2.2 I invite the commissioners to come and visit the Park with Sarah and myself to understand our vision for the camp and surrounding Glen Dene land.

2.3 We bought the Holiday Park in 2009 from the Cotter family who started the park and ran the park for over 40 years. Glen Dene Ltd owns the surrounding land to the West and North of the Holiday Park. Since then and running the park for the last 9 years we have noticed several things.

- Camping is only suited to the summer months.
- The demand for accommodation is a major issue for the district.
- There a new demand for a range of accommodation options and especially year-round accommodation with ensuite facilities. We would like the Lake Hawea Holiday Park to be able to offer these options.
- Strong growth in tourism is predicted over the coming years and more accommodation will be needed for the growing numbers of holiday makers and temporary workers. Hawea has little or no land zoned for Visitor Accommodation.
- Currently in order to put any buildings or structures in the park we must go through Council's property management group APL and then a plan of approval is put into Council. We then must go through the resource consent process and building consent process. This is not an easy process, in fact it is a very frustrating and costly process.
- To be sustainable the park needs to be operational 12 months of the year to maintain staff. Cold winter and people's preferences for self-contained accommodation means there has been an increased demand for built facilities.

2.4 Lake Hawea is a special place in that like Wanaka it has a beautiful lake, great fishing and great walking and bike tracks. The main difference between Wanaka and Hawea

is that Lake Hawea is away from the hustle and bustle. With the lakefront reserve there is unlimited access to the lakefront. We see the Holiday Park playing a strategic position as the first lakeside camp with full amenities at the entrance to the Queenstown Lakes District for travellers having come down the West Coast.

- 2.5 The Holiday Park caters for an increasing demand for camp spots given the increasing tourist numbers and the attempts to control freedom camping especially for campers without independent facilities.

3.0 What We Are Trying to Achieve

- 3.1 We are trying to create a holiday park at the camp and on our adjoining land with modern holiday park facilities offering many accommodation options and a great safe experience. With tourist numbers growing faster than most predictions our accommodation business needs a district plan that allows for permitted activities and the right zoning for to cater to the changing needs of guests and this includes having facilities, buildings and structures that can be built without frustrating consent processes. An improved quality of facilities helps enhance the economics of the Holiday Park by extending the market beyond summer camping season and will provide facilities to reduce freedom camping issues.
- 3.2 We have lodged an appeal on the Stage 1 decisions on the Proposed District Plan. We also note that the zoning of Lot 2 DP 418972 is outside the scope of this hearing. In our eyes this is a concern with the way the Proposed District Plan has been notified in stages. For us this has meant that the zoning of the campground and surrounding land is not being considered in an integrated manner as it has been spread over two hearings with possibly a third to come.
- 3.3 We would like to see from this hearing process the Council support underlying zoning of the campground to Community Purpose - Camping Ground Zone and seek the same zoning for the Glen Dene Ltd land to the North of the Campground (Lot 1 DP 418972).