

## Duncan White for Glen Dene Ltd and Sarah Burdon – Hearing Stream 15 – Open Space and Recreation Zones

1. I have presented evidence relating to submission #2407 on behalf of Glen Dene Ltd and Sarah Burdon supporting the zoning of the Lake Hawea Holiday Park to Community Purpose – Camping Ground. The evidence also covered the zoning of Lot 1 DP 418972 (1.4 hectares) (Lot 1) owned by the applicants (who are also the lessees of the campground) and managed as part of the campground. This summary focuses on the zoning of Lot 1. In preparing this summary I have reviewed paragraphs 4.4 – 4.7 of Council’s legal submissions for the Stream 15 hearing in relation to my evidence and note the conclusions that my evidence is considered to be out of scope. I note that the wording of the Commissioner’s minute “*visitor accommodation sub-zone*”<sup>1</sup> could equally apply to the Community Purpose - Camping Ground Zone which is referred to as both a zone at various places in the proposed Open Space and Recreation Zones chapter and a sub-zone (eg Rule 38.8.2.12). However I also note the Commissioners’ comments on the Glen Dene Stage 1 submission: “*We find it would be more efficient and effective (as a means to achieve the objectives of the PDP) for the submitters to take up the Council’s offer to consider expansion of the area zoned Open Space and Recreation Purposes Camping Sub-Zone as part of the Stage 2 Variation hearing process.*”<sup>2</sup>
2. On the basis that the evidence is within scope there are two issues for consideration: whether the Community Purpose – Camping Ground Zone can be applied to land not owned or administered by Council; and secondly whether this zoning is the most appropriate way to achieve the purpose of the RMA.
3. At section 3.0 of the evidence I have considered that in the case of Lot 1 it would be appropriate for Lot 1, despite being privately owned, to be zoned Camping Ground as it is owned by the lessees of the Lake Hawea Holiday Park, adjacent to the campground, run as part of the campground, small in area and more logically part of the camp than the adjacent Glen Dene Station, and any issues with the management of the campground would be most obviously reported to the campground lessees, who own the land and manage its use.
4. Having concluded that it would in this situation be appropriate for Lot 1 to have an Open Space zoning the evidence then considers that the Camping Ground Zone objectives and policies are more appropriate to achieve sustainable resource management of Lot 1 than those of the Rural chapter and would be efficient and effective. The proposed provisions avoid inappropriate development within the ONL and on the margins of Lake Hawea and are considered to appropriately avoid, remedy, or mitigate against adverse landscape effects, landscape character and visual amenity. It is considered that there will be limited adverse environmental effects, no cultural effects and some social and economic benefit benefits arising from the Camping Ground zoning, more than might otherwise occur by the alternative Rural zoning of Lot 1.

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<sup>1</sup> Para 31 Second Decision Relating to Submissions Not “On” the PDP, 2 August 2018

<sup>2</sup> Para 64 Report 16.6 Report and Recommendations of Independent Commissioners Regarding Upper Clutha Planning Maps Lake Hawea Campground, 27 March 2018