

Submission on behalf of the Trustees of Lakeland Park Christian Camp

Proposed District Plan 425

Background

1. Lakeland Park Christian Camp (LPC) is a very special place.
2. When the land was first obtained and the idea of the camp originated some 60 years ago there was no road to it let alone any development on the Peninsula.
3. The camp that was established and which still exists today came about through the hard work and dedication of a large number of people who had the sole intention of creating a camp dedicated to Christian ideals to allow church groups and families to go and stay and to enjoy sharing their beliefs in the unique and spectacular setting that its location provides.
4. The development of the camp over the years was through the tireless hard work and generosity in time, labour and materials of hundreds of people. A short history of the camp and its development is attached as annexure 1.
5. The Christian beliefs and ideals that were at the heart of the establishment of LPC subsist today, with LPC being aimed primarily at providing accommodation and facilities for and use by church groups, youth groups, special needs and at risk children, primary, intermediate and secondary schools as well as other community groups.
6. LPC has a policy of being a drug, alcohol and a smoking free zone.
7. The Trustees of the Trust have a deep and sincere commitment to provide a safe and affordable facility to the numerous groups that use it, in the Queenstown Lakes region.

Recent Trends

8. Unfortunately, over the years the residential development in the area has impacted upon the camp and has required LPC to develop strategies so that it remains a “good neighbour” to those that have moved in.
9. It has been the case for LPC that it has had to adjust to cater for the “newcomers”, rather than them accepting the existence of the Park and allowing for that.
10. The LPC now has to deal with issues over trees restricting views and shading, access, especially people taking shortcuts across the site, the consequential issue of site security and trying to reduce the noise generated by users of the camp.
11. With the encroachment of residential development over the years there has been a clear erosion of LPC’s amenity values and environment and the proposed development threatens this to an even greater degree.

The proposed change to Medium Density Housing

12. While not opposed to development as such, the type of development being proposed is of real concern.
13. Medium density housing along the LPC’s eastern boundary has real potential to affect the special atmosphere that the camp has.
14. Happy people enjoying themselves make noise. Lots of happy people enjoying themselves can make a lot of noise both during the day and in the evening. Add to this the fact that a number of the people that use the park have special needs or are children at risk and special considerations must be allowed for. Each of the different groups that use the camp have their own dynamic and this must be taken into account in considering the development of the adjoining land.

15. Reverse sensitivity is an issue. The people purchasing houses and moving into the new development must be aware of and be tolerant of the camp's activities. The real concern LPC has is that the newcomers to the area will not be tolerant or understanding of what the camp is for and conflicts may arise.
16. It is important that the District Plan, and any proposed change to it must preserve the existing use that LPC has had from the time it was created 60 years ago. The plan must recognise and take into account the special nature of the camp and ensure that its use and users are not hampered by the wants and desires of new neighbours who perhaps may not appreciate having the camp, with all that that entails, in close proximity to their homes.
17. The risks to the camp are exacerbated by the fact that medium density housing with its very small section sizes, down to 250 m², is not likely to be attractive to families with children, and is more likely to attract couples without children or older couples who may not be tolerant of the camp's requirements to meet the needs of its youth who use it.

Mitigation of effects

18. If the proposal is successful it is submitted that as part of the plan change there must be conditions imposed to mitigate the effects on LPC.
19. The primary suggested means to mitigate the negative effects of the proposal is to create as much separation between the camp and any new development as possible.
20. This can be by:
 - A buffer zone created along the eastern boundary; and/or
 - A substantial embankment (bundling) to reduce noise impacts on neighbours; and/or
 - Substantial planting to reduce visual aspects and provide privacy for both neighbours and campers; and/or

- Substantial fencing to secure the properties of both neighbours and the camp; and/or
- Building line restrictions to require dwellings to be sited on the front part of the newly created sections rather than against the camp boundary.

21. Further mitigation can be achieved by the imposition of a No-complaints covenant on the titles of the sections abutting the camp in order to provide potential purchasers of the adjoining properties with notice of the activities of the camp. This would extend to complaints of nuisance, noise, existing and future plantings of trees and shrubs.

22. Finally, reserved access along the eastern boundary is required to trim existing trees.

Conclusion

23. LPC is a unique facility established in 1957 and developed primarily to help youth. The Trustees wish to protect it, and it must be protected.

24. There is a real need for this facility. It provides a safe, secure and attractive environment for groups of people who need such a place.

25. The need for such a facility was recognised by the Government from the outset when the land was initially vested in the Trustees of LPC by notice in the Gazette in 1957. The need has not changed.

26. It would be a complete failure if the Council allowed the proposed development to impact to such an extent that LPC, its function and its role were compromised to any greater extent than it has already as a result of the development of the area that has already occurred.

27. While LPC accept that it cannot halt progress or further development it hopes that the effect of it can be minimised and asks that such conditions and restrictions be imposed so as to protect this very special place.

Dated this twenty second day of June 2017



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Murray Frost
Trustee LPC