

COVER LETTER
TO DOCUMENT BUNDLE DELIVERED TO THE WCB ON 5/11/20 BY RIK DEATON OF
LANDESCAPE WANAKA / HERON INVESTMENTS LTD.

Contact: Rik Deaton - 021 280 1018 / ops@landscape-wanaka.nz

Contents of this set of documents:

1. **DOCUMENT 1)** - Formal Application for a Lakefront Reserve Commercial Licence to operate an “***Active Sightseeing and Transportation Electric Bicycle Rental Facility***” from the foreshore reserve of Lake Wanaka. This operation to be co-located with a mobile food services facility as described in detail and justified fully in the application document.
 - 1.1. This is much more than merely a short term bicycle rental operation or a one-way three hour cycling experience. This is a comprehensive top-to-bottom strategy to take cars and motorhomes off our roads and out of the central Wanaka parking tangle by providing a truly viable and desirable alternative to sightseeing and in-town transport by ICE vehicle in a region entirely without public transport. It is a synergistic high volume electric bicycle operation without peer aimed directly at the visitor segment of our population.
 - 1.2. Our e-bikes - all 80 of them - are very specifically and very intentionally not mountain bikes.
 - 1.3. As opposed to the out of town owned “Ride and Dump” proposal also before Council presently, this is a closely managed locally owned operation that seeks to eliminate every concern a possible renter may have and thereby enable far greater confidence, utility and uptake in the older “returning” cyclists e-bikes are empowering.
 - 1.4. Despite recent assertions to the contrary by elements within QLDC, it is simply unarguable that this proposal is other than fully and comprehensively congruent with all relevant objectives and policies of the Lake Wanaka Reserves Management Plan (RMP) in a manner that absolutely no extant commercial Lakefront Reserve licensee exemplifies and no other bicycle rental operation is ever likely to match.
 - 1.5. Despite there being absolutely no valid basis for public notification of this submission (as outlined in the submission document) we have decided that public notification is in fact in our best interest in this instance as it will take this decision out of the hands of the cubicle dwellers in Parks and Reserves at “*We Say No for a Living HQ*” and put it in the hands of our community. After a public notification, advertising and lobbying campaign the likes of which I doubt you have ever seen, we will be satisfied to accept the adjudication of the non-partisan elements of our community ... i.e. if a majority of submissions are unfavourable we will withdraw our application, if the majority are favourable we will proceed with all possible vigour and make QLDC a laughing stock and more of a pariah than it already is if it still says no.
2. **DOCUMENT 2)** - An invoice from Heron Investments Limited to QLDC for \$15,000.00 to cover our costs for having to make QLDC’s bogus seismic risk assessment of our

property, submitted as “Expert Witness Evidence” in the Rural Visitor Zone legal proceedings recently concluded, go away.

2.1. I have already taken legal advice on this matter and you would be well advised to take this seriously. If I have to come after QLDC in court for this I will be instructing Senior Council and I will be coming after punitive damages as well as merely covering our costs. Local government does not get to submit fraudulent expert witness testimony in legal proceedings, get found out and get away with it unscathed. The actions of QLDC in this matter are egregious and unconscionable - please believe that I will be taking this as far as it can go.

2.2. Also, I am strongly tempted to add a further amount for the incredible costs associated with “negotiating” our way up, over several months and involving many, many hours of work by Heron Investments and our planning consultants, from an initial QLDC total whole-of-site building footprint starting position of 500m² to the eventual approved total of 6,000m² for this dramatically beneficial (to this community) RVZ on an undeveloped 115 hectare property when a standard rural building platform on four hectares is 1,000m². It is difficult to know quite how to intellectually deal with and process such a puerile and insulting gambit but ... out of generosity and our sense of community spirit ... and since we won, we will let that one slide.

3. **DOCUMENT 3)** - An offer to buy the decommissioned and, apparently, currently surplus to requirements Hargassner Wood Gasification Boiler (Hargassner being the Austrian manufacturer whose factory I have visited twice) at the now closed *Old Wanaka Pool* at Mount Aspiring College.

3.1. I will take it on an **as is** basis once the former operator has demonstrated that it is still functional and given basic instruction on its operational parameters to our staff.

3.2. If this offer is accepted, QLDC to uninstall and deliver the complete and undamaged system to our address at 93 Camp Hill Road as part of the purchase price.

3.3. I am willing to pay the fully depreciated value (as given in QLDC’s most recent annual accounts) of this piece of very second hand and well used plant and my terms are *payment in full 36 months after delivery with zero interest* - consider this to be helping a local family-owned tourism business (that QLDC has relentlessly thwarted in its attempts to establish itself for the last three years) survive Covid.

3.4. Alternatively, in a second extraordinary demonstration of goodwill and community spirit, I am willing to accept this idle and dilapidated boiler in lieu of the payment of the above mentioned invoice for the fake seismic report. I would be satisfied that this would constitute full and final payment of our costs in that matter.

4. **DOCUMENT 4)** - A demand that the eight new *“Responsible Camping Ambassadors”* who will be *“roaming the district as the friendly face of responsible camping”* be equipped with a well designed brochure delineating all of the area’s possible motorhome/camper van accommodation alternatives and outlining their basic services along with a location map and that they offer this guide to each and every traveller they talk to.

4.1. We further demand that this brochure be paid for from the half mill that QLDC has been gifted by national government for the purpose as opposed to making the various campground operators pay for it in these troubled times.

4.2. You will perhaps not be surprised to learn that we, LandEscape Wanaka, also demand to be included in that brochure as a premium motorhome accommodation provider with a unique offering wherein we provide parking in an invisible location in a beautiful rural setting with a private wood fired hot tub at the site and offer e-bikes with unlimited battery swaps for the occupants to sightsee and travel into Wanaka as opposed to ... **DOING THE SAME DAMN THING ON OUR EVER MORE CROWDED ROADS IN THEIR GIANT MOTORHOME!**

4.3. Mind you, to really make that work we need the Lakefront Commercial Licence area for battery swaps, bike drop offs and shuttle bus pick ups. **SO QLDC/WCB ... DO YOU REALLY WANT TO HELP SOLVE THE MOTORHOME PROBLEM, THE TRAFFIC PROBLEMS AND THE CENTRAL WANAKA PARKING PROBLEMS OR NOT?**

5. **DOCUMENT 5)** - A set of architectural and informational drawings explaining the **LandEscape Wanaka / Maungawera Rural Visitor Zone**. Since only two of seven Wanaka Community Board members could be bothered to finally accept one of the multiple invitations that have been issued over the last three years to visit our magnificent property (thank you Niamh and Barry) and engage with us to help bring this project, with all its multiple community benefits, into being, I include these drawings for the rest of you to inform yourselves about what is coming for this property. Since it will be the Councillors amongst you who will be ratifying the positive Rural Visitor Zone recommendation of the Board of Commissioners when they hand it down in a few weeks you ought to perhaps know a little something about what you will be voting on.

5.1.NB: It is unimaginable in the present circumstances, and in the face of the national reset of tourism, and in the case of an otherwise commercially unviable farming property, and with us having turned QLDC's Senior Strategic Planner from an opponent to a proponent, that the Board of Commissioner's recommendation in respect of our RVZ application can be other than in the affirmative. When that affirmative recommendation is handed down - **before Christmas** - it is equally unimaginable that it would not be ratified **instantly** (also before Christmas) by Council so that this struggling Wanaka family can perhaps begin operations in earnest and turn our minds from wading through QLDC's never ending obfuscatory, disingenuous, time extending, cost escalating, bureaucracy perpetuating nonsense to running a business. A business that dramatically enhances Wanaka's tourism offering, offers employment to members of this community, demonstrates true sustainability principles on our magnificent farm and allows this family to finally stop fire-hosing money into the bottomless pit of the resource consent industry and earn a damn living.