

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stage 3 of the
Queenstown Lakes
Proposed District Plan

**MINUTE 32 – REZONING LAND ZONED IN PREVIOUS STAGES
OF THE PDP PROCESS**

1. As part of his pre-circulated legal submissions for Scope Resources Limited, Mr Nolan QC is arguing that the approach taken by Council on rezoning sites previously zoned in an earlier stage of the PDP process is flawed, and that the Hearing Panel has no ability to recommend grant of such submissions: see <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings/stream-17-general-industrial-zone-three-parks-commercial-101-ballanyrne-road-rezoning-business-mixed-use-and-residential-design-guides-and-variations>.
2. Although Mr Nolan's argument relates to a submission seeking rezoning of a rural property to General Industrial Zone, it appears to me that the argument, if correct, would likely apply with equal force to submissions seeking rezoning of land to Rural Visitor Zone. Given that parties have previously been proceeding on the basis advised in the opening submissions for Council (that such submissions would be considered on their merits), I consider that I ought to give parties pursuing such relief the opportunity to make submissions on the argument Mr Nolan raises.
3. I note that I do not think that Mr Nolan's argument applies to parties seeking to rezone land in close proximity to land which has been zoned in the notified version of Stage 3 (examples of that situation that come to my mind are the submissions of Southern Ventures Property Limited, Universal Developments (Hawea) Limited and Lake McKay Limited Partnership).
4. For those parties, however, whose submissions sought rezoning of discrete sites separated from any other land zoned as part of Stage 3/3B, I will accept written submissions responding to the line of argument being pursued by Mr Nolan, such submissions to be with the Hearing Administrator no later than 1pm Friday 21 August 2020.

Dated 12 August 2020

A handwritten signature in blue ink, consisting of a large, stylized initial 'T' followed by a series of connected loops and a horizontal line at the end.

**Trevor Robinson
Chair
Stage 3 Hearing Panel**