

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

AND

IN THE MATTER of Submission 806 lodged by
Queenstown Park Limited
(revised version dated 30
October 2015)

DIRECTIONS UNDER S.37(2) OF THE ACT

1. On 23 October 2015 Queenstown Park Limited (“the submitter”) lodged submission 806. By letter dated 30 October 2015 the submitter’s counsel lodged a revised version of the submission. The revised version was duly included in the summary of decisions requested notified by the Council on 3 December 2015. On 2 February 2016 a waiver of time was granted in respect of the lodgement of the revised version of the submission.

2. On 10 February 2016 I was made aware of a letter from the submitter’s counsel sent to the Council on 15 December 2015. This letter described the extent of the land to which the submission applied in a more accurate and clearer way than the description given in the submission, including the attachment of various maps which attempt to define the area the submission applies to.

3. Having considered the contents of the submission and the letter of 15 December I am not satisfied that the submitter has accurately identified the geographical extent of the land which the submission seeks to be rezoned or have special provisions applying. The following problems are noted:
 - a) Paragraph 3 of the 15 December letter sets out the legal description as being two lots held in one title, but the map attached as Appendix B appears to identify five lots;

 - b) The relief sought in paragraph 1.13(a) of the submission seeks to rezone land outside of the submitter’s land, but the location and extent of this is nowhere adequately defined. Appendix C attached to the 15 December letter is not of sufficient detail to suffice;

- c) The relief sought in paragraph 1.13(b) seeks the removal of Outstanding Natural Landscape classification from certain land within the submitter's land, but no adequate definition of this is provided.
4. The relief sought in paragraph 3.7 suffers from the same deficiencies and the structure plan attached as Appendix A to the submission fails to define the area of the Structure Plan or the Activity Areas within it referred to in that Appendix.
5. The submitter is directed under s.37(2)(b) to provide the following so as to rectify the deficiencies outlined above:
 - a) A definitive plan identifying the extent of the submitter's land, including legal description, and the parts of that land to which the submission applies;
 - b) A plan showing the area of land outside of that owned by the submitter to which the submission applies at sufficient scale to enable an adequate understanding of the dimensions of the land involved;
 - c) A plan identifying those parts of the submitter's land from which it seeks to have the Outstanding Natural Landscape classification removed;
 - d) A plan showing the extent of the Structure Plan that is proposed by the submission and the delineation of the various Activity Areas within as referred to in the submission.
6. This material is to be provided by 4pm on Friday 19 February 2016. On receipt of this material a summary of the submission will be re-notified for further submissions.

Dated 11 February 2016

A handwritten signature in blue ink, appearing to read 'Nugent', written in a cursive style.

Denis Nugent
Hearing Panel Chair