

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL

IN THE MATTER the review of parts of the Queenstown Lakes
District Council's District Plan under the First
Schedule of the Resource Management Act 1991

AND

IN THE MATTER of submissions and further submissions by
QUEENSTOWN PARK LIMITED and
REMARKABLES PARK LIMITED

**MEMORANDUM OF COUNSEL ON BEHALF OF QUEENSTOWN PARK LIMITED AND
REMARKABLES PARK LIMITED**

24 MARCH 2017

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MAY IT PLEASE THE PANEL:

Introduction

1. This memorandum of counsel is filed on behalf of Remarkables Park Limited (**RPL**) and Queenstown Park Limited (**QPL**) in relation to:
 - (a) QPL's submissions on Hearing Stream 11 – Ski Area Sub Zones (**SASZ**) Mapping of the Queenstown Lakes District Council's (**the Council**) Proposed District Plan (**PDP**); and
 - (b) RPL and QPL's submissions on Hearing Stream 13 – Queenstown Mapping of the Council's PDP.

Stream 11 – Ski Area Sub Zones

2. QPL is currently scheduled to appear at the SASZ hearing on 10 May 2017. However, the s42A report prepared by Anne Banks records that QPL's SASZ submission is to be heard as part of the Stream 13 - Queenstown Mapping hearings. Specifically, the s42A Report states¹:

“I also wish to clarify that the submission point of Queenstown Park Limited (806) which seeks "the expansion of the Ski Area Sub Zone South to the Doolans and/or the renaming of that sub-zone to the "Remarkables Alpine Recreation Area" **will be considered in the Queenstown Mapping Hearing Stream, and is not within the scope of this evidence. This allocation has been made because it is considered that the submitter's relief sought is more akin to a Special Zone than a SASZ, which is integral to the submitter's other relief sought for the creation of a new 'Queenstown Park Special Zone'.** This approach has been confirmed with, and agreed by the submitter.”

[Emphasis added.]

3. QPL supports Ms Banks' approach. As a general proposition, the proposed expansion of the SASZ is but one method by which to deliver a gondola corridor. Another method that will be advanced as part of its submission on Hearing Stream 13 – Queenstown Mapping is a gondola corridor “overlay”. Further, any proposed method would need to be considered in the context of the Council's recommendation

¹ Anne Banks' S42A Report at paragraph 3.10.

that Passenger Lift Systems are a restricted discretionary activity in the Rural Zone². However, QPL does not wish to withdraw this part of its submission as it may provide scope by which to address unforeseen matters that may arise as part of the hearing process and assist with good decision making.

4. We are obliged to record that we received informal advice regarding the SASZ mapping hearing by email from Julia Chalmers (dated 15 November 2016). The email stated:

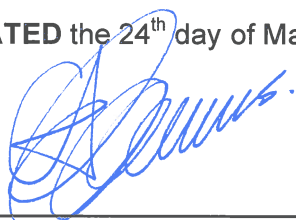
“Sorry for the delay – I have a response for you.
The Chair has advised that this will be heard as part of the SASZ mapping hearing – they want to consider all alterations to SASZ boundaries in one hearing stream”

5. However, given the comments in Ms Banks’ s42A and QPL’s position in relation to the use of the SASZ as a method to provide for a gondola corridor, we consider it appropriate to formally revisit and clarify this matter.

Conclusion

6. For the reasons set about above, QPL and RPL respectfully request that QPL’s submissions on SASZ be heard as part of RPL’s and QPL’s submissions on Hearing Stream 13 – Queenstown Mapping.

DATED the 24th day of March 2017



J D Young / C Adams

For Remarkables Park Limited and Queenstown Park Limited

² Proposed Rule 21.14.9