

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 Hearing Stream 13:
Queenstown Mapping

MINUTE CONCERNING MATTERS TO BE COVERED IN COUNCIL REPLY

1. As we discussed with counsel during the hearing, we have a short list of matters which we would like discussed in the Council's reply. This is not intended to limit the matters the Council covers in its reply.
2. There are two general matters which apply to a number of submissions, and three matters which are of more relevance to a single submission, although there may be a broader application of the principle involved.

General Matters

3. The Hearing Panel requests feedback from the Council as part of its reply on the following:
 - a) Where a submitter has sought an ODP zone (Rural Visitor Zone being the zone most commonly chosen, but not exclusively) and the Hearing Panel comes to the view that some alternative zoning to that notified is appropriate, but the option presented by the submitter is not considered by the Panel to be the appropriate zoning (having considered it in accordance with sections 32 and 32AA), should the Panel recommend a "placeholder zone" to provide some certainty to the relevant submitter(s) that the Council will review the zoning in a future stage?
 - b) When the Council withdrew the provisions from the PDP relating to visitor accommodation, it seems that submissions supporting, opposing or seeking to amend such provisions were effectively nullified. However, we would like the Council's view on the status of those submissions which sought the extension of the visitor-accommodation subzone over all or part of their land.

Specific Issues

- c) When hearing Submitter 715¹ there appeared to be some ambiguity as to how the existing airfield on that property, and the NZone skydiving operation, would be affected by rules in the PDP under the notified Rural Zone. We note that the airfield may be used by aviation activities other than the NZone operation.. We would like the Council to set out how it sees those activities being affected by the various PDP rules with reference to the reply versions.
- d) When hearing Submitter 827² an assertion was made that golf courses are a permitted activity in the Gibbston Character Zone as they amount to commercial recreation and involve groups of less than 10 persons. We would like the Council's to address whether it considers this correct or not. If not, what activity status would apply to a golf course in the Gibbston Character Zone?
- e) During the hearing of Submission 806³, among the set of provisions proposed by the planning witness for the submitter, Mr Serjeant⁴, were two proposed standards which we would like the Council to comment on. These read:

44.5.12	Stocking Rate above 600 masl between SNA F32B and F32A3 Maximum stocking rate shall be 3 units per hectare	D
44.5.13	Cattle grazing shall be outside the SNA areas	NC

The specific matters we want the Council to consider are:

- i. In what circumstances would these standards be triggered?
- ii. Would existing use rights affect their application?
- iii. Does the Council have the capability of monitoring such standards and enforcing them?

For the Hearing Panel



Denis Nugent (Chair)

15 September 2017

¹ Jardine Family Trust & Remarkables Station Limited
² Gibbston Valley Station Limited
³ Queenstown Park Limited
⁴ In Mr Serjeant's Supplementary Evidence, dated 28 August 2017