

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 9 –
Resort Zones

**MINUTE RESPONDING TO COUNCIL'S MEMORANDUM REGARDING
THE MILLBROOK ZONE**

1. On 14 November 2016, the Hearing Panel received a Memorandum from the Council seeking directions that various submissions and further submissions be heard as part of Hearing Stream 9 – Resort Zones, notwithstanding they relate to mapping issues. Counsel advises that the specific issue these submissions and further submissions relate to is the extension, in the Proposed District Plan (PDP), of the Millbrook Resort Zone onto the Dalgiesh Farm.
2. The Memorandum explains that there are several submissions supporting and/or opposing this extension and that, while they are rezoning issues (and would generally be considered in the mapping hearings), a different approach is called for in this instance. Counsel suggests that the presence of a structure plan over the relevant land means that there is a clear link between the specific rules applying to the land and the zoning of it, and this distinguishes it from other zoning requests, or map-related submissions. Counsel also provided a list of submitters the Council considers affected by this request.
3. In principle, I accept that there would be efficiency in hearing submissions relating to the extent of Millbrook Resort and the rules that affect it concurrently. In saying this, however, I distinguish between those submissions which support or oppose the extension onto Dalgiesh Farm, and those submissions which seek to extend the Millbrook Resort Zone onto their own land.
4. The Zone Purpose (Section 43.1) makes it clear that the Millbrook Resort Zone is specific to the Millbrook Resort. The resort is an integrated whole containing a variety of activities, and the structure plan included as part of the Zone is the resource management tool to deal with the land use management issues that arise. Whether the Millbrook Resort zone should be applied to land which is not part of

Millbrook Resort and not included in the structure plan, is a different question which should be considered as part of the overall consideration of zoning in the Wakatipu Basin.

5. I have considered the list of submitters provided by counsel. It appears that submissions 234, 346, 446, 499, 541, 558 and 559 do not relate to Dalgiesh Farm, but rather seek rezoning of the submitters' own land. Before making any directions as to which submissions are heard as part of Hearing Stream 9, I direct that the Council give more attention to the submissions listed and identify in each where it specifically relates to the extension onto Dalgiesh Farm. The further submissions are to be considered in the same way.
6. On completion of that exercise, the Council is to provide a list of the submissions/further submissions that are relevant, with references to where in the submission that relevance is stated.

For the Hearing Panel

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

Denis Nugent (Chair)

16 November 2016