

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 8 –  
Business Zones and  
specifically Chapter 15  
Local Shopping Centre  
Zone

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL REGARDING SUBMISSIONS TO BE HEARD IN THE  
REZONING / MAPPING HEARINGS**

**CHAPTER 15 LOCAL SHOPPING CENTRE ZONE**

**1 December 2016**

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## MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) to provide the Hearings Panel (**Panel**) with the submitter references for submissions that were considered in the s 42A report on the Local Shopping Centre Zone (**LSCZ**) in the Business Zones Hearing Stream 08, and are to be transferred to the rezoning hearings.

### Cardrona Valley Road LSCZ

2. In summary, the list of submissions "on" the LSCZ at Cardrona Valley Road that should be transferred over to the rezoning / mapping hearings are:
  - (a) Susan Meyer (274), Aspiring Lifestyle Retirement Village (FS1101), Wanaka Lakes Health Centre (FS1212); and
  - (b) Stuart Ian and Melanie Kiri Agnes Pinfold and Satomi Enterprises Limited (622).
3. The Council's opening legal submissions on Business Zones Hearing Stream 08 were that the Stuart Ian and Melanie Kiri Agnes Pinfold and Satomi Enterprises Limited (**Pinfold and Satomi Enterprises**) submission (622), raises core matters that are intrinsically linked to the size of the LSCZ at Cardrona Valley Road, and therefore should be given an opportunity to be heard in the rezoning / mapping hearings in 2017.<sup>1</sup> The Panel subsequently informed the Council that it wished to transfer the Pinfold and Satomi Enterprises submission (622) to the rezoning hearings, and asked the Council to provide a list of all affected submitters.
4. The parts of the Willowridge Developments Limited (249.26) submission and further submission of the Trustees of the Gordon Family Trust (FS1193.3) that relate to the size of the LSCZ of at Cardrona Valley Road have already been transferred to the rezoning hearings.
5. The Council has subsequently identified that submission Susan Meyer (274), and further submissions Aspiring Lifestyle Retirement Village (FS1101) and Wanaka Lakes Health Centre (FS1212) also relate specially to the LSCZ at

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<sup>1</sup> Opening Legal Submissions for Queenstown Lakes District Council, Business Zones Hearing Stream 08 at paragraph 7.12.

Cardrona Valley Road. The Meyer submission is in support of the notified zone but raises similar reasons such as allowing for commercial activities. For consistency, the Council considers that these submissions should also be transferred to the rezoning hearings.

6. The Council notes the memorandum filed on behalf of Pinfold and Satomi Enterprises and Satomi Holdings Limited (submission numbers 619 and 622 respectively) on 29 November 2016 supports the transfer of these submissions over to the rezoning hearings. Submission 619 made by Satomi Enterprises Limited is already allocated to the rezoning hearings and has not been considered as part of the Business hearing and therefore does not need to be transferred. Accordingly, this submission has not been included in the list at Paragraph [2] of this memorandum.

#### **1 Hansen Road LSCZ**

7. During the hearing on 30 November 2016, the Panel asked the Council to provide it with a list of all submissions relating specifically to the LSCZ at 1 Hansen Road. The Panel stated that it intended to also transfer these submissions to the rezoning hearings, to enable the site at 1 Hansen Road to be considered within the wider context of the rezoning submissions.
8. The list of submissions that are "on" the LSCZ at 1 Hansen Road that should be transferred over to the rezoning / mapping hearings are:
  - (a) Spence Farms Limited (698), Board of Airline Representatives of New Zealand Incorporated (FS1077), Queenstown Airport Corporation Limited (FS1340);
  - (b) NZ Transport Agency (719); and

- (c) Queenstown Airport Corporation Limited (433), Board of Airline Representatives of New Zealand Incorporated (FS1077), Queenstown Park Limited (FS1097), Remarkables Park Ltd (FS1117).

**DATED** this 1<sup>st</sup> day of December 2016



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J G A Winchester / S J Scott  
Counsel for Queenstown Lakes District  
Council