

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER OF Queenstown Lakes Proposed District Plan – Ski
Area Sub-Zones –Hearing Stream T11.

RESPONSE TO THE PANEL REGARDING CODC AND QLDC TERRITORIAL BOUNDARY-

SEAN DENT ON BEHALF OF NZSKI LIMITED (#572)

Dated: 17th May 2017

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INTRODUCTION

- 1.1. My name is Sean Dent. I am a resource management planning consultant and Director of Southern Planning Group. I presented expert planning evidence on behalf of NZSki Limited for the Ski Area Sub-Zone Mapping Hearings to the QLDC hearings panel on 9th May 2017.
- 1.2. During the hearing the Chairman requested that I caucus with the Council's planner Ms Banks in regards to a mapping error that was identified in paragraphs 10 and Appendix A of her summary of evidence dated 03 May 2017.
- 1.3. Specifically, Ms Banks had identified that the GIS boundary of the Queenstown Lakes District as it passes the south eastern boundary of the Remarkables Ski Area is incorrect. As such, it was alleged that NZSki's submission related to land contained within the Central Otago District.
- 1.4. Since the hearing I have liaised with Ms Banks as requested and she helpfully arranged a meeting between myself and Mr Marco Olmos from the Council's GIS team to clarify the situation.
- 1.5. During this meeting I was advised by Mr Olmos that circa 2011 the Council embarked on a process of digitising its District Plan Maps. As a result of the different and often large scales on the existing maps of the time it appears likely that the Queenstown Lakes District boundary was incorrectly established at this time.
- 1.6. When Clarke Fortune McDonald and Associates prepared the aerial maps attached as Appendix [A] of NZSki Limited's submission the GIS data utilised was abstracted from Council and as such, it appeared that the Queenstown Lakes District boundary ran along the ridgeline separating the Rastus Burn and the Doolan's catchments.
- 1.7. I have been advised by Mr Olmos that the PDP maps have been developed 'from scratch' utilising the Statistics New Zealand territorial boundaries. Therefore the PDP maps and the location of the Remarkables Ski Area Sub-Zone and the Queenstown Lakes District boundary are considered by Council to be correctly identified.

- 1.8. I have sought confirmation from Clarke Fortune McDonald and Associates that the above is a valid explanation and that the Statics New Zealand territorial authority boundaries are correct.
- 1.9. Clarke Fortune McDonald and Associates have assessed the QLDC, CODC and Statistics NZ boundaries and have advised that it is more than likely that:

“it was an error in the digitisation process whereby they [Council] mistakenly put the boundary along the ridgeline rather than in the correct boundary position, which created the ‘gap’ in question. It’s the only real explanation I can think of considering that that section of the boundary is the only part that’s different in QLDC’s GIS compared to CODC and NZ Stats.”

- 1.10. Accordingly, it is my opinion that Ms Banks has correctly identified the mapping error and I concur with her that the area of re-zoning sought by NZSki Limited in this location is in fact located within the Central Otago District and is therefore beyond the jurisdiction of the hearings panel to consider.
- 1.11. I do however consider that the area west of Wye Dome Spur and above Lake Alta is still within the Queenstown Lakes District and subject to consideration by the panel.



Sean Dent

17th May 2017