

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS PANEL**

**UNDER** the Resource Management Act 1991

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

**AND**

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

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**SUBMISSIONS ON BEHALF OF QUEENSTOWN PARK LIMITED AND REMARKABLES  
PARK LIMITED**

**STREAM 10 – NATURAL HAZARDS, DEFINITIONS HEARING, ENTIRE PLAN -  
CHAPTERS 2 AND 28**

**15 MARCH 2017**

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**MAY IT PLEASE THE PANEL:**

**1. INTRODUCTION**

- 1.1 These submissions are made on behalf of Queenstown Park Limited (QPL) and Remarkables Park Limited (RPL). Both QPL<sup>1</sup> and RPL<sup>2</sup> lodged submissions relating to matters relevant to this hearing stream.
- 1.2 Tim Williams has produced a statement of evidence for QPL and RPL, which has been pre-filed. That evidence addresses the outstanding substantive matters in relation to this hearing stream.
- 1.3 These submissions address the Council's position in relation to excluding the Remarkables Park Zone (RPZ) from the district plan review and QPL's/RPL's position in relation to their "Entire Plan" submissions.

**2. EXCLUSION OF THE RPZ**

- 2.1 Paragraphs 7.5 to 7.7 of the section 42A report for the "Entire Plan and General Comments" address the exclusion of the RPZ from the review. A memorandum of counsel dated 23 November 2016 is cross-referenced. In relation to those documents, RPL wishes to record:
- (a) It accepts and supports the Council's formal resolution to exclude the RPZ from the district plan review;
  - (b) It accepts that Chapters 1, 3, 4, 5 and 6 of the proposed district plan would apply to the RPZ and acknowledges that it has been heard in relation to those chapters; and
  - (c) It considers that all other "district wide" chapters of the proposed district plan will not apply to the RPZ and supports an express statement to that effect in the relevant chapters (by way of clause 16 amendment).
- 2.2 For completeness, it is noted that the memorandum of counsel dated 23 November 2016 refers to the desirability of notifying the five "district wide" components of Stage 2 before the rezoning hearings. This is relevant to QPL's submission seeking, *inter alia*, a rezoning of its land. QPL will shortly file a detailed

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<sup>1</sup> Submitter 806 and Further submitter 1097.  
<sup>2</sup> Submitter 807 & Further submitter 1117.

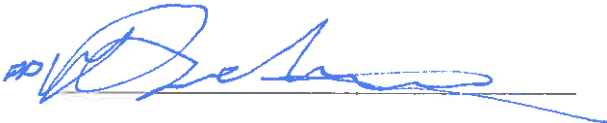
memorandum addressing the hearing of its submission addressing this and other pertinent matters.

**3. QPL'S/RPL'S POSITION IN RELATION TO THEIR "ENTIRE PLAN" SUBMISSION.**

3.1 Given that the Council has formally confirmed that the RPZ is excluded from the review and RPL has been heard in relation to those chapters that have implications for the RPZ, RPL does not seek to pursue its entire plan submission.

3.2 QPL's entire plan submission remains on foot to the extent that it may be relevant to the drafting of the proposed Queenstown Park Zone. However, QPL will not be pursuing that submission in relation to other chapters or zones within the proposed district plan (noting that it has been heard in relation to the Rural zone provisions which is the Council's proposed zoning for its land).

**DATED** the 15<sup>th</sup> day of March 2017



J D Young

Counsel for Remarkables Park Limited and Queenstown Park Limited