

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

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

**AND**

**IN THE MATTER** of Priority Area Landscape Schedules  
Variation to the Queenstown Lakes  
Proposed District Plan

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**Summary of Planning Evidence of Morgan Kendall Shepherd**

**9 November 2023**

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## **1 Introduction**

- 1.1 My name is Morgan Shepherd. My qualifications, planning experience and confirmation of my adherence to the Code of Conduct is outlined in paragraphs 1.1 – 1.3 of my evidence dated 11 September 2023.
- 1.2 I attended the expert conferencing held on 3 October 2023 and signed the joint witness statement (JWS) dated 9 October 2023, although the matter I will speak to today was not specially discussed at the conferencing nor within the JWS.
- 1.3 This summary relates to a submitter-specific matter regarding Northlake Investments Limited (NIL), in relation to Schedule 21.22.22 Dublin Bay ONL PA.
- 1.4 As set out in my evidence dated 11 September 2023, there has been various versions of mapping that has differed with respect to the northern boundary of the Northlake Special Zone (NSZ) and the Dublin Bay ONL PA.
- 1.5 The NSZ is an operative special zone, similar to the Mount Cardrona Station Special Zone example discussed in yesterday's hearing and therefore the same issues arise with respect to an ONL PA extending over an operative special zone.
- 1.6 In this case, Council's landscape expert, Mr Head has, in his rebuttal evidence confirm that this is a mapping error<sup>1</sup>. Mr Head then goes on to suggest that this mapping error can be rectified when the special zones are reviewed and brought into the PDP through a separate process.
- 1.7 To avoid unintended application of the Dublin Bay ONL PA (as it relates to the NSZ) in the interim, it may be efficient to include this within the Council's list of Clause 16 amendments.
- 1.8 I am happy to take any questions.

**M Shepherd**

9 November 2023

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<sup>1</sup> Paragraph 3.40 of his evidence.