

**BEFORE HEARING COMMISSIONERS
IN QUEENSTOWN | TĀHUNA**

UNDER THE Resource Management Act 1991 (“**Act**”)

IN THE MATTER OF The Priority Area Landscape Schedules Variation (“**Variation**”) to the Queenstown Lakes District Council’s (“**QLDC**”) Proposed District Plan (“**PDP**”)

AND IN THE MATTER OF a submission and further submission by Cardrona Cattle Company Limited (“**CCCL**”), seeking among other things, removal of Victoria Flats from the Priority Area Landscape Schedules

BETWEEN **CARDRONA CATTLE COMPANY LIMITED**

Submitter & Further Submitter

AND **THE HEARING PANEL**

A Panel with delegated authority to hear submissions and make recommendations to QLDC

**MEMORANDUM OF 27 OCTOBER 2023
ON BEHALF OF CARDRONA CATTLE COMPANY LIMITED**

Hearing Panel: Chairperson Jane Taylor, Commissioner Peter Kensington

1. This memorandum follows the Council’s memorandum dated 20 October 2023, but only circulated to submitters on 24 October 2024 (ie Tuesday this week, just 3 clear days ago). It also follows a memorandum from Passion Developments Limited dated 26 October 2023, and circulated to submitters this morning.
2. The Council’s memorandum appears to confirm that Ms Gilbert is providing evidence before this Panel that is different to the ONL boundary in the PDP for a particular location. That seems to be a cryptic invitation for the Panel to consider a different location through this process. At the very least, when considering the content of the PA Schedules, it confirms that the Panel is able to receive expert evidence as to what is and isn’t considered by an expert to be an ONL or ONF. It follows that the Panel must then decide what to do with that evidence. It could for example, if it finds jurisdiction, alter the ONL boundaries, or, make clear in the PA Schedules that although located within a PA mapped area, that parts of that PA are not considered on the evidence before them, to be ONL.
3. The Passion Developments Limited memorandum attaches mapping information prepared by Mr Skelton identifying a proposed amended ONL




boundary. From the memorandum, it appears as if this information was requested by the Panel.

4. The purpose of this memorandum is, in a similar way, to attach mapping information produced by Mr Smith, that shows what he described to the Panel at CCCL's hearing, in terms of what he considered ONL and not ONL at Victoria Flats.
5. I respectfully request that this information be received by the Panel for its consideration.

27 October 2023
James Gardner-Hopkins
Project Manager

Victoria Flats Priority Area

Legend



-  Victoria Flats Priority Area
-  Kawarau River Priority Area
-  Gibbston Character Zone on the Outwash Terrace



Scale: 1:15,000 @ A3
Data Source: Grip Map, www.qldc.govt.nz

Victoria Flats Priority Area

Legend

-  Victoria Flats Priority Area
-  Kawarau River Priority Area



Scale: 1:15,000 @ A3
Data Source: Grip Map, www.qldc.govt.nz