

**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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**SUMMARY OF EVIDENCE OF ALASTAIR FINLAY PORTER ON BEHALF OF  
REMARKABLES PARK LIMITED AND QUEENSTOWN PARK LIMITED**

**(DIRECTOR OF RPL AND QPL)**

**STREAM 13 REZONING HEARINGS**

**6 September 2017**

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**BROOKFIELDS  
LAWYERS**

J D Young / M Goudie  
Telephone No. 09 379 2155  
Fax No. 09 379 3224  
P O Box 240  
DX CP24134  
**AUCKLAND**

## **1. INTRODUCTION**

1.1 My name is Alastair Finlay Porter. I am resident of Queenstown. I am currently Chairman and CEO of the following operating companies with businesses in Queenstown; Porter Group Limited (PGL), Queenstown Park Limited (QPL), Remarkables Park Limited (RPL), Shotover Park Limited (SPL), and Remarkables Park Stud Farm Limited. The other directors of Porter Group Limited companies are my brothers John Leslie Porter and Robert Neville Porter.

1.2 My qualifications and experience are set out in my evidence in chief dated 12 June 2017.

## **2. QUEENSTOWN PARK**

2.1 At the time of purchase of the western end of Queenstown Park (formerly Cone Peak Station) in 2014 it was seriously rundown. The improvement program and operation of the property to date, is only able to be undertaken by virtue of the financial and advisory support of QPL's shareholders, the Porter Trust.

2.2 Given the above, the close proximity of Queenstown Park to Remarkables Park, Queenstown Park being virtually surrounded by tourist activities and a rapidly growing tourism sector requiring increasing supply of visitor accommodation and tourist infrastructure to extend and enhance Queenstown as New Zealand's leading tourist destination, an obvious consideration for Queenstown Park was to investigate options that could provide alternative sources of income from tourism.

## **3. PROPOSED QUEENSTOWN PARK SPECIAL ZONE**

3.1 The QPSZ vision is to provide the opportunity for a wide range of international visitors and New Zealanders to enjoy and better understand New Zealand's exceptional environments, how these need to be managed to be a sustainable asset for current and future generations, and where appropriate be managed for agri-food production.

3.2 The Gondola is a key component offering opportunities to enable alternative modes of transport for commuters, opportunities for tourism activities within Queenstown Park and enhance the existing ski-field access experience at the Remarkables Ski Field.

3.3 Providing certainty to a future gondola and a clear path for the future development of Queenstown Park through a set of provisions that strike a balance between tourism, farming and rural residential outcomes; and environmental and landscape considerations provides a positive framework to enable facilities that can be sensitively accommodated within the Queenstown environment.

3.4 These facilities will enhance and complement Queenstown Lakes District contribution to New Zealand as a world-class tourist destination.

#### **4. BUSINESS FEASIBILITY**

4.1 Anticipated tourism activities at Queenstown Park Station in conjunction with Gondola access includes:

##### Gondola Activities

- Sightseeing;
- Alpine Winter Sports Access;
- Opportunities to leverage the Remarkable base building including in conjunction with the approved Remarkables Park Convention Centre;
- Mountain Biking;
- Hiking Access;

##### Resort Village Activities

- Food Experiences;
- Wedding Venues;
- Arts and Crafts;
- Art Galleries;
- Arts and Crafts Visitor School;
- Ultra Sporting Activities/Events;
- Environmental Tourism and Research Centre;
- Gateway to other Station Activities in particular Farm Tours plus activities such as Horse Riding, Fishing, Kayaking and Jet Boating;
- Visitor Accommodation.

## **5. GONDOLA BUSINESS CASE CONCLUSIONS**

5.1 To assist in understanding the anticipated activity mix revenue contributions from use of the gondola we anticipate the following breakdown:

- 365 day operation
- 10 - 20% revenue from alpine sports use.
- 8 - 12% revenue potential from commuters.
- 70 - 80% revenue from all users excluding alpine sports and commuters.

Alastair Finlay Porter

6 September 2017