

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 9
– Resort Zones
(Millbrook, Chapter 43)

**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES
DISTRICT COUNCIL REGARDING SUBMISSIONS RELATING TO THE 'DALGLEISH
FARM' COMPONENT OF THE MILLBROOK ZONE**

6 December 2016

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MAY IT PLEASE THE PANEL

1. On 14 November 2016 Queenstown Lakes District Council (**Council**) sought directions that various submissions and further submissions that relate to the rezoning of the Dalglish Farm component of the Millbrook Resort Zone be heard in Hearing Stream 09. The Hearing Panel (**Panel**) issued a Minute dated 16 November 2016 in response.

2. The Panel directed at paragraph 5:

It appears that submissions 234, 346, 446, 499, 541, 558 and 559 do not relate to Dalglish Farm, but rather seek rezoning of the submitters' own land...I direct that the Council give more attention to the submissions listed and identify in each where it specifically relates to the extension onto Dalglish Farm. The further submissions are to be considered in the same way.

3. At paragraph 6, the Panel directed the Council to provide a list of the submissions and further submissions that are relevant, with references to where in the submission that relevance is stated.

4. Council agrees with the Panel that submissions 446 and 499 do not relate to the zoning of the Dalglish Farm component of the Millbrook Zone. However, submissions 234, 346, 541, 558 and 559 all include at paragraph 5.5 of the respective submissions, alternative relief that is focused on the zoning of the Dalglish Farm component of the Millbrook Zone and therefore do fall within the "rezoning" category that should be transferred into the Resort Zone hearing stream.

5. The relevant submissions that the Council seeks a direction on are listed in **Schedule 1** to this memorandum. Schedule 1 is based on the table of relevant submitters originally included at paragraph 10 of the Council's memorandum dated 14 November 2016. This table has been expanded to include the specific submission point and to provide the details sought in the Panel's directions in the Minute dated 16 November 2016. Those submission points included in the 14 November table that should not be subject to a Panel direction have been removed and are shown in **Schedule 2**.

6. The Council has identified one submitter (#356) who was not listed in the 14 November 2016 memorandum. Submission 356 relates to the appropriate zoning of the Dagleish Farm and has therefore been included in **Schedule 1**.

7. In this review exercise, the Council also identified additional submission points included in its 14 November 2016 memorandum, which are not on the appropriate zoning of the Dagleish Farm component of the Millbrook Zone. These are included in **Schedule 2**.

DATED this 6th day of December 2016



S J Scott / C J McCallum
Counsel for Queenstown Lakes District
Council

SCHEDULE 1

Submissions on appropriate zoning of the Dalgleish Farm component of the Millbrook Zone requiring Panel direction

Submissions requiring Panel direction to be transferred into Resort Zone hearing	Parts of submissions specifically relating to Dalgleish Farm
14 Gerald Siddall and Richard Tweedie	Page 2 – "We oppose the expansion of the Millbrook Zone to include the land known as "Dalgleish Farm"
19.26 Kain Fround	Supports the notified PDP chapter generally
234.8 Dan Egerton	Para 5.5 – Alternative relief: "If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP"
346.8 Jillian Egerton	Para 5.5 – Alternative relief: "If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP"
356 X-Ray Trust Limited	Refer to row 1, page 1, Annexure A of submission: Submitter seeks that PDP Map 26 should be amended to align with the zoning of the Operative Zone boundaries, and retain the Rural zoning of this site
541.4 Boundary Trust	Para 5.5 – Alternative relief: "If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP"
558.4 Spruce Grove Trust	Para 5.5 – Alternative relief: "If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP"
559.4 Spruce Grove Trust	If the relief sought by the submitter (relating to the Rural General notified zoning of the land) is not granted, the submitter opposes any extension of the Millbrook Resort Zone, specifically in a westerly direction as proposed under the PDP

Submissions requiring Panel direction to be transferred into Resort Zone hearing	Parts of submissions specifically relating to Dalglish Farm
696.17 Milbrook Country Club Limited	"Amend the boundary of the Millbrook Zone as shown on the District Plan maps to reflect that shown on the structure plan within Chapter 43"
818.1 Michael Hill Tournaments Limited	Support the entire proposed Millbrook Resort Zone rules and proposed zone boundaries
Further submitters:	
FS1266 – Millbrook Country Club Limited	FS1266.9 relates to 234.8 (alternative relief) FS1266.18 relates to 346.8 (alternative relief) FS1266.23 relates to 541.4 (alternative relief) FS1266.30 relates to 558.4 (alternative relief) FS1266.35 relates to 559.4 (alternative relief)
FS1272 – John Griffin	FS1272.8 relates to 14.8 FS1272.11 relates to 696.16 FS1272.12 relates to 696.17 FS1272.26 relates to 383.106
FS1291 – Philippa Archibald	FS1291.8 relates to 14.8 FS1291.11 relates to 696.16 FS1291.12 relates to 696.17 FS1291.26 relates to 383.106
FS1302 - Millbrook Country Club Limited	FS1302.8 relates to 14.8
FS1306 – Millbrook Country Club Limited	FS1306.3 relates to 356.4 FS1306.9 relates to 356.31
FS1317 – Gerald Siddall and Richard Tweedie	FS1317.9 relates to 356
FS1349 X-Ray Trust	FS1349.33 relates to 14.8 FS1349.39 relates to 696.17 FS1349.37 relates to 818.1

SCHEDULE 2

Submission points previously included in Council's Memorandum dated 14 November 2016, that should not be subject to the Panel's direction

Submissions <u>not</u> requiring Panel direction to be transferred into Resort Zone hearing	Explanation
383.106 Queenstown Lakes District Council	Submission seeks that structure plan be amended to be consistent with Planning Map 26 (as revised 17/07/2015). Therefore already within the scope of the Resorts Zone hearing
446 Roger Donaldson	None. Relief sought is that submitter's land be rezoned to Millbrook Zone or alternatively Rural Lifestyle and does not relate to the zoning of the Dalglish Farm
499 Skipp Williamson	Submitter relates to the Rural Lifestyle zone over the submitter's property, rather than the Dalglish Farm zoning
FS1214 Z Energy Limited	Does not relate to any primary submission points identified as specifically on zoning of Dalglish Farm component of the Millbrook Zone
FS1264 - Millbrook Country Club Limited	Further submission to 383.106, which seeks a change to the structure plan, which is already within scope of the Resorts Zone hearing
FS1298 Wakatipu Equities	FS1298.12 relates to 499.4, which is not a submission on the zoning of the Dalglish Farm component of the Millbrook Zone