

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000056

Under the Resource Management Act 1991 (**RMA**)

In the matter of an appeal under Clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan

Between **Upper Clutha Environmental Society Inc**
Appellant

And **Queenstown Lakes District Council**
Respondent

AMENDED Notice of Glendhu Bay Trustees Limited wish to be party to proceedings pursuant to section 274 RMA

40~~27~~th day of July ~~July~~ August 2018

Section 274 party's solicitors:
Maree Baker-Galloway | Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700 | f + 64 3 450 0799
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson
lloyd.**

To: The Registrar
Environment Court
Christchurch

- 1 Glendhu Bay Trustees Limited (**GBT**) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

Upper Clutha Environmental Society Inc v QLDC (ENV-2018-CHC-000056) being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

- 2 GBT is a person who made a submission about the subject matter of the proceedings and has an interest in the proceedings that is greater than the interest that the general public has, in particular:

- (a) GBT's own appeal seeks the creation of a 'Glendhu Station Zone' which provides for mixed residential development within an Outstanding Natural Landscape (ONL). GBT sought amendments to this ONL boundary in its appeal (page 13, Appendix A). The rolling over of ONL lines from the ODP as sought by the Appellant therefore directly affects the use and development of GBT land.

- (b) The Glendhu Station Zone is currently zoned Rural Zone, and therefore if unsuccessful in the rezoning sought, GBT is directly affected by amendments to Chapter 21 provisions relating to subdivision and development within the Rural Zone.

- (c) GBT currently holds unimplemented resource consents for comprehensive development of the Glendhu Station Zone. The implementation of these consents (and any potential subsequent variations) could be affected by the changes sought by the Appellant to Chapters 21 / 27, and the planning maps.

- (d) The above relief sought is broad in its application across the PDP and affects GBT in particular.

- 3 GBT is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

- 4 GBT is interested in all of the proceedings.

- 5 Without derogating from the generality of the above, GBT is interested in the following particular issue:

Chapter 21 Rural Zone / Chapter 27 Subdivision

- (a) All objectives, policies, assessment matters and rules and other provisions that relate to subdivision and/or development from the Operative District Plan Rural General zone are rolled over and included in the Stage One Proposed District Plan
 - (i) GBT opposes the relief sought because the proposed changes are too broad to properly understand the nature and effect of the proposed changes and they will, or could, fail to implement the higher order objectives of the PDP.

Chapter 21 Rural Zone

- (b) Rules 21.4.9 and 9a and Rules 21.4.10 and 10a
 - (i) GBT opposes the relief sought because elevation of the status of rural subdivision and/or development within the outstanding natural landscapes and features from discretionary to non-complying fails to appropriately recognise the benefits to the District of such activities and to implement the higher order objectives of the PDP

Planning Maps

- (c) The landscape lines shown on the Operative District Plan maps are rolled-over in their current form into the Stage One Proposed District Plan.
 - (i) GBT opposes the relief sought because rolling over all of the landscape lines from the operative District Plan fails to appropriately recognise and provide for s 6(b) of the Act, and the extent to which such lines have been the subject of further investigation, including by the Council through the preparation of the Proposed District Plan..
- 6 GBT agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10~~27~~th day of ~~July~~^{August} 2018

Maree Baker-Galloway

Maree Baker-Galloway/Rosie Hill
Counsel for the section 274 party

Address for service of person wishing to be a party

Anderson Lloyd

Level 2, 13 Camp Street

PO Box 201

Queenstown 9300

Phone: 03 450 0700 Fax: 03 450 0799

Email: maree.baker-galloway@al.nz | rosie.hill@al.nz

Contact persons: Maree Baker-Galloway | Rosie Hill

Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.