

In the Environment Court of New Zealand  
Christchurch Registry

I Te Koti Taiao o Aotearoa  
Ōtautahi Rohe

**ENV-2018-CHC-000077**

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| Under            | the Resource Management Act 1991 ( <b>RMA</b> )  |
| 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          | <b>P D Gordon Family Trust</b><br>Appellant  |
| And              | <b>Queenstown Lakes District Council</b><br>Respondent   |

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**Notice of wish to be party to proceedings pursuant to section 274 RMA**

10 July 2018

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**Section 274 party's solicitors:**

Vanessa Robb | 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  
vanessa.robbs@al.nz | rosie.hill@al.nz

**anderson  
lloyd.**

**To:** The Registrar  
Environment Court  
Christchurch

1 Duncan and Hamish Fraser (Mountain Range Lodge) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

*P D Gordon Family Trust (ENV-2018-CHC-000077)* being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

2 Mountain Range Lodge is a person who has an interest in the proceedings that is greater than the interest that the general public has, in particular:

- (a) Mountain Range owns land adjacent to the proposed Cardrona Valley Road Local Shopping Centre ("**CLSC**") at Lot 1 DP 477622, the subject of these proceedings;
- (b) Mountain Range Lodge is directly affected by the relief sought in the Appeal and the consequential development potential of the CLSC;
- (c) The relief sought in the appeal will have increased adverse effects on the Mountain Range land which are not otherwise anticipated in the decisions on the PDP.

3 Mountain Range Lodge is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

4 Mountain Range Lodge is interested in all of the proceedings.

5 Without derogating from the generality of the above, Mountain Range Lodge is interested in the following particular issues:

- (a) The relief sought to amend the CLSC land referred to in the Appeal as notified in the PDP and any other consequential relief.

6 Mountain Range Lodge opposes the relief sought because:

- (a) The Proposed Local Corner Shopping Centre provides for a significant area of commercial zoning with very few development controls. In this respect the submitter notes any form of retail including Large Format Retail of up to 75% coverage of the zone would be enabled.
- (b) The proximity and location of this zoning to the submitter's properties has the potential to result in significant adverse effects on the amenity, outlook

and privacy of adjacent sites that does not respond to or give consideration of the existing established pattern of development and amenity values.

- 7 Mountain Range Lodge agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10<sup>th</sup> day of July 2018



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Vanessa Robb/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: [vanessa.robbs@al.nz](mailto:vanessa.robbs@al.nz) | [rosie.hill@al.nz](mailto:rosie.hill@al.nz)

Contact persons: Vanessa Robb | Rosie Hill

**Advice**

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