

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

ENV-2018-CHCH-101

UNDER THE Resource Management Act 1991 (“Act”)

IN THE MATTER OF An appeal under Schedule 1, Clause 14(1), of the Act

BETWEEN UNIVERSAL DEVELOPMENTS LTD
Appellant

AND QUEENSTOWN LAKES DISTRICT COUNCIL
Respondent

**NOTICE OF JANDEL TRUST’S WISH
TO BE PARTY TO THE PROCEEDINGS**

TO: The Registrar
Environment Court
CHRISTCHURCH
By email: Christine.McKee@justice.govt.nz

AND TO: The Appellant
By email: maree.baker-galloway@al.co.nz; rosie.hill@al.co.nz

AND TO: The Respondent
By email: dpappeals@qldc.govt.nz

1. Jandel Trust (“**the Trust**”) wishes to be a party to Universal Developments Ltd v Queenstown Lakes District Council ENV2018-CHCH-101 (“**Universal Appeal**”).
2. The Trust made a submission about the subject matter of the proceedings.

3. The Trust is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. The Trust is interested in all of the proceedings.
5. The Trust generally supports the relief sought in the Universal appeal. In particular:
 - a. The Trust is a landowner of 179 Frankton-Ladies Mile Highway. The Trust presented a joint case at the hearing with a number of other landowners in the area who were seeking similar relief, including Universal Developments Ltd.
 - b. The Trust considers the most appropriate zone for the area would be a mixed-use zone that provides for a range of land uses, access to SH6 (either directly or indirectly), in addition to adequate protection in the policy and rule framework to address reverse sensitivity issues that may arise from residential activity in close proximity to non-residential activity.
 - c. The Trust agrees with the relief sought by Universal with regard to the access provisions for the Frankton North area, which are unclear and uncertain.
 - d. The Trust's land only has legal access to the State Highway, and the Council's decision unduly restricts the development of the Trust's land as the Trust's land does not have access to one of the listed alternative access options in the Council's decision. The Trust supports the inclusion of a Structure Plan, as put forward by Universal, providing that vehicle access is also provided to the Trust's land.
6. Attached to this notice are the following documents:
 - a. The Trust's original submission on the proposed Queenstown Lakes District Plan;
 - b. The Universal Appeal.

7. The Trust agrees to participate in mediation or other alternative dispute resolution of the proceedings.



Kate McKenzie

Authorised to sign on behalf of Jandel Trust

Date: 9 July 2018

Address for service:

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