

**BEFORE THE ENVIRONMENT COURT
ENV-2018-CHC-0150**

IN THE MATTER	of the Resource Management Act 1991 (the Act)
AND IN THE MATTER	of an appeal pursuant to Clause 14 of the First Schedule of the Act
BETWEEN	Darby Planning Limited Appellant
AND	Queenstown Lakes District Council Respondent

NOTICE OF WISH OF STEVE XIN TO BE PARTY TO PROCEEDINGS

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

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

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

1. Steve Xin wishes to be a party to the following proceedings: to Darby Planning Limited v Queenstown Lakes District Council ENV2018-CHCH-00150.
2. Steve Xin did not make a submission on the subject matter of the proceedings. Steve Xin is a person who has an interest in the proceedings that is greater than the interest that the general public has because Steve Xin owns land at Sunshine Bay (Lot 1 Deposited Plan 397058) that is directly affected by the Proposed District Plan ('PDP') provisions that are the subject of the appeal, in particular the Urban Growth Boundaries ('UGBs') and Outstanding Natural Landscape ('ONL').
3. Steve Xin is not a trade competitor for the purposes of section 308C of the Act.
4. Steve Xin is interested in part of the proceedings. The part of the proceedings that Steve Xin is interested in relate to the identification and management of urban

growth boundaries in the PDP generally; and the identification of the majority of the Queenstown Lakes District as an ONL.

5. Steve Xin is interested in the following particular issues:
 - a. The appropriateness or otherwise of identifying UGBs in the PDP and effect on provision of housing in the Queenstown Lakes District;
 - b. The rationale for mapping over 97% of the District as an ONL and insufficient recognition of the need to assess development against the values, characteristics and features of the landscape and potential benefits of development where the landscape may absorb this development.

6. Steve Xin supports part of the relief sought in so far as it relates to requesting a clearer and more efficient regime for future amendments to UGBs; and changes sought to the identification of ONLs and management of development in ONLs because:
 - a. The identification of UGBs may not provide for the requirements of Part 2 of the Act, being the reasonably foreseeable needs of future generations and the social, cultural and economic wellbeing of people and communities; and
 - b. The identification of UGBs may not assist in ensuring sufficient land is zoned for urban development and may preclude areas outside the UGBs from urban development, which does not meet the policy direction in the National Policy Statement Urban Development Capacity 2016; and
 - c. The landscape provisions establish a higher standard than that provided for by section 6(b) of the Act; and
 - d. Landscape mapping should be undertaken on a first principles landscape basis; and
 - e. The provisions should provide a basis for assessing development against the values of the landscape and potential benefits of development.

7. Steve Xin agrees to participate in mediation or other alternative dispute resolution of the proceedings.



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Nick Roberts
Director, Barker and Associates
For Steve Xin

10 July 2018

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Email: nickr@barker.co.nz

Contact person: Nick Roberts