

Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To: The Registrar
Environment Court
Christchurch

[1] I, **Pembroke Terrace Limited**, wish to be a party to the following proceedings:

- (a) an appeal by Tussock Rise Limited (ENV-2018-CHC-121) against Stage 1 of the Queenstown Lakes Proposed District Plan, seeking Low Density Residential zoning for its site off Gordon Road and Connell Terrace in Wanaka (Lot 2, DP 477622).

[2] I am a person identified by Queenstown Lakes District Council as having an interest in the proceedings that is greater than the interest the general public has.

[3] I am not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

[4] I am interested in all of the proceedings.

[5] I am interested in the following particular issues:

- (a) the rezoning of the Appellant's land from Industrial to Low Density Suburban Residential Zone.

[6] I support the relief sought because—

- (a) General Industrial & Service zone is not an appropriate zoning for the land;
- (b) a significant number of existing properties adjoining the land are used for non-industrial activities;
- (c) there will be reverse sensitivity effects associated with these activities and adjoining industrial activity if the land is zoned for industrial activity;

- (d) a significant degree of open space will be required to mitigate reverse sensitivity effects if the land is zoned for industrial activity;
- (e) there is already sufficient supply of industrial zoned land;
- (f) there is significant demand for residential zoned land;
- (g) the Appellant's land is elevated, prominent and not suitable for industrial activity; and
- (h) Land adjoining the site is already zoned for residential activity.

[7] I agree to participate in mediation or other alternative dispute resolution of the proceedings.



Signed for Pembroke Terrace Limited
by its duly authorised agent

Date: 4 August 2021

Address for service of person wishing to be a party:

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Contact person: