

Resource Management (Forms, Fees, and Procedure) Regulations 2003 (as at 03 March 2015)

Form 33

Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

We, Arthurs Point Community Association (APCA) wish to be a party to the following proceedings:

- Appeal by Gertrude's Saddlery Limited under clause 14(1) of Schedule 1 of the RMA against a decision by the Queenstown Lakes District Council in relation to Stage 1 of the Queenstown Lakes Proposed District Plan.

APCA is a community organisation that represents the wider interests of residents within Arthurs Point. The appeal concerns the zoning of land at Arthurs Point, including prominent rural land and land identified as ONL and ONF, and seeks the rezoning of this land for residential purposes. APCA has an interest in the proceedings that is greater than the interest that the general public has due to the potential impact of the zoning on Arthurs Point residents, the surrounding ONFLs, and the landscape more generally. The APCA also made a submission about the subject matter of the proceedings.

APCA is NOT a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

APCA is interested in ALL the proceedings.

Without limiting the generality of the above, APCA is interested in the following particular issues:

- Protection of landscape values of the Arthurs Point and wider area
- Impact of development that would be enabled under the rezoning sought by the Appellant on the Shotover River and its margins and users of the Shotover River and its margins.
- Impacts of development on and potential conflicts with key future active transport links that will link Arthurs Point with the Queenstown CBD.
- Traffic and related roading upgrades required to permit development are significant and likely to have considerable impacts on residents.

APCA OPPOSES the relief sought because—

The Independent Hearing Panel in their report and recommendations to QLDC on the matter (which QLDC accepted and ratified) found that the impacts the rezoning on the environment, in particular the landscape values of the subject area and the Shotover River, would be unacceptable, and further, that even development at lower densities than those proposed by the Appellant would give rise to unacceptable effects and would not be appropriate for the land. APCA agrees with and supports these findings for all the reasons stated in the decision.

APCA is also concerned that the relief sought will adversely impact planned and future active transport links between Arthurs Point and Queenstown, and that the roading upgrades required to facilitate access to the rezoned land, once developed, may significantly impact some residents.

In addition, APCA considers that the relief sought by the Appellant is not the most appropriate way to achieve and it at odds with the objectives and policies of the Proposed District Plan, including the strategic Chapters 3 and 6; does not provide for the appropriate protection of, and avoidance of unacceptable adverse effects on an ONL and an ONF, and is not the most appropriate way to achieve the purpose of the Act, including sections 6(a),6(b), 7(aa), 7(c),7(f), and 7(g).

APCA AGREES to participate in mediation or other alternative dispute resolution of the proceedings.



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A Blackford
Chairman, Arthurs Point Community Association, on behalf of APCA

13.09.2023

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Date

Address for service of person wishing to be a party:
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