

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000056

Under	the Resource Management Act 1991 (RMA)
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	Upper Clutha Environmental Society Inc Appellant
And	Queenstown Lakes District Council Respondent

AMENDED Notice of Mt Christina wish to be party to proceedings pursuant to section 274 RMA

10 July 27 August 2018

Section 274 party's solicitors:

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**anderson
lloyd.**

To: The Registrar
Environment Court
Christchurch

- 1 Mt Christina (**MCL**) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

Upper Clutha Environmental Society Inc v QLDC (ENV-2018-CHC-000056) being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

- 2 MCL is a person who made a submission about the subject matter of the proceedings and has an interest in the proceedings that is greater than the interest that the general public has, in particular:

- (a) Mt Christina is interested in Rural Lifestyle Zoned land which provides for residential development within an Outstanding Natural Landscape (ONL). The rolling over of ONL lines from the ODP as sought by the Appellant therefore directly affects the use and development of Mt Christina land.
- (b) Mt Christina is directly affected by amendments to subdivision and development within the Rural Zone and through Chapter 27 subdivision as it is surrounded by rural land.
- (c) The above relief sought is broad in its application across the PDP and affects Mt Christina in particular.

- 3 MCL is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

- 4 MCL is interested in all of the proceedings.

- 5 Without derogating from the generality of the above, MCL is interested in the following particular issue:

Chapter 21 Rural Zone / Chapter 27 Subdivision

- (a) All objectives, policies, assessment matters and rules and other provisions that relate to subdivision and/or development from the Operative District Plan Rural General zone are rolled over and included in the Stage One Proposed District Plan.
- (i) MCL opposes the relief sought because the proposed changes are too broad to properly understand the nature and effect of the proposed changes and they will, or could, fail to implement the higher order objectives of the PDP.

Chapter 21 Rural Zone

- (b) Rules 21.4.9 and 9a and Rules 21.4.10 and 10a.
 - (i) MCL opposes the relief sought because elevation of the status of rural subdivision and/or development within the outstanding natural landscapes and features from discretionary to non-complying fails to appropriately recognise the benefits to the District of such activities and to implement the higher order objectives of the PDP.

Planning Maps

- (c) The landscape lines shown on the Operative District Plan maps are rolled-over in their current form into the Stage One Proposed District Plan.
 - (i) MCL opposes the relief sought because rolling over all of the landscape lines from the operative District Plan fails to appropriately recognise and provide for s 6(b) of the Act, and the extent to which such lines have been the subject to further investigation, including by the Council through the preparation of the Proposed District Plan. MCL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this ~~10~~²⁷th day of ~~July~~ ~~August~~ 2018

Maree Baker-Galloway

Maree Baker-Galloway/Rosie Hill
Counsel for the section 274 party

Address for service of person wishing to be a party

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Advice

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