

**BEFORE THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

ENV-2018-CHC-56

**IN THE MATTER** of an appeal under to the  
Environment Court against  
decisions on the proposed  
Queenstown Lakes District Council  
District Plan (stage 1)

**BETWEEN** **UPPER CLUTHA  
ENVIRONMENTAL SOCIETY**

**Appellant**

**AND** **QUEENSTOWN LAKES  
DISTRICT COUNCIL**

**Respondent**

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**SECTION 274 NOTICE: JEREMY BELL INVESTMENTS LIMITED**

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**GALLAWAY COOK ALLAN  
LAWYERS  
DUNEDIN**

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To: The Registrar  
Environment Court  
Christchurch

1. Jeremy Bell Investments Limited ("JBIL") wishes to be a party to the following proceedings:
  - (a) *Upper Clutha Environmental Society v Queenstown Lakes District Council* [ENV-2018-CHC-56]
2. JBIL made a submission about the subject matter of the proceeding (OS 784 and FS 1030) and has an interest in the proceedings greater than the public generally. JBIL owns land in the Rural Zone directly opposite the Wanaka Airport at the junction of Mount Barker Road and Wanaka-Luggate Highway (SH6) and owns Criffel Station. JBIL therefore has an interest in the proceeding to the extent that it may affect its operations.
3. JBIL is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. JBIL is interested in the whole of the appeal which is subject to this proceeding.
5. JBIL opposes the relief sought because:
  - (a) It reduces the importance of farming within the Rural Zone.
  - (b) It does not recognise that a range of activities, including tourism and commercial activities could occur in the Rural Zone where environmental benefits are achieved.
  - (c) It does not recognise that alternative land uses are required to support the ongoing viability of agriculture within the Rural Zone.
  - (d) JBIL owns and operates Criffel Station and the proposed relief seeks to reduce the importance of farming within the District. JBIL considers that the proposed relief will result in the inefficient use of its land.

- (e) JBIL has initiated a number of conservation projects on its land which support the Districts rural amenity values and landscape values. It is therefore inappropriate to add further controls on the use of JBIL land given these efforts.
  - (f) It is inappropriate to rollover many of the objectives, policies and assessment matters in the Operative District Plan because the Proposed District Plan Stage 1 was formed after a significant consultation and review process.
  - (g) JBIL seeks to ensure that any changes to the provisions of the Proposed District Plan Stage 1 Decisions Version promote its submissions and further submissions.
6. JBIL agrees to participate in mediation or alternative dispute resolution.



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**P J Page**

Counsel for JBIL  
9 July 2018

Cc: Upper Clutha Environmental Society; Julian Haworth  
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