

**BEFORE THE ENVIRONMENT COURT  
ENV-2018-CHC-0124**

<b>IN THE MATTER</b>	of the Resource Management Act 1991 (the Act)
<b>AND IN THE MATTER</b>	of an appeal pursuant to Clause 14 of the First Schedule of the Act
<b>BETWEEN</b>	Waterfall Park Developments Limited
	<b>Appellant</b>
<b>AND</b>	Queenstown Lakes District Council
	<b>Respondent</b>

**NOTICE OF WISH OF STEVE XIN TO BE PARTY TO PROCEEDINGS**

**TO** The Registrar  
Environment Court  
Christchurch  
By email: [Christine.McKee@justice.govt.nz](mailto:Christine.McKee@justice.govt.nz)

**AND TO** The Appellant  
By email: [rosie.hill@al.nz](mailto:rosie.hill@al.nz)

**AND TO** The Respondent  
By email: [dpappeals@qldc.govt.nz](mailto:dpappeals@qldc.govt.nz)

1. Steve Xin wishes to be a party to the following proceedings: to Waterfall Park Developments Limited v Queenstown Lakes District Council ENV2018-CHCH-00124.
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').
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.
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 policy direction in the PDP with respect to amending the UGBs.
6. Steve Xin supports part of the relief sought in so far as it relates to the appropriateness of identifying UGBs on land subject to the PDP and management of the UGBs, 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. Policies 4.2.1.6 and 4.2.2.21 preclude the possibility of identifying and rezoning areas of land suitable for urban development.
7. Steve Xin agrees to participate in mediation or other alternative dispute resolution of the proceedings.



.....  
Nick Roberts  
Director, Barker and Associates  
**For Steve Xin**

10 July 2018

Phone: 029 666 8330

Email: [nickr@barker.co.nz](mailto:nickr@barker.co.nz)

Contact person: Nick Roberts