

**In the Environment Court
at Christchurch**

ENV-2018-CHC-109

In the Matter

of the Resource Management Act
1991

And

In the Matter

of an appeal under Clause 14(1),
Schedule 1 of the Act

Between

**REMARKABLES STATION
LIMITED, AND DICKSON
STEWART JARDINE, JILLIAN
FRANCES JARDINE, DICKSON
STEWART JARDINE AND HGW
TRUSTEES LIMITED, JILLIAN
FRANCES JARDINE AND HGW
TRUSTEES LIMITED (JARDINE
FAMILY LAND PARTNERSHIP)**

Appellant

And

**QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

**Notice of Remarkables Station Limited
and Jardine Family Land
Partnership's wish to be Party to
Proceedings**

Dated: 10 July 2018

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To: The Registrar
Environment Court
Christchurch

1. Remarkables Station Limited, Dickson Stewart Jardine, Jillian Frances Jardine, Dickson Stewart Jardine and HGW Trustees Limited, Jillian Frances Jardine and HGW Trustees Limited (Jardine Family Land Partnership) (collectively referred to as **RSL and Jardine**), wish to be a party to the following appeal on Queenstown Lakes District Council's decisions on Stage 1 of the Proposed Queenstown Lakes District Plan (**Proposed Plan**):

Homestead Bay Trustees Limited v Queenstown Lakes District Council (ENV-2018-CHC-000109) (Appeal)

2. RSL and Jardine made a submission on Stream 13 Mapping and Chapter 41 seeking the rezoning of parts of Homestead Bay for residential activities which is adjacent to the land that is the subject of the Appeal. They filed their own appeal dated 19 June 2018 (ENV-2018-CHC-090) on these matters.
3. RSL and Jardine also have an interest in the Appeal that is greater than the interest that the general public has as Homestead Bay Trustees Limited's (HBT) land is immediately adjacent to RSL and Jardine's land and there will be inevitable interaction between the properties such as shared potential servicing and shared zoning which includes a capped number of residential units.
4. RSL and Jardine are not trade competitors for the purposes of section 308C or 308CA of the Resource Management Act 1991 (Act) and regardless are directly affected by effects subject to the Appeal that do not relate to trade competition or the effects of trade competition QAC is interested in the following particular issues:
5. RSL and Jardine are interested in all of the Appeal.
6. RSL and Jardine generally support the relief sought in the Appeal, to the extent it is consistent with the relief set out in their own appeal for the following reasons:
 - (a) As the owner of the remainder of the land in Homestead Bay, RSL and Jardine seek that their land be rezoned for residential activities;

- (b) RSL and Jardine support the overall intent of the Appeal and agree with HBT that Homestead Bay is presently suitable for urbanisation;
- (c) RSL and Jardine wish to be party to the Appeal so that it may be involved in the development of any specific amendments that may affect its interests;
- (d) RSL and Jardine also wish to ensure that any changes to the provisions are appropriate and consistent with the relief sought in RSL and Jardine's appeal, in particular;
 - (i) the version of the Homestead Bay Structure Plan attached to HBT's appeal does not reflect the latest version of that plan which is attached as Appendix 1 to RSL and Jardine's appeal; and
 - (ii) a number of the amendments to the rules sought by HBT do not reflect the wider rezoning sought by RSL and Jardine to the remainder of the Homestead Bay land and therefore should be preferred over those sought by HBT.
- (e) Subject to the qualifications set out above, the relief sought by HBT is more consistent with the higher order provisions of the Proposed Plan, other relevant policy and planning documents and the sustainable management purpose of the Act than the Council's decisions on the Proposed Plan; and
- (f) Otherwise for the reasons set out in RSL and Jardine appeal.

7. RSL and Jardine agree to participate in mediation or other dispute resolution of the proceedings.

REMARKABLES STATION LIMITED, AND DICKSON STEWART JARDINE, JILLIAN FRANCES JARDINE, DICKSON STEWART JARDINE AND HGW TRUSTEES LIMITED, JILLIAN FRANCES JARDINE AND HGW TRUSTEES LIMITED (JARDINE FAMILY LAND PARTNERSHIP)

Dated this 10th day of July 2018



Joshua Leckie

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