

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2018-CHC-104

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 **SOHO SKI AREA LIMITED AND
BLACKMANS CREEK NO.1 LP**

Appellant

AND **QUEENSTOWN LAKES
DISTRICT COUNCIL**

Respondent

SECTION 274 NOTICE: THE ALPINE GROUP LIMITED

**GALLAWAY COOK ALLAN
LAWYERS
DUNEDIN**

Solicitor on record: Bridget Irving
Solicitor to contact: Bridget Irving
P O Box 143, Dunedin 9054
Ph: (03) 477 7312
Fax: (03) 477 5564
Email: bridget.irving@gallawaycookallan.co.nz

To: The Registrar
Environment Court
Christchurch

1. The Alpine Group Limited (“the Applicant”) wishes to be a party to the following proceedings:
 - (a) *Soho Ski Area Limited and Blackmans Creek No.1 LP v Queenstown Lakes District Council* [ENV-2018-CHC-104]
2. The Applicant is a person who made a submission about the subject matter of the proceeding (OS 315) and has an interest in the proceedings greater than the public generally. The Alpine Group Limited has a range of business interests including Minaret Station, Minaret Lodge and Alpine Helicopters, it therefore has an interest in the proceeding to the extent that it may affect these operations.
3. The Applicant is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. The Applicant is interested in the whole of the appeal which is subject to this proceeding.
5. The Applicant opposes the relief sought:
 - (a) Where it seeks to undermine the importance of rural land uses to retaining landscape character.
 - (b) Where it undermines the protection of agricultural land uses and for them to continue without undue constraints. It is not necessary for this to be removed from the plan in order to provide for management of land that is not being used for agricultural purposes or enable other land uses.
6. The Applicant supports the relief in so far as it:

- (a) Recognises that a range of activities, including tourism, could occur in the District's Outstanding Natural Landscapes and would support landscape values within the District.
 - (b) Recognises that alternative land uses are required to support the ongoing viability of agriculture within the Rural Zone.
 - (c) Recognises that commercial recreation and tourism related activities in the Rural Zone may be appropriate where the effects are appropriately managed.
7. The Applicant agrees to participate in mediation or alternative dispute resolution.



B Irving

Counsel for the Applicant

9 July 2018

Cc.: Maree Baker-Galloway; Rosie Hill

maree.baker-galloway@all.nz; rosie.hill@al.nz

Queenstown Lakes District Council

dpappeals@qldc.govt.nz

Address for service

for section 274 Party: Gallaway Cook Allan

Lawyers

123 Vogel Street

P O Box 143

Dunedin 9054

Telephone: (03) 477 7312

SRP-306766-55-27-V1

Fax: (03) 477 5564
Email: bridget.irving@gallawaycookallan.co.nz
simon.peirce@gallawaycookallan.co.nz
Contact Person: B Irving/ S R Peirce