

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2018-CHC-163

IN THE MATTER	Of an appeal pursuant to clause 14 of the First Schedule of the Resource Management Act 1991
BETWEEN	J BOYD, JFA & SJ REDAI & ORS Appellant
AND	QUEENSTOWN LAKES DISTRICT COUNCIL Respondent

**SECTION 274 NOTICE ON BEHALF OF W C RANKIN & S M RANKIN TO
JOIN PROCEEDINGS**

**GALLAWAY COOK ALLAN
LAWYERS
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**SECTION 274 NOTICE ON BEHALF OF W C RANKIN & S M RANKIN TO
JOIN PROCEEDINGS**

To: The Registrar
Environment Court
Christchurch Registry

1. William Courtney Rankin and Susanne Merle Rankin (**Rankins**), wish to be a party to the following proceeding: *J Boyd, J F A & S J Redai v Queenstown Lakes District Council*, ENV-2018-CHC-163.
2. The Rankins did not make a submission on the Queenstown Lakes District Council Proposed District Plan (Stage 1).
3. The Rankins have an interest in the proceedings that is greater than the public generally on the basis that they own property at 253 Riverbank Road, directly across the road from the Property and will be directly affected by the significant increase in residential development.
4. The proceeding has been publicly notified pursuant to s 293 of the Act, inviting submissions and parties to join. The s 293 direction relates to mapping and provisions relating to 40ha of land adjoining the southern edge of Wānaka's urban area, located at the corner of Orchard and Riverbank Roads (**Property**). The Property has been notified to be zoned Lower Density Suburban Residential Zone (**LDRZ**) with site specific provisions and subject to a structure plan (**Relief Sought**)
5. The Rankins are not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
6. The Rankins are interested in all of the proceedings.
7. The Rankins have an interest in the relief sought because:
 - (a) The Relief Sought will have an adverse effect on the amenity presently enjoyed by the Rankin by converting the existing open pastoral land to greater density residential land.

- (b) The Relief Sought has the potential to introduce up to 600 residential dwellings to the Property than what is otherwise provided for by the Rural General Zone, or the Rural Residential Zone, which the Appellant's originally sought.
 - (c) The proposed structure plan does not provide sufficient setback of development from Riverbank Road that provides a sensitive transition from the rural setting on the east of Riverbank Road, and the proposed LDRZ to the west.
 - (d) The Rankins seek to ensure there is a greater focus on ensuring positive landscape, privacy and safety outcomes in terms of the setback of development from Riverbank Road.
8. The Rankins agree to participate in mediation or other alternative dispute resolution of the proceedings.



P Page / S R Peirce

Counsel for William Courtney Rankin and Susanne Merle Rankin

Dated this 27th day of May 2021:

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for W & S Rankin: Gallaway Cook Allan

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