

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000056

Under	the Resource Management Act 1991 (RMA)
In the matter of	an appeal under Clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan
Between	Upper Clutha Environmental Society Inc Appellant
And	Queenstown Lakes District Council Respondent

Notice of Soho Ski Area / Blackmans Creek wish to be party to proceedings pursuant to section 274 RMA

10 July 2018

Section 274 party's solicitors:
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**anderson
lloyd.**

To: The Registrar
Environment Court
Christchurch

- 1 Soho Ski Area Limited and Blackmans Creek No. 1 (**Soho**) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

Upper Clutha Environmental Society Inc v QLDC (ENV-2018-CHC-000056) being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

- 2 Soho is a person who made a submission about the subject matter of the proceedings.
- 3 Soho is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 4 Soho is interested in all of the proceedings.
- 5 Without derogating from the generality of the above, Soho is interested in the following particular issue:

Chapter 21 Rural Zone / Chapter 27 Subdivision

- (a) All objectives, policies, assessment matters and rules and other provisions that relate to subdivision and/or development from the Operative District Plan Rural General zone are rolled over and included in the Stage One Proposed District Plan.
 - (i) Soho opposes the relief sought because the proposed changes are too broad to properly understand the nature and effect of the proposed changes and they will, or could, fail to implement the higher order objectives of the PDP.

Chapter 21 Rural Zone

- (b) Rules 21.4.9 and 9a and Rules 21.4.10 and 10a.
 - (i) Soho opposes the relief sought because elevation of the status of rural subdivision and/or development within the outstanding natural landscapes and features from discretionary to non-complying fails to appropriately recognise the benefits to the District of such activities and to implement the higher order objectives of the PDP.

Planning Maps

- (c) The landscape lines shown on the Operative District Plan maps are rolled-over in their current form into the Stage One Proposed District Plan.
 - (i) Soho opposes the relief sought because rolling over all of the landscape lines from the operative District Plan fails to appropriately recognise and provide for s 6(b) of the Act, and the extent to which such lines have been the subject to further investigation, including by the Council through the preparation of the Proposed District Plan.
- 6 Soho agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10th day of July 2018



Maree Baker-Galloway
Partner

Maree Baker-Galloway/Rosie Hill
Counsel for the section 274 party

Address for service of person wishing to be a party

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Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.