

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

ENV-2018-CHCH-105

UNDER THE Resource Management Act 1991 (“Act”)

IN THE MATTER OF An appeal under Schedule 1, Clause 14(1), of the Act

BETWEEN ANNEMIEKE WRIGHT
Appellant

AND QUEENSTOWN LAKES DISTRICT COUNCIL
Respondent

**NOTICE OF ARDMORE HOLDINGS (WANAKA) LTD’S WISH
TO BE PARTY TO THE PROCEEDINGS**

TO: The Registrar
Environment Court
CHRISTCHURCH
By email: Christine.McKee@justice.govt.nz

AND TO: The Appellant
By email: derek.mclachlan@gallawaycookallan.co.nz

AND TO: The Respondent
By email: dpappeals@qldc.govt.nz

1. Ardmore Holdings (Wanaka) Ltd (“**AHWL**”) wish to be a party to Annemieke Wright v Queenstown Lakes District Council ENV2018-CHCH-105 (“**Wright Appeal**”).
2. **AHWL** made a submission about the subject matter of the proceedings.

3. AHWL is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. AHWL is interested in all of the proceedings.
5. AHWL opposes the relief sought by Wright.
 - a. AHWL is a commercial landowner in the Wanaka Town Centre Zone, including within the Lower Ardmore Entertainment Precinct.
 - b. AHWL generally agrees with the Council's decisions on Chapter 13 and Chapter 36, specifically as they relate to the policy framework and noise provisions for the Lower Ardmore Entertainment Precinct. The decision recognises the importance of night time activities to the vibrancy and economic prosperity of the Wanaka Town Centre Zone, and appropriately provides for these activities within a specific entertainment precinct within the Town Centre Zone.
 - c. The relief sought by Wright would detrimentally affect the prosperity and vibrancy of the Wanaka Town Centre by imposing unreasonable noise limits which would not support the purpose of the Lower Ardmore Entertainment Precinct, which is to provide for night time dining and socialising in an area appropriately removed from Residential Zones.
 - d. The relief sought by Wright to remove the acoustic insulation requirement for Critical Listening Environments would result in new sensitive activities being established in the Wanaka Town Centre that are not adequately insulated against the noise environment in which they seek to establish. The acoustic insulation requirements are an appropriate mechanism to manage reverse sensitivity effects on lawfully established businesses within the Wanaka Town Centre Zone and such requirements are commonplace in planning documents for Town Centres throughout New Zealand.
 - e. The relief sought reduces the effectiveness of the Proposed Queenstown Lakes District Plan, where it seeks to manage effects on neighbouring Residential Zones. The relief sought would result in the

entire Wanaka Town Centre Zone being subject to the same noise limits, indicating that night time activities are no less appropriate on the outer edges of the Wanaka Town Centre Zone than they are in the heart of the zone and away from residential zones.

6. Attached to this notice are the following documents:
 - a. The original submission of AHWL on the proposed Queenstown Lakes District Plan.
 - b. The notice of appeal by Annemieke Wright
7. AHWL agrees to participate in mediation or other alternative dispute resolution of the proceedings.



Kate McKenzie

Authorised to sign on behalf of Ardmore Holdings (Wanaka) Limited

Date: 9 July 2018

Address for service:

Ardmore Holdings (Wanaka) Limited
C/- Town Planning Group
PO Box 2559
Queenstown

Email: office@townplanning.co.nz

Telephone: 0800 22 44 70