

UPPER CLUTHA ENVIRONMENTAL SOCIETY (INC.)

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2 April 2025

His Honour Judge JJM Hassan,
Environment Court,
PO Box 2069,
Christchurch

QLDC District Plan Variation Priority Area Landscape Schedules Late Section 274 Application

The Society held a committee meeting two days ago where, among other things, it discussed the upcoming mediation for the Priority Area Landscape Schedules (PALS) appeals.

As chairperson I explained that the Society had decided to apply to become a S.274 party to only one PALS appeal in September 2024, the Glendhu Bay Trustees appeal¹. This was because the Society's bank balance was in a parlous state at that time, and so it could not afford the \$1760 cost of joining all 16 appeals. Such are the travails of a small community group.

Since then the Society has been the beneficiary of some generous donations following its involvement in the Second Star Ltd. (Peter Thiel) resource consent application.

Discussion at the committee meeting reached a unanimous conclusion that, given the Society's improved financial state, it would be more consistent with the Society's position on the Proposed District Plan over the past twelve years to become a S.274 party to all of the PALS appeals in relation to the Topic 1-Preamble issue.

The Society considers that the amendments proposed to the preamble are likely to severely limit the effectiveness of the PALS. It considers that these amendments are contrary to the findings of the Court's decisions.

For this reason the Society is now making an application² to become a S.274 party to the following 13 appeals (in addition to the Glendhu Bay Trustees appeal):

ENV-2024-CHC-054	Burdon
ENV-2024-CHC-055	Cardrona Cattle Company Ltd
ENV-2024-CHC-056	Gertrude's Saddlery Limited
ENV-2024-CHC-057	Hawthenden Limited
ENV-2024-CHC-059	Mee Holdings Ltd
ENV-2024-CHC-060	Mount Cardrona Station Limited
ENV-2024-CHC-061	Passion Development Limited

¹ A copy of the September 2024 S.274 application is attached.

² A copy of the S.274 application is attached.

ENV-2024-CHC-062	The Milstead Trust
ENV-2024-CHC-064	Phoon
ENV-2024-CHC-065	Rock Supplies NZ Ltd
ENV-2024-CHC-066	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP
ENV-2024-CHC-067	Glencoe Land Development Company Ltd & others
ENV-2024-CHC-068	Coneburn Preserve Holdings Limited & others

The preamble issue is to be discussed at mediation, as Topic 1, on 7 May to 9 May; the Society will be in attendance.

While the Society accepts that this is a very late and unusual application, it considers that no party will be prejudiced. This is because the Society's position on all 14 appeals (as stated in both S.274 applications) is to support "the decision of the Council in its entirety."

Topic 2

The Society has been listed to attend the Topic 2 mediation on 26 to 30 May. The Society seeks to withdraw from the Topic 2 issue and will not be attending the Topic 2 mediation.

We look forward to hearing from the Court on this matter.

Yours faithfully,

Julian Haworth
President