

Form 33 Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Christchurch

I, Christine Byrch, wish to be a party to the following proceedings:

ENV – 2018 – CHC – 103. An appeal by Mt Christina Ltd against a part of the decision of the Queenstown Lakes District Council on the Proposed Queenstown Lakes District Plan (decision).

I am a person who made a submission about the subject matter of the proceedings (no 243).
I am not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

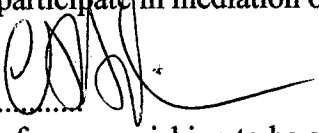
I am interested in proceedings related to Chapter 22 Rural Residential and Rural Lifestyle Zone.

I oppose the relief sought because—

The primary purpose of the Rural Living Zones is to provide for low density, rural residential living. This should be (but is not quite) clearly set out in the objectives, policies, other provisions and rules for this zone. The section 32 report for chapter 22 gives particular importance to: protecting and maintaining sensitive landscapes, and protecting the amenity values for inhabitants. There are other zones where more dense housing and other development should be directed and is more appropriate.

The Proposed District Plan (decision version) does not achieve a suitable balance between residential housing and visitor accommodation; it gives too much leniency to visitor accommodation. QLDC has stated (section 32 report on visitor accommodation) that visitor accommodation and residential living are not compatible, and yet the Proposed District Plan does not follow through with the controls that will protect residential zones from visitor accommodation. Visitor accommodation as a discretionary activity, would allow for developments of a scale that are not compatible with the low density rural living anticipated for the zone. Allowing for both the use and construction of buildings for visitor accommodation as a discretionary activity is too lax. Buildings to be used for visitor accommodation should be considered in the same way as residential buildings, and the visitor accommodation activity should be non-complying. The situation is exacerbated by other parts of the plan, including the confusion amongst the rules concerning buildings, building platforms, numbers of buildings as to whether they apply to all buildings, or only residential buildings. All these need to be carefully considered and consistent.

I agree to participate in mediation or other alternative dispute resolution of the proceedings.


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Signature of person wishing to be a party


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Date

Address for service of person wishing to be a party:
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