

## Form 33

### Notice of person's wish to be party to proceedings

*Section 274, Resource Management Act 1991*

**To** the Registrar  
Environment Court  
Auckland, Wellington, and Christchurch

I, Terri Anderson, wish to be a party to the following proceedings:

- ENV-2018-CHC
- Appeals pertaining to part of the decision of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (particularly the appeals by Universal Developments / FII on Frankton North/Quail Rise South development: ENV-2018-CHC-084 and ENV-2018-CHC-101).

I am a person who has an interest in the proceedings that is greater than the interest that the general public has, as the site Lot 2 DP 497316, under appeal, directly borders my property (2 ha on Trench Hill Road including our family home) and any rezoning, particularly for more intensive development, will have significant impact on the amenity for my family.

I am not a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

I am interested in part of the proceedings. The part of the proceedings I am interested in is: all aspects pertaining to Quail Rise South, referred to in appeals documents as Frankton North: particularly:

- Chapter 16 - Mixed Business Use

And aspects of the details discussed and appealed in:

- Planning Map 31a
- Chapter 3 – Strategic Direction
- Chapter 4 – Urban Development (Policy 4.2.2.12)
- Chapter 27 Subdivision & Development (rules 27.2; 27.7.1; 27.5.7)
- Policy 8.2.8.8

I am interested in the following particular issues:

1. Appeals by Universal Developments / FII on Frankton North/Quail Rise South development to Business Mixed Use / Industrial zoning.
2. Relief rules
3. Safety and security, light, pollution and noise during and post development


4. The wetland, with native frogs, in danger of eradication (likely, given the trees, including protected, were already bulldozed)
5. Moving the ONL line to my boundary and discussion around what I should and shouldn't do with my property throughout this process without any notification
6. The setback of possibly 2m from my property and possibly 6m from Ferry Hill Drive, again with no consultation nor notification
7. The roading plans or lack thereof
8. The desire for a "hard" urban boundary, indicating that, right up to my RG and Low Density property, full development should be possible, and my property should offer a mitigating effect
9. Relief rules which are a minimum to avoid blocking my views and light
10. Assumption that the development – below - is in the \*same line of sight\* as properties on my street
11. The appellant's assertion that their desired zoning represents: "The sustainable management of natural and physical resources, consistent with Part 2 of the Resource Management Act 1991: and ... "enable the social, economic and cultural well-being of the community."

I oppose the relief sought because—

1. Notification of affected neighbours has not occurred; zero community consultation.
2. BMU or HDR and of course industrial zoning would have dramatic negative impacts on the amenity of my property and to an extent all properties on Trench Hill Rd and Ferry Hill Dr, completely contra to the intention of the area
3. 2m from my boundary has been assumed with no consideration for its impact on my property or amenity – reviewing every document indicates zero justification for this decision or even its consideration. In line with relief sought on relief rules, the potential impact on my light, views, environment, privacy, safety, etc, is devastating.
4. Environmental considerations (the wetland) have been ignored; already demonstrated by the bulldozing and burning of trees including old and protected
5. Sympathetic residential, social, commercial, and pedestrian and cycle access has been overridden
6. Roading access to the new development is not agreed to by the developers and threatens to turn the residential area into a thoroughfare; developers want to be able to vary road by 50m should a plan be agreed
7. Disruption of building will be extreme and drawn-out; noise, pollution, light and safety will all affect my property
8. The decision to move the ONL to my boundary, to facilitate the development – is that within scope of rezoning?
9. Arbitrary boundaries of the ONL and hard zoning boundary affect my property and its value and amenity negatively in every sense: putting the onus of mitigating development on my residential / rural general property as a homeowner and landowner.
10. Council signed a document in March 2017 to apply for Housing Infrastructure Fund in "Quail Rise South" affirming: "The land is currently zoned for medium density residential, however given its close proximity to future jobs and public transport corridor (and hub) it is proposed to increase the housing density to allow a much higher density of dwellings... The Quail Rise South project will enable the

construction of up to 1100 residential dwellings in close proximity to Frankton Flats. The development includes a new road linking Ferry Hill Drive to the roundabout at the junction of SH6 and Hawthorn Drive, and pedestrian/cycleway access beneath SH6.” ... Along with the lack of information despite my regular requests for information and OIA, in my opinion this indicates bias towards intensive development and not following due process.

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



.....  
Signature of person wishing to be a party  
(or person authorised to sign  
on behalf of person wishing to be a party)

.....9/07/2018.....

Date

Address for service of person wishing to be a party: 8 Trench Hill Rd, Quail Rise,  
Queenstown 9371.

Telephone: 02108273600

Fax/email: terri@andersoncomms.com

Contact person: Terri Anderson

### **Note to person wishing to be a party**

You must lodge the original and 1 copy of this notice with the Environment Court within 15 working days after—

- the period for lodging a notice of appeal ends, if the proceedings are an appeal; or
- the decision to hold an inquiry, if the proceedings are an inquiry; or
- the proceedings are commenced, in any other case.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in [section 274\(1\)](#) and [Part 11A](#) of the Resource Management Act 1991.

The notice must be signed by you or on your behalf.

You must serve a copy of this notice on the relevant local authority and the person who commenced the proceedings within the same 15 working day period and serve copies of this notice on all other parties within 5 working days after that period ends.

However, you may apply to the Environment Court under [section 281](#) of the Resource Management Act 1991 for a waiver of the above timing or service requirements (*see form 38*).

### *Advice*

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

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(1\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(2\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(3\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 10 October 2013, by [regulation 8\(4\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2013 (SR 2013/385).

Schedule 1 form 33: amended, on 1 November 2010, by [regulation 19\(1\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2010 (SR 2010/279).

Schedule 1 form 33: amended, on 1 June 2006, by [regulation 10\(4\)](#) of the Resource Management (Forms, Fees, and Procedure) Amendment Regulations 2006 (SR 2006/99).