

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2019-CHC-077

IN THE MATTER

Of an appeal on the Queenstown
Lakes District Council Proposed
District Plan (Stage 2) pursuant to
clause 14 of the First Schedule of
the Resource Management Act
1991

BETWEEN

**UNITED ESTATES RANCH
LIMITED**

Appellant

AND

**QUEENSTOWN LAKES
DISTRICT COUNCIL**

Respondent

**SECTION 274 NOTICE ON BEHALF OF PETER JOHN DENNISON AND
STEPHEN GRANT TO JOIN APPEAL ON THE QUEENSTOWN LAKES
DISTRICT COUNCIL PROPOSED DISTRICT PLAN (STAGE 2)**

**GALLAWAY COOK ALLAN
LAWYERS
DUNEDIN**

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To: The Registrar

Environment Court

Christchurch Registry

1. Peter John Dennison and Stephen Grant (**J S Dennison Trust**) wish to be a party to the following proceeding:
 - (a) UNITED ESTATES RANCH LIMITED v QUEENSTOWN LAKES DISTRICT COUNCIL ENV-2019-CHC-077
2. The J S Dennison Trust made a submission on the Queenstown Lakes District Council Proposed District Plan (Stage 2)(**PDP**) (OS2301; FS2791) related to the subject matter of these proceedings. OS2301 sought rezoning of land bounded by Arrowtown-Lake Hayes Road, Speargrass Flat and Lake Hayes. FS2791 supported the Appellants original submission seeking rezoning of the same land.
3. The J S Dennison Trust is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
4. The J S Dennison Trust is interested in all of the proceedings.
5. The J S Dennison Trust is interested in the following particular issues:
 - (a) The primary relief which seeks to rezone the area of land outlined in red at Appendix B to the Appellants Notice of Appeal as Wakatipu Basin Lifestyle Precinct – Rural Residential (**WBLP-RR**);
 - (b) Rule 24.5.1.2;
 - (c) Rule 24.4.6;
 - (d) New rule 24.4.x;
 - (e) Rule 24.4.7;
 - (f) Rule 24.5.4;

- (g) Rule 24.5.5;
 - (h) Rule 24.5.7.1;
 - (i) Rule 24.5.12;
 - (j) Assessment matter 24.7.3(e);
 - (k) Rule 27.5.18B and new Rule 27.5.18C;
 - (l) Rule 27.5.26; and
 - (m) Rule 27.6.1.
6. The J S Dennison Trust supports the relief sought because:
- (a) It owns Lot 9 DP 12678 (Record of Title OT5A/638) which was granted resource consent by Consent Order on 5 October 2018.¹ The J S Dennison Trust therefore has an interest in ensuring that consent can be fully exercised by establishing residential dwellings within the newly created lots.
 - (b) It supports the classification of the bespoke zone WBLP-RR which appropriately reflects the capability to absorb development in this area.
 - (c) The Operative District Plan did not anticipate or require Registered Building Platforms before the construction of a residential dwelling was permitted. The PDP places an unreasonable burden on landowners to obtain resource consent as a non-complying activity to construct residential dwellings outside a Registered Building Platform despite the zone anticipating residential activity.
 - (d) The Wakatipu Basin Land Use Study (**WBLUS**) and PDP Decisions have categorised the Lake Hayes Rural Residential LCU as having high capability to absorb development. The WBLP does not provide a rule framework in support of that

¹ RM170041; ENV-2018-CHC-7

capability. A bespoke zone, similar to the WBLP-RR, would be appropriate to reflect this development capability.

- (e) The minimum lot size requirements in Chapter 24 do not reflect areas with existing higher density residential development and with a higher capacity to absorb additional development. There is therefore disconnect between the rules in Chapter 24 and the findings of the WBLUS.
 - (f) The relief sought will better achieve the provisions of Chapter 3 Strategic Direction and Chapter 6 Rural Landscapes.
7. The J S Dennison Trust agrees to participate in mediation or other alternative dispute resolution of the proceedings.



Phil Page / Simon Peirce

Solicitor for the Interested Party

DATED this 31st day of May 2019.

Address for service

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