

In the Environment Court of New Zealand  
Christchurch Registry

I Te Koti Taiao o Aotearoa  
Ōtautahi Rohe

**ENV-2018-CHC-000127**

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Under the Resource Management Act 1991

In the matter of an appeal under Clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan

Between **Queenstown Park Limited**  
Appellant

And **Queenstown Lakes District Council**  
Respondent

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**Notice of Soho's wish to be party to proceedings pursuant to section 274 RMA**

10 July 2018

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**Section 274 party's solicitors:**  
Maree Baker-Galloway | Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson  
lloyd.**

**To:** The Registrar  
Environment Court  
Christchurch

- 1 Soho Ski Area and Blackmans Creek (**Soho**) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

*Queenstown Park Limited v Queenstown Lakes District Council (ENV-2018-CHC-000127)* being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

- 2 Soho is a person who made a submission about the subject matter of the proceedings.
- 3 Soho is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 4 Soho is interested in all of the proceedings.
- 5 Without derogating from the generality of the above, Soho is interested in the following particular issues:

- 6 **Chapter 6 Landscapes**

- (a) The addition of new provisions that enable diversification of activities in the Rural Zone
  - (i) GBT supports the relief sought because additional policies expressly recognising tourism and commercial development and the benefits of diversification are being appropriate for the sustainable management of the District's rural land resource.

- 7 **Chapter 6 Landscapes**

- (a) Add a new policy "Tourism and associated activities may need to be located within Outstanding Natural Landscapes for functional reasons".
  - (i) Soho supports the relief sought because the suggested policy provides an appropriate addition to the suite of other policies relating to the management of Outstanding Natural Landscapes.

- 8 **Chapter 21 Rural Zone - Policy 21.2.1.10**

- (a) Amendments to policy 21.2.1.10
  - (i) Soho supports the relief sought because the proposed amendments to this policy are supported as being clearer and more direct.

**9 Chapter 21 Rural Zone - Policy 21.2.1.15**

- (a) Amendments to policy 21.2.1.15
  - (i) Soho supports the relief sought because the proposed amendments to this policy introduce a qualifier that is appropriate given the range of other policies within the plan relating to amenity, traffic and access.

**10 Chapter 21 Rural Zone - Rules 21.4 Table 1**

- (a) Add a new rule to Table 1 “Commercial activities linked to the natural and physical resources of the rural area”
  - (i) Soho supports the relief sought because the suggested new rule in an appropriate addition to the rules of the Rural zone.

**11 Chapter 21 Rural Zone - Rules 21.4 Table 1**

- (a) Add a new rule to Table 1 “Commercial Activities complementing Passenger Lift Systems” and apply “controlled” activity status.
  - (i) Soho supports the relief sought because the suggested rule is one possible option to address activities ancillary to Passenger Lift Systems, especially where they are located beyond a Ski Area Sub-Zone.

**12 Chapter 21 Rural Zone - Rule 24.1 Table 1**

- (a) Add a new rule to Table 1 “Restaurant/Café” and apply “controlled” activity status.
  - (i) Soho supports the relief sought because the addition of a new rule enabling restaurants or cafes as a controlled activity is supported, especially in the event it supports ski area activities located outside of a Ski Area Sub-Zone.

**13 Chapter 33 Indigenous Vegetation and Biodiversity - New Policies**

- (a) Addition of new policies

- (i) Soho supports the relief sought in part to the extent they do not compromise the higher order objectives recognising the significant socioeconomic benefits of well-designed and appropriately located visitor industry facilities, such as ski areas located within the Ski Area Sub-Zone as well as to provide for the future growth, development and consolidation of Ski Area Activities within the identified Ski Area Sub-Zones.

14 **Chapter 33 Indigenous Vegetation and Biodiversity - Policy 33.2.2.2**

- (a) Amend to read "Allow the clearance of indigenous vegetation within Significant Natural Areas where that clearance is undertaken in a manner that retains the indigenous biodiversity values".

- (i) Soho supports the relief sought because the wording of the proposed policy provides a more flexible policy basis for the management of the biodiversity values of SNAs.

15 **Chapter 33 Indigenous Vegetation and Biodiversity - Rules 33.5.1.1, 33.5.1.2, 33.5.2.1 and 33.5.2.2 – Indigenous vegetation clearance thresholds.**

- (i) Soho supports the relief sought because increasing each of the thresholds relating to indigenous vegetation clearance is supported.

- 16 Soho agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10<sup>th</sup> day of July 2018



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Maree Baker-Galloway/Rosie Hill  
Counsel for the section 274 party

**Address for service of person wishing to be a party**

Anderson Lloyd

Level 2, 13 Camp Street

PO Box 201

Queenstown 9300

Phone: 03 450 0700 Fax: 03 450 0799

Email: maree.baker-galloway@al.nz | rosie.hill@al.nz

Contact persons: Maree Baker-Galloway | Rosie Hill

**Advice**

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