

In the Matter	of the Resource Management Act 1991
And	
In the Matter	of an appeal under Clause 14(1), Schedule 1 of the Act
Between	UNIVERSAL DEVELOPMENTS LIMITED
	Appellant
And	QUEENSTOWN LAKES DISTRICT COUNCIL
	Respondent

**Notice of **Queenstown Airport
Corporation Limited's** wish to be Party
to Proceedings**

Dated: 10 July 2018

To: The Registrar
Environment Court
Christchurch

1. Queenstown Airport Corporation Limited (**QAC**) wishes to be party to the following appeal on the Proposed Queenstown Lakes District Plan – Stage 1 (**Proposed Plan**):

Universal Developments Limited v Queenstown Lakes District Council (ENV-2018-CHC-101) (Appeal)

2. QAC made a further submission about the subject matter of the Appeal. QAC also has an interest in the Appeal that is greater than the interest that the general public has as the land that is the subject to the Appeal (**Land**) is located within Queenstown Airport's Outer Control Boundary (**OCB**) and the activities sought to be enabled by the Appeal have the potential to impact Queenstown Airport's operations.
3. QAC is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).
4. QAC is interested in part of the Appeal.
5. The parts of the Appeal that QAC are interested in are:
 - (a) The request to rezone the Land; and
 - (b) Policy 3.3.6.
6. QAC is interested in the following particular issues:
 - (a) The zoning of Land in proximity to Queenstown Airport that would enable the establishment of noise sensitive activities (**ASAN**) including zoning that would enable the intensification of ASAN within the OCB for the Airport, and any reverse sensitivity or amenity effects that may arise as a result of such zoning.
7. QAC **opposes** the relief sought in the Appeal for the reasons stated in its original submission, its further submission and its notice of appeal (*ENV-CHC-2018-093*). In relation to the provisions identified paragraph 5(a) above QAC opposes the relief sought in the Appeal to the extent that it would enable the intensification of ASAN within the OCB for Queenstown Airport. QAC generally considers that the relief in the Appeal:

- (a) does not provide adequate protection for the Airport from reverse sensitivity effects;
- (b) may give rise to adverse amenity effects as a result of aircraft noise;
- (c) does not recognise or provide for the Queenstown Airport as regionally significant infrastructure;
- (d) does not recognise or provide for the ongoing predicted or likely growth in operations and passenger numbers at the Airport;
- (e) does not make adequate provision for the ongoing operation, maintenance, upgrading and development of the Airport;
- (f) fails to achieve the functions of the Respondent under section 31 of the Act in respect of the integrated management of the effects of the use and development of land and physical resources;
- (g) does not represent an efficient use of land under section 7(a);
- (h) does not promote the sustainable management of natural and physical resources; and
- (i) is otherwise not the most appropriate way to achieve the purpose of the Act.

8. QAC agrees to participate in mediation or other dispute resolution of the Appeal.

Dated this 10th day of July 2018



Rebecca Wolt/Sophie Reese

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