

Form 33

Notice of person's wish to be party to proceedings

, Resource Management Act 1991

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

I, Deborah Torrington and Daniel Torrington, wish to be a party to the following proceedings:

ENV-2023-CHC-88, being an appeal (Appeal) under clause 14(1) of the First Schedule to the Act by Gertrude's Saddlery Limited (Appellant) against a decision by the Queenstown Lakes District Council (QLDC) in relation to Stage 1 of the Queenstown Lakes Proposed District Plan, concerning the zoning of land at 111-115 and 163 Atley Road, Arthurs Point (Appeal land).

We have an interest in the proceedings that is greater than the interest that the general public has. We were original submitters and own and reside in property directly adjacent to the appeal land.

I am not a trade competitor for the purposes of _____ or _____ of the Resource Management Act 1991.

I am interested in all the proceedings.

I am interested in the following particular issues:

Without limiting the generality of the above, we are interested in issues including, but not limited to, the following:

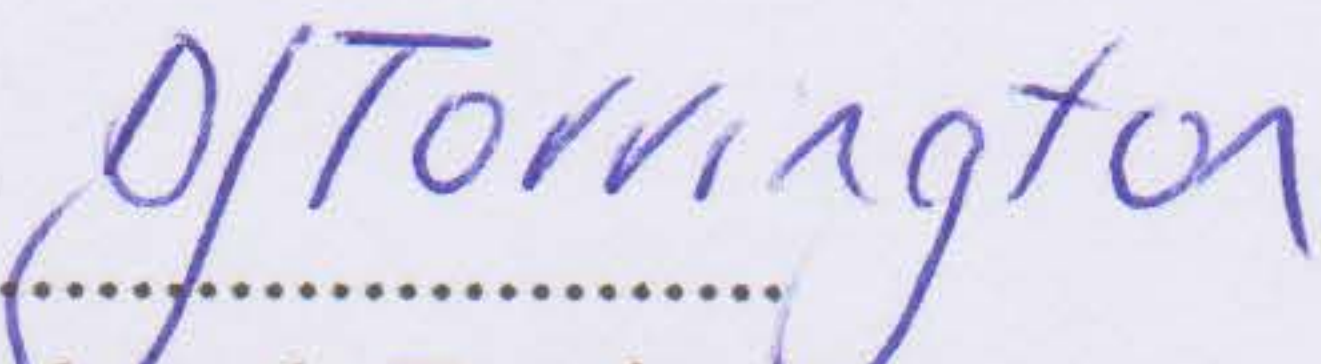
- Identification of the Shotover River ONF and adjacent ONL boundaries and their values;
- Protection of these ONFLs and their values from inappropriate subdivision, use and development;
- The location of the UGB;
- The proposed extension of the Low Density Residential Zone;
- Protection of landscape values, character and amenity of the Arthurs Point and wider area;
- The impact of development that would be enabled by the Appeal relief on the Shotover River and users of the Shotover River
- Privacy and amenity effects, as the close neighbours;
- Construction effects, including but not limited to noise, earthworks, dust and traffic;

- Traffic effects and related roading upgrades;
- Impacts on the night sky, in terms of lighting and glare;
- The relevance of various unlawful activities on the Appeal land to the Appeal relief;
- The relevance of preceding legal processes to the Appeal relief;

I oppose the relief sought because—

- An Independent Hearing Panel identified much or all of the Appeal land as ONL and some ONF and found that the impacts the of the rezoning on the landscape unacceptable
- Rural Zone was found to be the only zone that would achieve the necessary protection of the landscape and its values, and that repositioning of the UGB in any way would be inappropriate.
- Appeal land is highly visible from many aspects of the surrounding community viewpoints, this prominent undeveloped land contributes to the peacefulness of the community. Creating considerable breathing space between Arthurs Point and the valued ONL/ONF.
- Development in this Appeal land will degrade the spectacular wilderness character of the Shotover River, which currently remain despite being so close to Arthurs Point
- Rezoning would allow residential dwellings overlooking our property which will give rise to amenity and privacy effects.
- Construction will be significant and prolonged and impact us greatly
- It is not clear that the necessary roading upgrades can be undertaken without encroaching on and adversely impacting adjacent properties and users of Atley Road. There is a paucity of information and reporting in this regard.
- The Appeal land has an LUC 3 classification in the NZLRI and may be highly productive land under the NPS-HPL. The rezoning is not necessary for, and will not materially contribute to, housing supply within Queenstown and its environs. The NPS-HPL may preclude the rezoning.
- It concerns us that there has been recent activity on the Appeal land which seems devious and unlawful to demonstrate as a baseline against which to assess the effects of the rezoning, which is both inappropriate and wrong at law.

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



 Deborah Torrington

For myself and on behalf of Daniel Torrington

Dated 15 September 2023

27 Mathias Tce, Arthurs Point, Queenstown 9371
 0272998899
 debsdan2013@gmail.com