

**BEFORE THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

ENV-2018-CHC- 163

**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** **BOYD, REDAI & OTHERS.**

**Appellants**

**AND** **QUEENSTOWN LAKES DISTRICT  
COUNCIL**

**Respondent**

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**SECTION 274 NOTICE – IAN PERCY**

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**GALLAWAY COOK ALLAN  
LAWYERS  
DUNEDIN**

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To: The Registrar  
Environment Court  
Christchurch

1. I, Ian Percy, wish to be a party to the following proceedings:
  - (a) *Boyd, Redai & others v Queenstown Lakes District Council* ENV-2018-CHC-163
2. I am a person who made a submission and further submission about the subject matter of the proceedings (OS 725 and FS1013).
3. I am not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
4. I am interested in all of the proceedings relating to:
  - (a) Upper Clutha Mapping – Map 23, in particular Lot 99 DP 445766 and Lot 3 DP374697 (“The Site”).
    - (i) Rezoning of the site to enable more residential activity and including it within the Wanaka Urban Growth Boundary.
5. I oppose the relief sought because —
  - (a) In principle, I have no objection to the rezoning sought by the appeal, however, I support the Council’s decision that there is currently a lack of information concerning the rezoning of the site. I seek certainty that any development is undertaken in accordance with a comprehensive and coherent structure plan. The development of a structure plan requires more information, particularly around staging, transport networks and connectivity, infrastructure supply and timing, land use mix and densities.
  - (b) I agree with the Council’s decision that fragmented zoning would result in a less desirable outcome. Rural Residential zoning is a short term solution that may inhibit the ability for the land to be developed more intensively in the future. The zoning of this land requires a more strategic and long term development planning exercise.

- (c) I own a vineyard at 246 Riverbank Road and seek certainty that I can operate this vineyard under a Rural Residential zoning. In particular, I seek reverse sensitivity measures to ensure that any development will not have adverse effects on our operation. This includes but is not limited to crop protection activities, such as frost fans, bird scaring devices and helicopters.
- (d) I seek an appropriate buffer between residential development and the vineyard. This may include a suite of setbacks and landscaping to protect against reverse sensitivity effects. I also consider there to be a need for dwellings to be constructed with appropriate acoustic insulation to protect residents to noise generated by vineyard activities.
6. I agree to participate in mediation or other alternative dispute resolution of the proceedings.



**B Irving / D A McLachlan**

Solicitor for Ian Percy and Fiona Aitken

Dated: 13 July 2018

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