

I MUA I TE KOOTI TAIAO
I OTAUTAHI ROHE

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter of an appeal under clause 14(1), First Schedule of the Act

Between Remarkables Station Limited, Dickson Stewart Jardine, Jillian Frances Jardine, Dickson Stewart Jardine and HGW Trustees Limited, Jillian Frances Jardine and HGW Trustees Limited

Appellant

And Queenstown Lakes District Council

Respondent

Notice of Persons Wish to be Party to Proceedings

Dated 10 July 2018

Richard Brabant
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To: The Registrar
Environment Court
Christchurch

1. We, Tim Williams and Paula Williams, wish to be a party to the following appeal against decisions of the Queenstown-Lakes District Council (the **Council**) on submissions to the District Plan Review:

ENV-2018-CHC-090 Remarkables Station Limited v Queenstown Lakes District Council.

Nature of Interest in the Appeal

2. We made a submission about the subject matter of the proceedings.
3. We have an interest in the proceedings that is greater than the interest the general public have as we are owners of a residential property at 96 Jacks Point Rise, Jacks Point, Queenstown.
4. We are not trade competitors for the purposes of section 308C or 308CA of the Resource Management Act 1991.

Extent of Interest

5. We are interested in all the proceedings.
6. We are interested in the following particular issues:
 - a. All of the changes to the PDP Decisions version of the Jack's Point Zone enumerated in paragraph 9 of the Notice of appeal, and the relief sought as set out in paragraph 33.

Relief Sought

7. We oppose the relief sought because:
 - a. The proposed re-zoning is not a logical extension of the Jack's Point Zone. Whether or not the land has "ceased to play in economic or viable role in the performance of Remarkables Station as an

operating farm” does not provide a reason for approving the proposed rezoning.

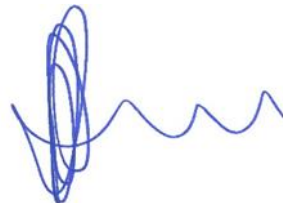
- b. Recognition by the Hearing Panel that strategically in the future the Coneburn Valley is suitable for urbanisation and expansion of Queenstown long-term does not provide support for the requested re-zoning of the Land through this District Plan review. On the contrary, until urbanisation within the Valley within the PDP decisions version approved Urban Growth Boundary is complete or has been at least been zoned and is able to be developed for urban purposes, urbanisation of the Land is premature
- c. The re-zoning request was properly rejected by the Hearing Panel and subsequently by the Council adoption of the Panel’s report on the basis of inadequate evidence addressing strategic, landscape, infrastructure, and other servicing issues that was necessary were the Urban Growth Boundary to be expanded and the Land to be rezoned.
- d. The presence of the farm airstrip sitting between the existing residential development of Jack’s Point and the Land the subject of the appeal, consented and utilised by a commercial skydiving operation creates a fundamental impediment to the proposed residential development as presented to the Hearing Panel. The noise effects from the skydive aircraft operations already cause adverse noise effects in breach of the ODP and now the PDP Decisions version noise controls on the nearest residential dwellings within Jack’s Point and would cause the same or worse adverse effects on the proposed residential development of the Land as presented before the Hearing Panel. The presence of this informal airport (as defined in the PDP) and its use for a commercial skydiving operation is incompatible with the proposed re-zoning of the Land.
- e. The proposed solution to deal with noise effects from the commercial use of the airstrip as set out in paragraphs 21 – 24 of

the Notice of appeal is flawed. The reference to NZS 6805:1992 is in error, in respect of the control of noise from the use of an airstrip under an existing resource consent. Even were it appropriate to deal with the adverse effects of noise from the existing skydive operation in the manner proposed, (which it is not), it would be insufficient to address indoor amenity issues only.

- f. The requested rezoning is not required in order to meet identified housing supply needs for Queenstown, or to give effect to the NPS Urban Development Capacity provisions of the Act
 - g. Re-zoning the Land in the manner requested in the Notice of appeal would be contrary to the purpose of the Act, provisions of Part 2, objectives and policies of the PDP Decisions version that are not the subject of this appeal (including objectives and policies of the Jack's Point zone) and would not give effect to the Otago Regional Policy Statement.
8. We agree to participate in mediation or other alternative dispute resolution of the proceedings.

Signature:

Tim Williams and Paula Williams by their
authorised agent:



Richard Brabant

Date:

10 July 2018

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