

**BEFORE THE ENVIRONMENT COURT  
AT CHRISTCHURCH  
I TE KŌTI TAIAO O AOTEAROA  
ŌTAUTAHI ROHE**

**ENV-2018-CHC-150**

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**IN THE MATTER** of an appeal under Clause 14 of the First Schedule of the  
Resource Management Act 1991

**BETWEEN** **DARBY PLANNING LIMITED**

Appellant

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

Respondent

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**NOTICE BY THE OTAGO REGIONAL COUNCIL OF PERSON'S WISH TO BE  
PARTY TO PROCEEDINGS**

***Section 274, Resource Management Act 1991***

**Dated 10 July 2018**

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**NOTICE OF PERSON'S WISH TO BE PARTY TO PROCEEDINGS**  
**Section 274, Resource Management Act 1991**

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**To** The Registrar  
Environment Court  
Christchurch

**1** The **OTAGO REGIONAL COUNCIL**, wishes to be a party to the following proceedings:

1.1 The appeal dated 19 June 2018 by Darby Planning Limited from the Queenstown Lakes District Council's decisions on the proposed Queenstown Lakes District Plan ("PDP").

**2** The **OTAGO REGIONAL COUNCIL** is:

2.1 A local authority.

2.2 A person who made a submission on Chapter 3 Strategic Direction, Chapter Urban Development, Chapter 6 Landscapes and Rural Character, Chapter 21 Rural Zone and Chapter 27 Subdivision and Development.

**3** The **OTAGO REGIONAL COUNCIL** is not a trade competitor for the purposes of section 308C of the Resource Management Act 1991.

**4** The **OTAGO REGIONAL COUNCIL** is interested in all of the proceedings.

**5** Without derogating from paragraph 4, the **OTAGO REGIONAL COUNCIL** is particularly interested in the amendments proposed to Chapter 3 Strategic Direction, Chapter 4 Urban Growth, Chapter 6 Landscapes, Chapter 21 Rural Zone and Chapter 27 Subdivision and Development.

**6** The **OTAGO REGIONAL COUNCIL**—

6.1 Opposes the proposed changes to Chapter 3 because:

(1) there is a focus on sustainable use of natural and physical resources, whereas the purpose of the Act is to promote the sustainable management of natural and physical resources;

- (2) the amendments to Chapter 3 do not promote sustainable management and are therefore contrary to Part 2 of the Act;
- (3) they fail to give effect to the Regional Policy Statement;
- (4) they fail to give effect to the Proposed Otago Regional Policy Statement;
- (5) together with the amendments to Chapters 6 and 21 sought by the appeal, the relief sought fails to protect outstanding natural landscapes, outstanding natural features and rural landscapes;
- (6) they will enable adverse effects from residential and other activities on outstanding natural features, outstanding natural landscapes, rural landscapes and rural amenity;
- (7) they will promote an undesirable level of residential and other activities in rural areas which will result in adverse effects on the environment, including reverse sensitivity issues and rural fragmentation.

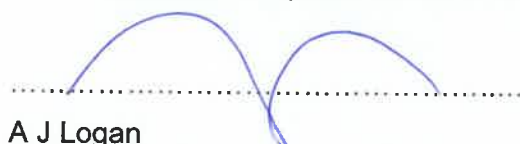
6.2 Opposes the amendments proposed to Chapter 4 Urban Development, Chapter 6 Landscapes and Rural Character, Chapter 21 Rural Zone and Chapter 22 Rural Residential and Rural Lifestyle because:

- (1) the amendments do not promote sustainable management and are therefore contrary to Part 2 of the Act;
- (2) they fail to give effect to the Regional Policy Statement;
- (3) they fail to give effect to the Proposed Otago Regional Policy Statement;
- (4) they do not give effect to and are not required to give effect to the National Policy Statement on Urban Development Capacity;
- (5) they will not achieve urban growth and development in a well-designed, strategic and coordinated way;
- (6) they will not ensure that urban growth and development and residential activities are integrated effectively with adjoining urban and rural environments;

- (7) they encourage undesirable urban sprawl and sporadic development of residential and associated activities;
- (8) they will give rise to adverse effects through urban style development and residential activities occurring in rural areas;
- (9) they will give rise to undesirable and avoidable reserve sensitivity effects;
- (10) they will lead to rural fragmentation;
- (11) the proposed deletion of Policy 4.2.2.12 will facilitate the establishment of incompatible and unsuitable activities beyond urban growth boundaries, lead to pressure for non-rural uses and activities within rural areas, facilitate an urban sprawl and development defeat the purpose of urban growth boundaries, and undermine the integrity of the plan.

6.3 Opposes the amendment proposed to Chapter 27 because subdivision activities in the rural residential and rural lifestyle zones should not be controlled activities.

7 The **OTAGO REGIONAL COUNCIL** agrees to participate in mediation or other alternative dispute resolution of the proceedings.



A J Logan

Solicitor for the Otago Regional Council

Date: 10 July 2018

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