

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

ENV-2026-CHC-020

**I MUA I TE KŌTI TAI AO
KI CHRISTCHURCH**

UNDER the Resource Management Act 1991

IN THE MATTER of an appeal under clause 14(1) of
Schedule 1 of the Act

BETWEEN **ARROWTOWN VILLAGE
ASSOCIATION**

Appellant

AND **QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

NOTICE OF A PERSON'S WISH TO BE PARTY TO PROCEEDINGS

Dated: 29 April 2026

TO: The Registrar
Environment Court
Christchurch

AND TO: The Appellant

AND TO: The Respondent

AND TO: The s 274 parties

[1] **Arrowtown Promotion and Business Association (APBA)** wishes to be a party to the following proceedings:

(a) ENV-2026-CHC-020 an appeal by the **Arrowtown Village Association (Appellant)** against part of a decision of the Queenstown Lakes District Council (**Council**) on the urban intensification variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

[2] APBA made a submission on the Variation.¹

[3] APBA also has an interest in the proceedings that is greater than the interest of the general public² because:

(a) APBA is a non-profit community organisation that represents the interests of over 161 commercial ratepayers and business operators within the Arrowtown business district.

(b) The role of APBA is to promote, preserve, advocate for, and protect the interests of Arrowtown.

(c) APBA has proactively participated in the Variation process, and its members have expressed concern in respect of the subject matter of proceedings (including the Variation as it applies to Arrowtown and the removal of the Arrowtown Design Guidelines (**ADG**) in the PDP).

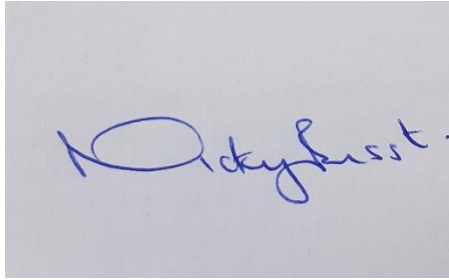
[4] APBA is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

¹ Resource Management Act 1991, ss 274(1)(e).

² Resource Management Act 1991, ss 274(1)(d).

- [5] APBA is interested in all of the proceedings, being the removal of the ADG as a relevant policy matter and as a matter of restricted discretion and / or assessment matter within the Suburban Residential (**SRZ**) and Medium Density Residential Zones (**MDRZ**) of the PDP, as those relate to Arrowtown.
- [6] APBA supports the relief sought by the Appellant because:
- (a) The ADG is a document with community value. It was produced by extensive community consultation and input, and provides a settled, qualitative description of Arrowtown's character and how this can be maintained during ongoing development of the township. As such, it is an efficient and effective mechanism to support administration of the PDP in terms of objective / policy guidance, standards and / or matters of discretion.
 - (b) There was no scope or jurisdiction to remove reference to the ADG in the PDP. The removal of the ADG was not raised in the notified Variation or in submissions on the Variation seeking its removal. As such, interested parties were not afforded the opportunity to consider the removal of the ADG and its impacts.
 - (c) The removal of the ADG will introduce uncertainty in effective and consistent administration of the PDP, including in terms of its role as providing a benchmark against which to assess Arrowtown's character. This may lead to inconsistent planning outcomes, and adverse urban design and planning approvals, to the detriment of Arrowtown's character; and
 - (d) Otherwise, for the reasons listed in the notice of appeal.
- [7] APBA agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 29 April 2026

A rectangular image showing a handwritten signature in blue ink. The signature appears to be 'Nicky Busst' with a stylized initial 'N'.

.....
Signed for Arrowtown Promotion and Business Association
by its duly authorised agent
N Busst

Address for Service:

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Contact persons: N Busst

Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.