# BEFORE THE ENVIRONMENT COURT CHRISTCHURCH REGISTRY

AND

## ENV-2018-CHC-163

IN THE MATTER Of an appeal pursuant to clause 14 of the First Schedule of the Resource Management Act 1991

BETWEEN J BOYD, JFA & SJ REDAI & ORS

Appellant

QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

# SECTION 274 NOTICE ON BEHALF OF M J HUGHES & C J HUGHES TO JOIN PROCEEDINGS

#### GALLAWAY COOK ALLAN LAWYERS DUNEDIN

Solicitor on record: Phil Page Solicitor to contact: Simon Peirce P O Box 143, Dunedin 9054 Ph: (03) 477 7312 Fax: (03) 477 5564 Email: phil.page@gallawaycookallan.co.nz Email: simon.peirce@gallawaycookallan.co.nz

# SECTION 274 NOTICE ON BEHALF OF M J HUGHES & C J HUGHES TO JOIN PROCEEDINGS

To: The Registrar

**Environment Court** 

Christchurch Registry

- Moira Jean Hughes and Clinton James Hughes (Hughes), wish to be a party to the following proceeding: J Boyd, J F A & S J Redai v Queenstown Lakes District Council, ENV-2018-CHC-163.
- The Hughes did not make a submission on the Queenstown Lakes District Council Proposed District Plan (Stage 1).
- The Hughes have an interest in the proceedings that is greater than the public generally on the basis that they own property at 261 Riverbank Road, directly across the road from the Property and will be directly affected by the significant increase in residential development.
- 4. The proceeding has been publicly notified pursuant to s 293 of the Act, inviting submissions and parties to join. The s 293 direction relates to mapping and provisions relating to 40ha of land adjoining the southern edge of Wānaka's urban area, located at the corner of Orchard and Riverbank Roads (**Property**). The Property has been notified to be zoned Lower Density Suburban Residential Zone (LDRZ) with site specific provisions and subject to a structure plan (**Relief Sought**)
- The Hughes are not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
- 6. The Hughes are interested in all of the proceedings.
- 7. The Hughes have an interest in the relief sought because:
  - (a) The Relief Sought will have an adverse effect on the amenity presently enjoyed by the Hughes by converting the existing open pastoral land to greater density residential land.
  - (b) The Relief Sought has the potential to introduce up to 600 residential dwellings to the Property than what is otherwise

provided for by the Rural General Zone, or the Rural Residential Zone, which the Appellant's originally sought.

- (c) The proposed structure plan does not provide sufficient setback of development from Riverbank Road that provides a sensitive transition from the rural setting on the east of Riverbank Road, and the proposed LDRZ to the west.
- (d) The Hughes seek to ensure there is a greater focus on ensuring positive landscape, privacy and safety outcomes in terms of the setback of development from Riverbank Road.
- 8. The Hughes agree to participate in mediation or other alternative dispute resolution of the proceedings.



P Page / S R Peirce

Counsel for Moira Jean Hughes and Clinton James Hughes

Dated this 27<sup>th</sup> day of May 2021:

| Address for service |                                      |
|---------------------|--------------------------------------|
| for M & C Hughes:   | Gallaway Cook Allan                  |
|                     | Lawyers                              |
|                     | 123 Vogel Street                     |
|                     | P O Box 143                          |
|                     | Dunedin 9054                         |
| Telephone:          | (03) 477 7312                        |
| Fax:                | (03) 477 5564                        |
| Contact Person:     | Phil Page / Simon Peirce             |
| Email:              | phil.page@gallawaycookallan.co.nz /  |
|                     | simon.peirce@gallawaycookallan.co.nz |