

**In the Environment Court
at Christchurch**

ENV-2019-CHC-048

In the Matter

of the Resource Management Act
1991

And

In the Matter

of an appeal under Clause 14(1),
Schedule 1 of the Act

Between

TIMOTHY DRUMMOND HARDLEY

Appellant

And

**QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

**Notice of **AEM Property (2017)
Limited's** wish to be Party to
Proceedings**

Dated: 04 June 2019

Lane Neave
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To: The Registrar
Environment Court
Christchurch

1. AEM Property (2017) Limited (**AEM**) wishes to be party to the following appeal on the Proposed Queenstown Lakes District Plan – Stage 2 (**Proposed Plan**):

Timothy Drummond Hardley v Queenstown Lakes District Council [ENV-2019-CHC-048] (Appeal).

2. AEM made a submission (submission 2496) on the subject matter of the Appeal and also has a greater interest than the general public because AEM owns land being 109 Fitzpatrick Road, Dalefield (legally described as Lot 1 DP 22872) (**the Site**) that is subject to the Appeal.
3. AEM is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).
4. AEM is interested in all of the Appeal.
5. AEM is interested in the following particular issues:
 - (a) The re-zoning of its Site from Wakatipu Basin Lifestyle Precinct (**WBLP**) to Wakatipu Basin Rural Amenity Zone (**WBRAZ**), as sought in the Appeal.
6. AEM **opposes** the relief sought in the Appeal, to the extent that it is inconsistent with AEM's Stage 2 submission for the following reasons:
 - (a) AEM supports the decision of the Respondent that their Site be zoned WBLP because the Site is capable of further subdivision and development to an extent not provided for under the WBRAZ; and
 - (b) The WBLP is the most appropriate zoning of the Site when achieving Part 2 of the Act and other relevant policy and planning documents as it will enable further subdivision and development to occur without derogating from the landscape character and visual amenities of the Site and surrounding area.

- (c) The relief contained in the Appeal does not achieve Part 2 of the Act as it:
 - (i) Is inconsistent with the evidence demonstrating that the Site has the ability to support the WBLP;
 - (ii) Will restrict further subdivision and development in a manner which does not achieve the most efficient use and development of the natural and physical resources;
 - (iii) Prevents the community from effectively providing for their social, economic and cultural wellbeing by unnecessarily restricting further subdivision and development on the Site;
 - (iv) Does not give effect to other relevant higher order policy and planning documents; and
 - (v) Does not promote the sustainable management of natural and physical resources.

- 7. AEM agrees to participate in mediation or any other dispute resolution on the Appeal.

Dated this 4th day of June 2019



Joshua Leckie/Sam Chidgey
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