

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2018-CHC-000117

Under the Resource Management Act 1991

In the matter of an appeal under Clause 14(1) of Schedule 1 of the RMA in relation to the proposed Queenstown Lakes District Plan

Between **Cardrona Alpine Resort Limited**
Appellant

And **Queenstown Lakes District Council**
Respondent

Notice of Soho's wish to be party to proceedings pursuant to section 274 RMA

10 July 2018

Section 274 party's solicitors:
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To: The Registrar
Environment Court
Christchurch

- 1 Soho Ski Area Limited and Blackmans Creek No. 1 (Soho) wish to be a party pursuant to section 274 of the RMA to the following proceedings:

Cardrona Alpine Resort Limited v Queenstown Lakes District Council (ENV-2018-CHC-000117) being an appeal against decisions of Queenstown Lakes District Council on the proposed Queenstown Lakes District Plan (**PDP**).

- 2 Soho is a person who made a submission about the subject matter of the proceedings.
- 3 Soho is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 4 Soho is interested in all of the proceedings.
- 5 Without derogating from the generality of the above, Soho is interested in the following particular issues:

(a) **Chapter 2 Definitions - Definition of Ski Area Activities**

- (i) Soho supports the relief sought because the suggested amendments to include earthworks and indigenous vegetation clearance are supported within the Ski Area Sub-Zones.

(b) **Chapter 21 Rural Zone - Objective 21.2.1**

- (i) Soho supports the relief sought because the additions proposed to this objective to incorporate activities that rely on rural resources are supported as being an appropriate change to achieve the higher order objectives of the Proposed District Plan.

(c) **Chapter 21 Rural Zone - Objective 21.2.6**

- (i) Soho supports the relief in part because the changes proposed to this objective to incorporate the integration with adjacent zones is supported to the extent it enables ski area activities to connect with surrounding transportation infrastructure, including through the construction of passenger lift systems and land based vehicle access.

(d) **Chapter 21 Rural Zone - New Policy 21.2.6.x**

- (i) Soho supports the relief in part because the insertion of a new policy recognising and providing for year round activity is supported on the basis it is applied across all Ski Area Sub-Zones and is not specific to any given commercial operator or entity.
- (e) **Chapter 21 Rural Zone - Rule 21.7 Table 4 standards for Structures and Buildings**
 - (i) Soho supports the relief sought because the changes sought to the heading of Table 4 to ensure passenger lift systems are excluded from the standards in Table 4 are necessary to implement the objective to enable growth, development and consolidation of ski area activities within Ski Area Sub-Zones.
- (f) **Chapter 21 Rural Zone - New Rule 21.12.x**
 - (i) Soho supports the relief in part because the creation of a new rule clarifying that no activity is non-complying within a Ski Area Sub-Zone is supported as appropriate to all Ski Area Sub-Zones.
- (g) **Chapter 21 Rural Zone - New earthworks and vegetation clearance rules**
 - (i) Soho supports the relief in part because the addition of bespoke rules and/or processes to enable greater efficiencies in the rules relating to earthworks and indigenous vegetation clearance within the Ski Area Sub-Zones.
- (h) **Chapter 21 Rural Zone - 21.20 Rules non-notification of applications**
 - (i) Soho supports the relief in part because amendments to this rule to provide greater certainty of consent processes relating to earthworks and vegetation clearance within the Ski Area Sub-.
- (i) **Chapter 21 - Assessment matters**
 - (i) Soho supports the relief because the amendments to the assessment matters ensure resource consent applications for restricted discretionary and discretionary activities consider benefits and/or logistical and/or practical constraints.
- (j) **Chapter 30 Utilities and Renewable Energy - Exclusions for tourism activities within Ski Area Sub-Zones**
 - (i) Soho supports the relief because the suggested additions and changes within Chapter 30 to exclude tourism activities within the

Ski Area Sub-Zones are an appropriate basis to implement the higher order objectives of the Proposed District Plan.

- (k) Soho is interested in the boundary and therefore functioning of the SASZ in total.
- 6 Soho agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 10th day of July 2018

Maree Baker-Galloway

Maree Baker-Galloway/Rosie Hill
Counsel for the section 274 party

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Advice

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