

**BEFORE THE ENVIRONMENT
COURT OF NEW ZEALAND
AT CHRISTCHURCH
I TE KOTI TAIAO O AOTEAROA OTAUTAHU ROHE**

ENV-2021-CHC-055

Under the Resource Management Act 1991

In the matter of an appeal under clause 14(1) of Schedule 1 of the RMA
against decisions of the Queenstown Lake District Council
on Stage 3 of the Queenstown Lakes Proposed District
Plan

Between **KA RUNAKA**
Appellant

And **Queenstown Lakes District Council**
Respondent

**NOTICE BY NEW ZERMATT PROPERTIES LIMITED OF
ITS WISH TO BE PARTY TO THE PROCEEDINGS**

16 June 2021

TO: The Registrar
 Environment Court
 PO Box 2069
 20 Lichfield Street
CHRISTCHURCH
 (Christine.McKee@justice.govt.nz)

AND TO: The Respondent
 (dpappeals@gldc.govt.nz)

AND TO: The Appellant, Ka Runaka
 Michael Bathgate
michael@aukaha.co.nz
 Rob Enright
rob@publiclaw9.com

Notice of persons wishing to be party to proceedings (Form 33)

1. New Zermatt Properties Limited (**NZPL**) wish to be party to the following proceedings:

ENV-2021-CHC-055

2. NZPL has an interest in the proceedings that is greater than the interest that the general public has because:

- (a) NZPL made a submission on the subject matter of the proceedings.
- (b) NZPL own and operate a luxury lodge near 'The Neck' approximately 300m west of State Highway 6 Lake Hawea Makarora Road on land legally described as Lot 1 DP 472754.
- (c) The property located in close proximity to the wāhi tupuna overlays Orokotewhātu (The Neck) and Hawea (Lake Hawea).

NZPL is affected by the regulatory effect of any amendments to the policies, rules or application of the wāhi tupuna overlays which may be the subject to the appeal.

3. NZPL is not a trade competitor for the purposes of Section 308C or 308CA of the Act.

4. NZPL has an interest in the entirety of the appeal by Ka Runaka, but has particular interest in the following:

- (a) Any restrictions on land that the provisions of PDP Chapter 39 would impose of the use and development of land.
- (b) Purpose statement 39.1 associated with phrasing as to the management of potential threats to versus the protection of manawhenua values.
- (c) Policy 39.2.1.1 and the consideration of effects of activities to identified wāhi tupuna areas, and the approach by ka runaka which appears to seek that the wāhi tupuna provisions apply over

the entire District, irrespective of the identification of the wāhi tupuna overlay.

- (d) Presumptions as to notification requirements for resource consent applications.
5. NZPL opposes the appeal.
 6. NZPL agrees to participate in mediation or other alternative dispute resolution of the proceeding.
 7. The following information is attached:
 - (a) Copy of original submission.

DATED: 16 June 2021



Brett Giddens
On behalf of New Zermatt Properties Ltd

Address for service of person wishing to be a party:

Telephone: 021365513
Fax/email: brett@townplanning.co.nz
Post: PO Box 2559, Queenstown
Contact person: Brett Giddens, Town Planning Group

Documents for service may be sent to that address for service or may be emailed to brett@townplanning.co.nz. Service by email is preferred, with receipt confirmed by return email.