

**In the Environment Court
at Christchurch**

ENV-2021-CHC-024

**I Mua I Te Kōti Taiao o Aotearoa
Ōtautahi Rohe**

In the Matter

of the Resource Management Act
1991 (**Act**)

And

In the Matter

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

Between

MICHAEL THOMAS

Appellant

And

**QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

**Notice of wish to be party to proceedings
by **Bush Creek Investments Limited****

Dated: 16 June 2021

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To: The Registrar
Environment Court
Christchurch

1. Bush Creek Investments Limited (**Bush Creek**) wishes to be party to the following appeal against parts of the decisions of the Respondent (**Decisions**) on the Proposed Queenstown Lakes District Plan (**Proposed Plan**):

(a) *Michael Thomas v Queenstown Lakes District Council* (ENV-2021-CHC-024) (**Appeal**).

2. Bush Creek has an interest in the proceedings that is greater than the general public. The relief pursued in the Appeal could have direct consequences for Bush Creek in a financial and property sense given that it owns land within the neighbouring General Industrial Zone (**GIZ**) and seeks similar relief over its land through its appeal.¹ The relief in the Appeal could impact the outcome of Bush Creek's appeal. This sets Bush Creek apart as having an interest that is greater than the general public and qualifies them under s274(1)(d) of the Act.²

3. Bush Creek is not a trade competitor for the purposes of section 308C or 308CA of the Act.

4. Bush Creek is interested in the whole Appeal.

5. While in no way limiting the generality of Bush Creek's interest in any part of the appeal, Bush Creek is interested in the following particular issues:

(a) The rezoning of the land at 14 Bush Creek Road to:

(i) Business Mixed Use Zone; or

(ii) An amended Business Mixed Use Zone or GIZ with provision for more mixed use commercial and residential activities.

6. Bush Creek supports the relief sought to the extent it relates to the relaxation of and provision of further leniency in the GIZ provisions.

¹ ENV-2021-CHC-044

² *Mt Christina Ltd v Queenstown Lakes District Council* [2018] NZEnvC 190 at [64].

7. Bush Creek agrees to participate in mediation or other alternative dispute resolution of the Appeal.

Dated this 16th day of June 2021



Joshua Leckie / Katharine Hockly
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