

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2019-CHC-078

Under	the Resource Management Act 1991 (RMA)
In the matter of	an appeal under clause 14(1) of Schedule 1 of the RMA in relation to Stage 2 of the Queenstown Lakes Proposed District Plan
Between	Glencoe Station Limited
	Appellant
And	Queenstown Lakes District Council
	Respondent

Notice of Darby Planning LP's wish to be party to proceedings pursuant to section 274 RMA

5 June 2019

Section 274 party's solicitors:

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To: The Registrar
Environment Court
Christchurch

- 1 Darby Planning Limited Partnership (**Darby**) wishes to be a party pursuant to section 274 of the RMA to the following proceedings:

Glencoe Station Limited v Queenstown Lakes District Council (ENV-2019-CHC-078) being an appeal against decisions of Queenstown Lakes District Council on Stage 2 of the Queenstown Lakes Proposed District Plan (**PDP**).

- 2 Darby is a person who made a submission about the subject matter of the proceedings.

- 3 Darby is a person who has an interest in the proceedings that is greater than the interest that the general public has, in particular:

(a) Darby is involved through related entities in the development of residential and resort style zones which include the provision for visitor accommodation, residential visitor accommodation (**RVA**) and homestay activities.

- 4 Darby is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

- 5 Darby is interested in all of the proceedings.

- 6 Without derogating from the generality of the above, Darby is interested in the following particular issues:

Visitor Accommodation Variation

(a) The relief sought that when RVA and homestay activities comply with all applicable standards in the relevant chapter those activities will be included within the definition of Visitor Accommodation.

(b) The relief sought to delete Standards 21.9.5 and 21.9.6 relating to RVA and homestay activities in the Rural Zone, and make these activities permitted in the Rural Zone.

- 7 Darby supports the relief sought because:

(a) The amendments proposed to the definition of Visitor Accommodation are appropriate to fill the existing policy gap in the planning framework for visitor accommodation, RVA, and homestay activities.

(b) The restrictions on RVA and homestay activities in the Rural Zone are not effects based, do not recognise the capacity for potential effects resulting from such activities to be internalised in the Zone, and do not enable the economic, social and cultural benefit derived from RVA and homestay activities.

8 Darby agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 5th day of June 2019

Maree Baker-Galloway

Maree Baker-Galloway/Roisin Giles
Counsel for the section 274 party

Address for service of person wishing to be a party

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Advice

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