

**In the Environment Court of New Zealand
Christchurch Registry**

**I Te Kooti Taiao O Aotearoa
Ōtautahi Rohe**

ENV-2018-CHC-101

Under the Resource Management Act 1991 (the Act)

In the matter of of an appeal pursuant to Clause 14 of Schedule 1 to the Act

Between **Universal Developments Limited**
Appellant

And **Queenstown Lakes District Council**
Respondent

Notice of the NZ Transport Agency's wish to be party to proceedings

Dated 10 July 2018

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To the Registrar
Environment Court
Christchurch

- 1 The NZ Transport Agency (**'Transport Agency'**) wishes to be a party to an appeal by Universal Developments Limited (**'Universal'**) against the decisions of the Queenstown Lakes District Council (**'Council'**) on Stage 1 of the Proposed Queenstown Lakes District Plan (**'Proposed Plan'**) (Court reference ENV-2018-CHC-101).
- 2 The Transport Agency:
 - a made a submission about the subject matter of the proceedings (submitter 719); and
 - b is tasked with managing the State highway system, including planning, funding, maintenance and operations.¹ It, therefore, has an interest in the proceedings that is greater than the general public has, and stands to be affected by the amendments sought in the appeal if those amendments are granted.
- 3 The Transport Agency is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.
- 4 The Transport Agency is interested in part of the proceedings, being those aspects of the appeal that are set out below at paragraph 5 of this notice.
- 5 The Transport Agency is interested in the following particular issues:
 - a The rezoning sought for the land legally described as Lot 2 DP 497316, held in CFR 764774 (the **'Site'**) and adjacent Frankton North land. Universal seeks that the Site and adjacent Frankton North land (on Planning Map 31a) be rezoned High Density Residential, Business Mixed Use (or similar);
 - b Amendments sought to chapters 27, 9 and 16 to provide for a site-specific regime for the Site and Frankton North land, including by way of structure plan and associated subdivision rules;
 - c The proposed deletion of Policy 8.2.8.8 and Rule 8.5.3.1 which seek to ensure coordinated, efficient and well-designed development by requiring a

¹ Under section 95 of the Land Transport Management Act 2003.

'fourth leg' off the Hawthorne Drive/State highway 6 roundabout, sites to have legal access, and new safe pedestrian connections.

- d Amendments to Rule 8.5.3 to clarify the requirements for a landscape buffer for State highway 6;
 - e Amendments sought to Rule 27.10, which would remove the requirement for notification where the site adjoins or has access onto a State highway;
- 6 The Transport Agency's position on the amendments sought by Universal is set out below:
- a The Transport Agency opposes rezoning all of the Site and adjacent Frankton Flats land as Business Mixed Use;
 - b The Transport Agency conditionally supports amendments which would create a site-specific structure plan for the Site and adjacent Frankton Flats land;
 - c The Transport Agency opposes the proposed deletion of Policy 8.2.8.8 and Rule 8.5.3.1;
 - d The Transport Agency conditionally supports the amendments to clarify Rule 8.5.3; and
 - e The Transport Agency opposes the amendments sought to Rule 27.10.
- 7 The Transport Agency agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated 10 July 2018



Nicola McIndoe

Counsel for the NZ Transport Agency

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