

**Upper Clutha Environmental Society Inc v Queenstown Lakes District Council
30/8/02, Judge Jackson, Env C Christchurch C104/2002**

Partially successful appeal against resource consent application; Sharpridge Trust ("ST") applied for resource consent to subdivide farmland into six residential lots in Queenstown Lakes District; QLDC granted consent and UCES appealed on grounds there would be adverse effects on the outstanding natural character of the environment; ST claimed it would undertake several covenants to mitigate any adverse effects on the environment.

Held, domestication of six lots of proposed subdivision would greatly exceed any conditions or covenants placed on land; purpose of Resource Management Act 1991 will be better met if application is declined and QLDC's decision to grant consent cancelled; application is not declined in full, but instead ST is invited to lodge a more limited application for up to four residential lots; appeal partially granted.