

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2019-CHC-066

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	The Crown Investment Trust
	Appellant
And	Queenstown Lakes District Council
	Respondent

Notice of wish to be party to proceedings pursuant to section 274 RMA

5 June 2019

Section 274 parties' solicitors:

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To: The Registrar
Environment Court
Christchurch

- 1 The parties listed in **Appendix A** to this Notice (**Parties**) wish to be parties pursuant to section 274 of the RMA to the following proceedings:

The Crown Investment Trust v Queenstown Lakes District Council (ENV-2019-CHC-066) (**CIT Appeal**) being an appeal against decisions of Queenstown Lakes District Council on Stage 2 of the Queenstown Lakes Proposed District Plan (**PDP**).

- 2 The Parties are persons who made a submission about the subject matter of the proceedings.

- 3 The Parties are persons who have an interest in the proceedings that is greater than the interest that the general public has, in particular:

- (a) The CIT Appeal seeks a number of amendments to the provisions of Chapter 24 (Wakatipu Basin) and Chapter 27 (Subdivision) relating to, notably, the provision for rural living opportunities in the Wakatipu Basin, the rule framework relating to existing and future buildings, the standards which apply to buildings, minimum lot densities, and the default activity status of subdivision.

- (b) The Parties are each landholders with interests in land within the Wakatipu Basin. Each of the Parties lodged submissions and appeals in their own right, seeking similar relief to the provisions of Chapter 24 and Chapter 27 to that sought in the CIT Appeal.

- (c) Given that the provisions of Chapter 24 and Chapter 27 govern what the Parties can and cannot do on their land from a planning perspective, the outcomes of the CIT Appeal have the potential to directly affect the Parties' interests in their land.

- 4 The Parties are not trade competitors for the purposes of section 308C or 308CA of the RMA.

- 5 The Parties are interested in all of the proceedings.

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

Chapter 24 (Wakatipu Basin)

- (a) The relief sought to amend or make additions to the provisions of Chapter 24, including the policies, rules, standards and assessment matters. In particular, the relief sought that the construction of all residential buildings within the Wakatipu Basin Lifestyle Precinct should be permitted activities.

Chapter 27 (Subdivision)

- (b) The relief sought to amend the provisions of Chapter 27, including Rule 27.5.9 regarding the default activity status of subdivision in the Wakatipu Basin Rural Amenity Zone (**WBRAZ**), and the minimum lot densities for the WRBAZ.
- 7 The Parties support the relief sought, insofar as it is consistent with the relief sought in each of the Parties appeals, because the amendments sought to Chapter 24 and Chapter 27 better provide for existing building rights, enable appropriate further development, and achieve better planning outcomes.
- 8 The Parties agree 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/Vanessa Robb
Counsel for the section 274 parties

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.

Appendix A – Parties who wish to join the proceedings

Felzar Properties Limited

Len McFadgen

Morven Ferry Limited

Strain, Antony, Sarah & Samuel

United Estates Ranch Limited

Wakatipu Equities Limited