

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2019-CHC-065

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	Wakatipu Equities Limited
	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 party's solicitors:

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To: The Registrar
Environment Court
Christchurch

- 1 D J Robertson (**Robertson**) wishes to be a party pursuant to section 274 of the RMA to the following proceedings:

Wakatipu Equities Limited v Queenstown Lakes District Council (ENV-2019-CHC-065) (**WEL Appeal**) being an appeal against decisions of Queenstown Lakes District Council on Stage 2 of the Queenstown Lakes Proposed District Plan (**PDP**).

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

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

- (a) Robertson owns land to the east of Hunter Road and north of Speargrass Flat Road, legally described as Lots 1 -2 DP 20521 and Sections 1-3 SO Plan 20437 (**Robertson Land**), located within Landscape Character Unit (**LCU**) 8 of the Wakatipu Basin Variation.

- (b) The WEL Appeal concerns the proposed rezoning of land bordering the Robertson Land to the south of Speargrass Flat Road (**WEL Land**).

- (c) The WEL Appeal also seeks a number of amendments to the provisions of Chapter 24 (Wakatipu Basin) and Chapter 27 (Subdivision), notably that LCU 8 be amended to reflect the ability of the land within the LCU to absorb further rural living development, the deletion of the minimum lot size regime for subdivision in favour of a discretionary regime, the deletion of the 80ha minimum lot size for the Wakatipu Basin Rural Amenity Zone (**WBRAZ**), and the amendment of the default activity status of subdivision from restricted discretionary to controlled.

- (d) Given that the provisions of Chapter 24 and Chapter 27 govern what landholders within the Wakatipu Basin can and cannot do on their land from a planning perspective, the outcomes of the WEL Appeal have the potential to directly affect Robertson's interests in its land.

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

- 5 Robertson is interested in all of the proceedings.

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

Planning Maps 13d and 26

- (a) The relief sought to rezone the WEL Land to Wakatipu Basin Lifestyle Precinct (**WBLP**).

Landscape Character Unit 8

- (b) The relief sought to amend LCU 8 to reflect the ability of the land within this LCU to absorb the effects of further rural living development.

Chapter 24 (Wakatipu Basin)

- (c) The relief sought to amend, delete, or make additions to the provisions of Chapter 24, including the zone purpose, objectives and policies, advice notes, rules, standards and assessment matters.

Chapter 27 (Subdivision)

- (d) The relief sought to delete the minimum lot size regime for subdivision in favour of a discretionary regime, delete the 80ha minimum lot size for the WBRAZ, and amend the default activity status of subdivision from restricted discretionary to controlled.

- 7 Robertson supports the relief sought because:

- (a) WBLP is a more appropriate zoning for the land within LCUs 8 and 11 to the east of Hunter Road. WBLP zoning more appropriately reflects the potential for areas of land within these LCUs to absorb future development, and will achieve more desirable planning outcomes.
- (b) The amendments sought to LCU 8, Chapter 24 and Chapter 27 better provide for existing building rights, enable appropriate further development, and achieve better planning outcomes.

8 Robertson 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.