

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

ENV-2026-CHC-026

**I MUA I TE KŌTI TAI AO  
KI ŌTAUTAHI**

**UNDER** the Resource Management Act 1991

**IN THE MATTER** of an appeal under clause 14(1) of  
Schedule 1 of the Act

**BETWEEN** **CARTER QUEENSTOWN 2015  
LIMITED**

Appellant

**AND** **QUEENSTOWN LAKES DISTRICT  
COUNCIL**

Respondent

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**NOTICE OF A PERSON'S WISH TO BE PARTY TO PROCEEDINGS**

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Dated: 29 April 2026

**Todd Walker**

**Solicitor acting**  
R E M Hill / B B Gresson  
PO Box 124 Queenstown 9348  
P: 03 441 2743  
rosie.hill@toddwalker.com  
ben.gresson@toddwalker.com

**TO:** The Registrar  
Environment Court  
Christchurch

**AND TO:** The Appellant

**AND TO:** The Respondent

**AND TO:** The s 274 parties

[1] **Body Corporate 300172 (Body Corporate)** wishes to be a party to the following proceedings:

(a) ENV-2026-CHC-026 an appeal by **Carter Queenstown 2015 Limited (Appellant)** against part of a decision of the Queenstown Lakes District Council (**Council**) on the urban intensification variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

[2] The Body Corporate made a further submission on the subject matter of the proceedings.<sup>1</sup>

[3] The Body Corporate also has an interest in the proceedings that is greater than the interest of that of the general public because:

(a) the Body Corporate has an interest in the management of units located at 10 Lake Street, Queenstown, legally described as Lot 7 DP 4190, situated immediately adjacent to the Carter Group Land<sup>2</sup>; and

(b) the relief sought by the Appellant includes relief relating to zoning and / or provisions of the PDP which will affect the Body Corporate's amenity values.

[4] The Body Corporate is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

[5] The Body Corporate is interested in part of the proceedings. The Body Corporate is interested in the proceedings in respect of the rezoning /

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<sup>1</sup> The Body Corporate made a further submission on the Appellant's submission.

<sup>2</sup> As defined in the Appellant's notice of appeal.

inclusion within the Variation of the Carter Group Land, as defined in the Appellant's notice of appeal.

[6] The Body Corporate opposes the relief in relation to the Carter Group Land sought by the Appellant because:

- (a) Of the reasons given in its further submission, and in the Respondent's decision, which it agrees with.
- (b) The relief sought in respect of the Carter Group Land is not otherwise justified in terms of evidence produced in respect of servicing, infrastructure, urban design, spatial planning and other effects. It would not serve to achieve higher order provisions of the PDP, the Otago Regional Policy Statements, the National Policy Statement on Urban Development, and Part 2 of the Act.
- (c) The relief sought in respect of the Carter Group Land is not otherwise an efficient and effective outcome in terms of s 32 of the Act.

[7] The Body Corporate agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 29 April 2026



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**Signed** for Body Corporate 300172  
by its solicitor and duly authorised agent  
R E M Hill / B B Gresson

**Address for Service:**  
C/- Todd Walker  
PO Box 124, Queenstown 9348  
P: 03 441 2743

E: [rosie.hill@toddwalker.com](mailto:rosie.hill@toddwalker.com)

E: [ben.gresson@toddwalker.com](mailto:ben.gresson@toddwalker.com)

**Contact persons:** R E M Hill / B B Gresson

Advice

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