

In the Environment Court of New Zealand  
Christchurch Registry

I Te Koti Taiao o Aotearoa  
Ōtautahi Rohe

**ENV-2019-CHC-060**

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Under	the Resource Management Act 1991 ( <b>RMA</b> )
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	<b>TJ Investments PTE Limited</b>
	Appellant
And	<b>Queenstown Lakes District Council</b>
	Respondent

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

5 June 2019

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**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:

*TJ Investments PTE Limited v Queenstown Lakes District Council* (ENV-2019-CHC-060) (**TJ 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 TJ Appeal seeks a number of amendments to the provisions of Chapter 24 (Wakatipu Basin) relating to existing and future building rights within the Wakatipu Basin and the standards which apply to residential buildings.

- (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 or related relief to the provisions of Chapter 24, relating to existing and future building rights, recognition of rural living opportunities, minimum lot densities, and the proposed subdivision regime.

- (c) The relief sought in the TJ Appeal has the potential to directly affect the Parties' interests, given that the provisions the subject of the TJ Appeal govern, along with other provisions, what the Parties can and cannot do on their land from a planning perspective.

- 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 that buildings within residential building platforms authorised by resource consent be a permitted activity with the date referred to in Rule 24.4.6 removed.
  - (b) The relief sought to include a rule that specifies that any standards contained in the Wakatipu Basin Rural Amenity Zone only apply to new buildings and buildings within residential building platforms that do not already have consent.
  - (c) The relief sought to delete Standard 24.5.9 relating to setback from the Queenstown Trail, and appropriately mark the Trail on the planning maps.
- 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 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 5<sup>th</sup> day of June 2019

*Maree Baker-Galloway*

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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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Contact persons: Maree Baker-Galloway | Vanessa Robb | Roisin Giles

**Advice**

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

**Appendix A – Parties who wish to join the proceedings**

Caran Family Trust

Felzar Properties Limited

Morven Ferry Limited

Strain, Antony, Sarah & Samuel

The Crown Investment Trust

United Estates Ranch Limited

Wakatipu Equities Limited