

In the Environment Court of New Zealand
Christchurch Registry

I Te Koti Taiao o Aotearoa
Ōtautahi Rohe

ENV-2019-CHC-032

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 **David Broomfield and Woodlot Properties 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 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:

Broomfield and Woodlot Properties Limited v Queenstown Lakes District Council (ENV-2019-CHC-032) (**Broomfield 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 Broomfield Appeal seeks a number of amendments to the provisions of Chapter 24 (Wakatipu Basin) and Chapter 27 (Subdivision) relating to existing and future building rights within the Wakatipu Basin, and the proposed minimum density subdivision regime.

- (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, 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 Broomfield Appeal has the potential to directly affect the Parties' interests, given that the provisions the subject of the Broomfield 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 inclusion of a rule in Chapter 24 providing for the identification of a registered building platform as a stand-alone land use activity.

- (b) The relief sought to amend Rule 24.4.6 to include registered building platforms consented as at the date of the Decision and subsequently registered on the applicable RT.
- (c) The relief sought to provide for residential buildings erected within an approved building platform consented after the date of the Decision as a controlled activity.

Chapter 27 (Subdivision)

- (d) The relief sought to amend Rules 27.5.18A, 27.5.18B and 27.5.19.
- 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

Morven Ferry Limited

Strain, Antony, Sarah & Samuel

United Estates Ranch Limited

Wakatipu Equities Limited