

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV - 2026-CHC- 26

Under	the Resource Management Act 1991
In the matter of	of an appeal under clause 14(1) of Schedule 1 of the Resource Management Act 1991
Between	Carter Queenstown 2015 Limited (Carter Group) Appellant
And	Queenstown Lakes District Council Respondent

Notice of wish to be party to proceedings pursuant to section 274 Resource Management Act 1991

21 April 2026

Section 274 party's solicitors:

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**anderson
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To: The Registrar
Environment Court
Christchurch

- 1 Macfarlane Investments Limited and JL Thompson (**MIL**) wishes to be a party pursuant to section 274 of the Resource Management Act 1991 (**RMA**) to the following proceedings:

*ENV-2026-CHC-26 Carter Queenstown 2015 Limited v Queenstown Lakes District Council (the **Appeal**)* being an appeal against part of a decision of the Queenstown Lakes District Council (**QLDC**) on the urban intensification variation (**UIV** or **Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**) (**Decision**).

- 2 MIL made a submission (Submission #767) about the subject matter of the proceedings.
- 3 MIL has an interest in the proceedings that is greater than the interest that the general public because:
 - (a) it has an interest in the block of land bound by Man Street, Brecon Street, Isle Street and Camp Street, zoned Queenstown Town Centre (**QTC**) under the Operative District Plan (**ODP**), also known as the 'PC50 land'; and
 - (b) the relief sought in the Appeal could modify the Decision and affect MIL's interests.
- 4 MIL is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 5 MIL is interested in all of the proceedings including the relief seeking inclusion of the PC50 land in the PDP QTC zone and accompanying appropriate height precinct classifications.
- 6 MIL supports the relief sought for the following reasons:
 - (a) The decision wrongfully concluded that including the PC50 land is out of scope of the variation;
 - (b) Inclusion of the PC50 land in this variation avoids duplication of RMA processes, and associated costs of re-litigating the QTC zone a second time;

- (c) Excluding the PC50 land from this variation results in the continuation of one zone split across two District Plans; worsened by conflicting policy directions and rule outcomes;
- (d) Inclusion of the PC50 land in this variation will assist with giving effect to Policies 1 and 5 of the National Policy Statement for Urban Development 2020;
- (e) Including the PC50 land in this variation will not be out of character but will integrate with the surrounding QTC zoned PDP land; and
- (f) Incorporating the PC50 land into this variation will encourage better design responses through appropriate height and setback controls, giving effects to the enabling intent of the variation in the QTC.

7 MIL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 21 day of April 2026



Maree Baker-Galloway / Hannah Zydenbos
Counsel for the Appellant

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