

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2026-CHC-018

I TE KŌTI TAIAO KI ŌTAUTAHAU

IN THE MATTER OF the Resource Management Act 1991 (**RMA**)
AND
IN THE MATTER OF an appeal under clause 14(1) of Schedule 1 of the RMA
BETWEEN **WILLOWRIDGE DEVELOPMENTS LIMITED, ORCHARD
ROAD HOLDINGS LIMIED, AND THREE PARKS
PROPERTIES LIMITED**
Appellant
AND **QUEENSTOWN LAKES DISTRICT COUNCIL**
Respondent

NOTICE BY CVR LIMITED OF WISH TO BE PARTY TO PROCEEDINGS

Date: 28 April 2026

Saunders & Co
Solicitor: Chris Fowler
PO Box 18, Christchurch 8140
03 379 7690
chris.fowler@saunders.co.nz

TO: The Registrar
Environment Court
DX:WX11113 Christchurch

Name of party giving notice

1 CVR Limited.

The relevant proceedings

2 CVR Limited wishes to be a party to the following appeal proceedings:

(a) *Willowridge Developments Limited, Orchard Road Holdings Limited,
And Three Parks Properties Limited v Queenstown Lakes District
Council* (ENV-2026-CHC-018) (**Appeal**)

3 The appeal proceedings are brought by Willowridge Developments Limited, Orchard Road Holdings Limited, and Three Parks Properties Limited (**Appellant**) in relation to the Queenstown Lakes District Council's (**Council**) decisions on its urban intensification variation (**Variation**) to the Queenstown Lakes Proposed District Plan.

Status of party giving notice

4 CVR is a person who has an interest in the proceedings that is greater than the interest that the general public has because it will or may be directly affected by the relief sought by the Appellants.

5 CVR Limited is the unconditional purchaser of 3 Mountain View Drive, Wanaka, more particularly described as Lot 1 and Lot 17, a subdivision of Lot 14 DP 309977 (title yet to issue), being part of Record of Title 716570 (**CVR land**). The location of the CVR land is shown in **Appendix A** - the CVR land is marked Lot 1 and Lot 17, and excludes the land marked Lot 2.

6 The CVR land is within the area referred to as 'Area B' in the Council's decision that was rezoned from Lower Density Suburban Residential Zone (**LDSRZ**) to Medium Density Residential A Zone (**MDRAZ**).

- 7 The Appellant originally appealed the rezoning of the entire Area B from LDSRZ to MDRAZ.
- 8 The Appellant has amended its appeal to reduce the area of land to the area shown in red in Schedule 1 to the Appellants amended notice of appeal dated 16 April 2026. The reduced area does not include the CVR land.
- 9 Even so, CVR Limited remains interested in the proceeding because the grounds of the Appellants amended appeal, if accepted by the Court, will or may have implications for the Councils' decision to rezone other land within Area B, including the CVR land, from LDSRZ to MDRAZ.
- 10 Any consequential or other relief, or outcome from the appeal, that leads to rezoning of the CVR land from MDRAZ to LDSRZ will have significant adverse effects on CVR Limited.
- 11 Accordingly, CVR seeks that MDRAZ is retained over the CVR land.

Trade competition

- 12 CVR Limited is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

Interest in proceedings

- 13 CVR Limited is interested in the parts of the proceedings relating to:
- (a) The rezoning of land referred to as 'Area B' in the Council's decision from LDSRZ to MDRAZ, including the rezoning of the CVR land.

Issues

- 14 CVR Limited is interested in the following particular issues:
- (a) Whether the Council has correctly rezoned the land at Orchard Road, Wanaka shown in red in Schedule 1 to the Appellants notice of appeal from LDSRZ to MDRAZ; and

- (b) The potential implications for the CVR land if the Court accepts the Appellants grounds of appeal in relation to the land at Schedule 1 of the Appellants' appeal.

Relief sought

15 CVR seeks that MDRAZ is retained over the CVR land.

Dispute resolution

16 CVR Limited agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED this 28th day of April 2026



Chris Fowler
Counsel for CVR Limited

Address for service:

Saunders & Co
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Telephone: 021 311 784 or (03) 288 2192
Email: chris.fowler@saunders.co.nz
Contact Person: Chris Fowler

Please note that:

- This notice has been filed with the Environment Court within 15 working days after the period for lodging a notice of appeal;
- A copy of this notice has also been served on Queenstown Lakes District Council and the appellant within the same 15 working day period;

Plan showing CVR land - the CVR land is marked Lot 1 and Lot 17 and excludes the land marked Lot 2



<p>WANAKA 100 Main Street Wanaka 9100 T: 03 542 2100 E: info@wanaka.co.nz</p>	<p>NOTES</p> <ol style="list-style-type: none"> LOTS 1-2 ARE SUBJECT TO EXISTING EASEMENTS, CONSENT NOTICES AND COVENANTS. FURTHER EASEMENTS MAY BE NECESSARY FOR SERVICES AND ACCESS ALL BOUNDARIES AND AREAS ARE SUBJECT TO OBTAINING A RESOURCE CONSENT FROM QLDC. LOT 2 HEREON AND LOT 17 DP 491094 (RT 716570) ARE TO BE HELD TOGETHER IN THE SAME RECORD OF TITLE VIA A NEW AMALGAMATION CONDITION. 	<p>FOR CONSENT</p> <p><small>© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Limited. Paterson Pitts may not be reproduced in part or full or altered without the written permission of Paterson Pitts Limited. Paterson Pitts. This drawing and its content shall only be used for the purpose for which it was created. No liability shall be accepted by Paterson Pitts Limited for drawings for any other purpose.</small></p>																			
<p>PATERSONPITTS GROUP Surveying • Planning • Engineering</p> <p><small>Professional Services www.pbggroup.co.nz 0300 PPRGRUP</small></p>	<p>Client Location</p> <p>FALCON CONSTRUCTION SERVICES LIMITED</p>	<p>Purpose & Drawing Title</p> <p>SCHEME PLAN LOTS 1 & 2 BEING A SUBDIVISION OF LOT 14 DP 309977</p>																			
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