

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 Caran Family Trust's wish to be party to proceedings pursuant to section 274 RMA

5 June 2019

Section 274 party's solicitors:

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To: The Registrar
Environment Court
Christchurch

- 1 The Caran Family Trust wishes to be a party 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 Caran Family Trust is a person who has an interest in the proceedings that is greater than the interest that the general public has, in particular:

- (a) The Caran Family Trust owns land within the Fitzpatrick Basin, located at 60 Fitzpatrick Road.
- (b) The Broomfield Appeal supports the Wakatipu Basin Lifestyle Precinct (**WBLP**) zoning of the Fitzpatrick Basin Landscape Character Unit as per the notified PDP generally, and seeks in particular that the WBLP zoning be reinstated over the land part of the 'Little Stream' development.
- (c) The Broomfield Appeal also seeks 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.
- (d) Given that the Caran Family Trust owns land within the Fitzpatrick Basin Landscape Character Unit and the Wakatipu Basin, the relief sought in the Broomfield Appeal has the potential to directly affect the interests of the Caran Family Trust in its land.

- 3 The Caran Family Trust is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

- 4 The Caran Family Trust is interested in all of the proceedings.

- 5 Without derogating from the generality of the above, the Caran Family Trust is interested in the following particular issues:

Planning Maps 13d, 29 and 31

- (a) The relief sought that the land within the Fitzpatrick Basin Landscape Character Unit be zoned WBLP.

Chapter 24 (Wakatipu Basin)

- (b) The inclusion of a rule in Chapter 24 providing for the identification of a registered building platform as a stand-alone land use activity.
- (c) 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.
- (d) 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)

- (e) The relief sought to amend Rules 27.5.18A, 27.5.18B and 27.5.19.
- 6 The Caran Family Trust supports the relief sought, because WBLP is the more appropriate zoning for the land within the Fitzpatrick Basin Landscape Character Unit, given the existing character and amenity of the area and the capacity of the area to absorb additional development. Further, the amendments sought to Chapter 24 better provide for existing building rights and enable appropriate further development.
- 7 The Caran Family Trust agrees 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/Roisin Giles
Counsel for the section 274 party

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.