

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 ( <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>David Broomfield and Woodlot Properties Limited</b>
	Appellant
And	<b>Queenstown Lakes District Council</b>
	Respondent

---

**Notice of The Crown Investment Trust's wish to be party to proceedings pursuant to section 274 RMA**

5 June 2019

---

**Section 274 party's solicitors:**

Maree Baker Galloway | Roisin Giles  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
maree.baker-galloway@al.nz | roisin.giles@al.nz

**To:** The Registrar  
Environment Court  
Christchurch

- 1 The Crown Investment Trust (**CIT**) 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 CIT is a person who made a submission about the subject matter of the proceedings.
- 3 CIT is a person who has an interest in the proceedings that is greater than the interest that the general public has, in particular:
  - (a) CIT owns land within the Fitzpatrick Basin, located south of Fitzpatrick Road and north of the Shotover River.
  - (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 CIT 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 CIT in its land.
- 4 CIT is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 5 CIT is interested in all of the proceedings.
- 6 Without derogating from the generality of the above, CIT 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.
- 7 CIT supports the relief sought, insofar as it is consistent with the relief sought in the CIT appeal, 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.
- 8 CIT agrees 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/Roisin Giles  
Counsel for the section 274 party

**Address for service of person wishing to be a party**

Anderson Lloyd

Level 2, 13 Camp Street

PO Box 201

Queenstown 9300

Phone: 03 450 0700 Fax: 03 450 0799

Email: [maree.baker-galloway@al.nz](mailto:maree.baker-galloway@al.nz) | [roisin.giles@al.nz](mailto:roisin.giles@al.nz)

Contact persons: Maree Baker-Galloway | Roisin Giles

**Advice**

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