

**In the Environment Court
at Christchurch**

ENV-2019-CHC-016

Under

Resource Management Act 1991
(Act)

And

In the Matter of

an appeal under Clause 14(1),
Schedule 1 of the Act

Between

**ELIZABETH ANN HANAN AND
JOHN MURRAY HANAN**

Appellants

And

**QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

Notice of **Boxer Hill Trust's
wish to be party to proceedings**

Dated: 5 June 2019

Lane Neave
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To: The Registrar
Environment Court
Christchurch

1. Boxer Hill Trust (**BHT**) wishes to be party to the following appeal against parts of the Respondent's decisions on the Proposed Queenstown Lakes District Plan – Stage 2 (**Proposed Plan**):
 - (a) *Elizabeth Ann Hanan & John Murray Hanan v Queenstown Lakes District Council* (ENV-2019-CHC-016) (**Appeal**).
2. BHT made a submission about the subject matter of the Appeal.
3. BHT also has an interest in the Appeal that is greater than the interest that the general public has because BHT owns land on McDonnell Road to which the Appeal relates.
4. BHT is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).
5. BHT is interested in the whole of the Appeal.
6. BHT is interested in the following particular issues:
 - (a) The down-zoning of BHT's land and other land from Wakatipu Basin Lifestyle Precinct (**WBLP**) land to Wakatipu Basin Rural Amenity Zone (**WBRAZ**), as sought in the Appeal.
7. BHT **opposes** the relief sought in its entirety because, *inter alia*:
 - (a) BHT supports the decision of the Respondent to rezone the land as WBLP (**Decision**);
 - (b) The Decision is sound and was made after considering expert planning, landscape, transportation and other evidence;
 - (c) The relief sought in the Appeal is contrary to findings of the Wakatipu Basin Land Use Study which were that BHT's and other McDonnell Road land has a high capacity to absorb change and development and is suitable for high density urban development;
 - (d) The relief sought in the Appeal:

- (i) fails to achieve the integrated management required by section 31 of the Act;
 - (ii) fails to satisfy the evaluation required by section 32 of the Act;
 - (iii) does not represent an efficient use of land under section 7(b) of the Act; and
 - (iv) fails to promote the Act's sustainable management purpose.
8. BHT agrees to participate in mediation or other alternative dispute resolution of the Appeal.

Dated this 5th day of June 2019



Rebecca Wolt/Kelsey Barry
Counsel for Boxer Hill Trust

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