

In the Environment Court of New Zealand  
Christchurch Registry

I Te Koti Taiao o Aotearoa  
Ōtautahi Rohe

**ENV-2019-CHC-085**

---

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>Darby Planning Limited Partnership</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:

*Darby Planning Limited Partnership v Queenstown Lakes District Council* (ENV-2019-CHC-085) (**Darby 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) The Darby Appeal seeks a number of amendments to the provisions of Chapter 24 (Wakatipu Basin) relating to, notably, the provision for rural living opportunities in the Wakatipu Basin, the rule framework relating to existing and future buildings, and the standards which apply to buildings.

- (b) CIT owns land within the Wakatipu Basin, and lodged a submission and appeal in its own right seeking similar or related relief to the provisions of Chapter 24 to that sought in the Darby Appeal.

- (c) Given that the provisions of Chapter 24 govern what CIT can and cannot do on its land from a planning perspective, the outcomes of the Darby Appeal have the potential to directly affect CIT's interests.

- 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:

**Chapter 24 (Wakatipu Basin)**

- (a) The relief sought to amend, delete, or make additions to the provisions of Chapter 24, including the zone purpose, objectives and policies, advice notes, rules, standards and assessment matters.

### Visitor Accommodation Variation

- (b) The relief sought that when RVA and homestay activities comply with all applicable standards in the relevant chapter those activities will be included within the definition of Visitor Accommodation.
  - (c) The relief sought to delete the standards relating to RVA and homestay activities in the Wakatipu Basin Rural Amenity Zone (**WBRAZ**), and to make these activities permitted.
- 7 CIT support the relief sought, insofar as it is consistent with the relief sought in CIT appeal, because:
- (a) The amendments sought to Chapter 24 better provide for existing building rights, enable appropriate further development, and achieve better planning outcomes.
  - (b) The amendments proposed to the definition of Visitor Accommodation are appropriate to fill the existing policy gap in the planning framework for visitor accommodation, RVA, and homestay activities.
  - (c) The restrictions on RVA and homestay activities in the WBRAZ are not effects based, do not recognise the capacity for potential effects resulting from such activities to be internalised in the Zone, and do not enable the economic, social and cultural benefit derived from RVA and homestay activities.
- 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.