

In the Environment Court
At Christchurch

ENV-2024-CHC-075

I te Kōti Taiao o Aotearoa
Ki Ōtautahi

Under the Resource Management Act 1991 (**Act**)

In the matter of an appeal under clause 14(1) of Schedule 1 of the Act

Between **SHAMROCK HUT LIMITED**

Appellant

And **CENTRAL OTAGO DISTRICT COUNCIL**

Respondent

**NOTICE OF PISA MOORINGS VINEYARD LIMITED AND PISA VILLAGE DEVELOPMENT
LIMITED'S WISH TO BE PARTY TO PROCEEDINGS**

29 August 2024

**SIMPSON
GRIERSON**

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**To: The Registrar
Environment Court
Christchurch**

1. **Pisa Moorings Vineyard Limited and Pisa Village Development Limited (PMVL & PVDL)** give notice that it wishes to be a party to the appeal by Shamrock Hut Limited (**Appellant**) against the decision of Central Otago District Council (**Council**) on Plan Change 19 (**PC19**) to the operative Central Otago District Plan (**ODP** or **District Plan**) (**Decision**).
2. PMVL & PVDL is a person who made a submission and further submission about the subject matter of the proceedings, including the Low Density Residential Zone (**LDZ**).
3. PMVL & PVDL is also a person who has an interest in the proceedings that is greater than the interest that the general public has in that:
 - (a) PMVL & PVDL own land located at 828 Luggate-Cromwell Road SH6 and the adjoining site to the south at Pisa Moorings, located between State Highway 6 and the existing Pisa Moorings residential settlement (**PMVL & PVDL land**).
 - (b) The PMVL & PVDL land is, in part, rezoned to LDZ through CODC's decision on PC19. Other parts of Pisa Moorings are also zoned LDZ.
 - (c) PC19 says there are capacity constraints at Pisa Moorings (and other parts of the District) and as a consequence, applies a Future Growth Overlay (**FGO**) over part of the PMVL & PVDL land.
 - (d) PMVL & PVDL have lodged an appeal against PC19, as it applies to the PMVL & PVDL land.
 - (e) The Appellant seeks to change the minimum lot size for the LDZ from 400m² to 250m². This relief is sought at a district wide level rather than over land just at Cromwell, or land owned by the Appellant.
 - (f) PMVL & PVDL support the 400m² over both their land, and over the rest of the LDZ at Pisa Moorings. Allowing more intensive development within the LRZ will impact on infrastructure capacity at Pisa Moorings.
4. PMVL & PVDL is not a trade competitor for the purposes of 308C or 308CA of the Resource Management Act 1991.
5. PMVL & PVDL oppose the relief in the Appeal, for the reasons set out at paragraph [3] above.

6. PMVL & PVDL agree to participate in mediation or other alternative dispute resolution of the proceedings.

DATED this 29th day of August 2024



S J Scott
Counsel for Pisa Moorings Vineyard Limited and Pisa
Village Development Limited

Address for service of interested party

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