

**IN THE ENVIRONMENT COURT
AT AUCKLAND
ENV-2026-AKL-000156**

UNDER the Resource Management Act 1991 (the Act)
IN THE MATTER OF an appeal under clause 14(1) of Schedule 1 of the Act
BETWEEN CARRINGTON RESORT PASTURE LIMITED
(Appellant)
AND FAR NORTH DISTRICT COUNCIL
(Respondent)

**NOTICE OF WISH TO BE A PARTY TO PROCEEDINGS UNDER SECTION 274 OF THE
ACT BY LUCKLAW FARM LIMITED**

To: The Registrar
Environment Court
Auckland

1. **Lucklaw Farm** wishes to be a party to the following proceedings:
 - *Carrington Resort v Far North District Council*, an appeal under Clause 14(1) of Schedule 1 of the Act regarding the Far North Proposed District Plan (PDP) decisions version.
2. **Lucklaw Farm is a person who has an interest in the proceedings that is greater than the interest that the general public has.**
 - Lucklaw Farm is a major rural landowner and agricultural operator on the Karikari Peninsula (comprising approximately 690 Rangiputa Road).
 - The Appellant's land at Whatuwhiwhi and Lucklaw Farms' landholdings both overlay, interface with, and rely upon the same interconnected, highly sensitive sand-aquifer system and the broader **Karikari Bay hydrologic catchment**.
 - Any intensive residential up-zoning or resultant wastewater infrastructure design implemented on the Appellant's land creates significant, direct, and cumulative environmental, hydrological, and infrastructural effects that directly impact the catchment, water table integrity, and rural land boundaries within which Lucklaw Farms operates.
3. **Lucklaw Farm is not a trade competitor** for the purposes of section 308D of the Resource Management Act 1991.
4. **Lucklaw Farm is interested in all of the proceedings**, with specific interest directed at the Appellant's seeking to overturn the **Rural Production Zone** in favour of a **General Residential Zone** or intensive housing overlays.
5. **Lucklaw Farm takes a conditional stance on the relief sought by the Appellant, with its ultimate position defined by the following cumulative catchment criteria:**

(a) Support for Centralized Infrastructure Rationalisation: Lucklaw Farm supports the Appellant's position to the extent that it seeks a total overhaul of the current sub-standard, capped, public pond networks. Lucklaw Farm advocates for a holistic, integrated engineering solution—specifically a single, centrally located, high-capacity, land-based wastewater treatment facility capable of servicing the wider peninsula catchment and removing all discharges from the sensitive coastal margins of both Whatuwhiwhi and Rangiputa.

(b) Opposition to Premature Rezoning: Lucklaw Farm strictly opposes any immediate or blanket transition to a General Residential Zone on the Appellant's land unless and until the legal mechanism, multi-party capital funding allocations, and definitive resource consents for the aforementioned centralized, land-based infrastructure scheme are bound by a court-ordered consent notice.

(c) Protection of Environmental and Productive Amenity: Lucklaw Farm's participation on either side of the table remains strictly contingent upon the absolute preservation of indigenous shorebird breeding habitats (including the Puheke dune margins and the reclaimed land behind the Rangiputa rockfalls), the protection of localized rural land boundaries from reverse sensitivity effects, and the mitigation of infrastructure strains on the shared peninsula ecosystem.

(d) Integration with Tangata Whenua Submissions and Catchment Mauri: The [choose a Party Name] explicitly aligns its infrastructure-led position with the primary and further submissions lodged by the **Haitaimarangi Marae Kaitiaki Trust (Submission 394 / Further Submission 339)**. The current sub-standard, leaching public pond networks fail to recognize the cultural relationship of tangata whenua with the water table and ancestral kaimoana beds, creating severe cultural and ecological degradation.

(e) Mitigation of Future Regulatory and Statutory Risks: Lucklaw Farm contends that piecemeal, unserviced residential up-zoning fails to account for the inevitable regional and national policy shifts toward cultural and environmental catchment restoration. Forcing an integrated, centralized, land-based infrastructure solution right now is the only mechanism that aligns with the principles of the Treaty of Waitangi/Te Tiriti o Waitangi, preventing future systemic compliance failures and mitigating long-term regulatory risks for all parties within the catchment.

6. **Lucklaw Farm agrees to participate in mediation** or other alternative dispute resolution processes before the Environment Court.

Dated this 10th day of September 2026

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For and on behalf of Lucklaw Farm Limited

Address for service of person wishing to be a party:

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