

**IN THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

**ENV-2021-CHC-041**

**I MUA I TE KŌTI TAIAO O AOTEAROA**

**IN THE MATTER**

of the Resource Management Act 1991

**AND**

**IN THE MATTER**

of an appeal under Clause 14 of  
Schedule 1 of the Act

**BETWEEN**

**J C Breen Family Trust**

Appellant

**AND**

**Queenstown Lakes District Council**

Respondent

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**NOTICE OF A PERSON'S WISH TO BE PARTY TO PROCEEDINGS**

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**Dated: 16 June 2021**

**To:** The Registrar  
Environment Court  
Christchurch

**And To:** The Appellant

**And To:** The Respondent

1. Ngapipi Holdings Limited wishes to be a party under section 274 of the Resource Management Act 1991 ("**Act**") to the following proceedings:
  - a. An appeal by J C Breen Family Trust ("**Appellant**") against a decision of the Queenstown Lakes District Council ("**Council**") on its Proposed District Plan ("**Plan**").
2. Ngapipi Holdings Limited is a person who has an interest in the proceedings that is greater than the interest the general public has as Ngapipi Holdings Limited owns the property at 21E Gordon Road, Wanaka (Legal Description: Unit E Deposited Plan 378910) and is a member of the body corporate for 21 Gordon Road, Body Corporate 378910. This land is within the General Industrial Zone which is the subject of the Appellant's Appeal.
3. Ngapipi Holdings Limited is not a trade competitor for the purpose of Section 308C or 308CA of the Act.
4. Ngapipi Holdings Limited is interested in all of the proceedings.
5. Ngapipi Holdings Limited supports the relief sought by the Appellant because –
  - a. Ngapipi Holdings Limited agrees that a zone in this part in of Wanaka that is more permissive in relation to office, commercial, retail and other related land uses is more appropriate in terms of existing use, future demand and management of adverse effects.
  - b. Ngapipi Holdings Limited agrees that the decision fails to have appropriate regard to the general character of the land to the west of Ballantyne Road, which is a mix of service, industrial, commercial, office and retail more appropriately suited to a more permissive zone framework.
6. Ngapipi Holdings Limited agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 16 June 2021



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Signed for Ngapipi Holdings Limited  
by its duly authorised agent  
Hayley Mahon, John Edmonds & Associates

**Address for Service of person wishing to be a party:**

C/- John Edmonds & Associates  
PO Box 95  
Queenstown 9348

Telephone: 027 663 9969  
Email: hayley.mahon@jea.co.nz  
Contact persons: Hayley Mahon