

IN THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY

ENV-2018-CHC-121

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	Tussock Rise Limited Appellant
AND	Queenstown Lakes District Council Respondent

**NOTICE OF CASTOR & POLLUX LIMITED'S WISH TO BE PARTY TO
PROCEEDINGS**

Dated: 4 August 2021

Wanaka Law
Barristers and Solicitors
Wanaka

To: The Registrar
Environment Court
Christchurch

And To: The Appellant

And To: The Respondent

1. Castor & Pollux Limited ("**Castor & Pollux**") wishes to be a party under section 274 of the Resource Management Act 1991 ("**Act**") to the following proceedings:
 - a. An appeal by Tussock Rise Limited ("**Appellant**") against a decision of the Queenstown Lakes District Council ("**Council**") on its Proposed District Plan ("**Plan**") (ENV-2018-CHC-121).
2. Pursuant to the directions of the Environment Court on 9 June 2021, Castor & Pollux was identified as having an interest in the Appeal that is greater than the interest of the general public and notified by Council. By way of the Council's notice dated 14 July 2021, Castor & Pollux was provided with an opportunity to join these proceedings before the Court.
3. Castor & Pollux is not a trade competitor for the purposes of Section 308C or 308A of the Resource Management Act 1991 (**Act**).
4. Castor & Pollux is interested in the whole of the Appeal.
5. While in no way limiting the generality of Castor & Pollux's interest in any part of the appeal, Castor & Pollux is interested in the following particular issues:
 - a. the nature of the activities that would be carried out on Lot 2 DP 477622; and
 - b. The nature of the activities that would be carried out on the boundary of Lot 2 and Castor & Pollux's site at 21 Gordon Road.
6. Castor & Pollux has an interest in the relief sought because:
 - a. Castor & Pollux owns the properties at 21A & 21G Gordon Road, Wanaka (Legal Descriptions: Unit A Deposited Plan 378910 and Unit G Deposited Plan 378910) and is a member of the body corporate for 21 Gordon Road, Body Corporate 378910.
 - b. Castor & Pollux has an interest in ensuring that the nature of activities carried out along the boundary of Lot 2 DP 477622 and 21 Gordon Road are compatible.
7. Castor and Pollux supports the relief sought by the Appellant with regard to either of its rezoning alternatives for its site, because a zone in this part of Wanaka that is more permissive in relation to office, commercial, retail and other related land uses, including residential, is more appropriate in terms of existing use, future demand and management of adverse effects.

8. Castor and Pollux 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, and residential, more appropriately suited to a more permissive zone framework.
9. Castor and Pollux says that it's support for a Business Mixed use zone is conditional upon any such zone including residential activities to the same or similar extent as presently carried on in the Industrial A Zone of the Operative District Plan to the west of Ballantyne Road.
10. Castor & Pollux agrees to participate in mediation or other alternative dispute resolution of the Appeal.

Dated: 4 August 2021



Signed for Castor & Pollux Limited
by its duly authorised agent
Lei-lani Floris Arnott
Solicitor

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