

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

ENV-2026-CHC-027

**I MUA I TE KŌTI TAI AO
KI ŌTAUTAHI**

UNDER the Resource Management Act 1991

IN THE MATTER of an appeal under clause 14(1) of
Schedule 1 of the Act

BETWEEN **CANTERBURY HELICOPTERS
LIMITED**

Appellant

AND **QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

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

Dated: 28 April 2026

Todd Walker

Solicitor acting
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TO: The Registrar
Environment Court
Christchurch

AND TO: The Appellant

AND TO: The Respondent

AND TO: The s 274 parties

[1] **Three Parks Properties Limited (TPPL)** wishes to be a party to the following proceedings:

(a) ENV-2026-CHC-027 an appeal by **Canterbury Helicopters Limited (Appellant)** against a decision of the Queenstown Lakes District Council (**Council**) on the urban intensification variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).

[2] TPPL, together with Willowridge Developments Limited and Orchard Road Holdings Limited, made a submission on the subject matter of the proceedings.

[3] TPPL is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

[4] TPPL has an interest in the proceedings that is greater than the interest of the general public because:

(a) it owns land situated at 37 Ballantyne Road within Three Parks, legally described as Lot 999 DP 590655 and held in Record of Title 1146273 (**TPPL's Land**); and

(b) the relief sought by the Appellant includes relief relating to the provisions of the PDP which affect TPPL's Land.

[5] TPPL is interested in the proceedings to the extent they affect TPPL's Land. Without derogating from the generality of TPPL's interest, TPPL is interested in the following particular issues:

(a) the HDRAZ building heights and associated activity status identified in Rule 9A.5.1; and

(b) the minimum setbacks within the HDRAZ identified in Rule 9A.5.6.1.

[6] TPPL opposes the relief sought by the Appellant because:

(a) The reduction to height limits and increase in setback requirements does not appropriately recognise the Three Parks area as a significant centre for Wanaka, with capacity for upzoning and associated height uplift. In turn, increased intensification of this area was identified to support the commercial viability of the area.

(b) Upzoning the Three Parks area and associated height uplift and reduced setback requirements otherwise gives effect to the National Policy Statement on Urban Development (**NPS-UD**).

[7] TPPL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 28 April 2026



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Signed for Three Parks Properties Limited
by its solicitor and duly authorised agent
B B Gresson / L C King

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Advice

If you have any questions about this notice, contact the Environment Court in Christchurch.