

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV - 2026-CHC-018

Under	the Resource Management Act 1991
In the matter of	of an appeal under clause 14(1) of Schedule 1 of the Act
Between	Willowridge Developments Limited, Orchard Road Holdings Limited, and Three Parks Properties Limited
	Appellant
And	Queenstown Lakes District Council
	Respondent

Notice of wish to be party to proceedings pursuant to section 274 Resource Management Act 1991

29 April 2026

Section 274 party's solicitors:

Maree Baker-Galloway | Conor Meredith
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348; or
p + 64 3 450 0700
maree.baker-galloway@al.nz | conor.meredith@al.nz

**anderson
lloyd.**

May it please the Court

To: The Registrar
Environment Court
Christchurch

- 1 Gem Lake Limited (**GLL**) wishes to be a party pursuant to section 274 of the Resource Management Act 1991 (**RMA**) to the following proceedings:

*ENV-2026-CHC-018 Willowridge Developments Limited, Orchard Road Holdings Limited, and Three Parks Properties Limited v Queenstown Lakes District Council (the **Appeal**)* being an appeal against part of a decision of the Queenstown Lakes District Council (**QLDC**) on the urban intensification variation (**UIV** or **Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**) (**Decision**).

- 2 GLL has an interest in the proceedings that is greater than the interest that the general public has, because:

- (a) it has interests in land situated at 113-117 Lakeside Road, 9305, legally described as Section 1-2 Block X Town of Wanaka, as contained in record of title OT5C/807 (the **Land/GLL land**), within the HDRZ, which is directly affected by the provisions that are subject to the proceedings; and
- (b) the relief sought in the Appeal could modify the Decision and affect GLL's interests.

- 3 GLL is not a trade competitor for the purposes of section 308C or 308CA of the RMA.

- 4 GLL's interest is limited to one part of the proceedings, being the relief seeking amendments to the minimum lot sizes in Rule 27.6.1 of the PDP, specifically the relief that seeks the retention of the 450m² minimum lot size for HDRZ land outside Three Parks.

- 5 GLL supports the above relief for the following reasons:

- (a) intensification of the Land will assist with giving effect to Policies 1 and 5 of the National Policy Statement for Urban Development 2020;
- (b) the increase in minimum lot sizes within the HDRZ from 450m² to 600m² will decrease residential density, does not support intensification and is not in line with the national direction sought; and

(c) the Land is well placed to provide for the intensification enabled by the relief sought.

6 GLL agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 29th day of April 2026

Maree Baker-Galloway

Maree Baker-Galloway / Conor Meredith
Counsel for the Section 274 party

Address for service of the Section 274 Party:
Telephone: 03 450 0736 | 03 450 0738
Email: Maree.Baker-Galloway@al.nz | Conor.Meredith@al.nz
Contact person: Maree Baker-Galloway, Partner | Conor Meredith, Associate