

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

ENV-2026-CHC-

**I MUA I TE KŌTI TAIAO
KI ŌTAUTAHI**

UNDER the Resource Management Act 1991

IN THE MATTER of an appeal under clause 14(1) of
Schedule 1 of the Act – Queenstown
Lakes Proposed District Plan Urban
Intensification Variation (**UIV**)

BETWEEN **ARVIDA GROUP LIMITED**

Appellant

AND **QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

NOTICE OF APPEAL

Dated: 7 April 2026

TO: The Registrar
Environment Court
Christchurch

AND TO: The Respondent

AND TO: Every person who made a submission on the UIV

This document notifies you that –

- [1] Arvida Group Limited (**Arvida / Appellant**) appeals against parts of a decision of the Queenstown Lakes District Council (**Council**) on the urban intensification variation (**Variation**) to the Queenstown Lakes Proposed District Plan.
- [2] The Appellant made a submission on the Variation (through a subsidiary company, **Queenstown Country Club**).
- [3] The Appellant is not a trade competitor for the purposes of s 308D of the Resource Management Act 1991 (**Act**).
- [4] The Appellant received notice of the decision on 20 February 2026.
- [5] The parts of the decision the Appellant is appealing are all provisions relating to the land in Wanaka that was zoned Low Density Suburban Residential and is now zoned (by the Decision) as Medium Density Residential A.
- [6] The reasons for the appeal are as follows:
- (a) Arvida owns land rezoned by the Variation from Low Density Suburban Residential to Medium Density Residential A¹. Land owned by Arvida, and adjoining land, is affected by the Variation.
 - (b) The Riverbank Road and Alpine Meadows Structure Plans are outdated and no longer 'fit for purpose'.
 - (c) The decision does not represent the most appropriate way of achieving the objectives of the Variation under s 32 of the Act, nor accord with the relevant provisions of Part 2 of the Act.

¹ 248 Riverbank Road, 296 Riverbank Road, 85 Orchard Road

Relief sought

[7] Arvida seeks the following relief:

- (a) Amendments to all provisions relating to the Riverbank Road Structure Plan and the Alpine Meadows Structure Plan, such that:
 - (i) The Riverbank Road Alpine and Meadows Structure Plans and associated provisions are updated so that public roading connections are not required through the Arvida land;
 - (ii) Any non-conformance with the indicative roading layout set out in the Structure Plans are provided for as a controlled or RDA activity.

Further and consequential relief sought

[8] Arvida seeks alternative, consequential, or necessary additional relief to that set out in this appeal to give effect to the matters raised generally in this appeal or such other changes that give effect to the outcomes sought in its submission.

Attachments

[9] The following documents are **attached** to this notice:

- (a) A copy of the Appellant's submission (**Attachment A**);

Dated: 7 April 2026



Signed Ben Farrell as Agent for Arvida Group Limited

Address for Service:

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Advice to recipients of copy of notice of appeal

How to become a party to proceedings

If you wish to become a party to the appeal, you must,—

- a) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- b) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

How to obtain copies of documents relating to appeal

The copy of this notice served on you does not have attached a copy of the appellant's submission and (*or or*) the decision (*or* part of the decision) appealed. These documents may be obtained, on request, from the appellant.

Advice

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