

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV- 2026-CHC-029

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| Under | the Resource Management Act 1991 |
| In the matter of | of an appeal under clause 14(1) of Schedule 1 of the Act |
| Between | Fortune Fountain Group 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
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**anderson
lloyd.**

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-029 Fortune Fountain Group 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 interested in all of the proceedings, including the relief described as seeking retention of Rule 9.5.5 of the Decision in the PDP's e-Plan.
- 5 GLL understands this to be a version of Rule 9.5.5 that includes specific reference to flat sites, the effect of this being that Rule 9.5.5 appropriately applies only to flat sites in the HDRZ.
- 6 GLL supports the relief sought for the following reasons:
 - (a) the GLL Land is sloping and zoned HDRZ;
 - (b) intensification of the Land will assist with giving effect to Policies 1 and 5 of the National Policy Statement for Urban Development 2020;

- (c) the application of recession planes on sloping sites, such as the Land, does not enable intensification and is not in line with the national direction sought; and
- (d) the Land is well placed to provide for the intensification enabled by the relief sought.

7 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

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