

**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

**BETWEEN** **MATTHEW LAMING**

Appellant

**AND** **QUEENSTOWN LAKES DISTRICT  
COUNCIL**

Respondent

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**NOTICE OF APPEAL**

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Dated: 7 April 2026

**Todd Walker**

**Solicitor acting**  
B B Gresson / L C King  
PO Box 124 Queenstown 9348  
P: 03 441 2743  
ben.gresson@toddwalker.com  
lucy.king@toddwalker.com

**TO:** The Registrar  
Environment Court  
Christchurch

**AND TO:** The Respondent

**AND TO:** Every person who made a submission on the provision or matter to which the appeal relates

**This document notifies you that –**

- [1] **Matthew Laming (Appellant)** appeals against part 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.
- [3] The Appellant is not a trade competitor for the purpose of section 308D of the Resource Management Act 1991 (**Act**).
- [4] The Appellant received notice of the decision on 20 February 2026.
- [5] The part of the decision the Appellant is appealing is the rejection of the Appellant's submission seeking to increase the permitted height of the Local Shopping Centre Zone (**LSCZ**) at Hāwea to 14 metres.
- [6] The reasons for the appeal are as follows:
- (a) The Appellant is the director of a company that owns land within the LSCZ at Hāwea, situated between Parry Crescent, Capell Avenue, and Bodkin Street.
  - (b) The Variation as notified proposed an uplift in permitted building height within the LSCZ. At Hāwea, the notified provisions proposed an uplift from 7 to 10 metres. At other locations through the Queenstown Lakes District, the permitted building height was increased to 14 metres.
  - (c) In its submission, the Appellant sought an uplift for the LSCZ at Hāwea to 14 metres.
  - (d) Planning and urban design evidence supported an uplift to 14 metres for the LSCZ at Hāwea. The Appellant's expert planning

evidence supported an uplift due to the context of the LSCZ at Hāwea comprising wide streets, a Council reserve, and only one direct residential boundary. The Appellant's evidence was subsequently supported by the Council's expert planning and urban design evidence. There was no expert evidence supporting the retention of a 10 metre building height for Hāwea.

- (e) In retaining a permitted 10 metre height limit for the LSCZ at Hāwea, the decision did not give sufficient weight to the evidence that supported an uplift to 14 metres.
- (f) The decision does not otherwise give effect to the relevant provisions of the National Policy Statement on Urban Development 2020.
- (g) The decision does not represent the most appropriate way of achieving the objectives of the Variation under s 32 of the Act and will not be an efficient or effective use of the LSCZ.
- (h) The decision does not accord with the relevant provisions of Part 2 of the Act.

[7] The Appellant seeks the following relief:

- (a) an increase in the permitted building height within the LSCZ at Hāwea to 14 metres; and
- (b) any other or consequential relief that would give effect to the relief sought by the Appellant.

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

- (a) A copy of the Appellant's submission (**Attachment A**);
- (b) A copy of the Panel's Recommendations Report, comprising relevant chapters of the Report and including relevant provisions relating to the LSCZ (**Attachment B**); and
- (c) A list of names and addresses of persons to be served with a copy of this notice (**Attachment C**).

Dated: 7 April 2026



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**Signed** for Matthew Laming  
by his solicitor and duly authorised agent  
B B Gresson / L C King

**Address for Service:**  
C/- Todd Walker  
PO Box 124, Queenstown 9348  
P: 03 441 2743

E: ben.gresson@toddwalker.com  
E: lucy.king@toddwalker.com

**Contact persons:** B B Gresson / L C King

## **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.

### Advice

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