

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH  
ENV-2026-CHC-034  
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** **SCOTT O'DONNELL AND  
JOCELYN O'DONNELL**

Appellant

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

Respondent

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**NOTICE OF WISH TO BE PARTY TO APPEAL**

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Dated: 29 April 2026

TO:           The Registrar  
              Environment Court  
              Christchurch

**1. Hospitality Services Limited** wish to be a party pursuant to section 274 of the Resource Management Act 1991 to the following proceedings:

(a)       Scott O'Donnell and Jocelyn O'Donnell (**Appellant**) appeal against parts of a decision of the Queenstown Lakes District Council on the Urban Intensification Variation (**UIV**) to the Queenstown Lakes Proposed District Plan (**PDP**). (ENV-2026-CHC-034)

**2.** Hospitality Services Limited are a person who made a further submission<sup>1</sup> on the UIV.

**3.** Hospitality Services Limited have interests in the proceedings that are greater than the interests of the general public because:

(a)       it has interests in the block of land located at 88 Frankton Road. This landholding comprises the Copthorne Hotel and Apartments. This landholding comprises nine land parcels bound by Suburb Street and Frankton Road/SH6A.

(c)       The Hospitality Services Limited land at 88 Frankton Road is specified in the Appellant's notice of appeal and shown in the PDP ePlan revision dated 15 April 2026 as subject to this appeal.

**4.** Hospitality Services Limited are not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

**5.** Hospitality Services Limited are interested in all of the proceedings.

**6.** Hospitality Services Limited is interested in amendments sought by the Appellant that affect the zoning of the Hospitality Services Limited land.

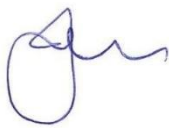
#### **Hospitality Services Limited's position on relief sought**

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<sup>1</sup> Further submission 1343

7. Hospitality Services Limited oppose any relief sought by the Appellant that results in change to the High Density Residential A (**HDR-A**) zoning of 88 Frankton Road.
8. Hospitality Services Limited opposes any relief sought by the Appellant that results in reduction of the 16.5m permitted height in the High Density Residential A zoning of 88 Frankton Road, or change of the restricted discretionary activity status for non-compliance with permitted height in Rule 9A.5.1.
9. Hospitality Services Limited considers the UIV decisions version of the PDP, including HDR-A zoning for 88 Frankton Road, gives better effect to the strategic directions of the National Policy Statement on Urban Development than the relief sought by the Appellant.
10. Hospitality Services Limited agrees to participate in mediation or other alternative dispute resolution of the proceedings.

**Dated: 29 April 2026**



Signature of person authorised to sign on behalf of Hospitality Services Limited

**Address for service of persons wishing to be a party:**

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c/- John Edmonds & Associates Limited  
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