

In the Environment Court of New Zealand
Christchurch Registry

I Mua I Te Kōti Taiao O Aotearoa
Ōtautahi Rohe

ENV - 2026-CHC-012

Under	the Resource Management Act 1991
In the matter of	of an appeal under clause 14(1) of Schedule 1 of the Resource Management Act 1991
Between	Robert Arthur Phelong Appellant
And	Queenstown Lakes District Council Respondent

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

21 April 2026

Section 274 party's solicitors:

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**anderson
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To: The Registrar
Environment Court
Christchurch

- 1 Universal Developments Hawea Limited and LAC Property Trustees Limited (**Universal Developments**) wishes to be a party pursuant to section 274 of the Resource Management Act 1991 (**RMA**) to the following proceedings:

*ENV-2026-CHC-012 Robert Phelong 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 Universal Developments made a submission (Submission #470) about the subject matter of the proceedings.
- 3 Universal Developments has an interest in the proceedings that is greater than the interest that the general public because:
 - (a) it has an interest in the land at *Lake Hāwea South* rezoned by consent order [2023] NZEnvC 110 and included in the Variation, that 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 Universal Development's interests.
- 4 Universal Developments is not a trade competitor for the purposes of section 308C or 308CA of the RMA.
- 5 Universal Developments is interested in all of the proceedings including the relief seeking that the decision to increase the maximum building height within the Medium Density Residential Zone (**MDRZ**) from 7 metres to 8 metres be deleted.
- 6 Universal Developments opposes the relief sought for the following reasons:
 - (a) *Lake Hāwea South's* MDRZ area is well placed to provide for the intensification enabled by the Decision on the Variation regarding amendments to Rule 8.5.1, this amongst other matters, increasing the permitted height within the MDRZ in Hāwea from 7 metres to 8 metres;

- (b) considers that the intensification enabled by Decision on the Variation as Rule 8.5.1 will meaningfully increase the development capacity in the MDRZ in *Lake Hāwea South*;
- (c) intensification of *Lake Hāwea South* will assist with giving effect to Policies 1 and 5 of the National Policy Statement for Urban Development 2020;
- (d) Longview (**SHA**) within *Lake Hāwea South* is already providing a range of lot sizes so applying the intensification provisions as provided by the Decision within the MDRZ will not be out of character, adversely affect residential character and amenity, and will complement the residential densities and lots sizes already established in this location; and
- (e) enabling greater flexibility within the MDRZ area of *Lake Hāwea South* will encourage better design responses and diversity and a range of housing typologies which will complement the growth in Hāwea.

7 Universal Developments agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated this 21st day of April 2026

Maree Baker-Galloway

Maree Baker-Galloway / Conor Meredith
Counsel for the Appellant

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