

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

ENV-2026-CHC-035

Under	The Resource Management Act 1991 (the Act)
In the Matter	an appeal against decision on the Urban Intensification Variation to the Queenstown Lakes Proposed District Plan (UIV)
Between	WARWICK OSBORNE AND MARIE OSBORNE Appellant
And	QUEENSTOWN LAKES DISTRICT COUNCIL Respondent

**SECTION 274 NOTICE ON BEHALF OF KATHRYN WIGLEY AND GUY
WIGLEY**

24 APRIL 2026



GALLOWAY COOK ALLAN LAWYERS

Phil Page/Simon Peirce

Phil.Page@gallowaycookallan.co.nz

Simon.Peirce@gallowaycookallan.co.nz

PO Box 143

Dunedin 9054

Ph: +64 (03) 477 7312

Fax: (03) 477 5564

**SECTION 274 NOTICE ON BEHALF OF KATHRYN WIGLEY AND GUY
WIGLEY**

To: The Registrar

Environment Court

Christchurch Registry

1. Kathryn and Guy Wigley (the **Wigleys**) wish to be a party to the following proceedings: *Osborne v Queenstown Lakes District Council* ENV-2026-035, being an appeal on the UIV.
2. The Wigleys made a submission about the subject matter of the proceedings.
3. The Wigleys are not a trade competitor for the purposes of sections 308C or 308CA of the Act.
4. The Wigleys are interested in all of the proceedings.
5. The Wigleys are interested in the following particular issues:
 - (a) the enabling of 16.5 metre and 12 metre building heights in the Queenstown Hill locality under the Urban Intensification Variation;
 - (b) whether the uniform application of High Density Residential Zone A and Medium Density Residential Zone A height controls appropriately reflects hillside conditions and local amenity characteristics; and
 - (c) whether more moderated height outcomes, informed by the previous 7–8 metre height framework, are necessary to manage adverse amenity effects.
6. The Wigleys support the relief sought to the extent that it:
 - (a) recognises the sensitivity of hillside environments when applying intensified development standards;

- (b) manages shading, bulk and visual dominance and privacy effects on surrounding properties;
 - (c) maintains privacy and residential character while acknowledging that some level of intensification will occur; and
 - (d) achieves a balanced application of the National Policy Statement for Urban Development that responds to local context, topography, and amenity effects.
7. The Wigleys agree to participate in mediation or other alternative dispute resolution of the proceedings.

Dated 24 April 2026

A handwritten signature in black ink that reads "Simon Peirce". The signature is written in a cursive, flowing style with a large loop at the end.

Simon Peirce

Solicitor for the Wigleys.

Address for Service	Gallaway Cook Allan Lawyers, Dunedin
	Attention: Simon Peirce
	PO Box 143
	DUNEDIN 9054
	simon.peirce@gallawaycookallan.co.nz