

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

ENV-2026-CHC-035

**I MUA I TE KŌTI TAI AO  
KI ŌTAUTAHI**

**UNDER** the Resource Management Act 1991

**IN THE MATTER** of an appeal under clause 14(1) of  
Schedule 1 of the Resource  
Management Act 1991

**BETWEEN** **WARWICK AND MARIE OSBORNE**

Appellant

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

Respondent

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**NOTICE OF A PERSON'S WISH TO BE PARTY TO PROCEEDINGS**

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Dated: 29 April 2026

**Todd Walker**

**Solicitor acting**  
R E M Hill / L C King  
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**TO:** The Registrar  
Environment Court  
Christchurch

**AND TO:** The Appellant

**AND TO:** The Respondent

**AND TO:** The s 274 parties

[1] **Sally Rowe (Ms Rowe)** wishes to be a party to the following proceedings:

(a) ENV-2026-CHC-035 an appeal by **Warwick and Marie Osborne (Appellant)** 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 (**PDP**).

[2] Ms Rowe made a submission on the subject matter of the proceedings.<sup>1</sup>

[3] Ms Rowe also has an interest in the proceedings that is greater than the interest of that of the general public<sup>2</sup> because:

(a) Ms Rowe owns property situated at 36 Suburb Street, legally described as Lot 5 DP 16510 held in Record of Title OT7B/862; and

(b) the relief sought by the Appellant includes relief relating to zoning and / or provisions of the PDP which affect Ms Rowe's property and amenity values.

[4] Ms Rowe is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

[5] Ms Rowe is interested in all of the proceedings.

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<sup>1</sup> Resource Management Act 1991, s 274(1)(e).

<sup>2</sup> Resource Management Act 1991, s 274(1)(d).

[6] Without derogating from the generality of Ms Rowe's interest, Ms Rowe is interested in the following particular issues:

- (a) the upzoning of the area in vicinity of Panorama Terrace and Suburb Street from Lower Density Suburban Residential (**LDRZ**) and High Density Residential (**HDRZ**) to Medium Density Residential A (**MDRAZ**) and High Density Residential A (**HDRAZ**) by the Variation, including the upzoning of the properties situated at 26-34 Suburb Street from LDRZ to HDRAZ by the Variation; and
- (b) associated PDP provisions for these zones, in particular the increased height enabled by the Variation and all objectives, policies, standards or rules relating to the same.

[7] Ms Rowe supports the relief sought by the Appellant because:

- (a) The upzoning to MDRAZ and HDRAZ is not adequately explained or supported by sufficient reasoning from the Independent Hearing Panel's (**Panel**) recommendations on the Variation to the PDP. It is at odds with the Panel's recognition that, where upzoning is warranted, it should be delivered by way of variants to the existing zoning and associated provisions as a preference / in the first instance;
- (b) The boundary of the HDRAZ / MDRAZ on Suburb Street does not reflect a logical or natural boundary between the zones and will result in adverse urban design and spatial planning outcomes as a consequence;
- (c) The Panel's recommendations enable an outcome for the area that is beyond the scope of effects of what was notified. In particular, the HDRAZ introduces a substantially more enabling building height framework than the Variation as notified, with interested parties and submitters not afforded an opportunity to consider the impacts of this framework. In the instance that there is a finding of available scope within submissions for this upzoning, the Panel did not adequately consider the significant scale and effects of the rezoning;

(d) The upzoning and increased building height is not otherwise appropriate in this location and will adversely affect amenity of an established residential area; and

(e) Otherwise, for the reasons listed in the notice of appeal.

[8] Ms Rowe agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 29 April 2026



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**Signed** for Sally Rowe  
by their solicitor and duly authorised agent  
R E M Hill / L C King

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Advice

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