

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH  
I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHI**

IN THE MATTER of the Resource Management Act 1991

AND appeals under clause 14(1) of the First Schedule of the Act in relation to the Urban Intensification Variation to the Queenstown Lakes Proposed District Plan

BETWEEN ROBERT PHELONG

(ENV-2026-CHC-012)

(and all other appellants as set out in the attached schedule)

Appellants

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

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**MINUTE OF THE ENVIRONMENT COURT  
as to initial case management directions  
(13 April 2026)**

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[1] The court has received a number of appeals in relation to the Urban Intensification Variation to the Queenstown Lakes Proposed District Plan (PDP). The appellants and associated ENV numbers are listed in the schedule attached to this Minute.

[2] The court has also received a notice of motion from the respondent, Queenstown Lakes District Council (QLDC), seeking directions for waivers in



relation to the service of notices of appeal and s274 notices. The purpose of this Minute is to address those issues and make directions for the initial case management of these appeals.

### **Notice of motion**

[3] The court received a notice of motion on behalf of QLDC dated 2 April 2026. QLDC seeks directions stipulating the process for filing and service of notices of appeal and s274 notices, including waivers of some of the usual requirements, these instead being effected by QLDC uploading the relevant documents to QLDC's website.

[4] I am satisfied that the directions sought by QLDC are within the scope of s281 RMA, will not unduly prejudice parties, and are appropriate for the reasons outlined in the notice of motion and make them accordingly. Except as specified, the directions do not modify statutory time limits as to service or notice or other matters.

### **Directions**

[5] I direct as follows:

### ***Notices of appeal***

- (a) all notices of appeal must be:
  - (i) lodged with the Environment Court electronically by File and Pay or by email to the registry to [liam.davies@justice.govt.nz](mailto:liam.davies@justice.govt.nz) and in hard copy to: WX 11113, 20 Lichfield Street, Christchurch 8011;
  - (ii) served on QLDC electronically by email to [dpappeals@qldc.govt.nz](mailto:dpappeals@qldc.govt.nz); and
  - (iii) where the appeal is based on an original submission that the appellant made, served on every person that made a further

submission on the relevant original submission point; and where the appeal is based on a further submission that the appellant made, served on the person who made the related original submission;

- (b) the usual requirement in cl 14(5) of Schedule 1 to the RMA, and in regulation 7, and form 7 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 to serve a copy of form 7 (the appeal) on every person (not being an original or further submitter that is served in accordance with paragraph (a)(iii) above) who made a submission on the provision or matter to which the appeal relates is waived; and
- (c) service of all notices of appeal (as waived in paragraph (b) above) will be deemed to be effected by QLDC uploading copies of all notices of appeal onto its website. QLDC must attend to this uploading as soon as practicable after the appeal is received by QLDC.

***Section 274 notices***

- (d) any s274 notice must be:
  - (i) lodged with the Environment Court electronically by File and Pay or by email to the registry to [liam.davies@justice.govt.nz](mailto:liam.davies@justice.govt.nz);
  - (ii) served on QLDC electronically by email to [dpappeals@qldc.govt.nz](mailto:dpappeals@qldc.govt.nz); and
  - (iii) served on the appellant by emailing it to the email address provided in the notice of appeal;
- (e) the requirement to lodge a signed original and one hard copy of any s274 notice with the Environment Court is waived;
- (f) the requirement for s274 parties to serve their notice/form 33 on all other parties is waived;
- (g) service of s274 notices on all other parties (as waived in paragraph (f) above) will be deemed to be effected by QLDC uploading copies of s274 notices onto its website. QLDC must attend to this uploading

as soon as practicable after the s274 notice is received;

***Case management***

- (h) QLDC is to upload to its website a copy of their notice of motion dated 2 April 2026 and this Minute;
- (i) QLDC is to review all appeals and s274 notices and file a case management memorandum which addresses the following matters:
  - (i) identification of relevant topics or groups;
  - (ii) whether further particulars are required;
  - (iii) whether there are any jurisdictional issues;
  - (iv) whether, in QLDC's opinion, it is appropriate to manage appeals separately or grouped by topics or other clusters for mediation and/or hearings;
  - (v) whether any particular sequencing of appeals (or groups of appeals) is considered appropriate and if so, a proposed order for any mediation and/or hearings; and
  - (vi) any other matters or issues QLDC wishes to raise in terms of case management of these appeals.

[6] Leave is reserved for any party to apply for further (or amended) directions.

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**J J M Hassan**  
**Environment Judge**

Issued: 13 April 2026



### Schedule 1 – List of appellants

Robert Phelong	ENV-2026-CHC-012
Orchard Road Holdings Limited	ENV-2026-CHC-018
Three Parks Properties Limited	
Willowridge Developments Limited	
Arrowtown Village Association	ENV-2026-CHC-020
City Impact Church Queenstown Incorporated	ENV-2026-CHC-021
Daniel Cruickshank	ENV-2026-CHC-022
Matthew Laming	ENV-2026-CHC-023
Arvida Group Limited	ENV-2026-CHC-024
Well Smart Investment Holing (THOM) Pty Limited	ENV-2026-CHC-025
Carter Queenstown 2015 Limited	ENV-2026-CHC-026
Canterbury Helicopters Limited	ENV-2026-CHC-027
LAC Property Trustees Limited	ENV-2026-CHC-028
Universal Developments Hawea Limited	
Fortune Fountain Group Limited	ENV-2026-CHC-029
Camden Pyke	ENV-2026-CHC-030
Pro-Invest NZ Property 1 Limited Partnership	ENV-2026-CHC-031
Nives Invest Limited	ENV-2026-CHC-032
Queenstown Residential Group Limited	ENV-2026-CHC-033
Scenic Hotel Group Limited	
Jocelyn O'Donnell	ENV-2026-CHC-034
Scott O'Donnell	
Marie Osborne	ENV-2026-CHC-035
Warwick Osborne	
No.1 Hansen Road Limited	ENV-2026-CHC-036