

**In the Environment Court
at Christchurch**

ENV-2026-CHC-025

**I Te Kōti Taiao o Aotearoa
Ōtautahi Rohe**

**In the Matter
And**

of the Resource Management Act 1991

In the Matter

of an appeal under Clause 14(1),
Schedule 1 of the Act on a decision on
the Urban Intensification Variation

Between

**WELL SMART INVESTMENT
HOLDINGS LIMITED**

Appellant

And

**QUEENSTOWN LAKES DISTRICT
COUNCIL (QLDC)**

Respondent

**Notice of
Man Street Properties Limited's
wish to be Party to Proceedings**

Dated: 29 April 2026

Lane Neave
2 Memorial Street
Queenstown
Solicitors Acting: Joshua Leckie/Hayley Mahon
Email: joshua.leckie@laneneave.co.nz /
hayley.mahon@laneneave.co.nz
Phone: +64 3 409 0321

lane neave.

To: The Registrar
Environment Court
Christchurch

1. Man Street Properties Limited (**Man Street Properties**) wishes to be party to the following appeals on the Queenstown Lakes District Council's decision (**Decision**) to adopt the Recommendation of the Independent Hearings Panel (**Panel**) on the Urban Intensification Variation to the Proposed Queenstown Lakes District Plan (**PDP**):

Well Smart Investment Holding Limited v Queenstown Lakes District Council (ENV-2026-CHC-025) (Appeal).

Nature of Interest

2. Man Street Properties made a submission on the subject matter of the Appeal.
3. Man Street Properties also has an interest in the Appeal that is greater than that of the general public as the points raised within the Appeal relate to land owned by Man Street Properties.
4. Man Street Properties is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

Extent of Interest

5. Man Street Properties is interested in all aspects of the Appeal by Well Smart Investment Holdings Limited (**Well Smart**).
6. Without limiting the generality of the interest of Man Street Properties, Man Street Properties is interested in the following particular issues:
 - (a) The amendments to rule 12.5.9 to increase the maximum height for buildings on Well Smart's land to 24 m (**Amendment**), or
 - (b) A bespoke rule where building height is at least 20m above the height of the ground level measured at the Man Street and Hay Street round boundaries respectively.

Relief Sought

7. Man Street Properties seeks that the relief sought in the Appeal related to maximum height measurement in Height Precinct 3 rule be **declined** for the following reasons:
- (a) The current maximum building heights are consistent with the long-term amphitheatre approach of the QTCZ which aims to frame urban development in a manner that reflect the unique setting and character of the QTCZ.
 - (b) Man Street Properties agrees with the commentary in the Panel's Recommendation Report that the Well Smart site is not sufficiently unique to warrant a bespoke height rule, there is no policy support in Chapter 12 for a bespoke height rule.¹
 - (c) The Panel's Recommendation Report anticipates development in the QTCZ as it is a 'rational, logical, efficient and effective location to maximise height to give effect to Policy 5 and the NPS-UD as a whole.'² Man Street Properties agrees with this statement but caveats this with maximum heights only being appropriate in certain circumstances and determined on a case-by-case basis which is also reiterated by the Decision.³
 - (d) The specific use of RL 327.1 masl for Area A of Height Precinct 3 as the datum level for measurement of maximum building height existed in the PDP and has been subject to appropriate scrutiny. The additional 4 m of height over the existing 20m measured from ground level proposed by Well Smart has not been tested sufficiently by expert evidence.
 - (e) The appeal is inconsistent with Policy 5 of the NPS-UD and the purposes and provisions of the Act.
 - (f) It will not promote sustainable management of resources and is therefore contrary to Part 2 and other provisions of the Act.
 - (g) Does not represent the most appropriate means of exercising the Council's functions, having regard to the costs and benefits, and the efficiency and effectiveness of other available means and is therefore not appropriate in terms of section 32 of the Act.

¹ Recommendation of the Independent Hearing Panel, 23 December 2025 at 16.14(c)(iv).

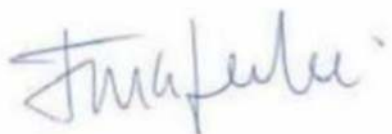
² Recommendation of the Independent Hearing Panel, 23 December 2025 at 16.18.

³ Recommendation of the Independent Hearing Panel, 23 December 2025 at 16.21(f)

Mediation

8. Man Street Properties agrees to participate in mediation or other dispute resolution of the Appeal.

Dated this 29th day of April 2026



Joshua Leckie / Hayley Mahon

Counsel for Man Street Properties Limited

Address for Service for the Appellant:

C/- Lane Neave

2 Memorial Street

Queenstown

Telephone: 03 450 1365

Email: joshua.leckie@laneneave.co.nz / hayley.mahon@laneneave.co.nz

Contact person: Joshua Leckie and Hayley Mahon