

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

ENV-2026-CHC-034

**I TE I TE KŌTI TAIAO  
KI ŌTAUTAHI**

**UNDER** the Resource Management Act 1991

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

**BETWEEN** **SCOTT AND JOCELYN O'DONNELL**

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: 23 April 2026

**TO:** The Registrar  
Environment Court  
Christchurch

**AND TO:** The Appellant

**AND TO:** The Respondent

**AND TO:** The s 274 parties

[1] I, **Stuart Roy Munday**, wish to be a party to the following proceedings:

(a) ENV-2026-CHC-034 an appeal by **Scott and Jocelyn O'Donnell (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] I made a submission on the subject matter of the proceedings, being a further submission on the Appellant's submission.

[3] I am not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**Act**).

[4] WA.

[5] I am interested in the following particular issues:

(a) The High Density Residential A (**HDRAZ**) zoning and associated height uplift to land adjacent to Panorama Place, including the upzoning of the Swiss-Belsuites property; and

(b) The Medium Density Residential A (**MDRAZ**) zoning and associated height uplift to land in the vicinity of Panorama Terrace and Panorama Place.

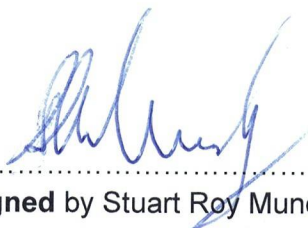
[6] I support the relief sought by the Appellant, including because:

(a) I own property situated at 5 Earnslaw Terrace (located off Panorama Terrace), being Lot 22 DP 12365 held in Record of Title OT4C/1260. My property and adjacent properties have been upzoned by the Variation:

- (i) Prior to the Variation, my property was zoned Lower Density Suburban Residential (**LDSR**), together with properties to the north, east, and west. Like the Appellant's property, my property and neighbouring properties have been upzoned to MDRAZ by the Variation.
  - (ii) The Swiss-Belsuites property, located immediately south of my property, was zoned High Density Residential Zone (**HDRZ**) and has been upzoned to HDRAZ by the Variation;
- (b) As a result of the Variation, my property and neighbouring properties are subject to increased building height controls and associated adverse effects on amenity;
  - (c) The Panel's Recommendations Report does not sufficiently explain why upzoning and the associated height uplift in these areas is required to give effect to the National Policy Statement on Urban Development (**NPS-UD**). Reduced building heights for the area would remain consistent with the NPS-UD, while also mitigating or avoiding adverse effects;
  - (d) The Panel's recommendations enables an outcome for the area that is beyond what was notified and was not properly considered by submitters on the Variation; and
  - (e) Otherwise for the reasons listed in the notice of appeal.

[7] I agree to participate in mediation or other alternative dispute resolution of the proceedings.

Dated: 23 April 2026



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**Signed by Stuart Roy Munday**

**Address for Service:**

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