

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
ENV-2026-CHC-
I MUA 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 **SCENIC HOTEL GROUP LIMITED**
and
**QUEENSTOWN RESIDENTIAL GROUP
LIMITED**

Appellants

AND **QUEENSTOWN LAKES DISTRICT
COUNCIL**

Respondent

NOTICE OF APPEAL

Dated: 7 April 2026

TO: The Registrar
 Environment Court
 Christchurch

AND TO: The Respondent

[1] **Scenic Hotel Group Limited** and **Queenstown Residential Group Limited (Appellants)** appeal 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**).

Appellants interest in these proceedings

[2] The Appellants made a submission and further submission on the Variation.

[3] The Appellants are not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (**Act**).

[4] The Appellants received notice of the decision on or about 20 February 2026.

[5] The parts of the decision the Appellants are appealing are the new objectives and policies for the High Density Residential A Zone that was introduced through the Council decision.

Reasons for the appeal

[6] Scenic Hotel Group Limited owns the block of land located between 25 to 31 Stanley Street and 30 to 40 Melbourne Street.

[7] Queenstown Residential Group Limited owns 17 and 21 Melbourne Street.

[8] The Appellants land was zoned High Density Residential prior to notification of the Variation. The Variation did not propose to change the zoning of the Appellants land.

[9] The decision rezones the Appellants land to a newly created ‘High Density Residential A Zone’ (**HDR-A**).

[10] The Appellants do not appeal the inclusion of their land within this new zone.

[11] Given the HDR-A zone provisions were not notified in the Variation, there is scope for this appeal to reconsider the objectives and policies of this new zoning chapter.

- [12] The Appellants seek amendment to the PDP as detailed in **Attachment A**.
- [13] The purpose of the Variation was to implement Policy 5 of the National Policy Statement for Urban Development (**NPS-UD**), through enabling increased heights and density commensurate with accessibility or relative demand. Policy 6 of the NPS-UD provides for the benefits of urban development that are consistent with well-functioning urban environments.
- [14] The decision does not represent the most appropriate way of achieving the outcomes of the Variation under s32 of the Act, in particular, specified objectives and policies of the HDR-A zone are neither efficient nor effective in light of the policy direction of the NPS-UD.

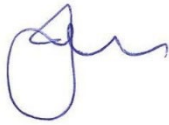
Relief sought

- [15] The Appellants seek amendments to the objectives and policies of the HDR-A zone to provide increased certainty and efficiency. Suggested amendments are set out in **Attachment A**.
- [16] The Appellants agree to participate in mediation or other alternative dispute resolution of the proceedings.

Attachments

- [17] The following documents are attached to this notice:
- (a) Suggested amendments to the HDR-A zone sought by the Appellants (**Attachment A**);
 - (b) A copy of the Appellants submissions and further submissions (**Attachment B**);
 - (c) A copy of the Council's decision (**Attachment C**); and
 - (d) A list of parties to be served with a copy of this notice of appeal (**Attachment D**).

Dated: 07 April 2026



Signature of person authorised to sign on behalf of Appellants:

Address for service of Appellants:

Scenic Hotel Group Limited / Queenstown Residential Group Limited
c/- John Edmonds & Associates Limited
PO Box 95
Queenstown 9348

Telephone: 03 450 0009 / 021 409 075

Email: john@jea.co.nz / charlotte@jea.co.nz

Contact person: John Edmonds / Charlotte Clouston

Advice to recipients of copy of notice of appeal:

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must, -

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the Appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38).

How to obtain copies of documents relating to appeal

If the copy of this notice served on you does not attach a copy of the Appellant's submission (or or) the Decision (or part of the Decision) appealed. These documents may be obtained, on request, from the Appellant.

Advice

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