

QLDC PDP STAGE 3 & 3B APPEALS – TOPICS TABLE

Topic 34: Wāhi Tūpuna

Subtopic 1: relief on text

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ¹
Aurora Energy Limited ENV-2021-CHC-026 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Transpower New Zealand Limited
Ken Muir ENV-2021-CHC-027 Consent order issued 14.04.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited
Kingston Lifestyle Properties Limited ENV-2021-CHC-028 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Gibbston Valley Station Limited ENV-2021-CHC-029 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others J Boyd & N Gutzewitz Mt Christina Limited and Others

1 Black text = support or conditional support. Red text = opposition.

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ¹
	Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Cardrona Village Limited ENV-2021-CHC-032 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited
Queenstown Park Limited and Remarkables Park Limited ENV-2021-CHC-052 Consent order issued 6.10.22 Consent order issued 19.9.2023	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Scope Resources Limited J Boyd & N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Wayfare Group Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir
Wayfare Group Limited ENV-2021-CHC-053 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited
Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station ENV-2021-CHC-054 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ¹
	Queenstown Park Limited and Remarkables Park Limited Sunnyheights Limited Run 505 Limited
Kā Rūnaka ENV-2021-CHC-055 Consent order issued 6.10.22 Consent order issued 5.7.23	Otago Regional Council Dynamic Guest House Limited and Others Aurora Energy Limited Hansen Family Partnership Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited New Zermatt Properties Limited Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station Sunnyheights Limited Glen Dene Limited and Others Beech Cottage Trustees Limited Tomanovich Investments Limited Run 505 Limited Cardrona Cattle Company Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir
Beech Cottage Trustees Limited ENV-2021-CHC-058 Consent order issued 14.04.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Hansen Family Partnership

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ¹
	<p>Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited Glen Dene Limited and Others</p>
<p>Chard Farm Limited ENV-2021-CHC-062</p> <p>Consent order issued 6.10.2022</p>	<p>Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others J Boyd & N Gutzewitz Queenstown Park Limited and Remarkables Park Limited Gibbston Valley Station Limited</p>

Topic 34: Wāhi Tūpuna

Subtopic 2: relief on mapping

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ²
Ken Muir ENV-2021-CHC-027 Consent order issued 14.04.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited
Kingston Lifestyle Properties Limited ENV-2021-CHC-028 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Gibbston Valley Station Limited ENV-2021-CHC-029 Formally withdrawn 20.12.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others J Boyd & N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Cardrona Village Limited ENV-2021-CHC-032 Formally withdrawn 20.12.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others

2 Black text = support or conditional support. Red text = opposition.

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ²
	Queenstown Park Limited and Remarkables Park Limited
Queenstown Park Limited and Remarkables Park Limited ENV-2021-CHC-052 Consent order issued 19.9.23	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Scope Resources Limited J Boyd & N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Wayfare Group Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir
Wayfare Group Limited ENV-2021-CHC-053 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited
Kā Rūnaka ENV-2021-CHC-055 Formally withdrawn 4.08.2022	Otago Regional Council Dynamic Guest House Limited and Others Aurora Energy Limited Hansen Family Partnership Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited New Zermatt Properties Limited Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties ²
	Sunnyheights Limited Glen Dene Limited and Others Beech Cottage Trustees Limited Tomanovich Investments Limited Run 505 Limited Cardrona Cattle Company Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir
Chard Farm Limited ENV 2021-CHC-062 Consent order issued 6.10.2022	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others J Boyd & N Gutzewitz Queenstown Park Limited and Remarkables Park Limited Gibbston Valley Station Limited

Topic 35: General Industrial Zone

Subtopic 1: relief on text

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ³
<p>Michael Thomas ENV-2021-CHC-024</p> <p>Appeal dismissed 03.2025</p>	<p>Bush Creek Investments Limited Cardrona Cattle Company Limited</p>
<p>Cardrona Cattle Company Limited ENV-2021-CHC-034</p> <p>Consent order issued 12.11.25</p>	<p>Rock Supplies NZ Limited The Station at Waitiri Limited Scope Resources Limited</p>
<p>Universal Developments Hawea Limited ENV-2021-CHC-037</p> <p>Consent order issued 29.05.2023 fully resolving the appeal</p>	<p>Hāwea Community Association Incorporated Cardrona Cattle Company Limited</p>

<p>JC Breen Family Trust ENV 2021-CHC-041</p> <p>Consent order issued 31.10.2023</p>	<p>Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited</p>
<p>NPR Trading Limited</p>	<p>Reavers (NZ) Limited</p>

3 Black text = support or conditional support. Red text = opposition.

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ³
ENV-2021-CHC-042 Consent order issued 31.10.2023	Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043 Consent order issued 31.10.2023	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
Bush Creek Investments Limited	Arrow Irrigation Company Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ³
ENV-2021-CHC-044 Consent order issued 31.10.2023	Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045 Consent order issued 31.10.2023	Reavers (NZ) Limited Maureen Clinton Baker as trustee of the Clinton Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
Upper Clutha Transport Limited ENV-2021-CHC-047	N/A
Queenstown Airport Corporation Limited ENV-2021-CHC-048 Appeal fully withdrawn 20.10.25	Reavers (NZ) Limited

<p>Schist Holdings Limited ENV-2021-CHC-051</p> <p>Appeal withdrawn 27.4.22</p>	<p>Reavers (NZ) Limited Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited</p>
<p>The Station at Waitiri Limited</p>	<p>Rock Supplies NZ Limited</p>

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ³
ENV-2021-CHC-061	Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited

Topic 35: General Industrial Zone

Subtopic 2: rezoning relief

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ⁴
Michael Thomas ENV-2021-CHC-024 Appeal dismissed 03.2025	Bush Creek Investments Limited Cardrona Cattle Company Limited
Cardrona Cattle Company Limited ENV-2021-CHC-034 Consent order issued 12.11.25	Rock Supplies NZ Limited The Station at Waitiri Limited Scope Resources Limited
Universal Developments Hawea Limited ENV-2021-CHC-037 Consent order issued 29.05.2023 fully resolving the appeal	Hāwea Community Association Incorporated Cardrona Cattle Company Limited

<p>J C Breen Family Trust ENV-2021-CHC-041</p>	<p>Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited</p>
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4 Black text = support or conditional support. Red text = opposition.

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ⁴
NPR Trading Limited ENV-2021-CHC-042 Resolved.	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043 Resolved.	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties ⁴
Bush Creek Investments Limited ENV-2021-CHC-044 Withdrawn 19.04.2024	Arrow Irrigation Company Limited Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045 Resolved.	Reavers (NZ) Limited Maureen Clinton Baker as trustee of the Clinton Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
Upper Clutha Transport Limited ENV-2021-CHC-047	N/A
Tussock Rise Limited ENV-2021-CHC-059 Final decision issued 19.06.2025	Paul Kelly Properties Limited Cardrona Cattle Company Limited Willowridge Developments Limited HWR Property Ltd, UCT Ltd and Allied Concrete

The Station at Waitiri Limited ENV-2021-CHC-061	Rock Supplies NZ Limited Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited
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Topic 36: Three Parks Commercial Zone and Three Parks Business Zone

Topic 36: Three Parks Commercial Zone and Three Parks Business Zone	
Appellants Court Numbers	Section 274 Parties ⁵
<p>Aurora Energy Limited ENV-2021-CHC-026</p> <p>Consent order issued 17.10.2022</p>	<p>Ballantyne Properties Limited</p>
<p>Ballantyne Properties Limited ENV-2021-CHC-046</p> <p>Consent order issued 17.10.2022</p>	<p>Aurora Energy Limited Queenstown Lakes Community Housing Trust Three Parks Properties Limited</p>

⁵ Black text = support or conditional support. Red text = opposition.

Topic 37: Settlement Zone

Subtopic 1: relief on text

Topic 37: Settlement Zone	
Appellants Court Numbers	Section 274 Parties ⁶
Universal Developments Hawea Limited ENV-2021-CHC-037 Re-allocated to subtopic 2	Hāwea Community Association Incorporated Cardrona Cattle Company Limited
Cardrona Village Limited ENV-2021-CHC-050 Re-allocated to subtopic 2	N/A
Quartz Commercial Group Limited ENV-2021-CHC-056 Withdrawn 27.06.22	Hāwea Community Association Incorporated Queenstown Airport Corporation Limited

⁶ Black text = support or conditional support. Red text = opposition.

Topic 37: Settlement Zone

Subtopic 2: rezoning relief

Topic 37: Settlement Zone	
Appellants Court Numbers	Section 274 Parties ⁷
Streat Developments Limited ENV-2021-CHC-025 037 Consent order issued 29.05.2023 fully resolving the appeal	Universal Developments Hawea Limited Hāwea Community Association Incorporated
Lake McKay Limited Partnership ENV-2021-CHC-036 Consent order issued 6.10.2022 (for 1/3 appeal points) Consent order issued 5.07.2023 resolving all remaining aspects of the appeal	N/A
Universal Developments Hawea Limited ENV-2021-CHC-037 Consent order issued 29.05.2023 fully resolving the appeal	Hāwea Community Association Incorporated Cardrona Cattle Company Limited
Kingston Lifestyle Properties Limited ENV-2021-CHC-049 Consent order issued 25.7.22	Kingston Village Limited

⁷ Black text = support or conditional support. Red text = opposition.

Cardrona Village Limited ENV-2021-CHC-050 Consent order issued 6.10.2022	N/A
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8 Black text = support or conditional support. Red text = opposition.

Topic 38: Rural Visitor Zone

Subtopic 1: relief on text

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties ⁹
<p>Marc Scaife ENV-2021-CHC-022</p> <p>Consent order issued 9.05.22</p>	<p>Heron Investments Limited Matakauri Lodge Limited Silverlight Studios Limited Barnhill Corporate Trustee and DE, ME Bunn & LA Green Gibbston Valley Station Limited Malaghans Investments Limited Cardrona Cattle Company Limited</p>
<p>Malaghans Investments Limited ENV-2021-CHC-030</p> <p>Consent order issued 9.05.22</p>	<p>Matakauri Lodge Limited</p>
<p>Cardrona Cattle Company Limited ENV-2021-CHC-031</p> <p>Consent order issued 9.05.22</p>	<p>The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited</p>
<p>Gibbston Valley Station Limited ENV-2021-CHC-033</p> <p>Consent order issued 9.05.22</p>	<p>Matakauri Lodge Limited Otago Regional Council</p>

⁹ Black text = support or conditional support. Red text = opposition.

Corbridge Estates Limited Partnership ENV-2021-CHC-038 Re-allocated to subtopic 2	Silverlight Studios Limited Queenstown Airport Corporation Limited Matakauri Lodge Limited Cardrona Cattle Company Limited Gibbston Valley Station Limited Malaghans Investments Limited
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10 Black text = support or conditional support. Red text = opposition.

Topic 38: Rural Visitor Zone

Subtopic 2: rezoning relief

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties ⁹
<p>Barnhill Corporate Trustee Limited ENV-2021-CHC-017</p> <p>Consent order issued 4.11.25</p>	<p>Matakauri Lodge Limited Gibbston Valley Station Limited Malaghans Investments Limited</p>
<p>Marc Scaife ENV-2021-CHC-022</p> <p>Decision issued 15.05.24 Final decision issued 11.07.24</p>	<p>Heron Investments Limited Matakauri Lodge Limited Silverlight Studios Limited Barnhill Corporate Trustee and DE, ME Bunn & LA Green Gibbston Valley Station Limited Malaghans Investments Limited Cardrona Cattle Company Limited</p>
<p>Malaghans Investments Limited ENV-2021-CHC-030</p> <p>Consent order issued 10.09.2025</p>	<p>Matakauri Lodge Limited</p>
<p>Cardrona Cattle Company Limited ENV-2021-CHC-031</p> <p>Withdrawn 15.07.2025</p>	<p>The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited</p>

¹¹ Black text = support or conditional support. Red text = opposition.

Gibbston Valley Station Limited ENV-2021-CHC-033 Consent order issued 6.10.2022	Matakauri Lodge Limited Otago Regional Council
Queenstown Airport Corporation Limited ENV-2021-CHC-048 RVZ appeal relief withdrawn 10.2.22 Appeal fully withdrawn 20.10.25	N/A
The Station at Waitiri Limited ENV-2021-CHC-060 Consent order issued 10.09.2025	Gibbston Valley Station Limited Malaghans Investments Limited

12 Black text = support or conditional support. Red text = opposition.

LAST UPDATED 9 APRIL 2026

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties ⁹
Corbridge Estates Limited Partnership ENV-2021-CHC-038 Appeal withdrawn 23.04.2024	Silverlight Studios Limited Queenstown Airport Corporation Limited Matakauri Lodge Limited Cardrona Cattle Company Limited Gibbston Valley Station Limited Malaghans Investments Limited

Topic 39: Arthur's Point

Topic 39: Arthur's Point rezoning	
Appellants Court Numbers	Section 274 Parties ¹⁰
Robert Stewart ENV-2021-CHC-023 Consent order issued 6.10.2022	Arthurs Point Outstanding Natural Landscape Society Incorporated
Mandalea Properties Limited ENV-2021-CHC-035 Appeal withdrawn 16.05.22	Arthurs Point Outstanding Natural Landscape Society Incorporated

13 Black text = support or conditional support. Red text = opposition.

<p>Arthurs Point Land Trust ENV-2021-CHC-040 ENV-2018-CHC-076</p> <p>Consent order issued 6.10.2022</p>	<p>ENV-2021-CHC-040 Arthurs Point Outstanding Natural Landscape Society Incorporated Robert Stewart</p> <p>ENV-2018-CHC-076 Arthurs Point Outstanding Natural Landscape Society Incorporated</p>
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14 Black text = support or conditional support. Red text = opposition.

Topic 40: Variations Plan Maps and Design Guidelines for the Business Mixed Use and Residential Zones

Topic 40: Variations and Plan Maps	
Appellants Court Numbers	Section 274 Parties ¹¹
<p>C & J Properties Limited ENV-2021-CHC-039</p> <p>Appeal withdrawn on 27.6.2022</p>	N/A
<p>Queenstown Airport Corporation Limited ENV-2021-CHC-048</p> <p>Appeal partially withdrawn 05/07/22 Appeal fully withdrawn 20.10.25</p>	N/A
<p>Wayfare Group Limited ENV-2021-CHC-053</p> <p>Appeal withdrawn on 13.09.2022</p>	N/A

¹¹ Black text = support or conditional support. Red text = opposition.