

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

IN THE MATTER of the Resource Management Act 1991

AND appeals under clause 14 of the First Schedule of the Act concerning the Proposed Queenstown Lakes District Plan and the Variation Priority Area Landscape Schedules

BETWEEN A & J SCHRATNZ

(ENV-2018-CHC-61)

AND JEREMY BURDON

(ENV-2024-CHC-54)

... (continued on last page)

Appellants

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

**MINUTE OF THE ENVIRONMENT COURT
(15 July 2025)**

[1] The purpose of this Minute is to ensure all the remaining appeals against Stages 1, 2 & 3 of the Proposed Queenstown Lakes District Plan (PDP) proceedings are progressing. It also puts in place directions in respect of the appeals on the Variation Priority Area Landscape Schedules which have recently come back from mediation.



[2] The court's records indicate that there are only 21 appeals remaining extant on the PDP appeals, being:

Stage 1

- (a) ENV-2018-CHC-61 Schrantz – overlaps with the Variation Priority Area Landscape Schedules process and should be reported on with that memorandum due at the end of the month;
- (b) ENV-2018-CHC-62 Jeremy Bell Investments Limited – last update was informal discussions taking place. No current directions in place so I will direct parties to confer and file a reporting memorandum;
- (c) ENV-2018-CHC-69 Bunker & Rouse (previously Beresford) – s293 directions are in place for QLDC to file its report and recommendation;
- (d) ENV-2018-CHC-106 Te Anau Developments – might be superseded by the Stage 3 Real Group appeal. Counsel for the appellant should advise the court whether this appeal can be closed or progressed;
- (e) ENV-2018-CHC-124 Waterfall Park Developments Limited – appears to be superseded by the Stage 2 appeal but not formally withdrawn. Counsel for the appellant should advise the court whether this appeal can be closed or progressed;
- (f) ENV-2018-CHC-137 Coneburn Preserve Holdings & Others – overlaps with the Schrantz appeal above and the Variation Priority Area Landscape Schedules process and should be reported on with that memorandum due at the end of the month.

Stage 2

- (a) ENV-2019-CHC-30 ZJV (NZ) Limited – last update was informal discussions taking place. No current directions in place so I will direct parties to confer and file a reporting memorandum;
- (b) ENV-2019-CHC-38 Boxer Hill Trust – was on hold pending the

NPS-HPL proceeding which has concluded. It is understood parties have been undertaking informal discussions but no current directions are in place so I will direct parties to confer and file a reporting memorandum;

- (c) ENV-2019-CHC-43 Skyline – was on hold pending a review but no current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (d) ENV-2019-CHC-59 Boyd – was on hold pending the Ladies Mile Masterplan and it is understood parties have been undertaking informal discussions. Given that no directions are in place I will direct parties to confer and file a reporting memorandum;
- (e) ENV-2019-CHC-64 C Wood – last update was informal discussions taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (f) ENV-2019-CHC-71 Andrew Fairfax – last update was informal discussions taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (g) ENV-2019-CHC-72 Aircraft Owners and Pilots Association – last update was informal discussions taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (h) ENV-2019-CHC-84 Williamson – directions are in place and the file referred to court-assisted mediation.

Stage 3

- (i) ENV-2021-CHC-17 Barnhill Corporate Trustee Limited – was on hold pending the Stage 2 appeal which has since been determined. Last update was informal discussions were taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (j) ENV-2021-CHC-30 Malaghans Investments – last update was

informal discussions were taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;

- (k) ENV-2021-CHC-31 & 34 Cardrona Cattle Company – the Industrial appeal is being managed through Judge Reid’s division of the Environment Court. Consent documentation has now been filed which is with Judge Reid for consideration. The consent memorandum does record that the related Rural Visitor Zone appeal (which is with my division of the court) can be considered withdrawn. The Registrar will close off ENV-2021-CHC-31 and no further directions are required on that appeal;
- (l) ENV-2021-CHC-48 Queenstown Airport Corporation Limited – last update was informal discussions were taking place. No current directions are in place so I will direct parties to confer and file a reporting memorandum;
- (m) ENV-2021-CHC-60 The Station at Waitiri Limited (Arcadia Rural Visitor Zone) – consent documentation is now filed with the court for consideration. No directions are required;
- (n) ENV-2021-CHC-61 The Station at Waitiri Ltd (Gibbston Valley Industrial Zone). Directions are already in place;
- (o) ENV-2021-CHC-117 Real Group Ltd – joint memorandum filed – will make directions sought.

[3] In respect to the Variation Priority Area Landscape Schedules appeals, these files have been referred back from mediation and the court does not currently have any reporting directions in place so I will direct QLDC to file a memorandum by the end of the month.

Directions

[4] Accordingly, I direct:

- (a) counsel for QLDC are to file a memorandum reporting by **31 July 2025** on progress and next steps for the Variation Priority Area Landscape Schedules appeals (and any overlapping PDP appeals);
- (b) ENV-2018-CHC-62 Jeremy Bell Investments Limited – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (c) ENV-2018-CHC-106 Te Anau Developments – counsel for the appellant is to advise the court by **25 July 2025** whether the appeal can be closed, and if not, propose directions for its progression;
- (d) ENV-2018-CHC-124 Waterfall Park Developments Limited – counsel for the appellant is to advise the court by **25 July 2025** whether the appeal can be closed, and if not, propose directions for its progression;
- (e) ENV-2019-CHC-30 ZJV (NZ) Limited – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (f) ENV-2019-CHC-38 Boxer Hill Trust – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (g) ENV-2019-CHC-43 Skyline – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (h) ENV-2019-CHC-59 Boyd – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (i) ENV-2019-CHC-64 C Wood – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (j) ENV-2019-CHC-71 Andrew Fairfax – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (k) ENV-2019-CHC-72 Aircraft Owners and Pilots Association – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (l) ENV-2021-CHC-17 Barnhill Corporate Trustee Limited – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;

- (m) ENV-2021-CHC-30 Malaghans Investments – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (n) ENV-2021-CHC-48 Queenstown Airport Corporation Limited – parties are to confer and file a reporting memorandum proposing next steps by **8 August 2025**;
- (o) ENV-2021-CHC-117 Real Group Ltd – amended timetable confirmed as follows:
 - (i) parties are to file a record of agreement reached, detail of outstanding issues and witnesses to be called by **1 August 2025**;
 - (ii) the appellant is to file and serve its evidence by **3 October 2025**;
 - (iii) QLDC is to file and serve its evidence by **31 October 2025**;
 - (iv) the appellant’s rebuttal evidence is to be filed and served by **21 November 2025**;
 - (v) QLDC is to file four hard copies of the compiled evidence bundles by **28 November 2025**. To enable this, the appellant is to provide hard copies of its evidence to QLDC at the time of service;
 - (vi) expert conferencing to be directed after **5 December 2025** (parties should advise the court by **21 November 2025** whether they require an Environment Commissioner to facilitate conferencing).

[5] Leave is reserved for any party to seek further (or amended) directions in consultation with relevant parties, although given the length of the PDP proceedings to date, it is unlikely large extension requests will be granted without good reason.



J J M Hassan
Environment Judge

Issued: 15 July 2025



List of Appeals

Stage 1

ENV-2018-CHC-61	Schrantz
ENV-2018-CHC-62	Jeremy Bell Investments Limited
ENV-2018-CHC-69	Bunker & Rouse (previously Beresford)
ENV-2018-CHC-106	Te Anau Developments
ENV-2018-CHC-124	Waterfall Park Developments Limited
ENV-2018-CHC-137	Coneburn Preserve Holdings & Others

Stage 2

ENV-2019-CHC-30	ZJV (NZ) Limited
ENV-2019-CHC-38	Boxer Hill Trust
ENV-2019-CHC-43	Skyline
ENV-2019-CHC-59	Boyd
ENV-2019-CHC-64	C Wood
ENV-2019-CHC-71	Andrew Fairfax
ENV-2019-CHC-72	Aircraft Owners and Pilots Association
ENV-2019-CHC-84	Williamson

Stage 3

ENV-2021-CHC-17	Barnhill Corporate Trustee Limited
ENV-2021-CHC-30	Malaghans Investments
ENV-2021-CHC-31	Cardrona Cattle Company - Rural Visitor Zone
ENV-2021-CHC-34	Cardrona Cattle Company - Industrial
ENV-2021-CHC-48	Queenstown Airport Corporation Limited
ENV-2021-CHC-60	The Station at Waitiri Limited (Arcadia Rural Visitor Zone)
ENV-2021-CHC-61	The Station at Waitiri Ltd (Gibbston Valley Industrial Zone)
ENV-2021-CHC-117	Real Group Ltd

Variation Priority Area Landscape Schedules

ENV-2024-CHC-54	Burdon
ENV-2024-CHC-55	Cardrona Cattle Company Ltd
ENV-2024-CHC-56	Gertrude's Saddlery Limited
ENV-2024-CHC-57	Hawthenden Limited
ENV-2024-CHC-59	Mee Holdings Ltd
ENV-2024-CHC-60	Mount Cardrona Station Limited
ENV-2024-CHC-61	Passion Development Limited
ENV-2024-CHC-62	The Milstead Trust
ENV-2024-CHC-64	Phoon
ENV-2024-CHC-65	Rock Supplies NZ Ltd
ENV-2024-CHC-66	Soho Ski Area Ltd & Blackmans Creek Holdings No. 1 LP
ENV-2024-CHC-67	Glencoe Land Development Company Ltd & others
ENV-2024-CHC-68	Coneburn Preserve Holdings Limited & others
ENV-2024-CHC-69	Glendhu Bay Trustees Limited
ENV-2024-CHC-95	Arthurs Point Outstanding Natural Landscape Society Incorporated

