

From: oiio@linz.govt.nz on behalf of [Overseas Investment Office Application submission online form](#)
To: carole@halaw.co.nz
Cc: roger.khoo@newbaygroup.com
Subject: Application received – Queenstown Hotel Investments Limited
Date: Friday, 24 March 2023 8:47:49 a.m.



Hi Queenstown Hotel Investments Limited

Thank you for your application to the Overseas Investment Office. Below are the details you have submitted.

Your application will now be reviewed to check you have provided all the information we need to assess your application. We will get back to you within 12 working days.

If your application can be accepted, we will:

- contact to advise you and provide information on the process
- request payment of the application fee, and
- provide an indication of the assessment timeframe
- or, we may require further information. If we do, we will start to process your application when we receive all the information we need.

If we cannot accept your application we will give our reasons for this.

In the meantime, there is more information on our website www.linz.govt.nz/overseas-investment

Ngā mihi nui
The Overseas Investment Office team

Application submission details

Submitted on Fri, 24/03/2023 - 08:47

Submission ID: 7113

Submitted values are:

Start

Application type

Consent

Consent type

Benefit to NZ (sensitive land)

Application detail

Details

Have you attended a pre-application meeting?

Yes

Provide the OIO case number (from pre-application meeting invite)

202300116

Are you resubmitting this application?

No

Is this a [retrospective application](#)?

No

Applicant name

Queenstown Hotel Investments Limited

Short description of Assets, or the Investment

Acquisition of 8443 square metres of land at 146 Arthurs Point Road, Arthurs Point, Queenstown 9371

Full legal name of the target entity (if any)

Nugget Point Hotel

Applicant's address for service in New Zealand

c/- Heimsath Alexander, Level 1, Shed 22, Princes Wharf, 147 Quay Street, Auckland CBD, Auckland 1010

Requested decision date

25/05/2023

Reason for requesting this date

To meet the due date of the Overseas Investment Act condition in the Agreement for Sale and Purchase

Has an Agreement for Sale and Purchase been entered into?

Yes

Date of Sale and Purchase Agreement

09/01/2023

Due date of the Overseas Investment Act condition

01/06/2023

Decision maker

Overseas Investment Office

Does any information in this application need to be kept confidential from other parties to this application?

All information in this application needs to be kept confidential from other parties to the application.

Contact details

Applicant contact person's name

S9(2)(a)

Applicant contact person's email

S9(2)(a)

Applicant contact person's phone number

S9(2)(a)

Contact person name

Carole Smith

Contact email

S9(2)(a)

Best contact phone number

S9(2)(a)

Role in application

Legal representative

What law firm are you from (if applicable)?

Heimsath Alexander

Do you want to add another contact person?

Yes

Contact person name

S9(2)(a)

Contact email

S9(2)(a)

Best contact phone number

S9(2)(a)

Role in application

Legal representative

What law firm are you from (if applicable)?

Heimsath Alexander

Vendor/Lessor name

Waterfall Queenstown NP Limited

Troy Stewart: tfstewart@xtra.co.nz | Allan Killick: allan@waterfall.net.nz

Vendor/Lessor's phone number

Troy Stewart: 027 229 6019 | Allan Killick: 027 232 7771

Vendor/Lessor's advisors' name

Paula Hickey

Vendor/Lessor's advisors' email

paula@alexanderpauill.co.nz

Vendor/Lessor's advisors' phone number

+64 210517472

Invoice details

Name and company for invoice

S9(2)(a) Queenstown Hotel Investments Limited

Postal address for invoice

c/- Heimsath Alexander, PO Box 105884, Auckland City, Auckland, 1143

Defined terms

Defined terms

- **Terms:** the Act
Meaning: the Overseas Investment Act 2005
- **Terms:** QHI
Meaning: Queenstown Hotel Investments Limited
- **Terms:** NBG
Meaning: New Bay Group Limited
- **Terms:** Group
Meaning: means New Bay Group Limited and its group of subsidiary companies

Land

Land table: complete for each property (use + to add details of another property)

- **Property address and name:** Nugget Point Hotel, 146 Arthurs Point Road, Arthurs Point, Queenstown 9371
Record of Title(s): Multiple
Current owner(s): Multiple
Legal description(s): Multiple - being all the land comprised in DP 20167
Total land area (ha): 0.8443
Type of interest: Freehold Interest
Interest type details: Stratum estate in freehold
Land district: Otago
Land/Property category: Commercial

Land sensitivity

Adjoins - Conservation Purposes

Are you seeking consent to acquire a freehold interest in land that is, or includes, a fresh or seawater interest

No

Does the relevant land include residential land?

No

Does the relevant land include farm land?

No

Other information

Currently there are leases registered against each of the unit titles in favour of THC Hotel & Resorts Limited. These will be surrendered prior to settlement as part of the transaction.

Does the Applicant own any associated land?

No

Upload for all land

- [Appendix 1 - List of titles_0.xlsx](#) (14.78 KB)
- [Appendix 2.1 - 680366 Title Search Copy_0.pdf](#) (360.37 KB)
- [Appendix 2.2 - 680435 Title Search Copy_0.pdf](#) (362.09 KB)
- [Appendix 2.3 - 680449 Title Search Copy_0.pdf](#) (361.01 KB)
- [Appendix 2.4 - 680473 Title Search Copy_0.pdf](#) (362.2 KB)
- [Appendix 2.5 - 773895 Title Search Copy_0.pdf](#) (361.72 KB)
- [Appendix 2.6 - 773898 Title Search Copy_0.pdf](#) (360.78 KB)
- [Appendix 2.7 - 773901 Title Search Copy_0.pdf](#) (360.94 KB)
- [Appendix 2.8 - 773904 Title Search Copy_0.pdf](#) (360.7 KB)
- [Appendix 3.1 - 680366 Title Historic View_0.pdf](#) (170.78 KB)
- [Appendix 3.2 - 680435 Title Historic View_0.pdf](#) (170.89 KB)
- [Appendix 3.3 - 680449 Title Historic View_0.pdf](#) (170.62 KB)
- [Appendix 3.4 - 680473 Title Historic View_0.pdf](#) (169.96 KB)
- [Appendix 3.5 - 773895 Title Historic View_0.pdf](#) (164.8 KB)
- [Appendix 3.6 - 773898 Title Historic View_0.pdf](#) (164.66 KB)
- [Appendix 3.7 - 773901 Title Historic View_0.pdf](#) (165.39 KB)
- [Appendix 3.8 - 773904 Title Historic View_0.pdf](#) (163.98 KB)
- [Appendix 4 - Sensitive Land Certificate \(26.01.23\)_0.pdf](#) (232.9 KB)
- [Appendix 5 - Arial photo - LINZ \(map of locale\)_0.jpg](#) (263.07 KB)
- [Appendix 6 - Arial photo - LINZ \(satellite view\)_0.jpg](#) (272.57 KB)
- [Appendix 7 - Arial photo - LINZ \(with street numbers\)_0.jpg](#) (95.8 KB)
- [Appendix 8 - QLDC - Planning map_0.jpg](#) (509.11 KB)

Investment

Tell us about the proposed transaction and relevant agreements and steps involved in the transaction

The intended investment is the acquisition of the hotel in Queenstown known as Nugget Point. The hotel complex is unit titled. The 42 individual unit titles are owned by a various individuals/trusts/companies. The land Nugget Point Hotel sits on is contiguous to Department of Conservation land and a sensitive land certificate has been obtained. Each

owner of the unit titles has agreed to transfer their interest to a holding company, Waterfall Queenstown NP Limited, who in turn has contracted to sell all 42 units contemporaneously to QHI (as nominated purchaser). An agreement for sale and purchase of real estate has been entered into by Waterfall Queenstown NP Limited (as vendor) and QHI (as nominated purchaser). NBG is the sole shareholder of QHI. NBG has a Singaporean based shareholder (Hai Chuang Tan) who holds in excess of 25% of the shares and who is the Executive Director of both NBG and QHI.

Steps involved:

- a. The vendor has entered into 42 individual agreements for sale and purchase in respect of each of the units (together with allocated accessory units) within the complex known as Nugget Point Hotel and more particularly described in Unit Plan DP 20167.
- b. The purchaser is conducting a due diligence investigation including but not limited to the operation of the hotel and the opportunity of adding to the operation by constructing the additional building pursuant to the current Resource Consent RM 200420 to construct a 3-4 storey building comprising an additional 37 studio units.
- c. The purchaser must obtain OIO consent to the transaction as the land is 'sensitive' and the purchaser has a shareholding make-up of more than 25% held by a Singaporean resident.
- d. The purchaser is to obtain funding sufficient to complete the transaction, such funding having been indicatively approved.
- e. Once due diligence, funding and OIO consent conditions are satisfied, the vendor and purchaser will complete the transaction by the simultaneous settlement by the vendor as purchaser under the individual agreements for sale and purchase with the existing owner and the transfer of all 42 units to the applicant as purchaser contemporaneously.

Provide details of any pre-conditions to the completion of the acquisition other than OIO consent

Finance condition: The purchaser being satisfied that it can obtain finance on terms satisfactory to it to fund the purchase price (due date of 31 May 2023).

Due diligence condition: The purchaser being satisfied with the results of its due diligence on terms satisfactory and giving written notice to the Vendor (due date of 31 May 2023).

Provide details of any pre-consent arrangements such as short-term leases, management agreements, etc

None.

Describe the target entity/business

Nugget Point Resort & Spa offers boutique hotel accommodation consisting of 42 generous sized rooms, located at Arthur's Point, Queenstown, New Zealand and is the closest hotel to the Coronet Peak Ski Area. Perched high above the Shotover River, Nugget Point offers the full boutique hotel experience. Amenities include swimming pool, spa, sauna, squash court, fitness centre, conferences, restaurant & bar. While providing sweeping views in a secluded location, the hotel is within easy reach of central Queenstown.

Does the Applicant have any existing interest in the sensitive assets and / or an existing relationship with the vendor / lessor?

No

Has the Applicant applied for, or is the transaction the subject of, any other regulatory consent(s)?

No

Tell us why the transaction requires consent under the Overseas Investment Act 2005, and reference the relevant sections of the Act

QHI, the proposed purchaser for the transaction, is a subsidiary wholly owned by NBG, a New Zealand incorporated company. NBG's largest shareholder is a Singaporean based individual who does not ordinarily reside in New Zealand and who owns more than 25% of the shares in NBG. As a result, QHI meets the definition of an "overseas person" as defined in s 7(2)(d)(i) of the Act.

In this transaction, QHI, as an overseas person, is making an overseas investment by acquiring a freehold estate in "sensitive land" (s 12). The acquired land adjoins land owned by the Department of Conservation and exceeds the area threshold of 0.4 hectares (Part 1(b), Schedule 1). Consent is required for any transaction resulting in an overseas investment in sensitive land (s 10(a)).

An overseas person making an overseas investment must apply for consent for that investment (s 22). As QHI is an overseas person that is making an overseas investment, it must apply for consent under the Act.

What is the amount being paid, or the value of the asset?

20125000.00

GST inclusive?

No

Comment (if any) about the amount being paid, or asset value

As the transaction is between two registered parties, it is zero-rated under the compulsorily zero-rated rule.

Provide details of how the transaction will be funded

[s 9(2)(b)(ii)]

Transactions

- **Transaction name:** Nugget Point Hotel acquisition
Description: The purchase of 42 unit titles comprising a hotel complex in Queenstown.
When it is likely to occur: 30 June 2023

Upload transaction-related documents

- [Appendix 9 - Agreement dated 9 January 2023_0.pdf](#) (8.7 MB)
- [Appendix 10 - Variation of Agreement_0.pdf](#) (131.05 KB)
- [Appendix 11 - Transaction diagram_0.docx](#) (23.87 KB)

Applicant's ownership & structure

Does the Applicant have any current or past business operations in New Zealand?

Yes

Provide information about the Applicant's business operations, past and present, including those in New Zealand

QHI is the most recent incorporated company in the Group, being incorporated in 2023. As part of the Group, NBG nominated QHI to complete the purchase of Nugget Point Hotel.

NBG was first incorporated in 1989 and has changed names three times since then. In 1999 the company, then known as New Bay Investments Ltd, built a 14-storey hotel building on 59 Federal Street, Auckland known as Rydges Hotel. In 2005 the land adjacent to the hotel (on Hobson Street) was purchased, and in 2010 a new hotel wing was built on this site, with the new 10-storey building integrated with the original 14-storey building. Rydges Auckland now has a total of 267 guest rooms. The hotel continues to trade very well, and is a prominent hotel in Auckland CBD.

During the Covid pandemic, Rydges Auckland was designated as one of 30 MIQ hotels by MBIE. The hotel played an important role in helping to keep New Zealanders safe during the lockdown. As an MIQ hotel from May 2020 to April 2022, Rydges Auckland consistently received excellent feedback and accolades from our guests, as well as our partners in MBIE, NZDF and NZ Police. The hotel continues to trade very well.

In 2014 Wellington Hotel Investments Ltd was formed to purchase the then Kingsgate Wellington hotel in Thorndon, Wellington. Wellington Hotel Investments Ltd has since undertaken extensive refurbishment and seismic strengthening works to improve the building. The hotel, comprising 108 guest rooms, has been rebranded as Atura Wellington (another brand under the Rydges umbrella) in Feb 2021. Atura Wellington continues to trade very well.

In 2016 the company now known as Tauranga Hotel Investments Ltd was formed. By the end of 2019 a new hotel at 71 Devonport Road in Tauranga was built and launched as Quest Tauranga Central, comprising 42 serviced apartments. Quest Tauranga Central continues to perform well.

In late 2022 an apartment unit at The Rees Hotel in Queenstown was purchased through a new company, Kingston Investments Ltd .

In 2022, a simple restructure was done. New Bay Group Ltd became the parent holding company, with 4 wholly owned subsidiaries: New Bay Investments Ltd which owns Rydges Auckland, Wellington Hotel Investments Ltd which owns Atura Wellington, Tauranga Hotel Investments Ltd which owns Quest Tauranga Central, and Kingston Investments Ltd which owns the apartment unit at The Rees Queenstown.

Has the sensitive asset, or Applicant and related entities been subject of an application for consent before?

No

Applicant's financial position

See attached financial statements for the financial position of the Group as at 31 March

2022, including the statement of profit and loss and other comprehensive income, statement of changes in equity, and statement of cash flows.

Upload financial related documents

- [Appendix 12 - Financial Statements EOY 31 Mar 2022_0.pdf](#) (1.29 MB)

Tell us about ownership and control

QHI is a wholly owned subsidiary of NBG and forms part of the Group. It was recently incorporated in New Zealand on 7 February 2023. Abigail Khoo (New Zealand based), HC Tan (Singaporean based), and Heather Ong (Singaporean based) are the current directors of QHI.

As the sole shareholder of QHI, NBG effectively owns and controls QHI. HC Tan, as well as being a director of QHI, is the majority shareholder of NBG (holding 43.15% of the shares). The second largest shareholder is Rui Ping Li (who holds 17.46% of the shares). The remaining shareholders of NBG hold less than 7% each of the shares in NBG. Currently, the directors of NBG are HC Tan, Abigail Khoo, Heather Ong, Chiew Hong Tan, and Sew Meng Tan. Neither Abigail Khoo or Heather Ong (two of the directors of QHI and NBG) are shareholders of NBG.

Provide incorporation, shareholder and director information for the Applicant and persons who have a more than 25% beneficial or legal interest in the Applicant (or equivalent information if the Applicant is not a company)

QHI incorporation information:

Incorporation date: 7 February 2023

Company number: 8591406

NZ business number: 9429051104474

IRD number: **S9(2)(b)(ii)**

QHI shareholder information:

NBG - 100 shares (100%)

QHI director information:

Abigail Sui Yong KHOO

Geok Wei Heather ONG

Hai Chuang TAN

NBG incorporation information:

Incorporation date: 9 August 1989

Company number: 435443

NZ business number: 9429039321732

NBG shareholder information:

Hai Chuang TAN - 431547 shares (43.15%)

Rui Ping LI - 174614 shares (17.46%)

Hai Hoon TAN - 69845 shares (6.98%)

Hai Siong TAN - 69845 shares (6.98%)

Chiew Hong TAN - 69845 shares (6.98%)

Hai En TAN - 69845 shares (6.98%)

Hai Hui TAN - 69845 shares (6.98%)

Sew Meng TAN - 44614 shares (4.46%)

NBG director information:
Abigail Sui Yong KHOO
Geok Wei Heather ONG
Chiew Hong TAN
Hai Chuang TAN
Sew Meng TAN

Are there decision making delegations in place (formal or informal)?

No

Tell us who could approve the acquisition of the investment and whether they consulted others (e.g. parent entities) before making the decision

Board of directors of NBG. A majority of directors has to approve the decision, by way of a directors' resolution. The Board must be satisfied that the decision/ investment will bring benefit to the company/Group as well as the community.

After the directors' resolution has been passed, shareholders of NBG will be informed of the investment. In accordance with the company constitution, a shareholders' resolution may then be signed.

Who can approve the divestment of the investment?

Board of directors of NBG.

Who is responsible for the day to day management of the investment?

The hotel operator/ manager appointed by NBG or its board of directors will be responsible for the day-to-day management of the hotel.

Who can approve significant capital and operating expenditure?

The hotel operator/ manager will seek approval from the company. NBG's General Manager and Executive Directors (currently) will be actively involved in these processes.

Upload structure-related documents

- [Appendix 13 - NBG - Structure diagram_0.docx](#) (31.34 KB)
- [Appendix 14 - NBG - Constitution_0.pdf](#) (608.22 KB)
- [Appendix 15 - NBG - Alteration of Constitution_0.pdf](#) (69.97 KB)
- [Appendix 16 - NBG - Certificate of Incorporation_0.pdf](#) (588.85 KB)
- [Appendix 17 - QHI - Certificate of Incorporation_0.pdf](#) (588.65 KB)
- [Appendix 18 - QHI - Constitution_0.pdf](#) (135.6 KB)

Beneficial ownership table

- **Owner:** Hai Chuang Tan
Percentage (must total 100%): 43.15
Description: Hai Chuang Tan (HC Tan) is the majority shareholder and director of NBG, which is the controlling entity of QHI. He can change or control who becomes a director.
- **Owner:** Rui Ping Li
Percentage (must total 100%): 17.46
Description: Rui Ping Li is the second largest shareholder of NBG, but does not

control or take part in the the decision-making of NBG as she is not a director, nor can she change or control who becomes a director.

- **Owner:** Hai Hoon Tan
Percentage (must total 100%): 6.98
Description: Family member of HC Tan
- **Owner:** Chiew Hong Tan
Percentage (must total 100%): 6.98
Description: Family member of HC Tan
- **Owner:** Hai Siong Tan
Percentage (must total 100%): 6.98
Description: Family member of HC Tan
- **Owner:** Hai En Tan
Percentage (must total 100%): 6.98
Description: Family member of HC Tan
- **Owner:** Ha Hui Tan
Percentage (must total 100%): 6.98
Description: Family member of HC Tan
- **Owner:** Sew Meng Tan
Percentage (must total 100%): 4.46
Description: Family member of HC Tan

Ownership by country table

- **Country:** Singapore
Percentage (must total 100%): 64.09
- **Country:** New Zealand
Percentage (must total 100%): 35.91

Does the Applicant have any ROP individuals?

Yes

ROP entities

- **Full legal name of entity in English:** New Bay Group Limited
Other names (e.g. trading/former names): Horomatangi Properties (No.3) Limited, South River Investments Limited, New Bay Investments Limited
Type of entity: Company
Jurisdiction: New Zealand
Unique identifier: NZBN: 9429039321732
NZ Inland Revenue number, if held: **S9(2)(b)(ii)**

Explain the rationale for your selection

NBG is the parent company of QHI and holds 100% of its shares. NBG's board of directors control the decision-making process of QHI.

Individuals with control

Individuals with control (IWC)

- **First name (in English):** Hai Chuang
Last names (in English): Tan
Other names: HC Tan
Country of birth: Singapore
Residing country: Singapore
Citizenship(s) held: Singapore
Date of birth: S9(2)(a)
Identification document type: S9(2)(a)
Identification document number: S9(2)(a)
Identification document expiry date: S9(2)(a)
Role: Director of NBG
Date became IWC: October 2006
Is this individual also an ROP?: No
Has this individual met the Investor Test for a previous application decided under section 18A (post-22 March 2021)?: No
New Zealand Inland Revenue number, if held: N/A
Has this individual ever applied for a visa to travel to New Zealand?: Yes
Has this individual ever held an interest in a non-New Zealand government entity?: No
Has this individual ever held a position within a non-New Zealand government?: No
Has this individual ever held a position within an intelligence agency or served in the military?: No

Explain the rationale for your selection

HC Tan is a director of NBG and is the only individual with more than 25% ownership in NBG and is also a director of NBG.

The remaining directors are excluded for the following reasons:

1. Abigail Khoo is a non-shareholder of NBG, so does not have the required ownership of the company to be an IWC.
2. Heather Ong is a non-shareholder of NBG, so does not have the required ownership of the company to be an IWC.
3. Chiew Hong Tan has a minority shareholding of 6.98% in NBG, so does not have the required ownership to be an IWC.
4. Sew Meng Tan has a minority shareholding of 4.46% in NBG, so does not have the required ownership to be an IWC.

IWC documents upload

- [Appendix 19 - HC Tan - CV_0.pdf](#) (204.27 KB)
- [Appendix 20 - HC Tan - Passport \(certified\)_0.pdf](#) (188.47 KB)

Investor test

Repeat investor information

Have any individuals or entities relevant to this application met the investor test for a previous application decided under section 18A (post-22 March 2021)?

No

Investor Test - 12 Factors under [section 18A](#) of the Overseas Investment Act 2005

18A(4)(a)(i)

No

18A(4)(a)(ii)

No

18A(4)(a)(iii)

No

18A(4)(a)(iv)

No

18A(4)(a)(v)

No

18A(4)(a)(vi)

No

18A(4)(a)(vii)

No

18A(4)(b)

No

18A(4)(c)

No

18A(4)(d)

No

18A(4)(e)(i)

No

18A(4)(e)(ii)

No

18A(4)(f)

No

National Interest

Does the transaction fall under [Section 20A](#) of the Act?

No, the transaction is neither of the above.

Explain why the Applicant does or does not consider that the transaction involves a strategically important business.

The acquisition of Nugget Point Hotel is not a transaction that involves a strategically important business as the business of running a hotel does not fall under any of the "strategically important business" listed in the definition section of the Act (s 6). The value of the acquisition is for approx \$20M, which is an amount less than the \$100M threshold required for strategically important businesses (s 13).

Explain why the Applicant does or does not consider that the transaction involves a non-NZ government investor under section 20A(1)(a)-(b) of the Act.

The acquisition of Nugget Point Hotel does not involve a non-New Zealand government investor. Neither QHI nor NBG is owned or controlled by a non-New Zealand government investor and the acquisition will not result in a non-New Zealander government investor having more than 25% ownership or control interest in the land.

Does the Applicant consider the transaction to be a transaction of national interest under [section 20B](#) of the Act?

No

If the Applicant considers the transaction is not a transaction of national interest under section 20B of the Act, provide submissions on why the transaction does not engage one of the scenarios outlined in the Annex of the 2021 directive letter from the Minister of Finance. Specifically, whether the transaction:

The acquisition of Nugget Point Hotel does not pose risks to New Zealand's national security or public order, nor will it grant the invest or significant market power under (b) above. The applicant does not have foreign government or associated involvement under (c). There are no circumstances under which the acquisition would have an outcome that would hinder the delivery of other Government objectives or raise significant Treaty of Waitangi issues. The site does not relate to a site of national significance.

Upload documents

Supporting Information upload

- [Appendix 21 - CBRE BDCC NZ - TDD Report - Nugget Point Queenstown Hotel_0.pdf](#) (11.13 MB)
- [Appendix 22 - Furnz Concept Design_220916_0.pdf](#) (6.93 MB)
- [Appendix 23 - 2022 Government's Tourism Snapshot_0.pdf](#) (1.99 MB)
- [Appendix 24 - QLDC Spatial Plan \(excerpt\)_0.pdf](#) (15.99 MB)
- [Appendix 25 - Queenstown Lakes Regenerative Tourism Plan_0.pdf](#) (8.54 MB)
- [Appendix 26 - Applicant signature form - signed.pdf](#) (304.54 KB)
- [Appendix 27 - Investment Plan - signed.docx](#) (416.77 KB)
- [Appendix 28 - Statutory declarations - signed and witnessed.pdf](#) (430.99 KB)

Appendices

- **Appendix reference:** Appendix 1
Name of document: List of titles
- **Appendix reference:** Appendix 2.1
Name of document: 680366_Title_Search_Copy

- **Appendix reference:** Appendix 2.2
Name of document: 680435_Title_Search_Copy
- **Appendix reference:** Appendix 2.3
Name of document: 680449_Title_Search_Copy
- **Appendix reference:** Appendix 2.4
Name of document: 680473_Title_Search_Copy
- **Appendix reference:** Appendix 2.5
Name of document: 773895_Title_Search_Copy
- **Appendix reference:** Appendix 2.6
Name of document: 773898_Title_Search_Copy
- **Appendix reference:** Appendix 2.7
Name of document: 773901_Title_Search_Copy
- **Appendix reference:** Appendix 2.8
Name of document: 773904_Title_Search_Copy
- **Appendix reference:** Appendix 3.1
Name of document: 680366_Title_Historic_View
- **Appendix reference:** Appendix 3.2
Name of document: 680435_Title_Historic_View
- **Appendix reference:** Appendix 3.3
Name of document: 680449_Title_Historic_View
- **Appendix reference:** Appendix 3.4
Name of document: 680473_Title_Historic_View
- **Appendix reference:** Appendix 3.5
Name of document: 773895_Title_Historic_View
- **Appendix reference:** Appendix 3.6
Name of document: 773898_Title_Historic_View
- **Appendix reference:** Appendix 3.7
Name of document: 773901_Title_Historic_View
- **Appendix reference:** Appendix 3.8
Name of document: 773904_Title_Historic_View
- **Appendix reference:** Appendix 4
Name of document: Sensitive Land Certificate (29.01.23))
- **Appendix reference:** Appendix 5
Name of document: **Arial photo - LINZ (map of locale)**
- **Appendix reference:** Appendix 6
Name of document: **Arial photo - LINZ (satellite view)**
- **Appendix reference:** Appendix 7
Name of document: **Arial photo - LINZ (with street numbers)**
- **Appendix reference:** Appendix 8
Name of document: **QLDC - Planning map**
- **Appendix reference:** Appendix 9
Name of document: **Agreement dated 9 January 2023**
- **Appendix reference:** Appendix 10
Name of document: **Variation of Agreement**
- **Appendix reference:** Appendix 11
Name of document: **Transaction diagram**
- **Appendix reference:** Appendix 12
Name of document: **Financial Statements EOY 31 Mar 2022**
- **Appendix reference:** Appendix 13
Name of document: **NBG - Structure diagram**
- **Appendix reference:** Appendix 14
Name of document: **NBG - Constitution**
- **Appendix reference:** Appendix 15
Name of document: **NBG - Alteration of Constitution**

- Appendix reference: Appendix 16
Name of document: NBG - Certificate of Incorporation
- Appendix reference: Appendix 17
Name of document: QHI - Certificate of Incorporation
- Appendix reference: Appendix 18
Name of document: QHI - Constitution
- Appendix reference: Appendix 19
Name of document: HC Tan - CV
- Appendix reference: Appendix 20
Name of document: HC Tan - Passport (certified)
- Appendix reference: Appendix 21
Name of document: CBRE BDCC NZ - TDD Report - Nugget Point Queenstown Hotel
- Appendix reference: Appendix 22
Name of document: Furnz Concept Design_220916
- Appendix reference: Appendix 23
Name of document: 2022 Government's Tourism Snapshot
- Appendix reference: Appendix 24
Name of document: QLDC Spatial Plan (excerpt)
- Appendix reference: Appendix 25
Name of document: Queenstown Lakes Regenerative Tourism Plan
- Appendix reference: Appendix 26
Name of document: Applicant Signature form - signed
- Appendix reference: Appendix 27
Name of document: Investment Plan - signed
- Appendix reference: Appendix 28
Name of document: Statutory declarations - signed and witnessed

Declaration

Who is submitting the application?

I am the Applicant's advisor/external representative (lawyer acting on behalf of a client, other external advisors)

Name of person submitting application and declaring below

S9(2)(a) [REDACTED]

I have uploaded the Investment Plan (if applicable).

Yes

I have read, understood, and agreed to the privacy notice.

Yes

I have uploaded all documentation relevant to the claims made in this application and in support of the application.

Yes

I have uploaded proof of payment of the [lodgement fee](#) for this application.

No

I solemnly declare to the best of my knowledge, that all the information in this application form is true and correct.

Yes

True and correct

Yes

Investor test

No

Repeat investor test

No

I have uploaded the signed applicant declaration.

Yes

This is an automated message, please do not reply. If you need to amend your details, please contact oio@linz.govt.nz

Released under the Official Information Act 1982