

BEFORE THE ENVIRONMENT COURT

ENV-2019-CHC-016
ENV-2019-CHC-017
ENV-2019-CHC-018
(continued over)

IN THE MATTER

of the Resource
Management Act
1991

AND

IN THE MATTER

of appeals under
clause 14 of
Schedule 1 of the Act
against decisions of
the Queenstown
Lakes District Council
on Stage 2 of the
Proposed
Queenstown Lakes
District Plan

BETWEEN

E AND M HANAN
and all other
appellants
concerning Stage 2
of the Proposed
Queenstown Lakes
District Plan

AND

**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

Respondent

**MEMORANDUM OF COUNSEL FOR QUEENSTOWN LAKES DISTRICT COUNCIL
REGARDING CASE MANAGEMENT OF STAGE 2 APPEALS**

18 DECEMBER 2019

Queenstown Lakes District Council

Counsel: H L Baillie

10 Gorge Road

Queenstown 9300

Ph: (03) 441 0468

Email: heidi.baillie@qldc.govt.nz

ENV-2019-CHC-017	Willowridge Developments Limited
ENV-2019-CHC-018	Guthrie M
ENV-2019-CHC-019	Nelson & others
ENV-2019-CHC-020	Van Asch & others
ENV-2019-CHC-021	Feeley, A, E Borrie & L P Trustees Limited
ENV-2019-CHC-022	RCL Henley Downs Limited & others
ENV-2019-CHC-023	T McQuilkin and A P McQuilkin Family Trust
ENV-2019-CHC-024	Donaldson R
ENV-2019-CHC-025	Matagouri Spirit Limited
ENV-2019-CHC-026	Queenstown Trails Trust
ENV-2019-CHC-027	Transpower New Zealand Limited
ENV-2019-CHC-028	Grant E and G
ENV-2019-CHC-029	Queenstown Commercial Limited & others
ENV-2019-CHC-030	ZJV (NZ) Limited
ENV-2019-CHC-031	Macdonald M & Anderson S
ENV-2019-CHC-032	Broomfield & Woodlot Properties Limited
ENV-2019-CHC-033	Dean Hamilton, Lisa Hayden and Mark Hornabrook as Trustees of the Hamilton Hayden Family Trust
ENV-2019-CHC-034	The Trustees of the Spruce Grove Trust
ENV-2019-CHC-035	The Trustees of the Boundary Trust
ENV-2019-CHC-036	The Trustees of the Burgess Duke Trust
ENV-2019-CHC-037	Trojan Helmet Limited
ENV-2019-CHC-038	Boxer Hill Trust
ENV-2019-CHC-039	Queenstown Airport Corporation Limited
ENV-2019-CHC-040	Cassidy Trust
ENV-2019-CHC-041	SYZ Investments Limited
ENV-2019-CHC-042	Muspratt J
ENV-2019-CHC-043	Skyline Enterprises Limited
ENV-2019-CHC-044	Wills G & Burden T
ENV-2019-CHC-045	Banco Trustees Limited & others
ENV-2019-CHC-046	Martin J
ENV-2019-CHC-047	Henry M
ENV-2019-CHC-048	Hardley T
ENV-2019-CHC-049	Glen Dene Limited & Burdon S
ENV-2019-CHC-050	C M McLintock & New Zealand Trustee Services Limited & others
ENV-2019-CHC-051	X-Ray Trust Limited & Avenue Trust

ENV-2019-CHC-052	Wakatipu Investments Limited
ENV-2019-CHC-053	Bamford J and R
ENV-2019-CHC-054	Safari Group of Companies Limited
ENV-2019-CHC-055	Middleton Family Trust
ENV-2019-CHC-056	Strain & others
ENV-2019-CHC-057	Queenstown Park Limited
ENV-2019-CHC-058	Remarkables Park Limited
ENV-2019-CHC-059	Boyd D
ENV-2019-CHC-060	TJ Investments PTE Limited
ENV-2019-CHC-061	Airbnb Australia Pty Limited
ENV-2019-CHC-062	Well Smart Investments Group
ENV-2019-CHC-063	B Giddens Trust
ENV-2019-CHC-064	Wood C M
ENV-2019-CHC-065	Wakatipu Equities Limited
ENV-2019-CHC-066	The Crown Investment Trust
ENV-2019-CHC-067	Arrowtown Lifestyle Retirement Village
ENV-2019-CHC-068	McFadgen L
ENV-2019-CHC-069	Tylden M
ENV-2019-CHC-070	GW Stalker Family Trust
ENV-2019-CHC-071	Fairfax A
ENV-2019-CHC-072	Aircraft Owners and Pilots Association (NZ) Incorporated
ENV-2019-CHC-073	Go Media Limited
ENV-2019-CHC-074	Slopehill Joint Venture
ENV-2019-CHC-075	MacColl D
ENV-2019-CHC-076	Wayfare Group Limited
ENV-2019-CHC-077	United Estates Ranch Limited
ENV-2019-CHC-078	Glencoe Station Limited
ENV-2019-CHC-079	Mt Christina Limited
ENV-2019-CHC-080	Felzar Properties Limited
ENV-2019-CHC-081	Glendhu Bay Trustees Limited
ENV-2019-CHC-082	Monk R
ENV-2019-CHC-083	Lake Hayes Investments Limited
ENV-2019-CHC-084	Williamson S
ENV-2019-CHC-085	Darby Planning Limited Partnership
ENV-2019-CHC-086	Barnhill Corporate Trustee
ENV-2019-CHC-087	Lake Hayes Cellar Limited
ENV-2019-CHC-088	Morven Ferry Limited
ENV-2019-CHC-089	Lake Hayes Limited

ENV-2019-CHC-090	Waterfall Park Developments Limited
ENV-2019-CHC-091	Treble Cone Investments Limited
ENV-2019-CHC-092	Speargrass Properties Limited
ENV-2019-CHC-093	Taylor M and J
ENV-2019-CHC-094	Blackmans Creek No. 1 LP & others
ENV-2019-CHC-095	Henley Downs Farm Holdings Limited & others
ENV-2019-CHC-096	Bridesdale Farm Developments Limited (Appeal A)
ENV-2019-CHC-097	Bridesdale Farm Developments Limited (Appeal B)
ENV-2019-CHC-099	Hogans Gully Farming Limited

MAY IT PLEASE THE COURT

1. This memorandum addresses various procedural matters relating to the appeals on Stage 2 of the Queenstown Lakes District Council's (**Council**) Proposed District Plan (**PDP**).

Background

2. The Council provided the Court with an outline as to current progress on its staged and partial District Plan Review (**DPR**) as part of its Notice of Motion in respect of Stage 2, dated 8 March 2019 (**Notice of Motion**).
3. On 5 August 2019 the Council filed its first case management memorandum reporting on various matters, including information uploaded to its website, a proposed approach to appeals raising jurisdictional and procedural matters, and options for case management and mediation. The Council noted that it intended to commence discussions with parties in the last topic (Topic 32 Open Space) prior to mediation. The Council also reported on appeals where it has requested and obtained further particulars, and sought directions in respect of further particulars not yet provided.
4. A pre-hearing conference was convened on 24 September 2019 in respect of various procedural matters. The Court directed that all further particulars requested in Appendix E of the Council's case management memorandum be lodged and served by 1 November 2019, and any strike out applications be lodged and served by 6 December 2019.¹
5. The Court also directed the Council to file a further case management memorandum detailing its approach to relief allocated into Topics 30 (Wakatipu Basin Text) and 31 (Wakatipu Basin Rezoning) on 21 February 2020.

¹ Record of Pre-Hearing Conference dated 26 September 2019 at [13].

Scope of this memorandum

6. This memorandum addresses the following matters:
 - 6.1 a report on the further information uploaded to the Council's website, including a detailed relief spreadsheet and Word tables showing topic allocations and service addresses;
 - 6.2 the Council's progress towards fully electronic plan maps and how consent orders are reflected in the plan maps (noting that this memorandum is being served on all parties to both stages 1 and 2, the Council's approach to electronic mapping is relevant to both stages);
 - 6.3 a summary of the appeals where further particulars have been provided, are yet to be provided, or the Council's request for further particulars is withdrawn;
 - 6.4 a summary of the Council's communications with parties regarding appeals raising jurisdictional issues, and relief that has been withdrawn or amended as a result;
 - 6.5 the Council's intended timeframes for informal discussions on appeals allocated into Topic 32 (Open Space); and
 - 6.6 a summary of all directions sought by the Council.
7. It is noted that detailed timetabling directions were recently issued in respect of Topics 24 – 27 and 29.² The Council intends to file a further memorandum in early 2020 requesting timetabling directions for Topics 28 and 30 – 32.

² Minute dated 13 December 2019. The timetable issued in this Minute also encompasses Stage 1 Topics 11 (Informal Airports), 18 (Rural), 21 (Commercial Airports), and 23 (Rezoning).

Information on Council's website

Relief spreadsheet

8. The Council has prepared an Excel spreadsheet (**Appeals Spreadsheet**) showing how the appeals are broken down into points and allocated into topics (and subtopics where relevant), and including full details of the relief sought and addresses for service for appellants.
9. The Appeals Spreadsheet is now available on the Council's website³ and will be continuously updated over the coming months to reflect any Court directions, refinements or withdrawals of relief, and any other relevant information received. While the Appeals Spreadsheet can be downloaded and/ or printed, the Council's experience is that any such copies quickly become out of date due to the ongoing updates being made, and therefore it is recommended that parties refer to the website version at all times.
10. Going forward, the first column in the Appeals Spreadsheet will be used to provide general information about when an update was made. Details of all further particulars received will be recorded in the Further Particulars column and in the columns showing the relief sought. Where further particulars relate to maps, the Council's annotated plan maps will be updated accordingly.
11. The Appeals Spreadsheet can be filtered in a number of ways, including by appeal, topic, subtopic (where relevant), and the PDP provision under appeal. It allows interested parties to see the details of all the relief allocated to a particular topic and/ or subtopic. It also allows interested parties to see how any particular appeal has been broken down into points and allocated into topics and subtopics.
12. The second column in the Appeals Spreadsheet records the status of each appeal point: for example, formally withdrawn, draft consent orders filed, set down for hearing, and similar information regarding progress towards resolution.
13. Details of section 274 parties are not provided in the Appeals Spreadsheet (instead they are provided in the Word documents described below). This is

³ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/stage-2-decisions/>

because the Council's experience in Stage 1 has been that large numbers of parties join the entirety of an appeal, but many will refine their interests after notices of mediation are issued and / or appellants amend their relief, such that it is more efficient to record section 274 party interests at a high level in Word format and in the Council's position papers for mediation.

14. The Council will be filing a further case management memorandum in respect of Topics 30 (Wakatipu Basin Text) and 31 (Wakatipu Basin Rezonings) on 21 February 2020. The detailed subtopic allocations in the Appeals Spreadsheet may be updated as part of the Council's consultation and preparation process. If and when this occurs, the Council will upload an updated version of the Appeals Spreadsheet to its website, and the first column in the Appeals Spreadsheet will show when any such updates were made.

Word table by appeal showing service addresses and topic allocations

15. The Council has prepared a Word table (**Appeals Table**)⁴ listing the appeals in order of Court number and the section 274 parties that have joined each appeal. The Appeals Table contains the addresses for service for all appellants and section 274 parties, and also shows the topic allocation for all appeals.
16. The Appeals Table allows interested parties to see the topic allocations for each individual appellant, in a higher level format than the Appeals Spreadsheet. Any party wishing to obtain further details of the particular relief in each topic would then go to the Appeals Spreadsheet.
17. The Appeals Table can be used to obtain addresses for service (including for section 274 parties) until such time as notices of mediation for each topic are issued.

⁴ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/stage-2-decisions/>

Word table by topic showing appellants and section 274 parties

18. The Council has updated the Word table (**Topics Table**)⁵ that was attached as Appendix A to the Court's Minute of 15 August 2019. The Topics Table lists the parties in each topic (and where relevant, subtopic).
19. The Topics Table provides a way for any party to see which appellants and section parties are in a particular topic. Any party wishing to obtain further details of the particular relief in that topic would then go to the Appeals Spreadsheet and apply the Topic column filter.
20. The Council has prepared a short guidance document to the Appeals Spreadsheet, Appeals Table and Topics Table in a "frequently asked questions" format, and this is available on its website.⁶
21. Any party wishing to see all the relief on a particular chapter can do so via the Council's Annotated Plan.⁷

Plan maps

22. The Council is moving to a fully electronic system for all its district plan mapping.
23. In Stages 1 and 2 of the district plan review, the notified plan maps were uploaded to the Council's website in a numbered set of pdf documents for set spatial geographies. The decisions versions of the Stages 1 and 2 plan maps were also made available with a standardised numbered set of pdf's, together with the Council's Decision Reports. However, the Council prepared its annotated plan maps (showing land subject to appeal) in electronic form only with a web mapping application viewer for both stages 1 and 2.⁸
24. There are a number of reasons for this change in the approach to mapping in the PDP. Council's experience is that the pdf maps require significant

⁵ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/stage-2-decisions/>

⁶ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/stage-2-decisions/>

⁷ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/proposed-district-plan-new-file-download-page/>

⁸ At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-2/proposed-district-plan-new-file-download-page/>

resources to produce and amend, and increasingly untenable levels of manual checking and oversight to prevent inconsistencies and errors from arising when they are amended. The complexities of the staged review of the PDP and the number of amendments coming forward with appeals are compounding these issues, with multiple versions of the maps being relevant for plan users, all of which need to be highly traceable over time as a 'source of truth'.

25. The web mapping application viewer addresses a number of these issues and also offers important advantages for plan users including facilitating easy property searches, zooming in and out, property information window pop-ups, bookmarks for easy navigation, layers such as aerial photos, parcel and contour information, measuring tools, and easy printing. The changes are also in-line with the requirements for Electronic Accessibility and Functionality in the Ministry for the Environment National Planning Standards November 2019.⁹
26. Likewise, the current version of the PDP (for all stages) is solely in electronic form and can be accessed through that web application viewer. What this means is that as consent orders and/ or Court decisions are issued in respect of each appeal (in all stages), the Council will update its electronic plan maps only. The notified and decisions versions PDF plan maps will remain on the Council's website for reference purposes.

Further particulars

Further particulars provided

27. The Council has received the further particulars requested and listed in Appendix E to its case management memorandum of 5 August 2019, except for the appellants listed in **Appendix A** to this memorandum and the appellants listed at paragraph 29 below.
28. In respect of the further particulars listed in **Appendix A**, the Council has communicated with the relevant appellants and understands that while there are no objections to providing the information requested, the appellants require some additional time to do so. The Council respectfully seeks directions that the further particulars listed in **Appendix A** be filed and served by **31 January**

⁹ <https://www.mfe.govt.nz/sites/default/files/media/RMA/national-planning-standards-november-2019.pdf> at pages 67- 72.

2020, to enable the Council to update its annotated plan and prepare for mediation.

29. The Council withdraws its requests for further particulars in respect of the following appeal points, for the reasons set out below:

29.1 Broomfield D and Woodlot Properties (ENV-2019-CHC-032-003-005): The appellant advised the Council via email on 12 August 2019 that the appeal points in relation to Chapter 27 would not be pursued and that the appellant would formally advise the Court at a later date;

29.2 Cassidy Trust (ENV-2019-CHC-040-005): The Council has previously withdrawn its request via memorandum dated 25 September 2019;¹⁰

29.3 B Giddens Trust (ENV-2019-CHC-063-001-002): The appeal has now been formally withdrawn via memorandum dated 13 December 2019;

29.4 Bridesdale Farm Developments Ltd (ENV-2019-CHC-097-002): This appeal is allocated into Topic 32 (Open Space). The Council advised the appellant via email on 14 November 2019 that it would withdraw its request for further particulars, but that as part of its preparation for informal discussions with appellants in Topic 32, Council may request more detailed information about the relief sought at a later date. The Council does not intend to seek any Court directions in this regard, and instead, will communicate informally with the appellant ahead of any discussions.

30. As noted at paragraph 10 above, the Appeals Spreadsheet will record details of all further particulars that have been received to date. Where further particulars relate to maps, the Council's annotated plan maps will be updated accordingly.

¹⁰

As noted in the Record of Pre-Hearing Conference dated 26 September 2019 at [3].

Jurisdictional issues

- 31.** The Council noted in its case management memorandum that it was assessing the appeals and section 274 notices to identify any issues of standing and scope. At the pre-hearing conference, the Court directed that any strike out applications must be lodged and served by 6 December 2019.¹¹
- 32.** Following the pre-hearing conference, the Council communicated with all appellants in respect of which the Council had jurisdictional concerns about the relief sought in the notices of appeal. The appellants have either agreed to file an amended notice of appeal withdrawing or amending the relief sought, or the Council is comfortable that its concerns can be dealt with in mediation. Accordingly, the Council has not made any strike out applications at this stage.
- 33.** As noted at paragraphs 9-12 above, the Appeals Spreadsheet will record all withdrawals, amended relief, and any other updates to party interests and positions.

Open Space Text and Rezoning: Topic 32

- 34.** Topic 32 (Open Space) is scheduled last in the formal mediation timetable for Stage 2, with mediation to occur after June 2020 and after mediation has concluded on Topics 30 and 31.¹²
- 35.** The Council acknowledged in its case management memorandum of 5 August 2019 that this approach means some delay for parties whose only interest is in Topic 32. However, the Council also indicated that it intended to commence discussions with the Topic 32 parties prior to formal mediation.
- 36.** The Council proposes to begin informal meetings with Topic 32 parties from April 2020. The Council respectfully seeks a direction that it report to the Court on progress of Topic 32 by 13 June 2020, updating the Court on progress of informal discussions and proposing a detailed timetable for formal mediation later in 2020.

¹¹ Record of Pre-Hearing Conference dated 26 September 2019 at [13](b).

¹² At weblink: <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Minutes-and-Memoranda/Appendix-B.pdf>

Directions sought

37. The Council respectfully seeks directions as follows:

37.1 that the further particulars requests made by the Council and listed in **Appendix A** be filed with the Court and served on the Council and all relevant section 274 parties by **Friday 31 January 2020**; and

37.2 that the Council file a memorandum by **13 June 2020** reporting on progress of informal discussions in Topic 32 and proposing a detailed mediation timetable.

Dated this 18th day of December 2019



H L Baillie
Counsel for
Queenstown Lakes
District Council

APPENDIX A

FURTHER PARTICULARS REQUESTED

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
TJ Investments PTE Ltd ENV-2019-CHC-060-003 Topic 30 Wakatipu Basin Text	Insert a new Rule that specifies that any standards contained in the Wakatipu Basin Rural Amenity Zone only apply to new buildings and buildings within residential building platforms that do not already have resource consent.			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
TJ Investments PTE Ltd ENV-2019-CHC-060-004 Topic 30 Wakatipu Basin Text	The Standards are amended to enable buildings within residential building platforms authorised by resource consent be a permitted activity (including 24.4.7).			Y Appellant to provide detailed wording for amendment sought
TJ Investments PTE Ltd ENV-2019-CHC-060-005 Topic 30 Wakatipu Basin Text	The Standards are amended to enable buildings within residential building platforms authorised by resource consent be a permitted activity (including 24.4.8).			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
TJ Investments PTE Ltd ENV-2019-CHC-060-006 Topic 30 Wakatipu Basin Text	Amend Rule 24.5.4 Building Size as the additional bulk and location standards proposed go over and above what is reasonable.			Y Appellant to provide detailed wording for amendment sought
TJ Investments PTE Ltd ENV-2019-CHC-060-007 Topic 30 Wakatipu Basin Text	Amend Rule 24.5.4 Building Coverage as the additional bulk and location standards proposed go over and above what is reasonable.			Y Appellant to provide detailed wording for amendment sought
TJ Investments PTE Ltd ENV-2019-CHC-060-008 Topic 30 Wakatipu Basin Text	Amend Rule for Building Height as the additional bulk and location standards proposed go over and above what is reasonable.			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
TJ Investments PTE Ltd ENV-2019-CHC-060-010 Topic 30 Wakatipu Basin Text	Amend Rule 27.6.1 80ha minimum lot size as it is particularly onerous, given that the fully discretionary regime remains in the Rural Zone.			Y Appellant to provide detailed wording for amendment sought
Wakatipu Equities Ltd ENV-2019-CHC-065-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Wakatipu Equities Ltd ENV-2019-CHC-065-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.
Wakatipu Equities Ltd ENV-2019-CHC-065-056 Topic 31 Wakatipu Basin Rezoning	Amend Landscape Character Units 8 and 11 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
<p>Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-028 Topic 30 Wakatipu Basin Text</p>	<p>Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.</p>			<p>Y Appellant to provide detailed wording for amendment sought</p>
<p>Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-053 Topic 30 Wakatipu Basin Text</p>	<p>Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.</p>		<p>Amend Rule 27.6.1 as follows: <u>Rural Wakatipu Basin</u> Wakatipu Basin Rural Amenity Zone <u>No minimum 80ha</u> Wakatipu Basin Lifestyle Precinct <u>6000m²</u> <u>1.0ha minimum</u></p>	<p>Y Appellant to provide wording for the discretionary subdivision regime sought</p>

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
			<u>average</u> <u>Precinct Zone A –</u> <u>4000m2 average</u> <u>Precinct Zone B –</u> <u>1 ha average</u>	
McFadgen L ENV-2019-CHC-068-024 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
McFadgen L ENV-2019-CHC-068-049 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought
Slopehill Joint Venture ENV-2019-CHC-074-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
	which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			
Slopehill Joint Venture ENV-2019-CHC-074-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Slopehill Joint Venture ENV-2019-CHC-074-056 Topic 31 Wakatipu Basin Rezoning	Amend Landscape Character Unit 11 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.
MacColl D ENV-2019-CHC-075-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
MacColl D ENV-2019-CHC-075-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.
MacColl D ENV-2019-CHC-075-056 Topic 31 Wakatipu Basin Rezonings	Amend Landscape Character Unit 13 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Monk R ENV-2019-CHC-082-006 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 4000m2 minimum average 1.0ha minimum average	Y Appellant to provide wording for the discretionary subdivision regime sought.
Monk R ENV-2019-CHC-082-008 Topic 31 Wakatipu Basin Rezoning	Apply a minimum lot density of 4000m2 to McDonnell Land (Lot 3 DP 506191) and the entirety of Landscape Character Unit 24.			Y Appellant to provide wording to achieve the density that goes with the rezoning request.
Williamson S ENV-2019-CHC-084-002 Topic 30 Wakatipu Basin Text	Amend Policies 24.2.1.1 - 24.2.1.13 so it is clear that this policy suite applies only to the Rural Amenity Zone (excluding the Lifestyle Precinct).			Y Appellant to provide wording sought to amendments to policies 24.2.1.1 - 24.2.1.13.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Williamson S ENV-2019-CHC-084-005 Topic 30 Wakatipu Basin Text	Amend Objective 24.2.5 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.			Y Appellant to specify the wording sought.
Williamson S ENV-2019-CHC-084-006 Topic 30 Wakatipu Basin Text	Amend Policy 24.2.5.1 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.			Y Appellant to specify the wording sought.
Barnhill Corporate Trustee ENV-2019-CHC-086-062 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
			<u>Morven Ferry</u> <u>Subzone –</u> <u>4000m2 average</u>	

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Morven Ferry Ltd ENV-2019-CHC-088-062 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u> <u>Morven Ferry Subzone – 4000m2 average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.
Taylor M and J ENV-2019-CHC-093-005 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the			Y Appellant to specify the wording sought.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
	Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			
Taylor M and J ENV-2019-CHC-093-009 Topic 30 Wakatipu Basin Text	Insert new assessment criteria into 24.7.7 that ensure that community activities occurring the Wakatipu Basin Rural Amenity Zone must be for the principal benefit of the local community and that the benefits can be clearly identified and demonstrated.			Y Appellant to specify the wording sought.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
<p>Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095-006 Topic 28 Transport</p>	<p>Amend Rule 29.4.11 to exempt any new subdivision or development that is provided for as a permitted or controlled activity within the Jacks Point Zone; or in the manner detailed below: High Traffic Generating Activities Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5, except where the associated trip generation and transport effects of the proposed land use or subdivision are the same, similar, or less, in character, intensity and scale, to those identified in an existing resource consent or district plan provisions that were approved on the basis of an Integrated Transport Assessment. <u>This rule shall not apply to any land use or subdivision activity that is otherwise provided for as a permitted or controlled activity in the Jacks Point Zone via Chapters 41 and 27 of this Plan.</u></p>			<p>Y Appellant to provide clarification. Red text in 'summary of relief' is not underlined in relief sought in appeal, but is new text compared to the decision version. Clarity is needed on whether red text is requested as part of the appeal (and it was an error that it is not underlined), or if it was included in the relief sought by mistake</p>