

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

IN THE MATTER of the Resource Management Act 1991

AND of appeals under clause 14 of the First Schedule of the Act

BETWEEN BARNHILL CORPORATE TRUSTEE LIMITED & D E, M E BUNN & L A GREEN

(ENV-2021-CHC-017)

and all other appellants concerning Stage 3 of the Proposed Queenstown Lakes District Plan

(as set out in the Schedule)

Appellants

AND QUEENSTOWN LAKES DISTRICT COUNCIL

Respondent

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**MINUTE OF THE ENVIRONMENT COURT  
(13 September 2021)**

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**Introduction**

[1] This Minute makes directions on the following matters:

- (a) a memorandum of counsel for QLDC,<sup>1</sup> dated 11 August 2021, for the case management of Stages 3 and 3B appeals (together ‘Stage 3’) in

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<sup>1</sup> Queenstown Lakes District Council.



- the Queenstown Lakes District Plan review;
- (b) an application by QLDC, dated 6 August 2021, for the consolidation of appeals by Glen Dene Ltd and S Burdon, being Stage 2 appeal ENV-2019-CHC-049 (as to Topic 32 (Open Space)) and Stage 3 appeal ENV-2021-CHC-057 (as to the Rural Visitor Zone); and
  - (c) a notice, dated 1 September 2021, of succession to appeal ENV-2021-CHC-043, on behalf of Integrity Group Holdings NZ Limited ('Integrity') in respect of the appeal interest of 86 Ballantyne Road Partnership ('Ballantyne').

### **Stages 3 and 3B case management directions sought**

[2] QLDC's case management memorandum seeks directions as to:

- (a) topic/subtopic allocation;
- (b) proposed sequencing and timing of mediation; and
- (c) scope and procedural issues

#### ***Topic/subtopic allocation***

[3] The memorandum advises that forty-two appeals have been filed on these stages (for convenience, 'Stages 3'), most of which address relatively distinct issues and discrete topics. There are more than two hundred s274 notices on various appeals.

[4] QLDC is proposing to allocate the appeal relief into seven broad topics, and further allocate it into subtopics where appropriate. QLDC initially envisaged nine topics.<sup>2</sup> It now proposes these be condensed into seven, as some of the Stage 3 chapters/zones are not subject to appeal at all.

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<sup>2</sup> See 'Notice of motion on potential appeals of Stage 3 and 3B of the proposed Queenstown Lakes District Plan' dated 25 March 2021 at 2.2.

[5] The proposed topics and subtopics are as follows:

<b>Topic Number</b>	<b>Topic Name</b>
<b>Topic 34</b>	Wāhi Tūpuna – Chapter 39
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Relief on maps</i>
<b>Topic 35</b>	General Industrial Zone – Chapter 18A
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>
<b>Topic 36</b>	Three Parks Commercial and Three Parks Business – Chapters 19A and 19B (rezonings only)
<b>Topic 37</b>	Settlement Zone – Chapter 20
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>
<b>Topic 38</b>	Rural Visitor Zone – Chapter 46
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>
<b>Topic 39</b>	Arthur’s Point
<b>Topic 40</b>	Variations, plan maps and Design Guidelines for the Business Mixed Use and Residential Zones

[6] Appendix A to QLDC’s memorandum sets out a full list of the proposed topic and subtopic allocation for all appellants and s274 parties.

[7] I consider this sequencing of topics sensible and generally appropriate.

***Proposed sequencing and timing of mediation***

[8] Appendix B to the memorandum sets out QLDC’s proposed order and timing for mediation in more detail. QLDC advises that it is available to mediate

the Stage 3 appeals from November 2021 onwards. It considers that the lead-in should involve the preparation and exchange of position papers by all parties.

[9] In terms of sequencing, it is proposed that Topic 35 (General Industrial Zone) be mediated first, with the remaining topics to be mediated as set out in its Appendix B. Where a topic contains relief on text and relief regarding the zoning of land, it is QLDC's preference to mediate (and if necessary, hear) the relief on the text first.

[10] It is anticipated that further division of some topics into subtopics at a later date may be useful.

[11] QLDC seek directions that the Stage 3 appeals and s274 parties be grouped into the topics and subtopics set out in its Appendix A and that court-assisted mediation on the Stage 3 appeal topics commence in November 2021, with sequencing in accordance with Appendix B.

[12] Having conferred with lead mediation facilitator, Environment Commissioner Buchanan, I consider the proposed directions appropriate and grant them accordingly.

### ***Scope/jurisdiction and other procedural issues***

#### *Scope/jurisdiction*

[13] QLDC has identified six appeals raising scope/jurisdiction. Following communication with the parties, it is content to mediate the appeals without first having these issues resolved. The court is happy with that approach.

#### *Appeals traversing undetermined Stage 1 or Stage 2 matters*

[14] Some eleven appeals raise procedural issues that pertain to QLDC's election to approach its Plan review in stages. Despite this staged approach, some

submitters in Stage 1 and Stage 2 sought zoning outcomes that had not then been notified. In some cases, this resulted in appeals that pursued zoning outcomes that QLDC had not sought to bring to consideration at that stage of the Plan review. Some of these appeals were put on hold pending Stage 3, in essence to allow for their relief to be considered at the appropriate stage. For those appeals that still remain alive, there has not yet been mediation.

[15] As for appellants who did not lodge an appeal at Stage 3, QLDC has enquired to ascertain whether they continue to pursue their relief. Thus far:

- (a) Matakauri Lodge Limited has now formally withdrawn its Stage 1 appeal (as it signalled to QLDC that it would do on 30 July 2021);
- (b) counsel for Te Anau Developments Limited (ENV-2018-CHC-106) informed QLDC that it seeks that this appeal remain on hold until a decision has been issued by QLDC on a submission by Wayfare Group Limited concerning Walter Peak (QLDC Hearing Stream 19);
- (c) counsel for Clark Fortune McDonald and Associates (ENV-2018-CHC- 065) emailed QLDC on 11 August 2021 to the effect that Universal Developments Hāwea Limited is the successor to this appeal. Counsel sought that this appeal be mediated alongside the Stage 3 appeal lodged by Universal Developments Hāwea Limited (ENV-2021-CHC-037), which has been allocated to Topic 37.

[16] QLDC indicates support for what these appellants seek. As for Te Anau Developments, it has not included this appeal in its proposed mediation scheduling for Stage 3. It is supportive also of having the Clark Fortune McDonald appeal mediated with Universal Developments' Stage 3 appeal.

[17] Whilst I am generally satisfied with this approach, and provide for it in the directions:

- (a) I expect QLDC to inform the court once the position is known concerning QLDC's determination of Wayfare Group's Walter Peak

submission so that any necessary further directions for Te Anau Developments' appeal can then be made;

- (b) I remind counsel for Clark Fortune McDonald that this appeal will not be treated as having been passed to Universal Development until formalities by way of notice of succession are completed. It is important that such matters of due process are observed, as they have been for the Integrity succession noted later in this Minute. In the meantime all accountabilities remain with Clark Fortune McDonald and Associates.

[18] QLDC reports that it is continuing discussions with parties. In relation to Halfway Bay Lands Limited (ENV-2018-CHC-119), Willowridge Developments Limited (ENV-2018-CHC-115) and Loch Linnhe Station Limited (ENV-2018-CHC-068)), it proposes to file a further reporting memorandum, once it has heard back from these appellants, confirming:

- (a) which appellants continue to rely on their Stage 1 or Stage 2 relief; and
- (b) which Stage 3 Topic (and subtopic, if applicable) those appeals should be allocated to.

[19] Directions are made accordingly.

[20] Adding to this mix, three appellants in this set have two live appeals – one on either Stage 1 or 2 and the other on Stage 3 – seeking different forms of zoning outcome for the same site:

- (a) Tussock Rise Limited (ENV-2018-CHC-121 for Stage 1/2 and ENV-2021-CHC-059 for Stage 3);
- (b) Arthur's Point Land Trust ('APLT') (ENV-2018-CHC-076 for Stage 1/2 and ENV-2021-CHC-040 for Stage 3);
- (c) Glen Dene Limited and Sarah Burdon.

[21] I can leave aside Tussock Rise as this is the subject of separate court proceedings and is not being mediated as part of Stage 3. Nor are the APLT appeals problematic. QLDC reports that counsel has confirmed that although the appeals relate to the same property (182 Arthur's Point Road), they concern different parcels of land. On that basis, QLDC is satisfied that the appeals do not overlap and proposes to mediate both as part of Topic 39. I agree.

[22] More problematic are the appeals by Glen Dene Limited and Sarah Burdon. As I have noted, these are the subject of QLDC's consolidation application (on which I make directions later in this Minute).

*Appeals seeking deletion of Chapter 39 in its entirety*

[23] Six appeals seek that Chapter 39 (Wāhi Tūpuna) and/or overlay map be entirely deleted.<sup>3</sup> QLDC records its fundamental opposition to this primary relief and the obvious impracticality of mediating on it. I agree with QLDC that, insofar as parties wish to pursue deletion of the entire Chapter 39/overlay, hearing time will be required. As such, directions are made for QLDC to confer and file a proposed evidence timetable. Parties can anticipate that directions will follow, potentially by judicial teleconference at a time to be advised.

***Other Stage 3 case management matters***

[24] QLDC seeks clarification and/or further detail by way of further particulars in several appeals. It has communicated with those appellants in the last two or so months to request that information and gives an outline of this (in Appendix D to the memorandum). Disappointingly, it seems the relevant appellants have not provided the information. Those parties are on notice that they are expected to

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<sup>3</sup> One of these is Glen Dene/Burdon's appeal ENV-2021-CHC-057 that I return to discuss shortly. The other appeals are K Muir (ENV-2021-CHC-027), Kingston Lifestyle Properties Limited (ENV-2021-CHC-028), Gibbston Valley Station Limited (ENV-2021-CHC-029), Cardrona Village Limited (ENV-2021-CHC-032), and Beech Cottage Limited (ENV-2021-CHC-058).

fairly cooperate with QLDC as respondent, particularly on matters of case management. Sanctions could follow if there are abuses of process. I make the direction requested, namely that all further particulars requested and listed in Appendix D are to be filed and served by **Friday 17 September 2021**.

### **QLDC application for consolidation of the Glen Dene Ltd and S Burdon appeals**

[25] My directions give Glen Dene and Burdon opportunity to respond to this application for consolidation. I flag, however, that the issues are well traversed including the obvious merits, procedurally and substantially, in having inherently related appeals dealt with together and for due clarity to be given as to the nature of the relief (including in the alternative) pursued. A separate determination on the papers will issue in due course.

### **Notice of Integrity's succession to the Ballantyne appeal**

[26] I accept that Integrity:

- (a) is the unconditional purchaser from Ballantyne of 86 Ballantyne Road, Wānaka; and
- (b) takes the same position as Ballantyne in terms of the relief sought in the appeal.

[27] On that basis, and in terms of the legal principles noted by counsel,<sup>4</sup> I am satisfied Integrity is a successor and hence s2A RMA applies. The succession is noted and the Registrar is directed to update the court record accordingly.

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<sup>4</sup> *Kaitiaki Tararewa Inc v Rotorua District Council* [1997] NZRMA 372, (1997) 10 PRNZ 498, at p 8 as to successor including a person who lodged an earlier submission and the successor's right to pursue rights of appeal.



## Directions

[28] I direct:

- (a) all further particulars requested and listed in Appendix D are to be lodged and served by **Friday 17 September 2021**;
- (b) the Stage 3 appeals (and s274 notices) are grouped into the topics and subtopics set out in Appendix A for case management, mediation, hearing and determination purposes;
- (c) mediation on the Stage 3 topics are to **commence in November 2021** and are to be scheduled generally in accordance with Appendix B (noting that all mediation dates are at the court's discretion and exact dates will be scheduled shortly, in consultation with Environment Commissioners);
- (d) QLDC is to file a further reporting memorandum by **Friday 24 September 2021** in relation to the appeals by Halfway Bay Lands Ltd, Willowridge Developments Ltd & Loch Linnhe Station Ltd;
- (e) if Glen Dene Ltd & S Burdon opposes consolidation of their appeals, they must file a notice of opposition giving reasons by **Monday 20 September 2021**. The application for consolidation would then be determined on the papers. If the application is not so opposed, it is granted effective from **Thursday 23 September 2021** such that, under Rules 10.18 and 10.19 of the District Court Rules, the appeals will then be consolidated and progressed as a single proceeding;
- (f) Glen Dene Ltd & S Burdon must in any case provide further particulars of the relief it seeks, particularly in respect of what they consider to be the most appropriate and preferred zoning for its land by **Friday 24 September 2021**.

[29] Leave is reserved for any party to apply for further (or other) directions.



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**J J M Hassan**

**Environment Judge**

Issued: 13 September 2021

**Schedule**

**ENV-2021-CHC-022** M Scaife  
**ENV-2021-CHC-023** R Stewart  
**ENV-2021-CHC-024** M Thomas  
**ENV-2021-CHC-025** Streat Developments Limited  
**ENV-2021-CHC-026** Aurora Energy Limited  
**ENV-2021-CHC-027** K Muir  
**ENV-2021-CHC-028** Kingston Lifestyle Properties Limited  
**ENV-2021-CHC-029** Gibbston Valley Station Limited  
**ENV-2021-CHC-030** Malaghans Investments Limited  
**ENV-2021-CHC-031** Cardrona Cattle Company Limited  
**ENV-2021-CHC-032** Cardrona Village Limited  
**ENV-2021-CHC-033** Gibbston Valley Station Limited  
**ENV-2021-CHC-034** Cardrona Cattle Company Limited  
**ENV-2021-CHC-035** Mandalea Properties Limited  
**ENV-2021-CHC-036** Lake McKay Limited Partnership  
**ENV-2021-CHC-037** Universal Developments Hawea Limited  
**ENV-2021-CHC-038** Corbridge Estates Limited Partnership  
**ENV-2021-CHC-039** C & J Properties Limited  
**ENV-2021-CHC-040** Arthurs Point Land Trust  
**ENV-2021-CHC-041** J C Breen Family Trust  
**ENV-2021-CHC-042** NPR Trading Limited  
**ENV-2021-CHC-043** Integrity Group Holdings NZ Ltd  
**ENV-2021-CHC-044** Bush Creek Investments Limited  
**ENV-2021-CHC-045** Alpine Nominees Limited  
**ENV-2021-CHC-046** Ballantyne Properties Limited  
**ENV-2021-CHC-047** Upper Clutha Transport Limited  
**ENV-2021-CHC-048** Queenstown Airport Corporation Limited  
**ENV-2021-CHC-049** Kingston Lifestyle Properties Limited  
**ENV-2021-CHC-050** Cardrona Village Limited  
**ENV-2021-CHC-051** Schist Holdings Limited

**ENV-2021-CHC-052** Queenstown Park Limited & Remarkables Park Limited

**ENV-2021-CHC-053** Wayfare Group Limited

**ENV-2021-CHC-054** Aspiring Helicopters & Ors

**ENV-2021-CHC-055** Kā Rūnaka

**ENV-2021-CHC-056** Quartz Commercial Group Limited

**ENV-2021-CHC-057** Glen Dene Limited & Ors

**ENV-2021-CHC-058** Beech Cottage Trustees Limited

**ENV-2021-CHC-059** Tussock Rise Limited

**ENV-2021-CHC-060** The Station at Waitiri Limited

**ENV-2021-CHC-061** The Station at Waitiri Limited

**ENV-2021-CHC-062** Chard Farm Limited

## APPENDIX A

### PROPOSED ALLOCATION FOR ALL TOPICS AND SUBTOPICS

#### Topic 34: Wāhi Tūpuna

*Subtopic 1: relief on text*

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
Aurora Energy Limited ENV-2021-CHC-026	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Transpower New Zealand Limited
Ken Muir ENV-2021-CHC-027	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	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

<sup>10</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 34: Wāhi Tūpuna</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>10</sup></b>
Gibbston Valley Station Limited ENV-2021-CHC-029	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others J Boyd &amp; N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited</p>
Cardrona Village Limited ENV-2021-CHC-032	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited</p>
Queenstown Park Limited and Remarkables Park Limited ENV-2021-CHC-052	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others Scope Resources Limited J Boyd &amp; 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</p>
Wayfare Group Limited ENV-2021-CHC-053	<p>Otago Regional Council Kā Rūnaka</p>

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
	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	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited Sunnyheights Limited Run 505 Limited
Kā Rūnaka ENV-2021-CHC-055	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

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
	<p>Cardrona Village Limited  Gibbston Valley Station Limited  Kingston Lifestyle Properties Limited  Ken Muir</p>
<p>Beech Cottage Trustees Limited  ENV-2021-CHC-058</p>	<p>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  Hansen Family Partnership  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>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  J Boyd &amp; 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 <sup>11</sup>
Ken Muir ENV-2021-CHC-027	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	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	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	Otago Regional Council Kā Rūnaka

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

<b>Topic 34: Wāhi Tūpuna</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>11</sup></b>
	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	<b>Otago Regional Council</b> <b>Kā Rūnaka</b> 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	<b>Otago Regional Council</b> <b>Kā Rūnaka</b> Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited
Kā Rūnaka ENV-2021-CHC-055	Otago Regional Council Dynamic Guest House Limited and Others <b>Aurora Energy Limited</b> <b>Hansen Family Partnership</b> <b>Mt Christina Limited and Others</b> <b>Kelvin Capital Limited as Trustee for Kelvin Grove Trust</b> <b>Queenstown Park Limited and Remarkables Park Limited</b>

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>11</sup>
	<p>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</p>
<p>Chard Farm Limited  ENV-2021-CHC-062</p>	<p>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  J Boyd &amp; N Gutzewitz  Queenstown Park Limited and Remarkables Park Limited  Gibbston Valley Station Limited</p>

## Topic 35: General Industrial Zone

### Subtopic 1: relief on text

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
Michael Thomas ENV-2021-CHC-024	Bush Creek Investments Limited Cardrona Cattle Company Limited
Cardrona Cattle Company Limited ENV-2021-CHC-034	Rock Supplies NZ Limited The Station at Waitiri Limited Scope Resources Limited
J C Breen Family Trust ENV-2021-CHC-041	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

<sup>12</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 35: General Industrial Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>12</sup></b>
NPR Trading Limited ENV-2021-CHC-042	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 <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043	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 <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
	Cardrona Cattle Company Limited Willowridge Developments Limited
Bush Creek Investments Limited ENV-2021-CHC-044	Arrow Irrigation Company Limited Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045	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	Reavers (NZ) Limited
Schist Holdings Limited ENV-2021-CHC-051	Reavers (NZ) Limited Bush Creek Investments Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
	Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited
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

## Topic 35: General Industrial Zone

### Subtopic 2: rezoning relief

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>13</sup>
Michael Thomas ENV-2021-CHC-024	Bush Creek Investments Limited Cardrona Cattle Company Limited
Cardrona Cattle Company Limited ENV-2021-CHC-034	Rock Supplies NZ Limited The Station at Waitiri Limited Scope Resources Limited
J C Breen Family Trust ENV-2021-CHC-041	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



<b>Topic 35: General Industrial Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>13</sup></b>
NPR Trading Limited ENV-2021-CHC-042	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 <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043	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 <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>13</sup>
	Cardrona Cattle Company Limited Willowridge Developments Limited
Bush Creek Investments Limited ENV-2021-CHC-044	Arrow Irrigation Company Limited Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045	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
The Station at Waitiri Limited ENV-2021-CHC-061	Rock Supplies NZ Limited Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited

Topic 35: General Industrial Zone	
<b>Appellants</b> <b>Court Numbers</b>	<b>Section 274 Parties<sup>13</sup></b>
	Queenstown Airport Corporation Limited Cardrona Cattle Company Limited

**Topic 36: Three Parks Commercial Zone and Three Parks Business Zone**

<b>Topic 36: Three Parks Commercial Zone and Three Parks Business Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>14</sup></b>
Aurora Energy Limited ENV-2021-CHC-026	Ballantyne Properties Limited
Ballantyne Properties Limited ENV-2021-CHC-046	Aurora Energy Limited Queenstown Lakes Community Housing Trust Three Parks Properties Limited

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

**Topic 37: Settlement Zone**

*Subtopic 1: relief on text*

<b>Topic 37: Settlement Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>15</sup></b>
Cardrona Village Limited ENV-2021-CHC-050	N/A
Quartz Commercial Group Limited ENV-2021-CHC-056	Hāwea Community Association Incorporated Queenstown Airport Corporation Limited

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<sup>15</sup> 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 <sup>16</sup>
Streat Developments Limited ENV-2021-CHC-025	Universal Developments Hawea Limited Hāwea Community Association Incorporated
Lake McKay Limited Partnership ENV-2021-CHC-036	N/A
Universal Developments Hawea Limited ENV-2021-CHC-037 ENV-2018-CHC-065	ENV-2021-CHC-037 Hāwea Community Association Incorporated Cardrona Cattle Company Limited  ENV-2018-CHC-065 Otago Regional Council Queenstown Country Club Remarkables Park Limited Steve Xins Hāwea Community Association Incorporated FII Holdings Limited Hansen Family Partnership
Kingston Lifestyle Properties Limited ENV-2021-CHC- 049	Kingston Village Limited
Cardrona Village Limited	N/A

<sup>16</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 37: Settlement Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>16</sup></b>
ENV-2021-CHC-050	

## Topic 38: Rural Visitor Zone

### Subtopic 1: relief on text

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties <sup>17</sup>
Marc Scaife ENV-2021-CHC-022	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
Malaghans Investments Limited ENV-2021-CHC-030	Matakauri Lodge Limited
Cardrona Cattle Company Limited ENV-2021-CHC-031	The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited
Gibbston Valley Station Limited ENV-2021-CHC-033	Matakauri Lodge Limited Otago Regional Council
Corbridge Estates Limited Partnership ENV-2021-CHC-038	Silverlight Studios Limited Queenstown Airport Corporation Limited Matakauri Lodge Limited Cardrona Cattle Company Limited Gibbston Valley Station Limited



<b>Topic 38: Rural Visitor Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>17</sup></b>
	Malaghans Investments Limited

## Topic 38: Rural Visitor Zone

### Subtopic 2: rezoning relief

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties <sup>18</sup>
Barnhill Corporate Trustee Limited ENV-2021-CHC-017	Matakauri Lodge Limited Gibbston Valley Station Limited Malaghans Investments Limited
Marc Scaife ENV-2021-CHC-022	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
Malaghans Investments Limited ENV-2021-CHC-030	Matakauri Lodge Limited
Cardrona Cattle Company Limited ENV-2021-CHC-031	The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited
Queenstown Airport Corporation Limited ENV-2021-CHC-048	N/A
The Station at Waitiri Limited ENV-2021-CHC-060	Gibbston Valley Station Limited Malaghans Investments Limited

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

<b>Topic 38: Rural Visitor Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>18</sup></b>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	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 <sup>19</sup>
Robert Stewart ENV-2021-CHC-023	Arthurs Point Outstanding Natural Landscape Society Incorporated
Mandalea Properties Limited ENV-2021-CHC-035	Arthurs Point Outstanding Natural Landscape Society Incorporated
Arthurs Point Land Trust ENV-2021-CHC-040 ENV-2018-CHC-076	ENV-2021-CHC-040 Arthurs Point Outstanding Natural Landscape Society Incorporated Robert Stewart  ENV-2018-CHC-076 Arthurs Point Outstanding Natural Landscape Society Incorporated

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19 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**

<b>Topic 40: Variations and Plan Maps</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>20</sup></b>
C & J Properties Limited ENV-2021-CHC-039	N/A
Queenstown Airport Corporation Limited ENV-2021-CHC-048	N/A
Wayfare Group Limited ENV-2021-CHC-053	N/A

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<sup>20</sup> Black text = support or conditional support. Red text = opposition.

**APPENDIX B**

**PROPOSED INDICATIVE TIMETABLE FOR MEDIATION**

<b>Topic Number</b>	<b>Topic Name</b>	<b>Proposed mediation timing</b>	<b>Number of appellants</b>
<b>Topic 35</b>	General Industrial Zone – Chapter 18A	November 2021 (10 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>5 days – Subtopic 1</i>	11 appellants: <ul style="list-style-type: none"> <li>• Michael Thomas (ENV-2021-CHC-024)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-034)</li> <li>• J C Breen Family Trust (ENV-2021-CHC-041)</li> <li>• NPR Trading Limited (ENV-2021-CHC-042)</li> <li>• 86 Ballantyne Road Partnership (ENV-2021-CHC-043)</li> <li>• Bush Creek Investments Limited (ENV-2021-CHC-044)</li> <li>• Alpine Nominees Limited (ENV-2021-CHC-045)</li> <li>• Upper Clutha Transport Limited (ENV-2021-CHC-047)</li> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-051)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-061)</li> <li>• Schist Holdings Limited (ENV-2021-CHC-051)</li> </ul>
<i>Subtopic 2</i>	<i>Rezoning</i>	<i>5 days – Subtopic 2</i>	9 appellants: <ul style="list-style-type: none"> <li>• Michael Thomas (ENV-2021-CHC-024)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-034)</li> <li>• J C Breen Family Trust (ENV-</li> </ul>

			2021-CHC-041) <ul style="list-style-type: none"> <li>• NPR Trading Limited (ENV-2021-CHC-042)</li> <li>• 86 Ballantyne Road Partnership (ENV-2021-CHC-043)</li> <li>• Bush Creek Investments Limited (ENV-2021-CHC-044)</li> <li>• Alpine Nominees Limited (ENV-2021-CHC-045)</li> <li>• Upper Clutha Transport Limited (ENV-2021-CHC-047)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-061)</li> </ul>
<i>Break during December / January for Christmas and to allow for Court close-down period</i>			
<b>Topic 38</b>	Rural Visitor Zone – Chapter 46	February 2022 (8 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>3 days – Subtopic 1</i>	5 appellants: <ul style="list-style-type: none"> <li>• Marc Scaife (ENV-2021-CHC-022)</li> <li>• Malaghans Investments Limited (ENV-2021-CHC-030)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-031)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-033)</li> <li>• Corbridge Estates Limited Partnership (ENV-2021-CHC-038)</li> </ul>
<i>Subtopic 2</i>	<i>Rezoning</i>	<i>5 days – Subtopic 2</i>	7 appellants: <ul style="list-style-type: none"> <li>• Barnhill Corporate Trustee (ENV-2021-CHC-017)</li> <li>• Marc Scaife (ENV-2021-CHC-022)</li> <li>• Malaghans Investments Limited (ENV-2021-CHC-030)</li> <li>• Cardrona Cattle Company</li> </ul>

			<p>Limited (ENV-2021-CHC-031)</p> <ul style="list-style-type: none"> <li>• Queenstown Airport Corporation (ENV-2021-CHC-048)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-060)</li> <li>• Corbridge Estates Limited Partnership (ENV-2021-CHC-038)</li> </ul>
<b>Topic 34</b>	Wāhi Tūpuna	March 2022 (12 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>8 days – Subtopic 1</i>	<p>11 appellants:</p> <ul style="list-style-type: none"> <li>• Aurora Energy Limited (ENV-2021-CHC-026)</li> <li>• Ken Muir (ENV-2021-CHC-027)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC-028)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-029)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-032)</li> <li>• Queenstown Park Limited &amp; Remarkables Park Limited (ENV-2021-CHC-052)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> <li>• Minaret Station Limited &amp; Ors (ENV-2021-CHC-054)</li> <li>• Kā Rūnaka (ENV-2021-CHC-055)</li> <li>• Beech Cottage Trustees Limited (ENV-2021-CHC-058)</li> <li>• Chard Farm Limited (ENV-2021-CHC-062)</li> </ul>



<i>Subtopic 2</i>	<i>Relief on mapping</i>	<i>4 days – Subtopic 2</i>	8 appellants: <ul style="list-style-type: none"> <li>• Ken Muir (ENV-2021-CHC-027)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC-028)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-029)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-032)</li> <li>• Queenstown Park Limited &amp; Remarkables Park Limited (ENV-2021-CHC-052)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> <li>• Kā Rūnaka (ENV-2021-CHC-055)</li> <li>• Chard Farm Limited (ENV-2021-CHC-062)</li> </ul>
<b>Topic 36</b>	Three Parks Commercial and Three Parks Business Zones – Chapters 19A and 19B (rezonings only)	March 2022 (2 days total)	2 appellants: <ul style="list-style-type: none"> <li>• Aurora Energy Limited (ENV-2021-CHC-026)</li> <li>• Ballantyne Properties Limited (ENV-2021-CHC-046)</li> </ul>
<b>Topic 37</b>	Settlement Zone – Chapter 20	April 2022 (5 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>2 days – Subtopic 1</i>	2 appellants: <ul style="list-style-type: none"> <li>• Cardrona Village Limited (ENV-2021-CHC-050)</li> <li>• Quartz Commercial Group Limited (ENV-2021-CHC-056)</li> </ul>
<i>Subtopic 2</i>	<i>Rezonings</i>	<i>3 days – Subtopic 2</i>	5 appellants: <ul style="list-style-type: none"> <li>• Streat Developments Limited (ENV-2021-CHC-025)</li> <li>• Lake McKay Limited Partnership (ENV-2021-CHC-036)</li> </ul>

			<ul style="list-style-type: none"> <li>• Universal Developments Hāwea Limited (ENV-2021-CHC-037 and ENV-2018-CHC-065)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC- 049)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-050)</li> </ul>
<b>Topic 39</b>	Arthur's Point	April 2022 (3.5 days total)	3 appellants: <ul style="list-style-type: none"> <li>• Arthurs Point Land Trust (ENV-2021-CHC-040 and ENV-2018-CHC-076)</li> <li>• Mandalea Properties Limited (ENV-2021-CHC-035)</li> <li>• Robert Stewart (ENV-2021-CHC-023)</li> </ul>
<b>Topic 40</b>	Variations, plan maps and Design Guidelines for the Business Mixed Use and Residential Zones	April / May 2022 (2 days total)	Variations and plan maps - 3 appeals: <ul style="list-style-type: none"> <li>• C &amp; J Properties Limited (ENV-2021-CHC-039)</li> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-048)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> </ul> Design Guidelines - 1 appeal: <ul style="list-style-type: none"> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-048)</li> </ul>

**APPENDIX D**

**FURTHER PARTICULARS REQUESTED**

<b>Appellant Name Appeal Point Topic</b>	<b>Summary of relief</b>	<b>Detailed relief (where relevant)</b>	<b>Alternative relief (where relevant)</b>	<b>Further Particulars</b>
Streat Developments Limited ENV-2021-CHC-025-05	Add a new policy in Chapter 20 for Lake Hāwea - Domain Acres to support the environmental outcomes sought			Appellant to provide wording
Streat Developments Limited ENV-2021-CHC-025-08	Add a new objective and policy for Lake Hāwea - Domain Acres to support the plan environmental outcomes sought			Appellant to provide wording
Malaghans Investment Limited ENV-2021-CHC-030-03	Amend Chapter 27 to add objectives, policies and rules for the Skippers Rural Visitor Zone			Appellant to provide wording
Cardrona Cattle Company Limited ENV-2021-CHC-031-02	Amend Chapter 46 to add rules for the Victoria Flats Rural Visitor Zone			Appellant to provide wording
Cardrona Cattle Company Limited ENV-2021-CHC-031-03	Amend Chapter 27 to add objectives, policies and rules for the Victoria Flats Rural Visitor Zone			Appellant to provide wording
Gibbston Valley Station ENV-2021-CHC-033-02	Amend Chapter 46 to add an enabling policy for Developable Areas			Appellant to provide wording
Cardrona Cattle Company ENV-2021-CHC-034-05	Amendments to Chapter 18A for the Victoria Flats industrial zone			Appellant to specify what changes are sought
Cardrona Cattle Company ENV-2021-CHC-034-06 to 11	Add site specific objectives, policies, rules and other methods to Chapters 25, 27, 29, 31 and 36 to provide for the Victoria Flats industrial zone			Appellant to provide wording
J C Breen Trust	Amend policy 18A.2.1.3 to clarify that activities with			Appellant to provide wording

ENV-2021-CHC-041-06	resource consent are captured by the policy			
J C Breen Trust ENV-2021-CHC-041-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-13	Amend policy 18A.2.2.3			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-25	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-26	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
NPR Trading	Amend policy 18A.2.1.7 to			Appellant to

Limited ENV-2021-CHC-042-09	provide for needs of other activities			provide wording
NPR Trading Limited ENV-2021-CHC-042-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
NPR Trading Limited ENV-2021-CHC-042-13	Amend policy 18A.2.2.3			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
NPR Trading Limited ENV-2021-CHC-042-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
86 Ballantyne	Amend policy 18A.2.2.2 to			Appellant to

Road Partnership ENV-2021- CHC-043-12	enable trade suppliers to be engaged in retailing activities that service the general public			provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-13	Amend policy 18A.2.2.3			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021- CHC-045-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
Alpine Nominees Limited ENV-2021- CHC-045-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide clarity / wording

Alpine Nominees Limited ENV-2021-CHC-045-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
Alpine Nominees Limited ENV-2021-CHC-045-13	Amend policy 18A.2.2.3			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities / buildings			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
Alpine Nominees Limited ENV-2021-CHC-045-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording

