

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**

5 AUGUST 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 is filed in response to the Court's minute dated 21 March 2019 (**Minute**), relating to the appeals on Stage 2 of the Queenstown Lakes District Council's (**Council**) Proposed District Plan (**PDP**).

Background

2. The Council is currently undertaking a staged and partial District Plan Review (**DPR**). The Council provided the Court with an outline as to current progress on the DPR as part of its Notice of Motion in respect of Stage 2, dated 8 March 2019 (**Notice of Motion**).
3. In its Notice of Motion the Council sought specific waivers and directions relating to the filing and service of notices of appeal and section 274 notices. The Council also suggested that its first reporting memorandum would be the most appropriate time to propose the best approach to case management of the appeals on Stage 2 of its PDP. The Council suggested that its first reporting memorandum should be filed on or around 2 August 2019.
4. The Court issued a minute dated 21 March 2019, granting the waivers and directions applied for, and noting that further directions were envisaged in due course regarding preliminary points of law, mediation, expert conferencing and general case management.
5. On 7 May 2019 the Council publicly notified its decisions on Stage 2. The appeals period closed on 7 May 2019 and 83 appeals have been filed. The section 274 period closed on 5 June and over 300 parties have joined the appeals.

Scope of this memorandum

6. This first reporting memorandum addresses the following matters (as foreshadowed in the Notice of Motion):
 - 6.1 a report on the information loaded onto the Council's website, including the Council's annotated plan and Web Mapping Application;

- 6.2 the Council's suggested options for case management on a topic basis;
 - 6.3 the Council's proposal for how the appeals could be grouped into topics for mediations and/or hearings (**Appendix A** lists the proposed topic allocations for all appellants and section 274 parties);
 - 6.4 the Council's view on the most appropriate sequencing and timing of topics for mediation (set out in **Appendix B**);
 - 6.5 the Council's suggested approach to appeals raising jurisdictional issues;
 - 6.6 a summary of the appeals raising procedural issues and the Council's proposed approach;
 - 6.7 a summary of issues where the parties and the Council do not agree on the approach to timing of mediation (set out in **Appendix C**);
 - 6.8 a list of the appeals where the Council has requested and obtained further particulars prior to filing this memorandum (**Appendix D**);
 - 6.9 a list of the appeals where the Council has requested and not yet obtained further particulars (**Appendix E**);
 - 6.10 the Council's suggested timeframes for any strike out applications; and
 - 6.11 a summary of all directions sought by the Council.
7. The Council has consulted with the parties as far as practicable in the preparation of this memorandum, and has incorporated comments and suggestions from parties as appropriate in **Appendices A and B**. There are some remaining issues where the parties have not been able to achieve alignment, and these are summarised in **Appendix C**.

8. This memorandum does not include Council’s position on the merits of waiver applications that have been made to date.¹ These applications are the subject of Court directions and the Council has either responded via separate memoranda, or will respond as and when directed by the Court.

Information on Council’s website

Appeals and section 274 notices

9. As directed by the Court, the Council uploaded copies of all notices of appeal and section 274 notices onto its live website in a table entitled “Appeals Received”.² The table provides:
- 9.1 the Court reference number and date the appeal was lodged;
 - 9.2 the relevant chapter and/ or rezoning location;
 - 9.3 the name of the appellant and any section 274 parties, with links to the relevant notices of appeal and section 274 notices; and
 - 9.4 the current status of the appeal.
10. When the Council receives information from parties by way of further particulars, this will be uploaded to the website under the relevant appeal number.

Annotated plan

11. The Council has prepared annotated versions of the Stage 2 PDP chapters and maps (**Annotated Plan**) showing the provisions, zonings, and/ or mapping annotations that are subject to appeals against the Council’s Stage 2 decisions of 7 May 2019. The Annotated Plan chapters are available on the Council’s website.³

¹ Waiver application by Trojan Helmet Limited to file a late appeal; and waiver applications by various parties seeking to lodge late section 274 notices joining ENV-2019-CHC-016 and ENV-2019-CHC-045.

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

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

12. The maps are provided on the Council's website via a Web Mapping Application (**WMA**).⁴ Users of the WMA can search for any site subject to appeal (by searching locations, roads, or addresses) and create PDF copies of the annotated maps at whatever scale is desired, which can then be printed. The WMA shows sites subject to Stage 1 appeals outlined in teal blue, and sites subject to Stage 2 appeals outlined in magenta.
13. A range of data can be viewed and combined in different ways by selecting items in the WMA, including hyperlinks to the appeal documents, a detailed on-screen legend, aerial topography, property parcels, and contours. Detailed instructions on the use of the WMA appear on the entry page that pops up each time the WMA is opened.
14. The Annotated Plan and WMA are "live", in the sense that the Council will continuously update them to reflect any further particulars, changes to relief sought, withdrawals, or resolution of the appeals.
15. The Annotated Plan and WMA do not reflect any appeals and/ or section 274 notices in respect of which the Court has not made a decision on waiver applications. The Council will update the Annotated Plan and WMA as and when any waivers are granted.

Topic and subtopic allocation

16. As noted above, 83 appeals have been filed. Some appeals address relatively distinct issues, while others seek relief in relation to a number of provisions on different topics and subject-matter. Over 300 section 274 notices have been received.
17. For the purpose of mediation and any hearings, the Council proposes to divide the appealed provisions into nine broad topics, to be further divided into subtopics where appropriate. The Council suggests that the topic numbers should follow on from Stage 1 (which contains 23 topics), to avoid any confusion from repetition of topic numbers.

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

18. The Council's proposed topics and subtopics are as follows:

Topic Number	Topic Name
Topic 24	Location of Outstanding Natural Landscape Line (relief on mapping annotations only)
Topic 25	Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested
Topic 26	Earthworks - Chapter 25
Topic 27	Signs - Chapter 31
Topic 28	Transport - Chapter 29
Topic 29	Visitor Accommodation Variation
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Relief on maps (Visitor Accommodation Sub Zone)</i>
Topic 30	Wakatipu Basin Text - Chapter 24
Topic 31	Wakatipu Basin Rezoning
<i>Subtopic 1</i>	<i>Western Basin Area A (Report 18.03)</i>
<i>Subtopic 2</i>	<i>Central Basin Area C (Report 18.05)</i>
<i>Subtopic 3</i>	<i>Lake Hayes Area D (Report 18.06)</i>
<i>Subtopic 4</i>	<i>Eastern Basin Area E (Report 18.07)</i>
<i>Subtopic 5</i>	<i>Southern Basin Area F (Report 18.08)</i>
<i>Subtopic 6</i>	<i>Crown Terrace Area G (Report 18.09)</i>
<i>Subtopic 7</i>	<i>Ladies Mile Area I (Report 18.11)</i>
Topic 32	Open Space – Chapter 38
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>

19. The table at paragraph 18 above is set out in the order that the Council proposes for mediation.
20. **Appendix A** provides a full list of the proposed topic and subtopic allocation for all appellants and section 274 parties, and **Appendix B** sets out the Council's proposed timing for mediation in more detail (see also paragraphs 26 to 48 below).

21. The Council sought feedback from all parties on its draft topic and subtopic allocations and proposed mediation timetable on 28 June 2019.⁵ Party feedback is reflected in **Appendices A and B**, except for some matters where the parties have not been able to achieve alignment (recorded in **Appendix C**).
22. In developing its proposed topic and subtopic allocation and order, the following high level matters were of particular importance to the Council:
- 22.1 Mediation (and if necessary, hearing) on relief on the text of the relevant chapters is considered necessary before mediation takes place on rezoning relief. This will allow the rezoning relief to be assessed in light of the relevant objectives, policies and rules;
- 22.2 Where relief on text is an intrinsic and site-specific part of rezoning relief, and the appellant does not seek text relief with wider implications beyond the appeal site, the Council considers that this relief is most appropriately allocated into the relevant rezoning topic rather than the text topic. This will enable the rezoning to be considered as a package; and
- 22.3 A geographic approach to the rezoning appeals in the Wakatipu Basin is preferred (following the same division as the Council's Decision Reports).⁶ The Council considers that its proposed subtopics will facilitate a coherent and holistic approach to zoning within the Wakatipu Basin.
23. As in Stage 1, the Council intends to group any appeals on definitions into the topics relevant to the particular definition at issue, for the purposes of case management and mediation. Topics 27 (Signs), 28 (Transport) and 29 (Visitor Accommodation Variation) each contain appeals on definitions relevant to that topic.
24. The topic and subtopic allocations in **Appendix A** are based on the matters raised in appeals and section 274 notices, for case management purposes at this early stage. The Council does not make any representation in this memorandum about whether any party has standing or whether the relief

⁵ The Council requested parties to provide comments by 10 July 2019, to allow time for the Council to make changes prior to filing its first case management memorandum.

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

sought is within the scope of the relevant submissions or further submissions. Paragraphs 60 to 62 of this memorandum propose a timetable for any strike out applications, and paragraph 63 provides a summary of all directions sought.

25. The rationale underlying the Council's proposed mediation order is discussed in more detail below.

The Council's approach to mediation sequencing and timing

26. The Council's proposed sequencing and suggested indicative timeframes for mediation are set out at **Appendix B**.
27. The Council is available to mediate Stage 2 from February 2020 onwards. The reason for this suggested commencement date is to allow for completion of the remaining Stage 1 mediations in 2019 and early 2020.
28. **Appendix B** also proposes a break in Stage 2 mediations while Council hearings are taking place on Stage 3 of the PDP. The Council intends to notify Stage 3 in the third quarter of 2019, with submissions due before the end of 2019, a summary of submissions available in early 2020, and hearings likely in May 2020. Interested parties, local practitioners, and Council officers are expected to be heavily involved in Stage 3 alongside their involvement in appeals on Stages 1 and 2.
29. The Council considers that the approach to position papers taken in Stage 1 would generally be appropriate for Stage 2. The Council intends to propose a detailed approach in respect of mediation agendas and position papers to the Environment Commissioners at an appropriate time.

Outstanding Natural Landscape Line and Strategic Provisions: Topics 24 - 25

30. The Council proposes to deal first with relief seeking site-specific changes to the location of the Outstanding Natural Landscape (**ONL**) line of the inner Wakatipu Basin, allocated into Topic 24. There are only six appeal points in this topic and the Council anticipates that it can be mediated (and if necessary, heard) expeditiously. Mediation on Topic 24 is proposed to be followed consecutively by mediation on Topic 25, which contains relief on the text of the

Stage 2 variation to Chapter 6 (Rural Landscapes) and relief seeking new strategic provisions.

- 31.** The Council considers that resolution of Topics 24 and 25 is necessary before any mediation takes place on the Wakatipu Basin and Open Space chapters and rezonings. Resolution of the site-specific ONL appeals and relief on the strategic provisions will provide crucial guidance during mediation on zone-specific provisions and rezoning of individual sites in Topics 30 - 32. Placing Topics 24 and 25 first in the mediation order will allow several months for resolution to be achieved.
- 32.** The Council's proposed approach to Topics 24 and 25 is also consistent with the approach in Stage 1, whereby site-specific appeals on the ONL line formed the first subtopic within Strategic Topic 2, and several zone-specific topics were timetabled for mediation on the basis that guidance would be available beforehand through the Court's decision on Strategic Topic 2.

District Wide Matters: Topics 26 - 29

- 33.** The Council then proposes to deal with district wide matters (Topic 26 Earthworks, Topic 27 Signs, Topic 28 Transport, and Topic 29 Visitor Accommodation), prior to breaking for Council hearings on Stage 3.
- 34.** The Council's aim in suggesting this approach is to achieve certainty as soon as may be practicable on the district wide chapters at issue in Topics 26 – 29. These matters have broad implications across the whole District and affect large numbers of people.
- 35.** Resolving Topics 26 - 29 as early as reasonably practicable will significantly improve efficiency in resource consent processing. At present, the Council needs to apply the operative district wide provisions alongside the Decisions Version provisions in relation to earthworks, signs, transport, and visitor accommodation, where consent is sought for activities on land that was notified in Stage 1 of the PDP. Much of the zoning and/ or zone-specific text provisions are now beyond challenge (including the Lower Density Suburban Residential Zone, Medium Density Residential Zone, High Density Residential Zone, Arrowtown Residential Historic Management Zone, and Large Lot

Residential Zone). Resolving Topics 26 – 29 would result in a simpler and more efficient process for significant numbers of consent applications.

- 36.** Further, Topics 26 - 29 involve relatively small numbers of parties, many of whom are represented by counsel already involved in Stage 1. Based on its experience in Stage 1, the Council anticipates that topics of this size and nature can be mediated efficiently and productively in a relatively short period during February to April. The outcome would be greater certainty for ratepayers and plan users in the shortest practicable timeframe.

Wakatipu Basin Text and Rezoning: Topics 30 - 31

- 37.** After Council hearings on Stage 3 have concluded and Topics 24 – 25 are resolved, the Council then proposes to mediate Topics 30 and 31, which respectively contain relief on the text of Chapter 24 and relief regarding the zoning of land within the Wakatipu Basin.
- 38.** The Council's strong preference is to mediate (and if necessary, hear) the relief on text first (Topic 30). Resolution of all appeals on text will achieve certainty on the most appropriate planning regime for the Wakatipu Basin. Parties will then be able to prepare for rezoning mediations (and if necessary, hearings) by assessing the proposed zoning for the land against all of the relevant text provisions, without the uncertainty which would otherwise arise if some appeals on text were unresolved.
- 39.** The Council notes that key matters at issue in the text mediation (Topic 30) include the most appropriate minimum lot size for subdivision and the average lot size regime generally, and the most appropriate activity status for buildings within approved platforms. Achieving certainty on these key components of the planning regime for the Wakatipu Basin is necessary in the Council's view in order to mediate rezoning appeals in the most efficient way.
- 40.** The Council anticipates that further division of Topic 30 into subtopics at a later date may be helpful. For example, relief on objectives and policies could be grouped together followed by relief on rules; or alternatively, a subject-matter approach could be taken by grouping suites of provisions. However, as Topic 30 is not proposed to be mediated until June 2020, the Council proposes to file

a more detailed case management memorandum in respect of both Topics 30 and 31, closer to the time.

41. The Council proposes to divide Topic 31 (containing relief on zoning) into subtopics by geographic area, as shown in **Appendices A and B**. As noted at paragraph 22.3 above, the Council considers that a geographic approach will provide important context, and will allow mediations to occur in a holistic and coherent way.
42. For clarity, the Council does not envisage that all parties within a particular subtopic of Topic 31 would attend every day of mediation on all the appeals in that subtopic. Rather, the Council anticipates that a block of mediation time would be scheduled for each subtopic, and the Council would then consult with parties and suggest a detailed schedule so that each individual appeal was mediated at a specific time.⁷ In some instances it may be appropriate to mediate some appeals together, and this could be explored further when developing the detailed schedule.
43. The Council would develop its detailed case management proposal for the Wakatipu Basin in consultation with parties, including consideration of subtopics for Topic 30, and a finer grained timetable for Topic 31.

Open Space Text and Rezonings: Topic 32

44. Lastly, the Council proposes to mediate Topic 32 (Open Space), with the first subtopic containing relief on the text of Chapter 38, and the second subtopic containing rezonings.
45. The Council acknowledges that this approach means some delay for parties whose only interest is in Topic 32. However, the Open Space and Recreation Zone primarily applies only to Council owned land, which is generally designated in the PDP through Stage 1 as recreation reserves. Therefore, Council does not consider that there will be inefficiencies of the kind described in paragraph 35 above (in respect of the district wide and Wakatipu Basin chapters) as a result of placing Topic 32 low down in the mediation order and requiring some time before Chapter 38 becomes operative. The Council's preference is to deal with the district wide and Wakatipu Basin topics before

⁷ The Council took this approach in Stage 1, Topic 16 (Rezoning Appeals Group 1), and will develop a detailed timetable in the same way for mediation on Stage 1, Topic 23 (Rezoning Appeals Group 2).

turning to Open Space, to achieve certainty as soon as may be practicable for the large numbers of plan users affected by Topics 24 - 31.

46. Resolution of Topic 25 will also provide important guidance for mediation on Topic 32. While the appeals in relation to Chapter 6 appear to be focused on the district wide implications of the relief and/ or the Wakatipu Basin Zone, the purpose of the variation to Chapter 6 was to ensure that the Outstanding Natural Landscape, Outstanding Natural Feature and Rural Character Landscape classifications could apply to land other than the Rural Zone.
47. Council intends to commence discussions with the Topic 32 parties prior to mediation, with a view to identifying aspects that may be capable of resolution without the need for Court-assisted mediation.
48. Having regard to the above rationale for sequencing of topics, the Council respectfully seeks directions as follows:
 - 48.1 that the Stage 2 appeals and section 274 parties be grouped into the topics and subtopics as set out in **Appendix A**; and
 - 48.2 that mediation on the Stage 2 appeal topics 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 closer to the time).

Jurisdictional issues

49. The Council has identified eight appeals raising jurisdictional issues (Wakatipu Equities Ltd ENV-2019-CHC-065, Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067, Barnhill Corporate Trustee ENV-2019-CHC-086, MacColl D ENV-2019-CHC-075, McFadgen L ENV-2019-CHC-068, Morven Ferry Ltd ENV-2019-CHC-088, Slopehill Joint Venture ENV-2019-CHC-074, and Williamson S ENV-2019-CHC-084). These appellants are all represented by counsel from the same law firm.
50. The relief raising jurisdictional issues relates to three provisions in Chapter 24 (Rule 24.4.29, Assessment Matter 24.7.14 and Advice Note 24.3.3.1) dealing with trimming of exotic vegetation and works within the root protection zone.

The notices of appeal assert that Rule 24.4.29 is *ultra vires* section 76, and that Assessment Matter 24.7.14 and Advice Note 24.3.3.1 should also be deleted because they are related to Rule 24.4.29.

51. The Council respectfully suggests that the parts of these eight appeals raising jurisdictional issues should be dealt with as part of the Topic 30 mediation on the text of Chapter 24.
52. The Council has communicated with the appellants regarding its proposed approach. The appellants are willing to defer the question of whether these rules are *ultra vires* to the Topic 30 mediation, provided that agreement to this timetabling is not taken as acceptance that the rules are *vires*. The appellants consider it is important that this question of jurisdiction is addressed at some stage. The Council agrees, and intends to propose a specific subtopic and/ or time for dealing with these jurisdictional matters as part of the detailed case management memorandum that the Council proposes to file regarding Topics 30 and 31.

Procedural issues

53. The Council has identified 21 appeals raising issues of a procedural nature. The Council considers that these issues fall into three groups, as follows:
 - 53.1 **Group A:** Ten appeals in relation to the Wakatipu Basin, seeking withdrawal or deletion of the entire variation (Wakatipu Equities Ltd ENV-2019-CHC-065, Crown Investment Trust ENV-2019-CHC-066, Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067, Slopehill Joint Venture ENV-2019-CHC-074, MacColl D ENV-2019-CHC-075, Darby Planning Ltd Partnership ENV-2019-CHC-085, Lake Hayes Ltd ENV-2019-CHC-089, Waterfall Park Developments Ltd ENV-2019-CHC-090, Taylor ENV-2019-CHC-093) or the entire Wakatipu Basin Rural Amenity Zone (TJ Investments PTE Ltd ENV-2019-CHC-060);
 - 53.2 **Group B:** Ten appeals seeking to retain the Decisions Version of a provision (Wakatipu Equities Ltd ENV-2019-CHC-065, Crown Investment Trust ENV-2019-CHC-066, Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067, Fairfax ENV-2019-CHC-071, Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072,

Slopehill Joint Venture ENV-2019-CHC-074, MacColl D ENV-2019-CHC-075, Barnhill Corporate Trustee ENV-2019-CHC-086, Morven Ferry Ltd ENV-2019-CHC-088) or to retain the Decisions Version of a zone (Lake Hayes Ltd ENV-2019-CHC-089); and

53.3 Group C: One appeal seeking, in Stage 2, relief that has been sought by that appellant in Stage 1 and is timetabled for Stage 1 mediation later in 2019 (Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095).

54. The Council has communicated with the appellants listed above. The parties have agreed the following approach:

54.1 Group A: Mediation to take place on the alternative, more detailed relief (on the basis of the topic allocations and timetable in **Appendices A and B**), as the Council opposes the primary relief seeking to withdraw or delete the entire variation and/ or zone;

54.2 Group B: Mediation to take place on the basis of the alternative relief (Wakatipu Equities Ltd ENV-2019-CHC-065, Crown Investment Trust ENV-2019-CHC-066, Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067, Slopehill Joint Venture ENV-2019-CHC-074, MacColl D ENV-2019-CHC-075, Barnhill Corporate Trustee ENV-2019-CHC-086, and Morven Ferry Ltd ENV-2019-CHC-088). In respect of the relief seeking to retain the Decisions Version of a provision or zone by Fairfax ENV-2019-CHC-071, Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072, and Lake Hayes Ltd ENV-2019-CHC-089, the parties agree that the relief is to be treated as statements of position or context, and need not be case managed as appeal points; and

54.3 Group C: Mediation to take place on the Stage 1 relief as already scheduled (Stage 1, Topic 22 Jacks Point).⁸ If agreement is not reached in Stage 1 mediation, the Stage 1 relief will proceed to hearing with any other unresolved matters from Topic 22. The part of the Stage 2 notice of appeal referring to Stage 1 relief is to be treated as a statement of context (as the same relief cannot be mediated

⁸ Scheduled for mediation in November 2019.

and/ or heard twice), and will not be treated as an appeal point for the purposes of Stage 2.

Unresolved issues between the parties

55. As noted at paragraph 7, the Council has consulted with the parties as far as practicable regarding its proposed case management approach. The Council has accepted the majority of feedback received from parties, and has incorporated comments and suggestions as appropriate in this memorandum.
56. The remaining issues where the parties have not been able to reach agreement are set out in **Appendix C**. In this memorandum, the Council does not seek any directions on these issues, for the reasons explained in its position in **Appendix C**.

Further particulars

57. The Council has identified a number of appeals where clarification and/ or further detail by way of further particulars is considered necessary. The Council has communicated with all of the relevant parties during May – July 2019 to request this information. **Appendix D** lists the appeals where further particulars have been requested and provided to date. This information will be uploaded to the Council’s website and/ or reflected in the WMA. **Appendix E** lists the appeals where information has been requested but not yet provided.
58. Parties have generally indicated that they are willing to provide the information in **Appendix E**, but require some more time to do so. The Council considers this to be reasonable, particularly for relief allocated into Topics 30 – 32 as this is not proposed to be mediated until later in 2020.
59. Therefore, in respect of the appeals where the requested information is yet to be provided, the Council respectfully seeks directions as follows:
- 59.1 All further particulars requested and listed in **Appendix E** to be filed with the Court and served on the Council and all relevant section 274 parties by:

- (a) **Friday 27 September 2019**, in respect of relief allocated into Topics 24 – 29; and
- (b) **Friday 13 December 2019**, in respect of relief allocated into Topics 30 – 32.

Timing of any strike out applications

- 60.** The Council is currently assessing the stage 2 appeals and section 274 notices to identify any issues of standing and scope.
- 61.** The Council intends to discuss these matters further with the relevant parties. However, the Council seeks timetabling directions now in order to provide some certainty for all parties, in light of the busy mediation schedule. The Council proposes that any strike out applications be made on a topic basis and divided into two tranches (in the same way as provision of further particulars).
- 62.** The Council respectfully seeks directions as follows:
 - 62.1** Any strike out applications to be filed with the Court and served on the Council and all relevant section 274 parties by:
 - (a) **Friday 1 November 2019**, in respect of relief allocated into Topics 24 – 29; and
 - (b) **Friday 28 February 2020**, in respect of relief allocated into Topics 30 – 32.

Summary of all directions sought

- 63.** In summary, the Council respectfully seeks directions as follows:
 - 63.1** that the Stage 2 appeals and section 274 parties be grouped into the topics and subtopics as set out in **Appendix A**;
 - 63.2** that mediation on the Stage 2 topics 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 closer to the time);

63.3 that the further particulars requests made by the Council and listed in **Appendix E** be filed with the Court and served on the Council and all relevant section 274 parties by:

- (a) **Friday 27 September 2019**, in respect of relief allocated into Topics 24 – 29;
- (b) **Friday 13 December 2019**, in respect of relief allocated into Topics 30 – 32;

63.4 that any strike out applications be filed with the Court and served on the Council and all relevant section 274 parties by:

- (a) **Friday 1 November 2019**, in respect of relief allocated into Topics 24 – 29;
- (b) **Friday 28 February 2020**, in respect of relief allocated into Topics 30 – 32; and

63.5 that the Council file a memorandum proposing a detailed case management approach to relief allocated into Topics 30 and 31, after consultation with parties in those topics, by **Friday 24 April 2020**.

Dated this 5th day of August 2019



H L Baillie
Counsel for
Queenstown Lakes
District Council

APPENDIX A

PROPOSED ALLOCATION FOR ALL TOPICS AND SUBTOPICS

Topic 24: Location of Outstanding Natural Landscape Line

Topic 24: Location of Outstanding Natural Landscape Line	
Appellants Court Numbers	Section 274 Parties¹
Queenstown Country Club Ltd and Queenstown Commercial Ltd ENV-2019-CHC-029	Bridesdale Farm Developments Ltd
SYZ Investments Ltd ENV-2019-CHC-041	No section 274 parties
McLintock C M and New Zealand Trustee Services Ltd and Others ENV-2019-CHC-050	No section 274 parties
Speargrass Properties Ltd ENV-2019-CHC-092	No section 274 parties
Bridesdale Farm Developments Ltd (Appeal A) ENV-2019-CHC-096	Queenstown Country Club Ltd and Queenstown Commercial Ltd

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

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested	
Appellants Court Numbers	Section 274 Parties²
Boxer Hill Trust ENV-2019-CHC-038	Andersson J Hadley R Otago Regional Council Wilkinson J and Thomssen T
Wills G and Burden T ENV-2019-CHC-044	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Wakatipu Equities Ltd ENV-2019-CHC-065	Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Otago Regional Council Robertson D Strain A, S and S United Estates Ranch Ltd Williamson S

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

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested

Appellants Court Numbers	Section 274 Parties²
Crown Investment Trust ENV-2019-CHC-066	Caran Family Trust Felzar Properties Ltd Hardley T McFadgen L Majordomo Ltd Morven Ferry Ltd Otago Regional Council United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067	Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested

Appellants Court Numbers	Section 274 Parties ²
Slopehill Joint Venture ENV-2019-CHC-074	<p>Brial M Caran Family Trust Crown Investment Trust Felzar Properties Ltd Graeme Todd Family Trust McFadgen L Miller Family Trust Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S</p>
MacColl D ENV-2019-CHC-075	<p>Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Morven Residents Association Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S</p>
Mt Christina Ltd ENV-2019-CHC-079	<p>May J Otago Regional Council</p>
Glendhu Bay Trustees Ltd ENV-2019-CHC-081	<p>Darby Planning Ltd Partnership May J Otago Regional Council</p>

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested

Appellants Court Numbers	Section 274 Parties ²
Darby Planning Ltd Partnership ENV-2019-CHC-085	Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L May J Morven Ferry Ltd Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Wayfare Group Limited Williamson S
Barnhill Corporate Trustee ENV-2019-CHC-086	Gallagher D Lawrence S Otago Regional Council
Lake Hayes Cellar Ltd ENV-2019-CHC-087	May J Otago Regional Council
Morven Ferry Ltd ENV-2019-CHC-088	Otago Regional Council
Lake Hayes Ltd ENV-2019-CHC-089	Guillot C and Y and Cook Adam Trustees Ltd May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd

Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested

Appellants Court Numbers	Section 274 Parties ²
Waterfall Park Developments Ltd ENV-2019-CHC-090	Andersson J Friends of Lake Hayes Society Incorporated Hadley J and R McGuinness PA Ltd Millbrook Country Club Ltd Otago Regional Council Wilkinson J and Thomssen T
Treble Cone Investments Ltd ENV-2019-CHC-091	May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Blackmans Creek No. 1 LP and Soho Ski Area Ltd ENV-2019-CHC-094	May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095	Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited
Hogans Gully Farming Ltd ENV-2019-CHC-099	No section 274 parties

Topic 26: Earthworks

Topic 26: Earthworks	
Appellants Court Numbers	Section 274 Parties ³
Queenstown Trails Trust ENV-2019-CHC-026	Henley Downs Land Holdings and Henley Downs Farm Holdings Kāi Tahu Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited
Trojan Helmet Ltd ENV-2019-CHC-037	Hanan EA, JM, J and D Hogans Gully Farming Ltd Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Queenstown Park Ltd ENV-2019-CHC-057	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Kāi Tahu Otago Regional Council Queenstown Airport Corporation Ltd Remarkables Park Ltd Treble Cone Investments Ltd Wayfare Group Limited

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

Topic 26: Earthworks**Appellants
Court Numbers****Section 274 Parties³**

Remarkables Park Ltd
ENV-2019-CHC-058

Blackmans Creek No. 1 LP & Soho Ski Area
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Kāi Tahu
Otago Regional Council
Queenstown Airport Corporation Ltd
Queenstown Park Ltd
Treble Cone Investments Ltd
Wayfare Group Limited
ZJV (NZ) Ltd

Well Smart Investments Group
ENV-2019-CHC-062

Blackmans Creek No. 1 LP & Soho Ski Area
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Kāi Tahu
Otago Regional Council
Queenstown Airport Corporation Ltd
Queenstown Park Ltd
Remarkables Park Ltd
Transpower New Zealand
Treble Cone Investments Ltd
Wayfare Group Limited

Topic 26: Earthworks**Appellants
Court Numbers****Section 274 Parties³**

Wayfare Group Ltd
ENV-2019-CHC-076

Blackmans Creek No. 1 LP & Soho Ski Area
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Heritage New Zealand Pouhere Taonga
Kāi Tahu
New Zealand Transport Agency
Otago Regional Council
Queenstown Airport Corporation Ltd
Queenstown Park Ltd
Remarkables Park Ltd
Treble Cone Investments Ltd
ZJV (NZ) Ltd

Darby Planning Ltd Partnership
ENV-2019-CHC-085

Caran Family Trust
Felzar Properties Ltd
Kāi Tahu
McFadgen L
May J
Morven Ferry Ltd
Otago Regional Council
Queenstown Park Ltd
Remarkables Park Ltd
Strain A, S and S
Transpower New Zealand
United Estates Ranch Ltd
Wakatipu Equities Ltd
Wayfare Group Limited

Topic 26: Earthworks

Appellants Court Numbers	Section 274 Parties³
Lake Hayes Ltd ENV-2019-CHC-089	Guillot C and Y and Cook Adam Trustees Ltd Kāi Tahu May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Transpower New Zealand
Treble Cone Investments Ltd ENV-2019-CHC-091	Kāi Tahu May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Blackmans Creek No. 1 LP and Soho Ski Area Ltd ENV-2019-CHC-094	Kāi Tahu May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095	Kāi Tahu Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Transpower New Zealand Wayfare Group Limited
Hogans Gully Farming Ltd ENV-2019-CHC-099	No section 274 parties

Topic 27: Signs

Appellants Court Numbers	Section 274 Parties ⁴
Queenstown Airport Corporation ENV-2019-CHC-039	Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd
Go Media Ltd ENV-2019-CHC-073	Queenstown Airport Corporation Ltd
Wayfare Group Ltd ENV-2019-CHC-076	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings New Zealand Transport Agency Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd Treble Cone Investments Ltd

⁴ Black text = support or conditional support. Red text = opposition.

Topic 28: Transport

Topic 28: Transport	
Appellants Court Numbers	Section 274 Parties⁵
Willowridge Developments Ltd ENV-2019-CHC-017	Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Queenstown Country Club Ltd and Queenstown Commercial Ltd Queenstown Park Ltd Remarkables Park Ltd RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd Wayfare Group Limited Well Smart Investments Group
RCL Henley Downs Ltd and Others ENV-2019-CHC-022	Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Kawerau Jet Queenstown Country Club Ltd and Queenstown Commercial Ltd Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited Well Smart Investments Group
Queenstown Airport Corporation ENV-2019-CHC-039	Queenstown Park Ltd Remarkables Park Ltd ZIV (NZ) Ltd

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

Topic 28: Transport

Appellants Court Numbers	Section 274 Parties⁵
Safari Group of Companies Ltd ENV-2019-CHC-054	Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited Well Smart Investments Group
Queenstown Park Ltd ENV-2019-CHC-057	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Remarkables Park Ltd Wayfare Group Limited Treble Cone Investments Ltd
Remarkables Park Ltd ENV-2019-CHC-058	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Queenstown Park Ltd Wayfare Group Limited ZJV (NZ) Ltd Treble Cone Investments Ltd

Topic 28: Transport

Appellants Court Numbers	Section 274 Parties ⁵
Airbnb Australia Pty Ltd ENV-2019-CHC-061	Bachcare Ltd Bookabach Ltd Crown Investment Trust Darby Planning Ltd Partnership Glencoe Station Ltd Glendhu Bay Trustees Ltd Henley Downs Land Holdings and Henley Downs Farm Holdings Mt Christina Ltd Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited
Well Smart Investments Group ENV-2019-CHC-062	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Queenstown Airport Corporation Ltd Queenstown Country Club Ltd and Queenstown Commercial Ltd Queenstown Park Ltd Remarkables Park Ltd RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd Treble Cone Investments Ltd Wayfare Group Limited
B Giddens Trust ENV-2019-CHC-063	Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited Well Smart Investments Group

Topic 28: Transport

**Appellants
Court Numbers**

Section 274 Parties⁵

Wayfare Group Ltd
ENV-2019-CHC-076

Airbnb
Bachcare Ltd
Blackmans Creek No. 1 LP & Soho Ski Area
Bookabach Ltd
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Kawerau Jet
New Zealand Transport Agency
Otago Regional Council
Queenstown Airport Corporation Ltd
Queenstown Park Ltd
Remarkables Park Ltd
RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd
Treble Cone Investments Ltd
ZJV (NZ) Ltd

Topic 28: Transport

Appellants Court Numbers	Section 274 Parties⁵
Darby Planning Ltd Partnership ENV-2019-CHC-085	Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd Wayfare Group Limited
Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095	New Zealand Transport Agency Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd Wayfare Group Limited

Topic 29: Visitor Accommodation

Subtopic 1: Relief on text

Topic 29: Visitor Accommodation	
Appellants Court Numbers	Section 274 Parties⁶
Airbnb Australia Pty Ltd ENV-2019-CHC-061	Bachcare Ltd Bookabach Ltd Crown Investment Trust Darby Planning Ltd Partnership Glencoe Station Ltd Glendhu Bay Trustees Ltd Henley Downs Land Holdings and Henley Downs Farm Holdings Majordomo Ltd Mt Christina Ltd Queenstown Park Ltd Remarkables Park Ltd Touch of Spice Ltd Wayfare Group Limited
Well Smart Investments Group ENV-2019-CHC-062	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Treble Cone Investments Ltd Wayfare Group Limited

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

Topic 29: Visitor Accommodation

**Appellants
Court Numbers**

Section 274 Parties⁶

Crown Investment Trust
ENV-2019-CHC-066

Airbnb
Bachcare Ltd
Bookabach Ltd
Caran Family Trust
Felzar Properties Ltd
Hardley T
McFadgen L
Majordomo Ltd
Morven Ferry Ltd
Otago Regional Council
Touch of Spice Ltd
United Estates Ranch Ltd
Wakatipu Equities Ltd
Williamson S

Wayfare Group Ltd
ENV-2019-CHC-076

Airbnb
Bachcare Ltd
Blackmans Creek No. 1 LP & Soho Ski Area
Bookabach Ltd
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Otago Regional Council
Queenstown Park Ltd
Remarkables Park Ltd
Treble Cone Investments Ltd
ZJV (NZ) Ltd

Topic 29: Visitor Accommodation	
Appellants Court Numbers	Section 274 Parties ⁶
Glencoe Station Ltd ENV-2019-CHC-078	Airbnb Bachcare Ltd Bookabach Ltd Darby Planning Ltd Partnership Majordomo Ltd Touch of Spice Ltd
Mt Christina Ltd ENV-2019-CHC-079	Airbnb Bachcare Ltd Bookabach Ltd Majordomo Ltd May J Otago Regional Council Touch of Spice Ltd
Glendhu Bay Trustees Ltd ENV-2019-CHC-081	Airbnb Bachcare Ltd Bookabach Ltd Darby Planning Ltd Partnership Majordomo Ltd May J Otago Regional Council Touch of Spice Ltd

Topic 29: Visitor Accommodation**Appellants
Court Numbers****Section 274 Parties⁶**

Darby Planning Ltd Partnership
ENV-2019-CHC-085

Airbnb
Bachcare Ltd
Bookabach Ltd
Caran Family Trust
Crown Investment Trust
Felzar Properties Ltd
Majordomo Ltd
McFadgen L
May J
Morven Ferry Ltd
Otago Regional Council
Queenstown Park Ltd
Remarkables Park Ltd
Strain A, S and S
Touch of Spice Ltd
United Estates Ranch Ltd
Wakatipu Equities Ltd
Wayfare Group Limited

Henley Downs Farm Holdings Ltd and Henley Downs Land
Holdings Ltd
ENV-2019-CHC-095

Airbnb
Bachcare Ltd
Bookabach Ltd
Majordomo Ltd
Otago Regional Council
Queenstown Park Ltd
Remarkables Park Ltd
Touch of Spice Ltd
Wayfare Group Limited

Subtopic 2: Relief on maps (Visitor Accommodation Sub Zone)

Topic 29: Visitor Accommodation	
Appellants Court Numbers	Section 274 Parties⁷
Matagouri Spirit Ltd ENV-2019-CHC-025	No section 274 parties

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

Topic 30: Wakatipu Basin Text (Chapter 24)

Topic 30: Wakatipu Basin Text	
Appellants Court Numbers	Section 274 Parties ⁸
Hanan E & M ENV-2019-CHC-016 Map 26 <i>WBLP to WBRAZ</i>	Banco Trustees Ltd & Others Boxer Hill Trust Hanan DM Monk R
Guthrie M ENV-2019-CHC-018	No section 274 parties
Van Asch H and A ENV-2019-CHC-020	AEM Property (2017) Ltd Caran Family Trust Crown Investment Trust JLMD Family Trust Lawrence S Rob Ffiske Family Trust
McQuilkin T and A P McQuilkin Family Trust ENV-2019-CHC-023	No section 274 parties

⁸ Black text = support or conditional support. Red text = opposition.

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties⁸
Donaldson R ENV-2019-CHC-024	Jan Andersson Family Trust Breen G and Nicholas F Donovan P and R Millbrook Country Club Ltd Millbrook Owners-Members Committee Rutherford I and McPherson J Shepherd D and A Trustees of the HNT Trust Trustees of the Kezza Family Trust Trustees of the Thomas Lifestyle Trusts Williamson S X-Ray Trust
Transpower New Zealand Ltd ENV-2019-CHC-027	Aurora Energy Ltd
Broomfield D and Woodlot Properties Ltd ENV-2019-CHC-032	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Boxer Hill Trust ENV-2019-CHC-038	Andersson J Hadley R Otago Regional Council Wilkinson J and Thomssen T

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties ⁸
Cassidy Trust ENV-2019-CHC-040	Greenslade M K
Muspratt J C ENV-2019-CHC-042	No section 274 parties
Wills G and Burden T ENV-2019-CHC-044	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Banco Trustees, McCulloch Trustees 2004 and Others ENV-2019-CHC-045	Hanan EA, JM, J and D Trustees of Boxer Hill Trust
Henry M P ENV-2019-CHC-047	G W Stalker Family Trust Tylden M
Wakatipu Investments Ltd ENV-2019-CHC-052	Brett Giddens Trust Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties⁸
Middleton Family Trust ENV-2019-CHC-055	Muspratt J Tucker Beach Residents Society Incorporated
TJ Investments PTE Ltd ENV-2019-CHC-060	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Otago Regional Council Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Wood C ENV-2019-CHC-064	Aircraft Owners and Pilots Association Fairfax A Faul P Giddens B Saville A Totally Tourism Ltd

Topic 30: Wakatipu Basin Text

**Appellants
Court Numbers**

Section 274 Parties⁸

Wakatipu Equities Ltd
ENV-2019-CHC-065

Broomfield D and Woodlot Properties Ltd
Caran Family Trust
Crown Investment Trust
Felzar Properties Ltd
Gallagher D
Lawrence S
McFadgen L
Otago Regional Council
Robertson D
Strain A, S and S
Trustees of the Burgess Duke Trust Ltd
United Estates Ranch Ltd
Williamson S

Crown Investment Trust
ENV-2019-CHC-066

Caran Family Trust
Felzar Properties Ltd
Hardley T
McFadgen L
Morven Ferry Ltd
Otago Regional Council
Strain A, S and S
United Estates Ranch Ltd
Wakatipu Equities Ltd
Williamson S

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties⁸
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067	Banco Trustees Ltd & Others Caran Family Trust Crown Investment Trust Felzar Properties Ltd Gallagher D Lawrence S McFadgen L Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S
McFadgen L ENV-2019-CHC-068	Gallagher D Lawrence S Otago Regional Council
Fairfax A ENV-2019-CHC-071	Faul P Giddens B Saville A Wood C
Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072	Faul P Giddens B Saville A Wood C

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties ⁸
Slopehill Joint Venture ENV-2019-CHC-074	<p>Brial M Caran Family Trust Crown Investment Trust Felzar Properties Ltd Graeme Todd Family Trust McFadgen L Miller Family Trust Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S</p>
MacColl D ENV-2019-CHC-075	<p>Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Morven Residents Association Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S</p>
United Estates Ranch Ltd ENV-2019-CHC-077	<p>J S Dennison Trust Otago Regional Council</p>
Monk R ENV-2019-CHC-082	<p>Banco Trustees Ltd & Others Gallagher D Lawrence S Otago Regional Council</p>

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties⁸
Lake Hayes Investments Ltd ENV-2019-CHC-083	Guillot C and Y and Cook Adam Trustees Ltd Otago Regional Council
Williamson S ENV-2019-CHC-084	Harwood S Hill RW and DK Hurle N Millbrook Country Club Ltd Nelson L and J Nancekivell M and P Otago Regional Council Robertson D Rouse J Rouse W X-Ray Trust
Darby Planning Ltd Partnership ENV-2019-CHC-085	Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L May J Morven Ferry Ltd Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Wayfare Group Limited Williamson S

Topic 30: Wakatipu Basin Text

Appellants Court Numbers	Section 274 Parties⁸
Barnhill Corporate Trustee ENV-2019-CHC-086	Gallagher D Lawrence S Otago Regional Council
Lake Hayes Cellar Ltd ENV-2019-CHC-087	May J Otago Regional Council
Morven Ferry Ltd ENV-2019-CHC-088	Otago Regional Council
Lake Hayes Ltd ENV-2019-CHC-089	Guillot C and Y and Cook Adam Trustees Ltd May J Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Waterfall Park Developments Ltd ENV-2019-CHC-090	Andersson J Friends of Lake Hayes Society Incorporated Hadley J and R McGuinness PA Ltd Millbrook Country Club Ltd Otago Regional Council Wilkinson J and Thomssen T
Taylor M and J ENV-2019-CHC-093	Otago Regional Council Wilkinson J and Thomssen T

Topic 31: Wakatipu Basin Rezonings

Subtopic 1: Western Basin Area A (Report 18.03)

Western Basin Area A (Report 18.03)	
Appellants	Section 274 Parties
Van Asch H and A ENV-2019-CHC-020 Map 29 <i>WBLP to WBRAZ</i>	AEM Property (2017) Ltd Caran Family Trust Crown Investment Trust JLMD Family Trust Lawrence S Rob Ffiske Family Trust
Broomfield D and Woodlot Properties Ltd ENV-2019-CHC-032 Maps 29 and 31 <i>WBRAZ to WBLP</i>	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Muspratt J C ENV-2019-CHC-042 Map 31 <i>WBRAZ to WBLP</i>	No section 274 parties

Western Basin Area A (Report 18.03)

Appellants	Section 274 Parties
Hardley T ENV-2019-CHC-048 Map 29 <i>Rural to WBRAZ</i>	AEM Property (2017) Ltd Caran Family Trust Crown Investment Trust JLMD Family Trust Lawrence S Rob Ffiske Family Trust Woodlot Properties Ltd
Middleton Family Trust ENV-2019-CHC-055 Map 31 <i>WBRAZ and WBLP to new Tuckers Beach Residential Precinct</i>	Muspratt J Tucker Beach Residents Society Incorporated
Crown Investment Trust ENV-2019-CHC-066 Map 31 <i>WBRAZ to Rural Lifestyle Zone</i>	Caran Family Trust Felzar Properties Ltd Hardley T McFadgen L Morven Ferry Ltd Otago Regional Council Strain A, S and S United Estates Ranch Ltd Van Asch H and A Wakatipu Equities Ltd Williamson S
McFadgen L ENV-2019-CHC-068 Map 29 <i>New Precinct A over area of WBLP</i>	Gallagher D Lawrence S Otago Regional Council

Topic 31: Wakatipu Basin Rezonings

Subtopic 2: Central Basin Area C (Report 18.05)

Central Basin Area C (Report 18.05)	
Appellants	Section 274 Parties
Nelson L and J ENV-2019-CHC-019 Map 29 <i>WBRAZ to WBLP</i>	Harwood S Hill RW and DK Hurle N Moloney D Nancekivell M and P Robertson D Rouse W Williamson S
Donaldson R ENV-2019-CHC-024 Maps 13d, 26 <i>WBRAZ to WBLP</i>	Jan Andersson Family Trust Breen G and Nicholas F Donovan P and R Millbrook Country Club Ltd Millbrook Owners-Members Committee Rutherford I and McPherson J Shepherd D and A Trustees of the HNT Trust Trustees of the Kezza Family Trust Trustees of the Thomas Lifestyle Trusts Williamson S X-Ray Trust

Central Basin Area C (Report 18.05)	
Appellants	Section 274 Parties
Trustees of the Hamilton Hayden Family Trust ENV-2019-CHC-033 Map 29 <i>WBRAZ to WBLP</i>	Edmonds T Kilkenny R Pollock B Trustees of the Home Farm Holdings Trust Trustees of the T&B Family Trust Veint J and D Wilkinson J and Thomssen T Williamson S
Trustees of the Burgess Duke Trust ENV-2019-CHC-036 Maps 29 and 30 <i>WBRAZ to WBLP</i>	Greenslade M K
Boxer Hill Trust ENV-2019-CHC-038 Map 26 <i>WBRAZ to WBLP</i>	Andersson J Hadley R Otago Regional Council Wilkinson J and Thomssen T
Cassidy Trust ENV-2019-CHC-040 Map 30a <i>WBRAZ to WBLP</i>	Greenslade M K
X-Ray Trust Ltd and Avenue Trust ENV-2019-CHC-051 Map 26 <i>WBRAZ to WBLP with new Arrowburn Zone Structure Plan</i>	Andersson J Donaldson R Hadley J and R McGuinness PA Ltd
Strain A, S and S ENV-2019-CHC-056 Maps 26 and 30 <i>WBRAZ to WBLP</i>	No section 274 parties

Central Basin Area C (Report 18.05)	
Appellants	Section 274 Parties
<p>Wakatipu Equities Ltd ENV-2019-CHC-065 Map 26 <i>WBRAZ to Rural Lifestyle Zone</i></p>	<p>Broomfield D and Woodlot Properties Ltd Caran Family Trust Crown Investment Trust Felzar Properties Ltd Gallagher D Lawrence S McFadgen L Otago Regional Council Robertson D Trustees of the Burgess Duke Trust Ltd Strain A, S and S United Estates Ranch Ltd Williamson S</p>
<p>Slopehill Joint Venture ENV-2019-CHC-074 Map 30 <i>WBRAZ to Rural Lifestyle Zone</i></p>	<p>Brial M Caran Family Trust Crown Investment Trust Felzar Properties Ltd Graeme Todd Family Trust McFadgen L Miller Family Trust Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S</p>

Central Basin Area C (Report 18.05)	
Appellants	Section 274 Parties
Williamson S ENV-2019-CHC-084 Maps 26 and 29 <i>WBRAZ to WBLP</i>	Harwood S Hill RW and DK Hurle N Millbrook Country Club Ltd Moloney D Nancekivell M and P Nelson L and J Otago Regional Council Robertson D Rouse J Rouse W X-Ray Trust
Waterfall Park Developments Ltd ENV-2019-CHC-090 Map 26 <i>WBRAZ to new Ayrburn Zone</i>	Andersson J Friends of Lake Hayes Society Incorporated Hadley J and R McGuinness PA Ltd Millbrook Country Club Ltd Otago Regional Council Wilkinson J and Thomssen T

Topic 31: Wakatipu Basin Rezonings

Subtopic 3: Lake Hayes Area D (Report 18.06)

Lake Hayes Area D (Report 18.06)	
Appellants	Section 274 Parties
Grant E and G ENV-2019-CHC-028 Map 30 <i>WBRAZ to Rural Residential Zone</i>	Guillot C and Y and Cook Adam Trustees Ltd
SYZ Investments Limited ENV-2019-CHC-041 Map 30 <i>WBRAZ to WBLP</i>	No section 274 parties
Martin J ENV-2019-CHC-046 Map 30 <i>WBRAZ to Lower Density Suburban Residential Zone</i>	No section 274 parties
MacColl D ENV-2019-CHC-075 Map 30 <i>WBRAZ to ODP Rural Residential Zone or PDP Rural Residential Zone</i>	Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Morven Residents Association Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S

Lake Hayes Area D (Report 18.06)

<p>United Estates Ranch Ltd ENV-2019-CHC-077 Map 26 <i>WBLP to WBLP – Rural Residential Sub Zone</i></p>	<p>J S Dennison Trust Otago Regional Council</p>
<p>Monk R ENV-2019-CHC-082 Map 26 <i>WBRAZ to Rural Residential Zone (Lake Hayes Land (Lot 1 DP 358538) and all of LCU 13)</i></p>	<p>Banco Trustees Ltd & Others Gallagher D Lawrence S Otago Regional Council</p>
<p>Darby Planning Ltd Partnership ENV-2019-CHC-085 Maps 26 and 30 <i>Part new Lake Hayes Cellar Precinct overlay</i></p>	<p>Caran Family Trust Crown Investment Trust Felzar Properties Ltd McFadgen L Morven Ferry Ltd Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Wayfare Group Limited Williamson S</p>
<p>Lake Hayes Cellar Ltd ENV-2019-CHC-087 Maps 26 and 30 <i>Part new Lake Hayes Cellar Precinct overlay</i> <i>Part WBRAZ to WBLP</i></p>	<p>Otago Regional Council</p>

Lake Hayes Area D (Report 18.06)

Taylor M and J
ENV-2019-CHC-093
Map 26
WBRAZ to Rural Residential Zone

Otago Regional Council
Wilkinson J and Thomssen T

Topic 31: Wakatipu Basin Rezonings

Subtopic 4: Eastern Basin Area E (Report 18.07)

Eastern Basin Area E (Report 18.07)	
Appellants	Section 274 Parties
Hanan E & M ENV-2019-CHC-016 Map 26 <i>WBLP to WBRAZ</i>	Banco Trustees Ltd & Others Boxer Hill Trust Hanan DM Monk R
Borrie E, Feeley A and LP Trustees Ltd ENV-2019-CHC-021 Maps 27 and 28 <i>WBRAZ to part Lower Density Suburban Zone and part Rural Residential Zone – Arrowtown West Sub-Zone, with a building restriction area overlay</i>	Banco Trustees Ltd & Others Hanan EA, JM, J and D Hanan DM

Eastern Basin Area E (Report 18.07)	
Appellants	Section 274 Parties
Trustees of the Spruce Grove Trust ENV-2019-CHC-034 Maps 26 and 27 <i>WBRAZ to Millbrook Resort Zone (includes site-specific text relief)</i>	Ashall L Barkle A and S Barney B and K Bates T and Hoffmann G Bell P and T Burridge P Hadlow A and K Holm M Hotel Villa Company No. 1 Landels J McGrath T and J Mahan G and S Mehtens R Millbrook Country Club Ltd Morris A and M Springford A and S Turner L Walrus Jack Trustee Ltd
Trustees of the Boundary Trust ENV-2019-CHC-035 Map 27 <i>WBRAZ to Millbrook Resort Zone (includes site-specific text relief)</i>	Barkle A and S Bates T and Hoffmann G Bell P and T Hadlow A and K Landels J Millbrook Country Club Ltd Springford A and S Turner L Walrus Jack Trustee Ltd

Eastern Basin Area E (Report 18.07)	
Appellants	Section 274 Parties
Trojan Helmet Ltd ENV-2019-CHC-037 Maps 26 and 27 <i>WBRAZ to new The Hills Resort Zone (Special Zone)</i> <i>(includes site-specific text relief)</i>	Banco Trustees Ltd & Others Blair J Hanan EA, JM, J and D Hogans Gully Farming Ltd Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd
Wills G and Burden T ENV-2019-CHC-044 Map 26 <i>WBRAZ to WBLP</i>	Caran Family Trust Crown Investment Trust Felzar Properties Ltd Morven Ferry Ltd Strain A, S and S United Estates Ranch Ltd Wakatipu Equities Ltd Williamson S
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067 Map 26 <i>WBRAZ to a high density zone to provide for SHA</i> <i>status and to implement resource consent SH160141</i>	Banco Trustees Ltd & Others Caran Family Trust Crown Investment Trust Felzar Properties Ltd Gallagher D Lawrence S McFadgen L Otago Regional Council Strain A, S and S United Estates Ranch Ltd Williamson S

Eastern Basin Area E (Report 18.07)	
Appellants	Section 274 Parties
Monk R ENV-2019-CHC-082 Map 26 <i>WBRAZ to WBLP (McDonnell Land (Lot 3 DP 506191) and all of LCU 24)</i>	Banco Trustees Ltd & Others Gallagher D Lawrence S Otago Regional Council
Hogans Gully Farming Ltd ENV-2019-CHC-099 Maps 26 and 30 <i>WBRAZ to new Hogans Gully Special Zone</i>	No section 274 parties

Topic 31: Wakatipu Basin Rezoning

Subtopic 5: Southern Basin Area F (Report 18.08)

Southern Basin Area F (Report 18.08)	
Appellants	Section 274 Parties
Guthrie M ENV-2019-CHC-018 Map 30 <i>WBRAZ to WBLP</i>	No section 274 parties
Barnhill Corporate Trustee ENV-2019-CHC-086 Map 30 <i>WBRAZ to part WBLP and part new Morven Ferry Subzone (including new Morven Ferry Road Visitor Precinct A and B)</i>	Gallagher D Lawrence S Otago Regional Council Transpower New Zealand
Morven Ferry Ltd ENV-2019-CHC-088 Map 30 <i>WBRAZ to part WBLP and part new Morven Ferry Subzone (including new Morven Ferry Road Visitor Precinct A and B)</i>	Otago Regional Council Transpower New Zealand

Topic 31: Wakatipu Basin Rezonings

Subtopic 6: Crown Terrace Area G (Report 18.09)

Crown Terrace Area G (Report 18.09)	
Appellants	Section 274 Parties
McQuilkin T and A P McQuilkin Family Trust ENV-2019-CHC-023 Maps 13d and 26 <i>Rural to WBRAZ</i>	No section 274 parties

Topic 31: Wakatipu Basin Rezonings

Subtopic 7: Ladies Mile Area I (Report 18.11)

Ladies Mile Area I (Report 18.11)	
Appellants	Section 274 Parties
<p>Queenstown Country Club Ltd and Queenstown Commercial Ltd ENV-2019-CHC-029 Map 30a <i>Rural to an urban zone e.g. Lower Density Suburban Residential, Medium Density Residential or bespoke urban zoning (includes site-specific text relief)</i></p>	<p>Bridesdale Farm Developments Ltd Queenstown Airport Corporation Ltd</p>
<p>MacDonald M and Anderson S ENV-2019-CHC-031 Map 30a <i>New Building Restriction Area on faces of Hayes Creek over Rural Lifestyle zoned land near Walnut Lane (includes relief seeking to reinstate Landscape Feature line)</i></p>	<p>No section 274 parties</p>
<p>Henry M P ENV-2019-CHC-047 Map 30a <i>Rural Zone, Rural Lifestyle Zone, and WBRAZ to WBLP</i></p>	<p>G W Stalker Family Trust Tylden M</p>
<p>Bamford J and R ENV-2019-CHC-053 Map 30 <i>Rural to Lower Density Suburban Residential</i></p>	<p>Queenstown Airport Corporation Ltd</p>

Ladies Mile Area I (Report 18.11)

Appellants	Section 274 Parties
Boyd D ENV-2019-CHC-059 Map 30a <i>Delete Building Restriction Area (zoned Large Lot Residential A) from boundary with Frankton-Ladies Mile Highway</i>	Laurel Hills Limited
Tylden M ENV-2019-CHC-069 Map 30a <i>Rural Zone to Rural Lifestyle Zone</i>	No section 274 parties
GW Stalker Family Trust ENV-2019-CHC-070 Map 30a <i>Rural Zone to Rural Lifestyle Zone</i>	No section 274 parties
Felzar Properties Ltd ENV-2019-CHC-080 Maps 13d, 30 and 30a <i>WBRAZ to Rural Residential Zone</i>	Otago Regional Council
Bridesdale Farm Developments Ltd (Appeal B) ENV-2019-CHC-097 Maps 13, 13d, 30 and 30a <i>Rural to Medium Density Residential</i>	Queenstown Airport Corporation Ltd Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd

Topic 32: Open Space

Subtopic 1: Text

Topic 32: Open Space – Subtopic 1: Text	
Appellants Court Numbers	Section 274 Parties⁹
Queenstown Airport Corporation ENV-2019-CHC-039	Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited ZJV (NZ) Ltd
Queenstown Park Ltd ENV-2019-CHC-057	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Queenstown Airport Corporation Ltd Remarkables Park Ltd Treble Cone Investments Ltd Wayfare Group Limited
Remarkables Park Ltd ENV-2019-CHC-058	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Otago Regional Council Queenstown Airport Corporation Ltd Queenstown Park Ltd Treble Cone Investments Ltd Wayfare Group Limited ZJV (NZ) Ltd

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

Topic 32: Open Space – Subtopic 1: Text

**Appellants
Court Numbers**

Section 274 Parties⁹

Wayfare Group Ltd
ENV-2019-CHC-076

Blackmans Creek No. 1 LP & Soho Ski Area
Darby Planning Ltd Partnership
Henley Downs Land Holdings and Henley Downs Farm Holdings
Otago Regional Council
Queenstown Airport Corporation Ltd
Queenstown Park Ltd
Remarkables Park Ltd
Treble Cone Investments Ltd
ZJV (NZ) Ltd

Topic 32: Open Space

Subtopic 2: Rezoning

Topic 32: Open Space - Subtopic 2: Rezoning	
Appellants Court Numbers Rezoning Location	Section 274 Parties¹⁰
ZJV (NZ) Ltd ENV-2019-CHC-030 <i>Rezoning Location - Bob's Peak</i>	Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Skyline Enterprises Ltd
Queenstown Airport Corporation ENV-2019-CHC-039 <i>Rezoning Location – Shotover Delta</i>	Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited ZJV (NZ) Ltd
Skyline Enterprises Ltd ENV-2019-CHC-043 <i>Rezoning Location - Bob's Peak</i>	Otago Regional Council Queenstown Commercial Parapenters Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd
Glen Dene Ltd and Burdon S ENV-2019-CHC-049 <i>Rezoning Location – Hawea Campground</i>	Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd

¹⁰ Black text = support or conditional support. Red text = opposition.

Topic 32: Open Space - Subtopic 2: Rezoning

Appellants Court Numbers Rezoning Location	Section 274 Parties¹⁰
Remarkables Park Ltd ENV-2019-CHC-058 <i>Rezoning Locations – Shotover Delta and Queenstown Town Centre</i>	Blackmans Creek No. 1 LP & Soho Ski Area Darby Planning Ltd Partnership Henley Downs Land Holdings and Henley Downs Farm Holdings Kāi Tahu Otago Regional Council Queenstown Airport Corporation Ltd Queenstown Park Ltd Treble Cone Investments Ltd Wayfare Group Limited ZJV (NZ) Ltd
Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095 <i>Rezoning Location – Jacks Point</i>	Otago Regional Council Queenstown Park Ltd Remarkables Park Ltd Wayfare Group Limited
Bridesdale Farm Developments Ltd (Appeal B) ENV-2019-CHC-097 <i>Rezoning Location - Bridesdale</i>	Queenstown Airport Corporation Ltd Queenstown Park Ltd Remarkables Park Ltd ZJV (NZ) Ltd

APPENDIX B

PROPOSED INDICATIVE TIMETABLE FOR MEDIATION

Topic Number	Topic Name	Proposed mediation timing
Topic 24	Location of Outstanding Natural Landscape Line	February 2020 (2 days, as part of a 4 day block with Topic 25)
Topic 25	Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested	February 2020 (2 days, as part of a 4 day block with Topic 24)
Topic 26	Earthworks - Chapter 25	March 2020 (4 days)
Topic 27	Signs - Chapter 31	March 2020 (2 days)
Topic 28	Transport - Chapter 29	April 2020 (4 days)
Topic 29	Visitor Accommodation Variation	April 2020 (4 days total)
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>3.5 days – Subtopic 1</i>
<i>Subtopic 2</i>	<i>Relief on maps (Visitor Accommodation Sub Zone)</i>	<i>0.5 days – Subtopic 2</i>
<i>Break during May 2020 to allow for Council hearings on Stage 3 Recommencement in June 2020 or after resolution of Topics 24-25, whichever is earlier</i>		
Topic 30	Wakatipu Basin Text - Chapter 24 <i>(detailed division into subtopics to be developed during April and May 2020)</i>	8 days total
Topic 31	Wakatipu Basin Rezoning	16 days total
<i>Subtopic 1</i>	<i>Western Basin Area A (Report 18.03)</i>	<i>(detailed timetable for each subtopic to be developed in 2020)</i>
<i>Subtopic 2</i>	<i>Central Basin Area C (Report 18.05)</i>	
<i>Subtopic 3</i>	<i>Lake Hayes Area D (Report 18.06)</i>	
<i>Subtopic 4</i>	<i>Eastern Basin Area E (Report 18.07)</i>	
<i>Subtopic 5</i>	<i>Southern Basin Area F (Report 18.08)</i>	
<i>Subtopic 6</i>	<i>Crown Terrace Area G (Report 18.09)</i>	
<i>Subtopic 7</i>	<i>Ladies Mile Area I (Report 18.11)</i>	
Topic 32	Open Space – Chapter 38	10 days total
<i>Subtopic 1</i>	<i>Relief on text of Chapter 38</i>	<i>4 days - Subtopic 1</i>
<i>Subtopic 2</i>	<i>Rezoning</i>	<i>6 days - Subtopic 2</i>

APPENDIX C

UNRESOLVED ISSUES IN RESPECT OF MEDIATION TIMETABLING

APPELLANT, COURT NUMBER, ADDRESS FOR SERVICE	PROPOSED TOPIC ALLOCATION	PARTY POSITION	COUNCIL POSITION
<p>Hanan E & M ENV-2019-CHC-016 ehanan@xtra.co.nz</p>	<p>Topic 31: Wakatipu Basin Rezonings Subtopic 4: Eastern Basin</p>	<p>The Hanans consider that appeal ENV-2019-CHC-016 should be mediated after resource consent appeal ENV-2019-CHC-015, which involves the same piece of land. Resource consent appeal ENV-2019-CHC-015 should be mediated first – Standard Track because that appeal is first in line and 274 parties are ready.</p> <p>Via separate comments, Mr Todd and Mr Gresson as counsel for the resource consent appellant ENV-2019-CHC-015 expressed a clear preference that ENV-2019-CHC-015, 016 and 045 be mediated together. Counsel disagreed with Council’s proposed topic order, stating that ENV-2019-CHC-016 can be mediated before other appeals on Topic 31 Subtopic 4 as it can be mediated with or close together to resource consent appeal ENV-2019-CHC-015 which involves the same land.</p>	<p>The Council notes that the matter of scheduling mediation on ENV-2019-CHC-015, 016 and 045 is already before the Court. The Court has directed in its Record of Telephone Conference dated 20 June 2019 (in respect of ENV-2019-CHC-015, 016 and 045) that a Commissioner will be appointed to make scheduling directions in this matter.</p> <p>The Council does not consider it necessary to seek any directions on the matter in this case management memorandum. The Council has not made any changes in response to these comments in Appendix B at this stage. The Council will await the Commissioner’s scheduling directions.</p>

APPELLANT, COURT NUMBER, ADDRESS FOR SERVICE	PROPOSED TOPIC ALLOCATION	PARTY POSITION	COUNCIL POSITION
Hogans Gully Farming Limited ENV-2019-CHC-099 graeme@toddandwalker.com ben@toddandwalker.com	Topic 31: Wakatipu Basin Rezonings Subtopic 4: Eastern Basin Area E (Report 18.07)	Hogans Gully Farming Limited disagrees with Council's proposed topic allocation. Counsel for the appellant considers that ENV-2019-CHC-099 can be mediated before other appeals on Topic 31 Subtopic 4 as it is a bespoke zoning and can be mediated with or close together to resource consent appeal ENV-2019-CHC-105 which involves the same appellant and land.	The Council has not made any changes in Appendix B at this stage. The Council anticipates that this scheduling matter will be the subject of separate Court directions that will also address timetabling for mediation on resource consent appeal ENV-2019-CHC-105. The Council will provide its position on the matter as and when directed by the Court.
Trojan Helmet Limited (THL) ENV-2019-CHC-037 rebecca.wolt@laneneave.co.nz kelsey.barry@laneneave.co.nz	Topic 24: Earthworks Topic 31: Wakatipu Basin Rezonings Subtopic 4: Eastern Basin Area E (Report 18.07)	Disagree; Topic 31 – Subtopic 4 should be mediated before Topics 24 and Topic 30 because: <ol style="list-style-type: none"> 1. THL filed its original submission in relation to The Hills Resort Zone on 23 October 2015 and, in accordance with the Council's proposed sequencing for mediation, it is unlikely to be mediated until late 2020 at the earliest. THL appreciates that given Stages 1 and 3 of the PDP are progressing contemporaneously, QLDC has resourcing issues, however a timeframe of more than 5 years from when THL's submission was lodged until when it is mediated is unreasonable, particularly when later (stage 2) submissions are proposed to be dealt with sooner. There are significant costs to THL associated with this delay, including litigation and landholding costs. 2. THL's primary relief can and should be mediated ahead of appeals addressing Chapter 24. THL's primary relief is for a 	The Council's strong preference (for the reasons described at paragraphs 22 and 26-43) is to resolve Topics 24-29 in the first part of 2020, then to have a break in Stage 2 mediations while Council hearings are taking place on Stage 3, before commencing mediation on Topics 30-31. The Council proposes to develop a detailed case management proposal for Topics 30-31 (including a finer grained timetable for Topic 31) in consultation with parties, as noted at paragraphs 40-43.

APPELLANT, COURT NUMBER, ADDRESS FOR SERVICE	PROPOSED TOPIC ALLOCATION	PARTY POSITION	COUNCIL POSITION
		<p>bespoke zone (the Hills Resort Zone), and the outcome of appeals/mediations on Chapter 24 have no bearing on that. That is, Chapter 24 is not relevant to the HRZ and so there is no reason for Chapter 24 to be given priority over it.</p> <p>3. THL has sought alternative relief that seeks amendment to some Chapter 24 provisions so as to liberalise development opportunities within the WBRAZ as a whole. This relief will only be pursued if the bespoke HRZ zoning is unsuccessful. It therefore seems inefficient to mediate THL’s alternative relief (in respect of Chapter 24) ahead of its primary relief (in respect of the HRZ) when there is a good prospect that THL’s alternative relief in respect of Chapter 24 will not be pursued (if the HRZ is agreed). If Chapter 24 is mediated first THL will need to partake in that mediation which will unnecessarily add to the length of the mediation and cost to all parties involved – including the Council.</p>	
<p>Boxer Hills Trust (BHT) ENV-2019-CHC-038 rebecca.wolt@laneneave.co.nz kelsey.barry@laneneave.co.nz</p>	<p>Topic 25: Chapter 6 (Stage 2 Variation) and New Strategic Provisions Requested</p> <p>Topic 30: Wakatipu Basin Text</p>	<p>Disagree; Topic 31 – Subtopic 2 should be mediated before Topics 25 and 30 because:</p> <p>1. BHT filed its original submission in relation to the property which is the subject of the appeal on 23 October 2015. In accordance with the Council’s proposed sequencing for mediation, it is unlikely to be mediated until late 2020 at the earliest. BHT appreciates that given Stages 1 and 3 of the PDP are progressing contemporaneously, QLDC has resourcing issues, however a timeframe of more than 5 years from when THL’s submission was lodged until when it</p>	<p>The Council’s position is as set out above in relation to Trojan Helmet Limited ENV-2019-CHC-037.</p>

APPELLANT, COURT NUMBER, ADDRESS FOR SERVICE	PROPOSED TOPIC ALLOCATION	PARTY POSITION	COUNCIL POSITION
	<p>Topic 31: Wakatipu Basin Rezoning Subtopic 2: Central Basin Area C (Report 18.05)</p>	<p>is mediated is unreasonable, particularly when later lodged (Stage 2) submissions are proposed to be dealt with sooner. There are significant costs to BHT associated with this delay, including litigation and landholding costs.</p> <ol style="list-style-type: none"> 2. BHT's primary relief in its appeal is to rezone its land from WBRAZ to WBLP. As alternative relief, it seeks amendments to the provisions of the WBRAZ (in the event that that zoning continues to apply to its land). It would be more efficient to deal with the zoning issue first, before addressing the detail of the WBRAZ zone provisions, in which BHT may ultimately have no interest (if its rezoning request can be agreed). 3. The zoning issue could be mediated in principle, with the detailed provisions that apply to the land to be mediated subsequently, along with Chapter 24 generally. This has been the general approach adopted in the Stage 1, Topic 16 Frankton North mediations, where the zoning has been agreed at the mediation and the detailed zone provisions are resolved subsequently. 4. The approach advocated for by BHT will ensure that the Chapter 24 mediation is focussed and that not all relief need be pursued on a 'just in case' basis (i.e. whereby amendments to the provisions of both the WBLP and the WBRAZ are pursued 'just in case'/because it is unknown which will apply to the land) which will be the case if the 	

APPELLANT, COURT NUMBER, ADDRESS FOR SERVICE	PROPOSED TOPIC ALLOCATION	PARTY POSITION	COUNCIL POSITION
		<p>Chapter 24 provisions are mediated ahead of rezoning requests. The Council’s proposed approach will inevitably result in an unnecessarily lengthy and involved mediation for Chapter 24 in this respect.</p> <p>5. It is also noted that BHT’s land is located on the Hogans Gully/Arrowtown Lakes Hayes Rd corner, within the north Lake Hayes area, where water quality was given in the Council’s Stage 2 decision as a reason for downzoning the land. It would be efficient to address the water quality issue and the hurdle it does/does not pose to upzoning the land before mediating the detail of the zone provisions that are to apply to the land in this location, as the water quality issue will likely have a bearing on the shape and form the zone provisions take.</p>	

APPENDIX D

FURTHER PARTICULARS PROVIDED TO COUNCIL BY 2 AUGUST 2019

Appeal	Appellant Name
ENV-2019-CHC-016	Hanan E & M
ENV-2019-CHC-017	Willowridge Developments Ltd
ENV-2019-CHC-018	Guthrie M
ENV-2019-CHC-020	Van Asch H and A
ENV-2019-CHC-021	Borrie E, Feeley A and LP Trustees Ltd
ENV-2019-CHC-023	McQuilkin T and A P McQuilkin Family Trust
ENV-2019-CHC-024	Donaldson R
ENV-2019-CHC-032	Broomfield D and Woodlot Properties Ltd
ENV-2019-CHC-039	Queenstown Airport Corporation
ENV-2019-CHC-042	Muspratt J C
ENV-2019-CHC-043	Skyline Enterprises Ltd
ENV-2019-CHC-044	Wills G and Burden T
ENV-2019-CHC-045	Banco Trustees, McCulloch Trustees 2004 and Others
ENV-2019-CHC-047	Henry M P
ENV-2019-CHC-052	Wakatipu Investments Ltd
ENV-2019-CHC-054	Safari Group of Companies Ltd
ENV-2019-CHC-055	Middleton Family Trust
ENV-2019-CHC-058	Remarkables Park Ltd
ENV-2019-CHC-065	Wakatipu Equities Ltd
ENV-2019-CHC-066	Crown Investment Trust
ENV-2019-CHC-067	Arrowtown Lifestyle Retirement Village
ENV-2019-CHC-068	McFadgen L
ENV-2019-CHC-074	Slopehill Joint Venture
ENV-2019-CHC-075	MacColl D
ENV-2019-CHC-077	United Estates Ranch Ltd
ENV-2019-CHC-083	Lake Hayes Investments Ltd
ENV-2019-CHC-085	Darby Planning Ltd Partnership
ENV-2019-CHC-086	Barnhill Corporate Trustee
ENV-2019-CHC-087	Lake Hayes Cellar Ltd
ENV-2019-CHC-088	Morven Ferry Ltd
ENV-2019-CHC-090	Waterfall Park Developments Ltd
ENV-2019-CHC-091	Treble Cone Investments Ltd
ENV-2019-CHC-094	Blackmans Creek No.1 LP and Soho Ski Area Ltd
ENV-2019-CHC-097	Bridesdale Farm Developments Ltd

APPENDIX E

FURTHER PARTICULARS REQUESTED

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
ZJV (NZ) Ltd ENV-2019-CHC-030-001 Topic 32 Open Space and Recreation	Reduce the southern and western boundaries of the Ben Lomond Sub-Zone - Bobs Peak Area, and reduce the width of the Ben Lomond Sub-Zone - Corridor Area, to exclude land subject to the Appellant's lease with QLDC			Y Appellant to provide shapefile if available, or alternatively a marked up plan.
Broomfield D and Woodlot Properties Ltd ENV-2019-CHC-032-003 - 005 Topic 30 Wakatipu Basin Text	The anomalies in rules 27.5.18A, 27.5.18B and Rule 27.5.19 be corrected, in regard to subdivisions not complying with the minimum net site area being discretionary or non-complying, and an error referring to 4000m2 as the net site area.			Y Appellant to provide amended wording
Trojan Helmet Ltd ENV-2019-CHC-037-002 Topic 31 Wakatipu Basin Rezonings	Enable all the activities within The Hills Resort Zone addressed by THL's Submissions and evidence, including: (i) the ongoing operation and development of golf courses, including all associated and ancillary activities; (ii) farming activities; (iii) sculpture activities; (iv) residential and visitor		Modify the Wakatipu Basin Lifestyle Precinct provisions, Chapter 6 and 27 as detailed in Section 5 and 7 of THL's submission dated 23 February	Y Appellant to specify which Chapter 24 provisions are sought to be amended, as the submission wording is in respect of the notified provisions, and numbering and wording differs in the Decisions Version

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
	<p>accommodation activities; (v) staff accommodation; (vi) commercial activities; (vii) commercial recreation activities; (viii) temporary events, including golf tournaments; (ix) helicopter activities; (x) landscaping; (xi) earthworks.</p>		<p>2018;</p> <p>OR</p> <p>Modify the Wakatipu Basin Rural Amenity Zone provisions so as to apply a discretionary activity regime within the zone with no minimum lot size for subdivision and make the further modifications detailed in Sections 6 and 7 of THL's submission dated 23 February 2018.</p>	

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Trojan Helmet Ltd ENV-2019-CHC-037-003 Topic 26 Earthworks	Amend Chapter 25 Earthworks so that within the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct the permitted activity total maximum volume of earthworks is 1,000m3.			Y Appellant to confirm that the amendment is sought to Rule 25.5.4, and to provide wording e.g. a new row in Table 25.2.
Trojan Helmet Ltd ENV-2019-CHC-037-004 Topic 26 Earthworks	Amend Chapter 25 so that there is no maximum volume for earthworks on the land shown in Appendix A (The Hills Resort Zone) for the purpose of golf course construction and maintenance.			Y Appellant to provide wording e.g. a new row in Table 25.2.
Boxer Hill Trust ENV-2019-CHC-038-002 Topic 30 Wakatipu Basin Text	Amend 24.1 Zone Purpose to allow greater flexibility and innovation in subdivision design.			Y Appellant to specify the wording sought, as the submission wording for Zone Purpose has been superseded by decisions
Boxer Hill Trust ENV-2019-CHC-038-003 Topic 30 Wakatipu Basin Text	Amend Objective 24.2.5 to enable rural residential living.			Y Appellant to specify the wording sought, as the amendments sought within the submission for Objective 24.2.5 have been superseded by decisions

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Boxer Hill Trust ENV-2019-CHC-038-004 Topic 30 Wakatipu Basin Text	Amend Policies 24.2.5.1 – 24.2.5.6 to reflect the changes to Objective 24.2.5 to enable rural residential living.			Y Appellant to specify the wording sought, as some of the submission wording sought has have been superseded by decisions
Boxer Hill Trust ENV-2019-CHC-038-008 Topic 30 Wakatipu Basin Text	Amend Rule 24.4.29 so that clearance within a root protection zone or trimming of exotic vegetation is permitted.	Amend Rule 24.4.29 as follows: Clearance of exotic vegetation (Activity status RDP) Clearance, works within the root protection zone or significant trimming of exotic vegetation. that is of a height greater than 4 metres. Discretion is restricted to: a. The extent of clearance; b. Trimming and works within the root protection zone; c. Replacement planting.		Y Appellant to confirm this wording is sought, as Rule 24.2.29 has been amended in decisions with an additional matter of discretion.
Boxer Hill Trust ENV-2019-CHC-038-009 Topic 30 Wakatipu Basin Text	Amend Rule 24.5.5 building coverage to enable lots greater than 4000m ² : 15% of lot area, or 1000m ² gross floor area whichever is the lesser; and for lots less than 4000m ² : 25% of lot area.			Y Appellant to confirm that amendments are sought to Rule 24.5.5 (not 24.5.1 as this has been amended in decisions).

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Boxer Hill Trust ENV-2019-CHC-038-010 Topic 30 Wakatipu Basin Text	Amend Rule 24.5.7.1 building height from 6m to 8m.	Amend Rule 24.5.7.1 as follows: Building height The maximum height of any building shall be 6 8 m. Discretion is restricted to ...		Y Appellant to confirm whether amendments are sought to Rule 24.5.7.1 and/or Rule 24.5.7.2, and to provide wording (Rule 24.5.3 is no longer for height).
Boxer Hill Trust ENV-2019-CHC-038-013 Topic 30 Wakatipu Basin Text	Amend Rule 24.7 Assessment matters to also refer to controlled activities and to delete references to Chapters 3, 4, and 6.			Y Appellant to provide wording sought, as 24.7 has been amended by decisions with assessment matters included for controlled activities.
Boxer Hill Trust ENV-2019-CHC-038-014 Topic 30 Wakatipu Basin Text	Amend 24.7.3 to reflect that the location of buildings will have been addressed at the time of subdivision.			Y Appellant to confirm wording sought, as 24.7.3 has been amended by decisions.
Boxer Hill Trust ENV-2019-CHC-038-016 Topic 30 Wakatipu Basin Text	Amend Rule 27.6.1 to include minimum lot size and average for the area east of Arrowtown-Lake Hayes Road north of Hogans Gully Road.	Amend Rule 27.6.1 as follows: Wakatipu Basin Lifestyle Precinct 6000m ² 1.0ha minimum average <u>In the area east of Arrowtown-Lake Hayes Road north of Hogans Gully Road: minimum 4000m² / average 1ha</u>		Y Appellant to confirm this wording is sought.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Cassidy Trust ENV-2019-CHC-040-004 Topic 30 Wakatipu Basin Text	Amend Chapter 24, including the rules for subdivision and residential development applicable to the Wakatipu Basin Lifestyle Precinct and the Appellant's land, to better enable and facilitate well-designed subdivision and residential development.			Y Appellant to identify the provisions in respect of which relief is sought, and provide detailed wording for each amendment sought
Cassidy Trust ENV-2019-CHC-040-005 Topic 30 Wakatipu Basin Text	Amend Chapter 27, including the rules for subdivision and residential development applicable to the Wakatipu Basin Lifestyle Precinct and the Appellant's land, to better enable and facilitate well-designed subdivision and residential development.			Y Appellant to identify the provisions in respect of which relief is sought, and provide detailed wording for each amendment sought
SYZ Investments Limited ENV-2019-CHC-041-001 Topic 24 Location of Outstanding Natural Landscape Line	Amend boundary of the Outstanding Natural Landscape (ONL) to take part of the appellant's land outside the ONL	Amend Planning Map 30 so that the ONL line follows the lower slopes of Morven Hill in the approximate location indicated in the submission, as it is more appropriate and will follow natural topographical boundaries, as opposed to the current line that follows cadastral boundaries		Y Appellant to provide a detailed description of where the ONL line is sought to be located (eg by reference to contour lines)

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
SYZ Investments Limited ENV-2019-CHC-041-002 Topic 31 Wakatipu Basin Rezonings	Amend the zoning of the lower slopes of Morven Hill, to the north of the requested amended ONL line, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct			Y Appellant to provide a detailed description of where the ONL line is sought to be located (eg by reference to contour lines)
Middleton Family Trust ENV-2019-CHC-055-008 Topic 30 Wakatipu Basin Text	Amend Rule 24.5.8 for setback from roads within the Wakatipu Basin Lifestyle Precinct from 75m to 20m.	Amend Rule 24.5.8 as follows: Setback from roads The minimum setback of any building from road boundaries shall be 75m in the Precinct and 20m elsewhere in the Rural Amenity Zone.		Y Appellant to confirm that this wording is sought or provide amended wording, as Rule 24.5.8 (previously 24.5.4) has been modified by decisions.
Middleton Family Trust ENV-2019-CHC-055-009 Topic 30 Wakatipu Basin Text	Amend 24.8 to provide actual assessment matters.			Y Appellant to provide amended wording

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
<p>Middleton Family Trust ENV-2019-CHC-055-019 Topic 30 Wakatipu Basin Text</p>	<p>Amend provision 24.6 to include controlled activities.</p>	<p>Amend 24.6 as follows:</p> <p>Any application for resource consent for <u>controlled and restricted discretionary</u> activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:</p> <ul style="list-style-type: none"> a. Rule 24.5.1 & <u>24.5.17</u> Building coverage. b. Rule 24.5.2 & <u>24.5.18</u> Setback from internal boundaries. c. Rule 24.5.3 & <u>24.5.19</u> Height of buildings. d. Rule 24.5.4 & <u>24.5.20</u> Setback from roads. e. Rule 24.5.5 Setback from identified landscape features. 		<p>Y</p> <p>Appellant to confirm if this wording is sought, as controlled activities are in the decisions version.</p>

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
Well Smart Investments Group ENV-2019-CHC-062-003 Topic 26 Earthworks	Reject changes to the Earthworks Chapter (retain the operative version) unless it is amended to remove any unnecessary resource consent requirements.			Y Appellant to provide detailed wording of requested changes
Well Smart Investments Group ENV-2019-CHC-062-004 Topic 28 Transport	Amendments as identified in an appendix to the submission, to the extent that the Decision did not provide the relief sought or otherwise address the issues raised in the original submission.			Y Appellant to provide detailed wording of requested changes
B Giddens Trust ENV-2019-CHC-063-001 Topic 28 Transport	Apply parking standards to alternate zonings (e.g. the Local Shopping Centre Zone, High, Medium Density and/or Business Mixed Use Zonings) consistent with that applying to the town centre zones in the district. This includes removal of the car parking			Y Appellant to provide detailed wording of requested changes

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
	requirements in Table 1, for such zones			
B Giddens Trust ENV-2019-CHC-063-002 Topic 28 Transport	Add a new "parking reduction adjustment factor" provisions to the transport chapter for all zones that enable a percentage reduction in the car parking requirements for activities which are located: (i) 200m from a public transport route (25% reduction); (ii) 50m from a public parking facility (15% reduction) (iii) 100m from Town Centre or Local shopping Centre Zone (15% reduction) (iv) 50m from a major cycle trail (10% reduction)			Y Appellant to provide detailed wording of requested changes
Wood C ENV-2019-CHC-064-001 Topic 30 Wakatipu Basin Text	Retention of all the provisions in the Operative Plan relating to the establishment and assessment of informal airports or "helipads".			Y Appellant to identify the particular PDP provisions that are sought to be replaced by ODP provisions, and the relevant ODP provision numbers that are sought to be inserted

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Wood C ENV-2019-CHC-064-002 Topic 30 Wakatipu Basin Text	To require all but infrequent landings of helicopters to obtain consent.			Y Appellant to provide details of the amended wording sought for provisions relating to informal airports within Chapter 24
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 <u>No minimum</u> 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 Rezonings	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
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-028 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
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-053 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 <u>No minimum</u> 80ha Wakatipu Basin Lifestyle Precinct 6000m²	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>1.0ha minimum average</u> <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 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 <u>No minimum</u> 80ha Wakatipu Basin Lifestyle Precinct 6000m2 <u>1.0ha minimum average</u> <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			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
	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.			
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 <u>No minimum</u> 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 Rezonings	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 <u>No minimum</u> 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
Wayfare Group Ltd ENV-2019-CHC-076-010 Topic 26 Earthworks	The non-notification clauses from the Operative District Plan (22.3.2.6) should carry through to the Proposed District Plan.			Y Appellant to clarify what changes are sought
Wayfare Group Ltd ENV-2019-CHC-076-015 Topic 28 Transport	Insert a new objective with associated policies supporting activities and developments and methods which will help resolve traffic congestion in and around the Queenstown Town Centre. Also include new method(s) to restrict particular types of traffic movements known to be causing congestion e.g. transient/visitors (in particular campervans and rental cars) circulating and parking in the CBD.			Y Appellant to provide detailed wording of requested changes
Wayfare Group Ltd ENV-2019-CHC-076-016 Topic 28 Transport	Amend policies and access standards to promote wider distribution of drop off/pickup areas.			Y Appellant to provide detailed wording of requested changes

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Wayfare Group Ltd ENV-2019-CHC-076-032 Topic 28 Transport	Amend 29.9.38.1(d) Exclusions from measurement of GFA should also include lobbies, circulations spaces etc as these spaces should not generate parking demand (such rules can create perverse design incentives)			Y Appellant to clarify provision number (29.8.41.1(d))?
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 <u>4000m2</u> minimum <u>average</u> 1.0ha minimum <u>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
Monk R ENV-2019-CHC-082-008 Topic 31 Wakatipu Basin Rezonings	Apply a minimum lot density of 4000m ² 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.
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.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
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 <u>No minimum</u> 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.

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 <u>No minimum</u> 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.

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
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 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 specify the wording sought.
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:</p> <p>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>

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Further Particulars Y = Requested
Bridesdale Farm Developments Ltd ENV-2019-CHC-097-002 Topic 32 Open Space and Recreation	Make appropriate amendments to Chapter 38 to address the rezoning relief sought, including taking out references to Chapter 38 only applying to Council owned or managed reserves.			Y Appellant to provide details of the amended wording sought.