

ORIGINAL

Decision No. C 88 /2005

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Clause 17(2) of the First Schedule to the Act

AND

IN THE MATTER of an application by THE QUEENSTOWN LAKES DISTRICT COUNCIL for consent to make parts of the proposed district plan operative

(ENV C 0099/05)

BEFORE THE ENVIRONMENT COURT

Environment Judge J R Jackson (sitting alone under section 279 of the Act)

In Chambers at Christchurch

CONSENT TO COMMENCEMENT OF DISTRICT PLAN IN PART

[1] On 22 September 2003 the Court issued decision C134/2003 consenting to the Queenstown Lakes District Council ("the Council") to approve and make operative specified parts¹ of the proposed Queenstown Lakes District Plan ("the plan"). The parts identified in C134/2003 were made operative on 10 October 2003. The Council has now applied for consent to make further parts of the plan operative. Although the application does not say so, the subsequent letter from Mr Marquet dated 13 May 2005 states that the application is made *ex parte*.

[2] The background prior to decision C134/2003 is outlined at paragraph [2] of that decision. Since the parts of the plan that were subject to C134/2003 were made

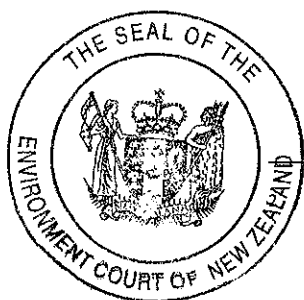


¹ "Parts" refers to both full sections of the plan and to provisions with sections.

operative, further references² and variations to the plan have been finally resolved. However, other references and variations remain to be resolved, hence this latest application.

[3] The Council's application is made on grounds contained in a memorandum of counsel dated 28 April 2005 but not referred to me until 31 May 2005. The specific grounds relied on are:

- (1) The impact of making those parts of the plan that were subject to C134/2003 operative has been wholly beneficial in facilitating the administration of resource management in Queenstown;
- (2) The provisions for which consent is now sought are significant and warrant being made operative without further delay;
- (3) All submissions and appeals relating to the identified parts have been disposed of;
- (4) Administration will be made more efficacious and transparent;
- (5) Any uncertainties and conflicts between plans will be eliminated;
- (6) The interests of justice will be best served by making the order sought;
- (7) There is no reason why the parts of the plan resolved since 10 October 2003 should not be made operative;
- (8) The remaining references seem likely to require Court hearing time; and
- (9) None of the remaining appeals/references provide for consequential changes that might impinge on provisions to be made operative.



As appeals on proposed plans were known prior to 1 August 2003.

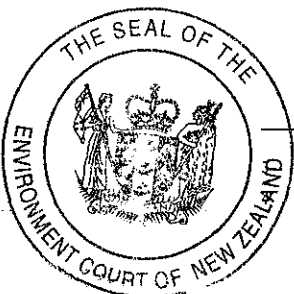
[4] The Council's application is also accompanied by an affidavit sworn by the principal consultant for policy at Civic Corporation Limited³, Ms Jennifer Jane Parker. Ms Parker's affidavit provides details of:

- the references that will remain outstanding and the parts of the plan that they affect;
- the variations that will remain incomplete and the parts of the plan that they affect; and
- the references and variations that have been resolved since 10 October 2003.

[5] Ms Parker's affidavit also attaches appendices that summarise the position in relation to fully and partially operative parts of the plan following C134/2003 (Appendices 1A and 1B); list the parts that are now able to be made operative (Appendix 2); and provide further detail by listing all parts that remained proposed following C134/2003 and the references relating to those parts, and highlighting the parts that will remain proposed if the present application is granted consent (Appendix 3).

[6] The documents lodged with the application reveal, in detail, the matters outstanding and the parts of the plan that they may effect. Importantly, the means by which the matters that remain outstanding will continue to be identified in the plan (by shading) is made clear.

[7] As was noted in C134/2003, in situations such as this, where the Court is satisfied that the relevant parts of the plan (to be made operative) are readily identifiable and all submissions and appeals have been disposed of, it will normally accommodate the local authority's request out of a concern to assist it in its function as a planning authority⁴.



The company that provides resource management and regulatory services to the Council.
An application by the Rotorua District Council A155/99 at paragraph [5].

[8] Once again it is apparent that considerable effort has gone into identifying those parts of the plan that can be made operative at this time. The grounds that have been put forward for making the additional parts of the plan operative are accepted. I note in particular ground (9), in relation to the absence of the possibility for further consequential changes to operative provisions. The method of identifying the parts of the plan that remain under challenge (the shading) appears to have provided the degree of clarity that is required and can therefore be confirmed as appropriate.

[9] Accordingly I am satisfied that the Council's application for the Court to consent to the making of the identified further parts of the plan operative should be granted.

[10] I note at this point that since the Council's application was received, documents finalising changes to section 15 of the plan relating to subdivision have been received and are the subject of a formal order to be issued at (or about) the same time as this decision. The memorandum of counsel also specifically requested that consent be granted to making those agreed changes operative at this time.

[11] In reviewing Appendix 3 attached to Ms Parker's affidavit, I note that the reference to section 15 records that there are five provisions that remain under challenge. Those relate to financial contributions and are the subject of section 293 proceedings (to assess the appropriateness of an outcome that is otherwise beyond the scope of existing references). This means that Appendix 3 accurately reflects the financial provisions parts of section 15 that have not been finalised. The remainder of section 15 of the proposed plan is also being finalised by contemporaneous order and thus may also come into force.

[12] Accordingly, I am satisfied that consent may also be granted to the changes to section 15, which have now been finalised, being made operative.

[13] For the aforementioned reasons, I hereby grant **consent** to the Queenstown Lakes District Council to make the following parts of the proposed Queenstown Lakes District Plan operative:



- (1) as identified in the attached **Appendix 1** (which reproduces Ms Parker's Appendix 2); and
- (2) section 15 of the plan (excluding those provisions relating to financial contributions: listed in **Appendix 2**, below), as attached to the contemporaneous decision C89/2005 of the Court.

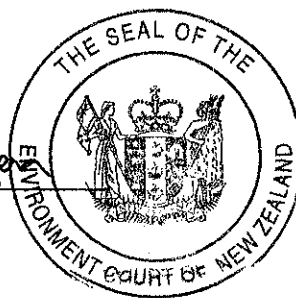
[14] Further, I *direct* that:

- (a) The parts of the plan identified by shading in the attached **Appendix 2** (which reproduces Ms Parker's Appendix 3) are to be similarly identified in the plan, pending resolution of the outstanding references and variation appeals; and
- (b) The planning maps should be annotated to indicate areas still subject to outstanding references and variation appeals.

[15] All outstanding matters in relation to the plan will be dealt with in due course. They are set down for a prehearing conference in early July 2005.

DATED at CHRISTCHURCH 27 June 2005.

J R Jackson
Environment Judge



Attachments: Attachment 1 : provisions made operative
Attachment 2 : provisions not made operative

Issued⁵: 27 JUN 2005

APPENDIX 1: THOSE PROVISIONS THAT CAN BE MADE OPERATIVE

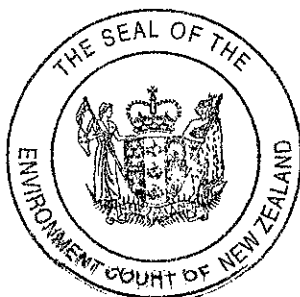
The following table identifies the provisions in the Plan that can now be made operative. These were not operative when the Council lodged its original application with the Court in September 2003.

Section 4

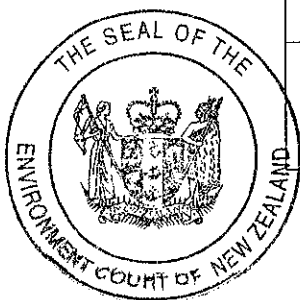
Provision	Comments	Status
4.1.4 Objective 1 – proposed new policy 1.20	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.1.4 Implementation Methods – amend methods (i) and (vii)	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.2.5 Policy (15) Retention of Existing Vegetation	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.6.1 Resources, Activities and Values (v) The Shotover River (b) Shotover Canyon	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (Introduction)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (iv) Navigational Safety	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (vii) Differentiation between Private and Commercial Users	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Policies (insert additional policy – Policy 9 from 1995 Plan)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Implementation methods (insert additional methods (v) and (ix) from 1995 Plan)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Explanation and Principal Reasons for adoption	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.4 Environmental Results Anticipated	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.10 Earthworks	References to Variations 8 and 21	Variation 21 resolved by consent order November 2004. Variation 8 resolved by consent order August 2004, and Environment Court decision February 2005

Section 5

Section	Comments	Status
5.1 Issue (i) The Management of the Effects of Rural Activities on the Environment	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98,	Resolved- consent order 14 July 2004



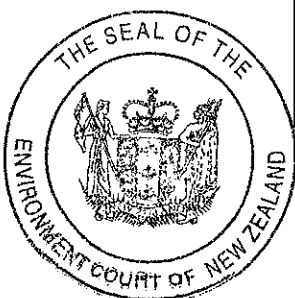
	Shotover Jet Ltd 1400/98	
5.1 Issue (ii) Sustaining the Life-Supporting Capacity of Soils and Vegetation	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (iii) Protecting the Rural Amenity Values	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (iv) Safeguarding Water Resources	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (v) Mineral Resources	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.3.3.2 Controlled Activity (v) Jetboat Race Events	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.3.3.2 Controlled Activity (xi) Earthworks. Renumbered (ix) because of deletion of controlled activity rules for scenic rural roads.	Earthworks in Rural General Zone- (V18)	Resolved- consent order issued 3 November 2004
5.3.3.3 Discretionary Activity (iv) Surface of Lakes and Rivers	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.3.3.5 Prohibited Activities (i) Surface of Lakes and Rivers (a) & (c)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.3.4 Non-notification of applications	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard (vii) Forestry and Shelterbelt Planting	WESI 1394/98 and 1165/98 and Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard (viii) Earthworks	Earthworks in Rural General Zone (V21)	Resolved- consent order issued November 2004
5.3.5.1 Site Standard – proposed new standard (xi) Indigenous Vegetation	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard – proposed new standard (xii) Alpine Environments	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004



5.3.5.2 Zone Standard (iv) Surface of Lakes and Rivers (a), (b) & (d)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.3.5.2 Zone Standard - proposed new zone standard (xi) Building Line Restriction	Waterston 1262/98	Resolved- Consent order issued
5.4.2.2(xxviii) Assessment Matters for tree planting	WESI 1165/98 and 1394/98	Resolved- decision issued 16 December 2004
5.4.2.3 Assessment Matters (vii) Controlled Activity - Jetboat Race Events (Clutha River)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 Assessment Matters (xiv) Discretionary Activity - Commercial Recreational Activities (other than on the Surface of Lakes and Rivers)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 Assessment matters (xv) Discretionary Activity - Surface of Lakes and Rivers	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 Assessment matters - proposed new assessment matter (xviii) Clearance of Indigenous Vegetation including clearance of Alpine Environments	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.4.2.3 Assessment Matters General (xxvi) Earthworks	Earthworks in Rural General Zone (V21)	Resolved- consent order issued November 2004
Proposed addition of section 5.7 Reasons For Rules from the 1995 Plan	Shotover Jet Ltd 1400/98	Resolved- consent order issued July 2004

Section 7

Low Density and High Density Residential Zones - 7.5.5.1 Site Standards Residential Activities and Visitor Accommodation in the High Density Residential Zone (xv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Low Density and High Density Residential Zones - 7.5.6.1 Site Standard Non-Residential Activities (other than Visitor Accommodation in the High Density Residential zone) (x) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005



Residential Arrowtown Historic Management Zone – 7.6.5.1 Site Standard Residential Activities (vi) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
7.7.2 Assessment Matter (xxiv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005

Section 8

Provision	Comments	Status
8.1.1 Resource Management Issues – add a new Issue (vi)	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Objectives and Policies – Rural Living Areas – add new Objective	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Objective (4) and Policies 4.1-4.4 – Bob's Cove Rural Residential Zone	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Implementation methods (i) District Plan	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Implementation methods – proposed addition of (ii) Other Methods	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2 Clarification of terms (Bob's Cove Rural Residential Zone)	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.2.3 Discretionary Activities – proposed new activity	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.2.4 Non-complying Activities (vi) Residential Units	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.2.5 Prohibited Activities – proposed new activities	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (ii) Setback from internal boundaries – add new zone	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (iv) Retail Sales	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (x) Earthworks	Earthworks- Variation 8	Resolved - Environment Court decision February 2005
8.2.4.2 Zone Standard (i)	WESI's general reference on	Resolved- consent order



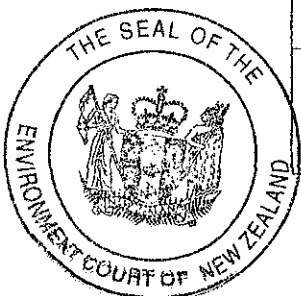
Building Line Restriction – add new (e)	rural living (1394/98)- relating to Bob's Cove	issued
8.2.4.2 Zone Standard (ii) Building Height	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.4.2 Zone Standard (viii) Residential Density	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.4.2 Zone Standard – proposed new standard (xi) In the Ferry Hill Rural Residential sub-zone	Waterston 1262/98	Resolved- consent order issued February 2005
8.3.2 Assessment Matter (i) General – Nature Conservation Values	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.3.2 Assessment Matter (xiii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005

Section 9

Provision	Comments	Status
9.2.5.1 Site Standard (xii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
9.3.2 Assessment Matter (xvi) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005

Section 10

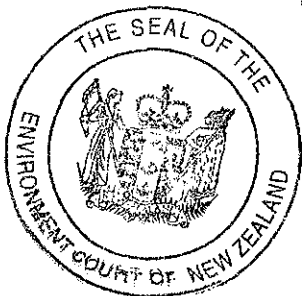
Provision	Comments	Status
10.2.2 Values	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.2.2.
10.6.3.2 Controlled Activity (iii) Premises Licensed for the Sale of Liquor (b)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.2(iii)
10.6.3.2 Controlled Activity (iv) Visitor Accommodation (g) – (k)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.2(iv)
10.6.3.4 Non-complying Activity (vi) Residential Flat	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.4(vi)
10.6.5.1 Site Standard (iv) Street Scene	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the



		provisions on 10.6.5.1(iv)
10.6.5.1 Site Standard (vii) Residential Activities (final bullet point)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.5.1(vii)
10.6.5.1 Site Standard (x) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.6.5.1 Site Standard (xi) Building Height	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved.
10.6.5.1 Site Standard (xii) Premises Licensed for the Sale of Liquor	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.5.1(xii)
10.6.5.2 Zone Standard (ii) Noise	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions of 10.6.5.2(ii)
10.7.5.1 Wanaka Town Centre Zone Site Standard (x) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.8.5.1 Arrowtown Town Centre Zone Site Standard (ix) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision 29 February 2005
10.9.5.1 Corner Shopping Centre Site Standard (vi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.10.2 Assessment Matter (v) Controlled Activity – Visitor Accommodation in the Town Centre Transitional Sub Zone	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions of 10.10.2
10.10.2 Assessment Matter (xxi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005

Section 11

Provision	Comments	Status
11.2.5.1 Business Zone Site Standard (vii) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
11.3.5.1 Industrial Zone Site Standard (vii) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
11.4.2 Assessment Matter (xi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005



Section 12

Provisions	Comments	Status
12.2.3.3 Discretionary subdivision activities	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. This rule does not apply to Homestead Bay, and therefore can be considered operative
12.2.3.4 Discretionary Activity (i) Buildings (b), (c) and (d)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs. (b) and (c) do not relate to Homestead Bay, and therefore can be considered operative
12.2.3.5 Non-Complying Activity (ix) Wetlands	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (iv) Planting (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (v) Fencing (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (vii) Density Master Plan (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (xi) Building Height (Lodge Activity Area- Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative



12.2.5.2 Zone Standard (i) Residential Units (c)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.2 Zone Standard (xiii) Temporary and Permanent Storage of vehicles	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.4.5.1 Site Standard (iv) Earthworks (Rural Visitor Zone)	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.5.2 Assessment Matters (xii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.5.2 Assessment Matters (xiv) Golf Course development- discretionary activity (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.7.5.1 Site Standards(iv) Earthworks – Penrith Park Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.7.6 Assessment Matters (v) Earthworks – Penrith Park Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.9.5.1 Site Standards (iii) Earthworks – Bendemeer Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.9.6 Assessment Matters (i) Earthworks – Bendemeer Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.11.3.3 Restricted Discretionary Activities (i) Earthworks – proposed new rule	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.11.5.1 Site Standard (iv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.11.6 Resource Consents – Assessment Matters (o)	Earthworks- Variation 8	Resolved- Environment Court decision February 2005



Controlled and Restricted Discretionary Activity Earthworks		
12.14 Quail Rise Zone- all provisions	Quail Rise- Variation 12	Resolved- consent order issued
12.15.5.1 (iii) Site Standards Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.15.6 Assessment matters (v) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.16 and 12.17 Woodbury Park Estates	Woodbury Park- Variation 13	Resolved- Variation withdrawn
12.18, 12.19 and 12.20 Peninsula Bay	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
12.21 & 12.22 Meadow Park may be affected by the WESI Manse Road reference.	Reference 1394/98	Resolved as it affects Meadow Park Zone

Section 14

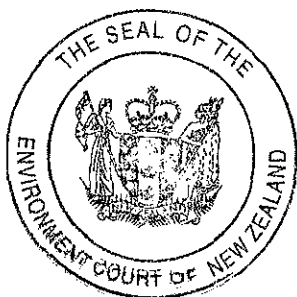
Provision	Comments	Status
14.2.4.1 Site Standard Parking and Loading (i) Minimum Parking Space Numbers (a) Activities in Town Centre Zones	Variations 22 and 23: Man Street and Duke Street	Variation 23 resolved Variation 22 unresolved, however, submissions lodged do not relate to this provision, and therefore can be deemed operative
14.2.4.1 Site Standard Table 1B- Peninsula Bay Zone- Parking Spaces Required	Peninsula Bay – Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court

Section 18

Provision	Comments	Status
18.2.5 Signs – Zone Standards Headings 1 and 2 for Town Centre Transition sub-zone	Variation 23- Man Street	Resolved- consent order issued

Definitions

Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
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Appendix 4 – Interpretative Diagrams

Provision	Comments	Status
Diagrams 5A, 5B, 5C, 6 Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Diagram 7A	Man Street- Variation 23	Resolved- consent order issued

Appendix 8 – Landscape Guidelines

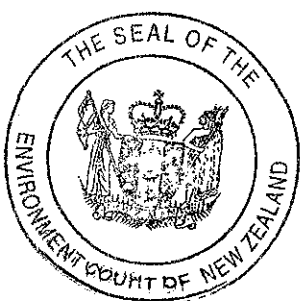
Provisions	Comments	Status
Cardrona Valley	WESI 1043/98	Resolved- Consent order issued
Coneburn Station	WESI 1043/98	Resolved- Consent order issued

Maps

Map	Comments	Status
9	Heritage 1- Variation 11; identification of Bible Terrace as Heritage Feature	Resolved- that part of Variation withdrawn as a result of submissions
11		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
12	Bobs Cove- RMA 1394/98	Resolved- consent order issued
13	Quail Rise- Variation 12	Resolved- consent order issued
15		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
18	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
19	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
20	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
22		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
24		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
26	Manse Road – RMA 1394/98	Unresolved- interim Environment Court decision issued



27	Manse Road – RMA 1394/98	Unresolved- interim Environment Court decision issued
28		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
29	Fordyce 1370/98 Valentine 1338/98	Unresolved- Section 293 application Unresolved- Interim Environment Court decision issued
30		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
31	Quail Rise- Variation 12	Resolved- consent order issued
31a	Terrace Tower 1028/98	Unresolved- Section 293 application
33	Woodbury Park	Resolved- Variation withdrawn
34, 35, 36	Variation 23- Man Street Variation	Resolved- consent order issued
38	Bobs Cove Rural Residential Zone- WESI 1394/98	Resolved- consent order issued
39		Unclear as to why identified as not operative- no record of an outstanding reference or Variation



**APPENDIX 2: SCHEDULE OF PDP PROVISIONS THAT WERE NOT OPERATIVE IN
SEPTEMBER 2003**

The following table provides an update on the status of all those provisions that were not operative when the Council's application to make parts of its proposed District Plan operative in September 2003.

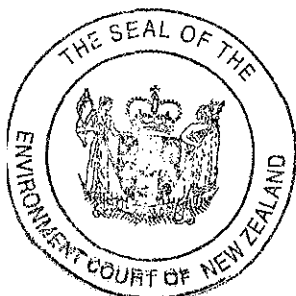
Those provisions that remain inoperative are shaded.

Section 4

Provision	Comments	Status
4.1.1 Introduction	WESI reference- Ecological structure 1315/98	Unresolved- Consent order circulated and signed by most parties to be forwarded to Court
4.1.2 Resources, activities and values	WESI reference- Ecological structure 1315/98	Unresolved- Consent order circulated and signed by most parties to be forwarded to Court
4.1.3 Issues	WESI reference- Ecological structure 1315/98	Unresolved- Consent order circulated and signed by most parties to be forwarded to Court
4.1.4 Insert new objective 1 policies and implementation methods	WESI reference- Ecological structure 1315/98	Unresolved- Consent order circulated and signed by most parties to be forwarded to Court
4.1.4 Objective 1 – proposed new policy 1.20	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.1.4 Implementation Methods – amend methods (i) and (vii)	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.1.4 Implementation Methods – proposed new implementation methods from 1995 Plan	WESI 1043/98	Unresolved- seeking clarification from WESI
4.2.4 Part of Issue (1) and Issue (3) Maintenance and enhancement of Visual Amenity Landscapes	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing
4.2.5 Policy (2) Outstanding Natural Landscapes (District Wide/Greater Wakatipu) (d)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing
4.2.5 Policy (3) Outstanding Natural Landscapes (Wakatipu Basin) (a) (v)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing
4.2.5 Policy (4) Visual Amenity Landscapes (a), (b), (c)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing
4.2.5 Policy (5) Outstanding Natural Features (b) (v)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing
4.2.5 Policy (9) Structures (c)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released 4 appeals received awaiting Environment Court hearing

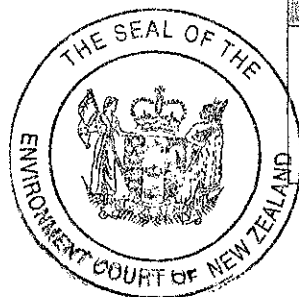


4.2.5 Policy (11) Forestry and Amenity Planting (b)	Scenic Rural Roads Variation (V18)	Unresolved- Council decision on submissions released, 4 appeals received, awaiting Environment Court hearing.
4.2.5 Policy (15) Retention of Existing Vegetation	Forest and bird references 1225/98 and 1398/98	Resolved- consent order issued March 2004
4.4.1 Resources, Activities and Values (ii) Functions of Open Space and Recreation Areas	Clark Fortune McDonald 1405/98	Unresolved- section 293 application process for financial contributions
4.4.1 Resources, Activities and Values (iii) Significance of Open Space and Recreation Areas	Clark Fortune McDonald 1405/98	Unresolved- section 293 application process for financial contributions
4.4.2 Issues (all)	Clark Fortune McDonald 1405/98	Unresolved- section 293 application process for financial contributions
4.4.3 Objectives and Policies (all)	Clark Fortune McDonald 1405/98	Unresolved- section 293 application process for financial contributions
4.6.1 Resources, Activities and Values (v) The Shotover River (b) Shotover Canyon	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (Introduction)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (iv) Navigational Safety	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.2 Issues (vii) Differentiation between Private and Commercial Users	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Policies (insert additional policy - Policy 9 from 1995 Plan)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Implementation methods (insert additional methods (v) and (ix) from 1995 Plan)	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.3 Explanation and Principal Reasons for adoption	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.6.4 Environmental Results Anticipated	Shotover Jet Ltd 1400/98	Resolved- consent order/decision issued 14 July 2004
4.9.3 proposed new Objective 7 and policies	D and J Jardine 1226/98	Unresolved- awaiting outcome of Jacks Point variation
4.10 Earthworks	References to Variations 8 and 21	Variation 21 resolved by consent order November 2004. Variation 8 resolved by consent order August 2004, and Environment Court decision February 2005

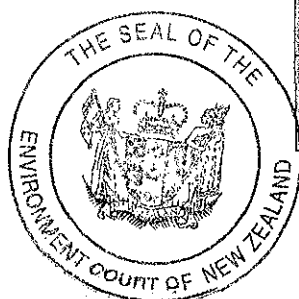


Section 5

Section	Comments	Status
5.1 Issue (i) The Management of the Effects of Rural Activities on the Environment	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (ii) Sustaining the Life-Supporting Capacity of Soils and Vegetation	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (iii) Protecting the Rural Amenity Values	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (iv) Safeguarding Water Resources	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.1 Issue (v) Mineral Resources	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.3.3.2 Controlled Activity (v) Jetboat Race Events	NZ JBA - Southland 1403/98, Otago Branch of the Jet Boat Association 1328/98, Shotover Jet Ltd 1400/98	Resolved- consent order 14 July 2004
5.3.3.2 Controlled Activity (ix) Tree Planting	Scenic Rural Roads (V18)	Unresolved. This provision has been deleted as a result of decisions on submissions to variation 18. 4 appeals have been received. Awaiting Environment Court hearing.
5.3.3.2 Controlled Activity (x) Structures	Scenic Rural Roads (V18)	Unresolved. This provision has been deleted as a result of decisions on submissions to variation 18. 4 appeals have been received. Awaiting Environment Court hearing.
5.3.3.2 Controlled Activity (xi) Earthworks. Renumbered (ix) because of deletion of controlled activity rules for scenic rural roads.	Earthworks in Rural General Zone- (V18)	Resolved- consent order issued 3 November 2004
5.3.3.3 Discretionary Activity (vi) Forestry Activities	WESI 1394/98	Unresolved- awaiting final decision of Court
5.3.3.3 Discretionary Activity (iv) Surface of Lakes and Rivers	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004



5.3.3.3 Discretionary activity (xii) planting of vegetation	Scenic rural roads (V18)	Unresolved- new rule as result of Council decisions on submissions. Awaiting Environment Court hearing
5.3.3.3 Discretionary activity (xiii) Structures	Scenic rural roads (V18)	Unresolved- new rule as result of Council decisions on submissions. Awaiting Environment Court hearing
5.3.3.5 Prohibited Activities (i) Surface of Lakes and Rivers (a) & (c)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.3.4 Non-notification of applications	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard (vii) Forestry and Shelterbelt Planting	WESI 1394/98 and 1165/98 and Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard (viii) Earthworks	Earthworks in Rural General Zone (V21)	Resolved- consent order issued November 2004
5.3.5.1 Site Standard - proposed new standard (x) Indigenous Vegetation	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.1 Site Standard - proposed new standard (xii) Alpine Environments	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.3.5.2 Zone Standard (iv) Surface of Lakes and Rivers (a), (b) & (d)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.3.5.2 Zone Standard - proposed new zone standard (xi) Building Line Restriction	Waterston 1262/98	Resolved- consent order issued February 2005
5.4.2.3(xxviii) Assessment Matters for tree planting	WESI 1165/98 and 1394/98	Resolved- decision issued 16 December 2004
5.4.2.2(xxix) Assessment matters for forestry	WESI 1165/98 and 1394/98	Unresolved- awaiting final decision of Court
5.4.2.2 (1) Outstanding Natural Features and Landscapes (Wakatipu Basin and Inner Upper Clutha area) (a) Effects on openness of landscape (i) and (iii)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.2 (1) Outstanding Natural Features and Landscapes (Wakatipu Basin and Inner Upper Clutha area) (b) Visibility of development (i)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.2 (2) Outstanding Natural Features and Landscapes (District Wide)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing



(b) Effects on openness of landscape (i)		
5.4.2.2 (3) Visual Amenity Landscapes (b) Visibility of development (i) and (iii)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.2 (3) Visual Amenity Landscapes (d) Note	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.2 (3) Visual Amenity Landscapes (e) Rural Amenities (i) (iii) (iv)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.2 (4) Other Rural Landscapes (ii)	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.3 Assessment matters (i) nature conservation values- add new assessment matter	WESI reference- Ecological structure 1315/98	Unresolved- Consent order circulated and signed by most parties to be forwarded to Court
5.4.2.3 Assessment Matters (vii) Controlled Activity – Jetboat Race Events (Clutha River)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 (x) and (xi)- assessment matters for tree planting and structures	Scenic Rural Roads (V18)	Unresolved- awaiting Environment Court hearing
5.4.2.3 Assessment Matters (xiv) Discretionary Activity – Commercial Recreational Activities (other than on the Surface of Lakes and Rivers)	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 Assessment matters (xv) Discretionary Activity – Surface of Lakes and Rivers	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004
5.4.2.3 Assessment matters – proposed new assessment matter (xviii) Clearance of Indigenous Vegetation including clearance of Alpine Environments	Forest and Bird 1225/98 and 1398/98	Resolved- consent order issued March 2004
5.4.2.3 Assessment Matters General (xxvii) Earthworks	Earthworks in Rural General Zone (V21)	Resolved- consent order issued November 2004
Proposed addition of section 5.7 Reasons For Rules from the 1995 Plan	Shotover Jet Ltd 1400/98	Resolved- consent order issued July 2004

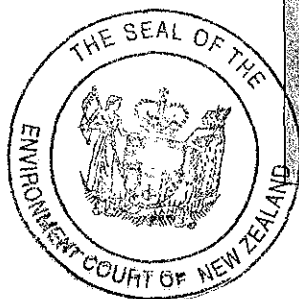


Section 7

Provision	Comments	Status
Low Density and High Density Residential Zones - 7.5.5.1 Site Standards Residential Activities and Visitor Accommodation in the High Density Residential Zone (xv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Low Density and High Density Residential Zones - 7.5.6.1 Site Standard Non-Residential Activities (other than Visitor Accommodation in the High Density Residential zone) (x) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Residential Arrowtown Historic Management Zone -- 7.6.5.1 Site Standard Residential Activities (vi) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
7.7.2 Assessment Matter (xxiv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005

Section 8

Provision	Comments	Status
8.1.1 Resource Management Issues - add a new Issue (vi)	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Objectives and Policies - Rural Living Areas - add new Objective	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Objective (4) and Policies 4.1-4.4 - Bob's Cove Rural Residential Zone	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Implementation methods (i) District Plan	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.1.2 Implementation methods - proposed addition of (ii) Other Methods	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2 Clarification of terms (Bob's Cove Rural Residential Zone)	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.2.2 Controlled Activities (v) Structures	Scenic Rural Roads (V18)	Unresolved. This provision has been deleted as a result of decisions on submissions to variation 18. 4 appeals have been received. Awaiting Environment Court hearing.



8.2.2.3 Discretionary Activities – proposed new activity	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.2.4 Non-complying Activities (vi) Residential Units	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.2.5 Prohibited Activities – proposed new activities	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (ii) Setback from internal boundaries – add new zone	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (iv) Retail Sales	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.1 Site Standard (x) Earthworks	Earthworks- Variation 8	Resolved - Environment Court decision February 2005
8.2.4.2 Zone Standard (i) Building Line Restriction – add new (e)	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.2.4.2 Zone Standard (ii) Building Height	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.4.2 Zone Standard (viii) Residential Density	Waterston 1262/98	Resolved- consent order issued February 2005
8.2.4.2 Zone Standard – proposed new standard (xi) In the Ferry Hill Rural Residential sub-zone	Waterston 1262/98	Resolved- consent order issued February 2005
8.3.2 Assessment Matter (i) General – Nature Conservation Values	WESI's general reference on rural living (1394/98)- relating to Bob's Cove	Resolved- consent order issued
8.3.2 Assessment matter (iii) Controlled Activity – All Buildings (e), (f)	Scenic Rural Roads – (V18)	Unresolved- Awaiting Environment Court hearing
8.3.2 Assessment matter (iv) Structures	Scenic Rural Roads – (V18)	Unresolved- Awaiting Environment Court hearing
8.3.2 Assessment Matter (ix) (b) Access	Financial contributions references	Unresolved- Section 293 process
8.3.2 Assessment Matter (xiii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005

Section 9

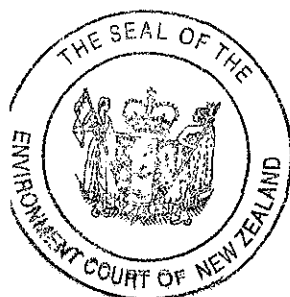
Provision	Comments	Status
9.2.5.1 Site Standard (xii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005



9.3.2 Assessment Matter (xvi) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
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Section 10

Provision	Comments	Status
10.2.2 Values	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.2.2.
10.6.3.2 Controlled Activity (iii) Premises Licensed for the Sale of Liquor (b)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.2(iii)
10.6.3.2 Controlled Activity (iv) Visitor Accommodation (g) – (k)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.2(iv)
10.6.3.4 Non-complying Activity (vi) Residential Flat	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.3.4(vi)
10.6.5.1 Site Standard (i) Building Coverage (b) & (c)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, is relevant to this provision
10.6.5.1 Site Standard (iv) Street Scene	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.5.1(iv)
10.6.5.1 Site Standard (vii) Residential Activities (final bullet point)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.5.1(vii)
10.6.5.1 Site Standard (x) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.6.5.1 Site Standard (xi) Building Height	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved.
10.6.5.1 Site Standard (xii) Premises Licensed for the Sale of Liquor	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions on 10.6.5.1(xii)
10.6.5.2 Zone Standard (i) Building and Façade Height (a) and (b)	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, is relevant to this provision
10.6.5.2 Zone Standard (ii)	Variations 22 and 23- Man	Man Street variation resolved.



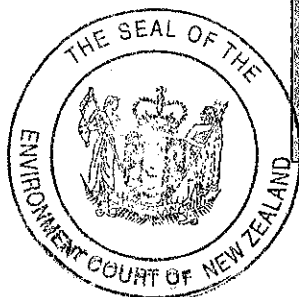
Noise	Street and Duke Street	Duke Street variation unresolved- one submission received, does not affect the provisions of 10.6.5.2(ii)
10.7.5.1 Wanaka Town Centre Zone Site Standard (x) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.8.5.1 Arrowtown Town Centre Zone Site Standard (ix) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision 29 February 2005
10.9.5.1 Corner Shopping Centre Site Standard (vi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
10.10.2 Assessment Matter (v) Controlled Activity – Visitor Accommodation in the Town Centre Transitional Sub Zone	Variations 22 and 23- Man Street and Duke Street	Man Street variation resolved. Duke Street variation unresolved- one submission received, does not affect the provisions of 10.10.2
10.10.2 Assessment Matter (xxi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005

Section 11

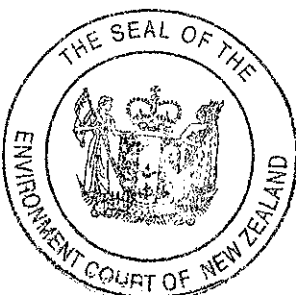
Provision	Comments	Status
11.2.5.1 Business Zone Site Standard (vii) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
11.3.5.1 Industrial Zone Site Standard (vii) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005
11.4.2 Assessment Matter (xi) Earthworks	Variation 8- Earthworks	Resolved- Environment Court decision February 2005

Section 12

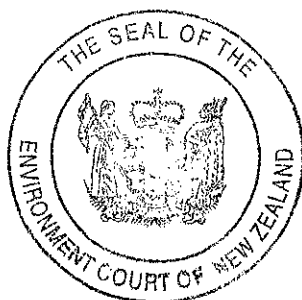
Provisions	Comments	Status
12.1.1 Resources and Activities (i)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.1.2 Values (iii)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.1.3 Resource Management Issues (vii)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing



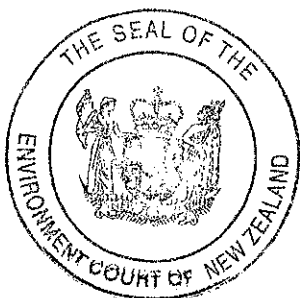
12.1.4 Objective 1 Millbrook Resort Zone Policies Explanation and Principal Reasons for Adoption	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.1.4 Objective 3 Jacks Point Resort Zone Policies Implementation Methods Explanation and Principal Reasons for Adoption	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.1.5 Environmental Results Anticipated	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.1 Zone Purpose	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 Controlled Activity (vii)(c) and (d) Buildings	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 Controlled Activity (viii) Parking, Loading and Access	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 Controlled Activity (ix) Landscaping and public access (Jacks Point zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 (x) Controlled Activity Earthworks (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 (xi) Outline development plan- residential activities (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.2 (xii) Outline development plan- village activity areas (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing



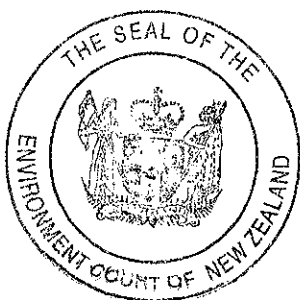
12.2.3.3 Discretionary subdivision activities	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. This rule does not apply to Homestead Bay, and therefore can be considered operative
12.2.3.4 Discretionary Activity (i) Buildings (b), (c) and (d)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs. (b) and (c) do not relate to Homestead Bay, and therefore can be considered operative
12.2.3.4 Discretionary Activity (iii) Airports (b)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.4 Discretionary Activity (v) Vegetation (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs. (v)(a) and (b) relate only to Jacks Point and Henley Downs, and can therefore be considered operative. However (c), (d) and (e) relate to Homestead Bay, and are therefore not operative
12.2.3.4 Discretionary Activity (vi) Earthworks (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.4 Discretionary Activity (vii) Golf Course Development (Jacks Point Limited)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.4 Discretionary Activity (viii) Outdoor Swimming Pools and tennis courts (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.4 Discretionary Activity (ix) Mining (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.4 Discretionary Activity (x) Health and Education Services (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.5 Non-complying Activity (iv) Mining Activities	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley



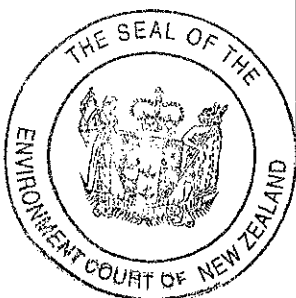
(Jacks Point Zone)		Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.5 Non-Complying Activity (v) Industrial and Service Activities	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
we12.2.3.5 Non-Complying Activity (vi) Airports (c)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.5 Non-Complying Activity (vii) Buildings (b)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.5 Non-Complying Activity (viii) Residential Flat	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.3.5 Non-Complying Activity (ix) Wetlands	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.3.5 Non-Complying Activity (x) Outdoor Tennis Courts (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.4 Non-Notification of Applications (a)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.5.1 Site Standard (i) Structure Plan	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing
12.2.5.1 Site Standard (ii) Setback from Roads and Internal Boundaries (a)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for



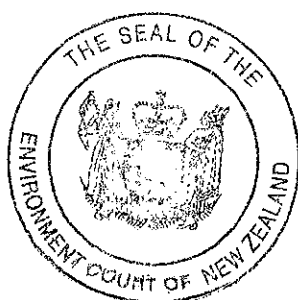
12.2.5.1 Site Standard (iii) Access (Jacks Point Zone)	Jacks Point- Variation 16	Environment Court hearing. Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.1 Site Standard (iv) Planting (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (v) Fencing (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (vi) Earthworks (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.1 Site Standard (vii) Density Master Plan (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.1 Site Standard (viii) Outline Development Plan (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.1 Site Standard (ix) Nature and Scale of activities	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.1 Site Standard (x) Density- Jacks Point Zone- Village activity area	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.1 Site Standard (xi) Building Height (Lodge	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley



Activity Area- Jacks Point Zone)		Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.2 Zone Standard (i) Residential Units (c)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.2.5.2 Zone Standard (i) Residential Units (d)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (ii) Building Height (c)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (iii) Glare	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (iv) Servicing	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Site Coverage (v) (b)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (vi) Nature and Scale of Activities (b)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (ix) Fire Fighting	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (xi) Refuse Management	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley



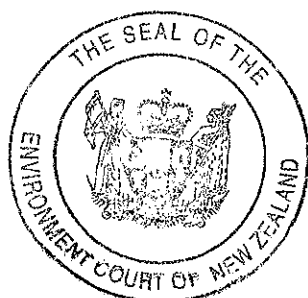
		Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2.5.2 Zone Standard (xiii) Temporary and Permanent Storage of vehicles	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.4.5.1 Site Standard (iv) Earthworks (Rural Visitor Zone)	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.5.2 Assessment matters (i) Controlled Activity- Parking and loading	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (ii) Controlled and Discretionary Activities – Buildings – Resort Zones (f)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (iii) Controlled Discretionary and Non-Complying Activities- Airports	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (iv) Structure Plan – Resort Zones	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (v) Setback from roads and internal boundaries	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xi) Vegetation (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.5.2 Assessment Matters (xiv) Golf course development- Discretionary activity. (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bay remains

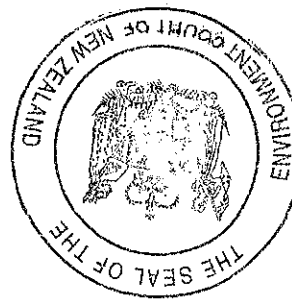


		unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative
12.5.2 Assessment Matters (xv) controlled activity- Outline Development Plan (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xvi) Nature and scale of activities (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xvii) Discretionary activity- mining (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xviii) Health and education services (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.5.2 Assessment Matters (xix) Outdoor swimming pools (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.7.5.1 Site Standards(iv) Earthworks – Penrith Park Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.7.6 Assessment Matters (v) Earthworks – Penrith Park Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.9.5.1 Site Standards (iii) Earthworks – Bendemeer Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.9.6 Assessment Matters (i) Earthworks – Bendemeer Zone	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Remarkables Park zone 12.11.3.2 Controlled Activity (i) All Buildings	Reference 1050/98- Section 293 application to amend height provisions for RPZ	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005
12.11.3.2 Controlled Activity (ii) Residential Activities, Commercial Recreational Activities, Commercial Activities, Educational	Reference 1050/98- Section 293 application to amend height provisions for RPZ	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005



Activities, Retirement Villages, Hospitals, Health and Day Care Facilities & Visitor Accommodation		
12.11.3.3 Restricted Discretionary Activities (i) Earthworks – proposed new rule	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.11.4 Non-notification of applications	Reference 1050/98- Section 293 application to amend height provisions for RPZ	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005
12.11.5.1 Site Standard (iv) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.11.5.2 Zone Standard (ii) Building Height	Reference 1050/98- Section 293 application to amend height provisions for RPZ	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005
12.11.6 Resource Consents – Assessment Matters	Reference 1050/98- Section 293 application to amend height provisions for RPZ	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005. Consent memorandum proposes to amend assessment matters as they relate to building form and design
12.11.6 Resource Consents – Assessment Matters (o) Controlled and Restricted Discretionary Activity Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.14 Quail Rise Zone- all provisions	Quail Rise- Variation 12	Resolved- consent order issued
12.15.5.1 (iii) Site Standards Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.15.6 Assessment matters (v) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
12.16 and 12.17 Woodbury Park Estates	Woodbury Park- Variation 13	Resolved- Variation withdrawn
12.18, 12.19 and 12.20 Peninsula Bay	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
12.21 & 12.22 Meadow Park may be affected by the WESI Manse Road reference.	Reference 1394/98	Resolved as it affects Meadow Park Zone
Terrace Towers – Maybe a new Special Zone 12.23 – Wakatipu District Shopping Centre	Reference 1028/98- Section 293 application	Unresolved, jurisdictional hearing scheduled for 28 February 2005





Provision	Comments	Status
18.2.2 (a) Controlled Activities - Signs in the Jacks Point Zone	Jacks Point - Variation 16	Resolved as it relates to Jacks Point and Henley
18.2.5 Signs - Zone Standards Headings 1 and 2 for Town Centre Transition sub-zone	Variation 23 - Man Street	Resolved - consent order issued
18.3.2 Assessment Matters (i) Signs in the Jacks Point Zone	Jacks Point - Variation 16	Resolved as it relates to Jacks Point and Henley

Section 18

Provision	Comments	Status
15.1.2 Issues (v) Environmental Considerations	Financial contributions references, Clark Fortune McDonald 1405/98	Unresolved - section 293 application process
15.1.3 Objective 1 Policies 1.6 and 1.7	Financial contributions references, Clark Fortune McDonald 1405/98	Unresolved - section 293 application process
15.1.3 Objective 2	Financial contributions references, Clark Fortune McDonald 1405/98	Unresolved - section 293 application process
15.1.3 Objective 4	Financial contributions references, Clark Fortune McDonald 1405/98	Unresolved - section 293 application process
15.2 (all)	Financial contributions references, Clark Fortune McDonald 1405/98	Unresolved - section 293 application process

Section 15

Provision	Comments	Status
14.1.3 Objective 3 Environmental Effects of Transportation Policy 3.6	Scenic Rural Roads - Variation 18	Unresolved - 4 appeals received to Council decision, awaiting Environment Court hearing
14.2.4.1 Site Standard Parking and Loading (i) Minimum Parking Space Numbers (a) Activities in Town Centre Zones	Variations 22 and 23: Man Street and Duke Street	Variation 23 resolved however, submissions lodged do not relate to this provision, and therefore can be deemed operative
14.2.4.1 Site Standard Table 1B - Peninsula Bay Zone - Parking Spaces Required	Peninsula Bay - Variation 15	Resolved - Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court

Section 14

Provision	Comments	Status
Forlyce Farms - Maybe a new Special Zone 12.24	Reference 1370/98 - Section 293 application	Unresolved - Environment Court hearing adjourned

		Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing.
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Definitions

Provision	Comments	Status
Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Ground Level	Wakatipu Trust 1050/98	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005

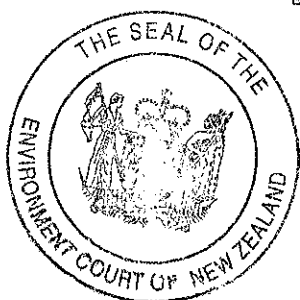
Appendix 3 – Inventory of Protected Features

3	4	6	7	8	9	11	12	13	17	18	19	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	56	57	58	59	60		
61	64	66	67	68	69	70	71	72	74	75	76	77	78	80	81	84	85	86	87	88	89	90	91	92		
93	94	95	98	99	100	101	102	103	106	107	108	110	111	112	114	115	116	117	118							
119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137								
138	141	143	146	147	148	149	150	151	152	153	154	155	157	158	159	160	161	162								
163	164	165	166	167	169	170	171	172	173	174	175	176	177	178	179	180	181	182								
183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	301	302	303	304								
305	308	309	310	311	312	313	315	316	317	318	318	319	320	321	322	323	324	325								
326	327	328	329	330	331	322	333	334	335	336	337	339	340	342	343	344	345	346								
347	348	349	350	351	352	353	354	355	356	358	359	360	361	362	365	366	367	368								
369	370	372	373	374	375	378	379	380	381	382	384	386	387	255	263	264	265	266								
267	268	269	270	271	272	506	508	509	510	511	512	520	524	525	526	527	528	529								
530	534	535	538	539	543	544	545	550	560	562	563	564	565	566	567	569	570	572								
573	575	576	577	578	579	580	581	583	584	585	586	588	589	591	592	594	596	598								
599	600	601	602	605	607	608	609	610	611	612	613	614	615	616	617	620	621	622								
700	701	702	703	704	705	706	707	708	709	710																

Unresolved- Heritage 1- Variation 11. Council decisions on submissions notified, awaiting appeal period.

Appendix 4 – Interpretative Diagrams

Provision	Comments	Status
Diagrams 5A, 5B, 5C, 6 Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Diagram 7A	Man Street- Variation 23	Resolved- consent order issued
Diagram 7B	Duke Street- Variation 22	Unresolved- One submission received
Diagram 8 Building Height RPZ to be added	Wakatipu Trust 1050/98	Unresolved- agreement reached between parties. Consent memorandum sent to Court March 2005



Appendix 8 – Landscape Guidelines

Provisions	Comments	Status
Cardrona Valley	WESI 1043/98	Resolved- Consent order issued
Remarkables Station	WESI 1043/98	Unresolved- hearing scheduled for 2005, evidence currently being exchanged
Coneburn Station	WESI 1043/98	Resolved- Consent order issued

Maps

Map	Comments	Status
9	Heritage 1- Variation 11; identification of Bible Terrace as Heritage Feature	Resolved- that part of Variation withdrawn as a result of submissions
10	Manse Road – RMA 1394/98	Unresolved- interim Environment Court decision issued
11		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
12	Bobs Cove- RMA 1394/98	Resolved- consent order issued
13	Jacks Point- Variation 16 (Homestead Bay) Terrace Towers-Reference 1028/98 Quail Rise- Variation 12 Fordyce Farms 1370/98 Valentine 1338/98	Unresolved- Environment Court hearing scheduled Unresolved- section 293 application Resolved- consent order issued Unresolved- Section 293 application Unresolved- Interim Environment Court decision issued
15		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
18	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
19	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
20	Peninsula Bay- Variation 15	Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
22		Unclear as to why identified as not operative- no record of an outstanding reference or Variation



24		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
26	Manse Road – RMA 1394/98	Unresolved- interim Environment Court decision issued
27	Manse Road – RMA 1394/98	Unresolved- interim Environment Court decision issued
28		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
29	Fordyce 1370/98 Valentine 1338/98	Unresolved- Section 293 application Unresolved- interim Environment Court decision issued
30		Unclear as to why identified as not operative- no record of an outstanding reference or Variation
31	Quail Rise- Variation 12 Terrace Tower 1028/98	Resolved- consent order issued Unresolved- Section 293 application Unresolved- awaiting consent order
31a	Terrace Tower 1028/98	Unresolved- Section 293 application
33	Woodbury Park Terrace Tower 1028/98	Resolved- Variation withdrawn Unresolved- Section 293 application
34, 35, 36	Variation 22 Duke Street Triangle Variation 23- Man Street Variation	Unresolved- one submission received Resolved- consent order issued
38	Bobs Cove Rural Residential Zone- WESI 1394/98	Resolved- consent order issued
39		Unclear as to why identified as not operative- no record of an outstanding reference or Variation

