Objetityti.

MENT COURT OF

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 parts<sup>1</sup> 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

<sup>&</sup>quot;Parts" refers to both full sections of the plan and to provisions with sections.

operative, further references<sup>2</sup> 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.



- [4] The Council's application is also accompanied by an affidavit sworn by the principal consultant for policy at Civic Corporation Limited<sup>3</sup>, 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 authority<sup>4</sup>.



- [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 Dakes District Plan operative:

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- (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.

**<u>DATED</u>** at CHRISTCHURCH 27 June 2005.

J R Jackson

Environment Judge

Attachments: Attachment 1: provisions made operative

Attachment 2: provisions not made operative

Issued<sup>5</sup>: 27 JUN 2005

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



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

	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



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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

	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
/\ dn	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

Provision	Comments	Status
8.1.1 Resource Management	WESI's general reference on	Resolved- consent order
Issues – add a new Issue (vi)	rural living (1394/98)- relating	issued
	to Bob's Cove	
8.1.2 Objectives and Policies	WESI's general reference on	Resolved- consent order
- Rural Living Areas - add	rural living (1394/98)- relating	issued
new Objective	to Bob's Cove	
8.1.2 Objective (4) and	WESI's general reference on	Resolved- consent order
Policies 4.1-4.4 – Bob's Cove	rural living (1394/98)- relating	issued
Rural Residential Zone	to Bob's Cove	
0.4.0.1	14/5011	
8.1.2 Implementation	WESI's general reference on	Resolved- consent order
methods (i) District Plan	rural living (1394/98)- relating	issued
9.1.2 Implementation	to Bob's Cove	
8.1.2 Implementation	WESI's general reference on	Resolved- consent order
methods – proposed addition	rural living (1394/98)- relating	issued
of (ii) Other Methods	to Bob's Cove	
8.2 Clarification of terms	WESPs constal reference on	Doorhied assessed and a
(Bob's Cove Rural Residential	WESI's general reference on rural living (1394/98)- relating	Resolved- consent order
Zone)	to Bob's Cove	issued
2010)	lo Bob's Cove	
8.2.2.3 Discretionary	WESI's general reference on	Resolved- consent order
Activities proposed new	rural living (1394/98)- relating	issued
activity	to Bob's Cove	
8.2.2.4 Non-complying	Waterston 1262/98	Resolved- consent order
Activities (vi) Residential		issued February 2005
Units		• • • • • • • • • • • • • • • • • • • •
8.2.2.5 Prohibited Activities –	WESI's general reference on	Resolved- consent order
proposed new activities	rural living (1394/98)- relating	issued
	to Bob's Cove	
8.2.4.1 Site Standard (ii)	WESI's general reference on	Resolved- consent order
Setback from internal	rural living (1394/98)- relating	issued
boundaries – add new zone	to Bob's Cove	
8.2.4.1 Site Standard (iv)	WESI's general reference on	Resolved- consent order
Retail Sales	rural living (1394/98)- relating	issued
	to Bob's Cove	
8.2.4.1 Site Standard (x)	Earthworks- Variation 8	Resolved - Environment
Earthworks	j	Court decision February 2005
100010	14/50/	
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

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

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

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



Provisions	Comments	Status
12.2.3.3 Discretionary subdivision activities	Jacks Point- Variation 16	Resolved as it relates to
SUDUIVISION ACTIVITIES		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	Jacks Point- Variation 16	Resolved as it relates to
(i) Buildings (b), (c) and (d)		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	Jacks Point- Variation 16	Resolved as it relates to
Activity (ix) Wetlands	İ	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)	Jacks Point- Variation 16	Resolved as it relates to
Planting (Jacks Point Zone)		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)	Jacks Point- Variation 16	Resolved as it relates to
Fencing (Jacks Point Zone)		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)	Jacks Point- Variation 16	Resolved as it relates to
Density Master Plan (Jacks		Jacks Point and Henley
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
12.2.5.1 Site Standard (xi)	Jacks Point- Variation 16	Resolved as it relates to
Building Height (Lodge		Jacks Point and Henley
Activity Area- Jacks Point		Downs land. However,
Zone)		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	Quail Rise- Variation 12	Resolved- consent order
provisions		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

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 for Town Centre Transition sub-zone	Variation 23- Man Street 2	Resolved- consent order issued

## **Definitions**

Earthworks	Earthwork	s- Variation 8	Resolved- Environment Court
			decision February 2005



# Appendix 4 – Interpretative Diagrams

Provision	Comments	Status
Diagrams 5A, 5B, 5C, 6	Earthworks- Variation 8	Resolved- Environment Court
Earthworks		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

Мар	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.

Provision	Comments	Status
4.4.1 Introduction		Unresolved- Consent order
**************************************	Ecological structure	circulated and signed by most
	1315/98	parties to be forwarded to
4:1.2 Resources, activities and	WESI reference-	Unresolved Consent order
values	Ecological - 1500 structure	circulated and signed by most
ar a consequence of the second	/1315/98	parties to be forwarded to
40.0	2000年1月1日 - 1000年1月1日 - 10	Court
41/3 Issues	WESI: Creference:	Unresolved Consent order
	Ecological structure, 1315/98	circulated and signed by most parties, to be forwarded to
rasis i <b>Sa</b> nta da <b>S</b> anta da Santa (Santa Santa	TO TO THE PROPERTY OF THE STATE OF	Courts 2
4.1.4 Insert new robjective 1.	WESI - reference-	Unresolved: Consent Corder
	rEcological was a structure.	circulated and signed by most
methods	1315/98	parties. to be forwarded to
Add A Objective A		Gourd # . *
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	Forest and bird references	Resolved- consent order issued
- amend methods (i) and (vii)	1225/98 and 1398/98	March 2004
4.1.4 Implementation Methods:	WESI-1043/98	Unresolved≗ Seeking
— . № + proposed x shew.		clarification from WESI
implementation, methods from	produce of the boards of the source	Experies a Page 1997
1995 Plan 4.2 4 Part 301 Issue (1) and	Scenic & Rufal Roads	Unitesolved- Council decision
issue (3) Maintenance and	Variation (V18)	on submissions released 4
enhancement of Visual		appeals received, awaiting
Amenity Landscapes	All and resident to the second	Environment Court hearing
4.2.5 Policy (2) Outstanding.	Scenic Rufai Poads	Harris Carata Barria Carata Carat
Natura) Landscapes (District) Wide/Greater Wakatipu) (d)	Variation (V18)	on submissions released, 4.
wildersleaterwakanipu) (d)		-appeals // received // awaiting -Environment Gould hearing
4:2/5 Policy (3) Outstanding	Scenic Rufal Roads	Unresolved Council decision
Natural Landscapes (Wakatipu)	Variation (V48)	on Submissions released, 4
Basini (a) (v)		appeals: received awaiting
		#Environment Counthearing
4.2.5 Policy (4) Visual Amenity	Scenic Rural Roads	Unresolved - Council decision.
Landscapes (a), (b), (c)	(Vāriation (VII8)	on submissions released, 4 appeals received awaiting
		Environment Court hearing
4.2.5 Policy (5) Outstanding	Scenic Rural Roads	Unresolved Council decision
Natural Features (b) (v)	Variation (V18)*	∞on∴ submissions, released,4
The state of the s	grada i wake ka	appeals received awaiting
77075		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
Core Digital Was Street Constitution		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.	THE PROPERTY OF THE PROPERTY O	Unifesolved- section 293 application process for financial scontributions
4.4.1 Resources Activities and Values (iii) Significance of Open Space and Recreation Areas		Unresolved section 293 application process for financial, contributions
4.4.3 @bjectives and Policies	1405/98	Unresolved section 293 application process for financial contributions  Unresolved section 293
(all)	1405/98.	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	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) <b>M</b> ineral 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 Centrolled Activity (x) Structures	Scenic Rural Röäds (V18)	Universityed. 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		Unresolved swaiting final geosters order
5.3.3.3 <b>Discretionary Activity</b> (iv) Surface of Lakes and Rivers	Shotover Jet Ltd 1400/98	Resolved- consent order issued 14 July 2004



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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
5422(xxix) Assessment matters for forestry	WESI 1165/98 and 1394/98	Unitesolved: « awaiting » final decision of Court
5'4'2:2 (1) Outstanding: Natural Features and Landscapes (Wakatipu Basin and Inner Upper Glutha-area) (a) Effects on openness of landscape (i) and ((ii))	Scenic Rural Roads (V18)	Unresolved: awaiting Environment Count 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



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(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=1 awaiting Environment Court hearing
5.4.2.2 (3) Visual Amenity Landscapes (d) Note 12 34	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 CRural 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 ato 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 2.6xi) assessment matters for tree planting and structures 2.		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



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

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 Count hearing.



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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 Activit) = All (Buildings, (e), (f)	Scenic Rural Roads—(V18)	Unresolved- Awaiting Environment Court hearing
8/3 2 Assessment matter (v) Structures 8/3 2 Assessment Matter (ix) (b) Access	Scenic Rural Roads = (V18) Financial contributions references	Unresolved Awaiting Environment Court hearing Unresolved Section 293 process
8.3.2 Assessment Matter (xiii) Earthworks	Earthworks- Variation 8	Resolved- Environment Court decision February 2005



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

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

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 Manu Street and Duke Street	Man Street variation resolved. DUKe Street variation unresolved- one submission received its 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 23Man 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

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

Provisions	Comments	Status
12:1/19Resourcestand	Jacks Point-Variation 16	Resolved astitrielates to
Activities(i)		Jacks Point and Henley
4		Downs land However
Commence of the Commence of th	CONTRACTOR OF STREET	Homestead Bay remains
	Mark the fact of the second second second	Unresolved, scheduled for
		Environment Court hearing
12.1 <b>/2:</b> Values (iii) 2.1	Jacks Point-Variation 46.4%	Resolved as it relates to
entral especial de la companya de l	Mark pare along the court of the court of	<ul> <li>√Jacks Point and Henley → No.</li> </ul>
	4. u.t. 244.5.04.34	Downs land. However.
Salar at the control of the control of	And a serve of particular and process	Homestead Bay remains
The State of the S	1975 F. C. W. W. W. S. W. W. W. W.	unresolved, scheduled for
The second second second		Environment Court hearing
12 1 3 Resource	Jacks Point- Variation 16	Resolved as it relates to
Management/Issues (vii)	Angelia (National September 2014)	Judeks Point and Henley
A District Control of the Control of		Downsland. However
	All San Committee and Committe	- Homestead Bay remains
	to a receive of the control of	, unresolved, scheduled for
The second of the second second	10 market 10 mar	Environment Court hearing



12:1:4 Objective 1 Millbrook Resort Zone, Policies, Explanation and Principal	Jacks Point- Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However
Reasons for Adoption  12.1.4 Objective 3 Jacks	Jacks Point- Variation 16	Homestead Bay remains unresolved, scheduled for Environment Court hearing Resolved as it relates to
Point Resort Zone Policies, Implementation Methods Explanation and Principal Reasons for Adoption		Jacks Point and Henley Downs land: However, Homestead Bay remains unresolved, scheduled for
12 1 5 Environmental Results Anticipated	Jacks Point- Variation 16	Environment Court hearing Resolved as it relates to Jacks Point and Henley Downs land However Homestead Bay remains
12.3 Zone Purpose	Jacks Point Variation 16.	unresolved, scheduled for Environment Court hearing Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bayremains
12.2.3.2 Controlled Activity (Vir) (c) and (d) Buildings	Jacks Point- Variation 16	unresolved, scheduled for Environment Court hearing Resolved as it relates to Jacks Point and Henjey Downs land However
12.2 3.2 Controlled Activity (Viii) Parking, Loading and Access	Jacks Point Variation 16	Homestead Bay remains untresolved, scheduled for Environment Court hearing Resolved as it relates to Jacks Point and Henley Downstland, However
12.2.3.2 Controlled Activity (ix) Landscaping and public	Jacks Point: Variation 16	Homestead Bay remains uniresolved scheduled for Environment Court hearing.  Resolved as it relates to Jacks Point and Henley.
access (Jacks Point zone)  12.2-3.2 (X) Controlled Activity		Downs land. However Homestead Bayiremains unresolved scheduled for Environment Court hearing
Earthworks (Jacks Point Zone)		Resolved as it relates to Jacks Point and Henley Downs land However Homestead Bay remains unresolved, scheduled for
12.2.3.2 (xi)!Outline development plan-residential activities (Jacks Point Zone)	Jacks Point- Variation 1/6	Environment Court hearing Resolved/as it relates to Jacks Point and Henley Downs land However, Homestead Bay remains
12:2:3:2 (Xii) Outline development plan- Village activity areas (Jacks Point	Jacks Point-Variation 46	unresolved; scheduled for Environment Court hearing Resolved as it relates to Jacks Point and Henley Downs land However Homestead Bayremains
Zone)		Informestead Bay remains unresolved, scheduled for Environment Court hearing



12.2.3.3 Discretionary	Jacks Point- Variation 16	Resolved as it relates to
subdivision activities	odoko i olik Validiki i i	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) Wegetation (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
12 2 3 4 Discretionary Activity (vi) Earthworks (Jacks Point Zone)	Jacks Point-Variation 16	Bay, and are therefore not operative.  Resolved as it relates to.  Jacks Point and Henley.  Downsland. However,  Homestead Bay remains unresolved, scheduled for Environment Court hearing.
12.2-3.4 Discretionary Activity (Vii) Golf Course Development (Jacks Point Limited) 12.2-3.4 Discretionary Activity	Jacks Point- Variation, 16  Jacks Point-Wariation, 16	Resolved as it relates to Jacks Point and Heriley Downs land However Homestead Bay remains unresolved, scheduled for Environment Court hearing Resolved as it relates to
(yliii):@utdoor Swimming Pools and tennis courts (dacks Point Zone)	Jacks Point Variation 16.	Jacks Roint and Henley Downs land However, Homestead Bay remains unresolved, scheduled for Environment Court hearing Resolved as it relates to
12.2.3.4 Discretionary Activity (ix) Mining (Jacks Point Zone)		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 Downsland, However, Homestead Bay remains
we:12:2:3:5 Non-Complying	Jacks Point-Variation 16	unresolved, scheduled for Environment Court hearing Resolved as it relates to
Activity (vi) Airports (c)		Jacks Point and Henley Downs land However, Homestead Bay remains unresolved, scheduled for
12:2 3:5 Non-Complying Activity (Vii) Buildings (b)	Jacks Point-Variation 16:	Environment Court hearing Resolved as it relates to Jacks Point and Henley Downs land However Homestead Bay remains
12.2.3.5 Non-Complying	Jacks Point, Variation 16	unresolved, scheduled for Environment Court hearing Resolved as it relates to
Activity (Viii) Residential Flat		Jacks Point and Henley Downs land: However, Homestead Bayiremains unresolved, scheduled for
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 (dacks Roint Zone)	Jacks Point-Variation 16	Resolved as it relates to Jacks Point and Henley Downs land However, Homestead Bay remains tunnes olved: scheduled for
12.2:4:Non-notification of +- Applications (a)	Jacks:Point-Variation (life	Environment Court hearing Resolved as it relates to Jacks Point and Henley Downs land However Homestead Bay remains unresolved, scheduled for
12.2.5.1 Site Standard.(i) Structure Plan	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
12.2.5.1 Site Standard (iii) Setback from Roads and Internal Boundaries (a)	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



12.2.5 1 Site Standard (iii)	Jacks Point- Variation (16)	Environment Court heart Resolved as it relates to
Access (Jacks Roint Zone):		dacks Point and Henley Downs land However, Homestead Bay remains unresolved, scheduled for
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 heari This provision does not reto 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 heari This provision does not refer to Homestead Bay, and therefore is operative
12 2 5 1 Site Standard (vi) Earthworks (Jacks Point Zone)	Jacks-Point-Variation 4.6	Resolved as it relates to Jacks Point and Henley Downs land However, Homestead Bay remains unresolved, scheduled fo
12.2.5.1 Site Standard (vii) Density Master Plan (Jacks Point Zone)	Jacks Point- Variation 16	Environment Courthean 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 into Homestead Bay, and therefore is operative
12:25:1 Site Standard (vili) Outline Development Plan (Jacks Point Zone)	Jacks Point- Variation 16	Resolved as it relates to Jacks Pointvand Henley Downs land. However, Homestead Bay remains unresolved, scheduled fo
12:2.5.1 Site Standard (ix) Nature and Scale of activities	Jacks Point: Variation 16	Environment Could heari Resolved as it relates to Jacks Point and Henley Bowns land However, Homestead Bay remains Unresolved, scheduled to Environment Court heari
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 heari
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)  12.2.5.2 Zone Standard (i) Residential Units (c)	Jacks Point- Variation 16	Downs land. However, Homestead Bay remains unresolved, scheduled for Environment Court hearing. This provision does not relate to Homestead Bay, and therefore is operative 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 Bayremains unresolved, scheduled for Environment Court hearing
12.2.5.2 Zone Standard (iii) Building Height (c)	Jacks Point: Variation 16	Resolved as it relates to Jacks Point and Henley Downs land. However, Homestead Bayremains unresolved scheduled for
12.2.5.2 Zone Standard (iii) . Glare	Jacks Point Variation 16	Environment Count hearing Resolved as it relates to Jacks Point and Henley Downs land: However Homestead Bay remains unresolved, scheduled for Environment Count hearing
12.2.52/Zone Standard (iv)	Jacks Point Variation 16 (	Resolved as it relates to Jacks Point and Heiley Downs land However Homestead Bayremains 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 Downstland, 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-Warlation 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 Zone Standard (xi) Refuse Management	Jacks Point-Variation 16	Resolved as ittrelates to Jacks Roint 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
Controlled Activity: Parking and Ibading	Jacks Point Variation 16	Resolved as it relates to dacks 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 inrelates to Jacks Point and Henley.  Downs land However.  Homestead Bayare mains unresolved scheduled for Environment Courtheating.
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 Bowns 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 Downstand However, Homestead Bay remains it is 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



		<u> </u>
		unresolved, scheduled for Environment Court hearing.
	İ	This provision does not relate
		to Homestead Bay, and
12.5.2 Assessment Matters	Jacks Point-Variation 16	therefore is operative
(xv) controlled activity-	Jacks Folite Variation 16	Resolved as it relates to Jacks Point and Henley
Outline Development Plan		Downsiland However
(Jacks Point Zone)	A STATE OF THE STA	Homestead Bay remains
	E TOTAL	unresolved, scheduled for
12.5.2 Assessment Matters	Jacks Point-Variation 16	Environment Count hearing Resolved as it relates to
(xvi) Nature and scale of	The state of the s	Jacks Point and Henley
activities (Jacks Point Zone) &	47.17.17.17	Downs land, However
		Homestead Bay remains
		unresolved, scheduled for
12.5.2 Assessment Matters	Jacks Point-Variation 16	Environment Court hearing. Resolved as it relates to
(xvii):Discretionary activity-++-		Jacks:Point and Henley
mining (Jacks Point Zone)		Downs land. However
		Homestead Bay remains
and the second second		unresolved, scheduled for . Environment Courthearing
12.5.2 Assessment Matters	Dacks Point-Variation 160	Resolved as it relates to
(xviii) Health and education		Jacks Point and Henley
services (Jacks Point Zone)		Downs land: However,
		Homestead Bayremains Junresolved, scheduled for
	Don't Tale and Applied Co. The	Environment Court hearing:
12.5.2 Assessment Matters	Jacks Point-Variation 16 . g	Resolved as it relates to
(XIX) Outdoor swimming pools	And it is not a substitute the state of	Jacks/Point and Henley
(Jacks Point Zone)	A second	Downs land: Flowever (1.4)
Section 2015		Homestead Bay remains unresolved scheduled for
150 mg		Environment Court hearing.
12.7.5.1 Site Standards(iv)	Earthworks- Variation 8	Resolved- Environment Court
Earthworks – Penrith Park		decision February 2005
Zone		
12.7.6 Assessment Matters	Earthworks- Variation 8	Resolved- Environment Court
(v) Earthworks – Penrith Park		decision February 2005
Zone		,
12.0 E 1 Cito Standards (iii)	Forthwelle Veriation 0	
12.9.5.1 Site Standards (iii) Earthworks – Bendemeer	Earthworks- Variation 8	Resolved- Environment Court decision February 2005
Zone		decision residary 2005
12.9.6 Assessment Matters (i)	Earthworks- Variation 8	Resolved- Environment Court
Earthworks – Bendemeer   Zone		decision February 2005
ZOTIE	·	
Remarkables Park zone	Reference 1050/98 Section	Unresolved- agreement
12:11:3:2 Controlled Activity	293 application to amend	reached between parties.
(i) All Buildings	height provisions for RPZ	Consent memorandum sent
/12.11.3.2 Controlled Activity	Reference 1050/98- Section	to Court March 2005 Unresolved-agreement
(ii) Residential Activities	293 application to amend	reached between parties.
Commercial Recreationals	height provisions for RPZ	Consent memorandum sent
Activities, Commercial (2)		to Count March 2005
Activities, Educational	PANEL TO THE PAREL	



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:  12.11.5.1 Site Standard (iv)	Reference 1050/98- Section 293 application to amend height provisions for RPZ  Earthworks- Variation 8	Unresolved: agreement reached between parties. Consent memorandum sent to Court March 2005 Resolved- Environment Court
Earthworks	Las arworks- variation o	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. Sonsent memorandum: proposes to an end assessment matters as they relate to building form and design
12.11.6 Resource Consents –	Earthworks- Variation 8	Resolved- Environment Court
Assessment Matters (o) Controlled and Restricted Discretionary Activity Earthworks		decision February 2005
Controlled and Restricted Discretionary Activity	Quail Rise- Variation 12	Resolved- consent order issued
Controlled and Restricted Discretionary Activity Earthworks  12.14 Quail Rise Zone- all	Quail Rise- Variation 12  Earthworks- Variation 8	Resolved- consent order
Controlled and Restricted Discretionary Activity Earthworks  12.14 Quail Rise Zone- all provisions  12.15.5.1 (iii) Site Standards Earthworks  12.15.6 Assessment matters (v) Earthworks	Earthworks- Variation 8  Earthworks- Variation 8	Resolved- consent order issued  Resolved- Environment Court decision February 2005 Resolved- Environment Court decision February 2005
Controlled and Restricted Discretionary Activity Earthworks  12.14 Quail Rise Zone- all provisions  12.15.5.1 (iii) Site Standards Earthworks  12.15.6 Assessment matters	Earthworks- Variation 8	Resolved- consent order issued  Resolved- Environment Court decision February 2005  Resolved- Environment
Controlled and Restricted Discretionary Activity Earthworks  12.14 Quail Rise Zone- all provisions  12.15.5.1 (iii) Site Standards Earthworks 12.15.6 Assessment matters (v) Earthworks 12.16 and 12.17 Woodbury Park Estates  12.18, 12.19 and 12.20 Peninsula Bay	Earthworks- Variation 8  Earthworks- Variation 8  Woodbury Park- Variation 13  Peninsula Bay- Variation 15	Resolved- consent order issued  Resolved- Environment Court decision February 2005 Resolved- Environment Court decision February 2005 Resolved- Variation withdrawn  Resolved- Environment Court decision issued 26 January 2005, however appeal has been lodged with High Court
Controlled and Restricted Discretionary Activity Earthworks  12.14 Quail Rise Zone- all provisions  12.15.5.1 (iii) Site Standards Earthworks 12.15.6 Assessment matters (v) Earthworks 12.16 and 12.17 Woodbury Park Estates	Earthworks- Variation 8  Earthworks- Variation 8  Woodbury Park- Variation 13	Resolved- consent order issued  Resolved- Environment Court decision February 2005 Resolved- Environment Court decision February 2005 Resolved- Variation withdrawn  Resolved- Environment Court decision issued 26 January 2005, however appeal has



Fordyce Farms—Maybe a Reference 1370/98- Section Unresolved- Environment	rong besulg saloninea	zas abbucăriou e	to a second service in the service service in the service serv
	Unresolved-Environment	Reference 1370/98- Section	Fordyce Farms - Maybe a

been lodged with High Court		
		Parking Spaces Required
2005, however appeal has		
decision issued 26 January	,	-9noZ <b>v</b> sB slusnin <b>9</b> -8
Resolved- Environment Court	Peninsula Bay – Variation 15	9ldsT brabnat2 9it2 1.4.2.41
operative		
and therefore can be deemed		Town Centre Zones
do not relate to this provision,		Numbers (a) Activities in
however, submissions lodged		Minimum Parking Space
Variation 22 unresolved,	Street and Duke Street	Parking and Loading (i)
Variation 23 resolved	variations 22 and 23: Man	14.2.4.1 Site Standard
nearing		
awaiting Environment Court		Transportation Rollcy 3.6
received to Council decision;	81:noiteneV	
Unresolved-4 appeals	Scenic Rural Roads - The Scenic Rural Scenic Rural Roads	14 13 Objective 3
Status	Comments	noisivorq

# Section 15

application processator	references, Glark Fortune	
- Sez notices -bevioseanul	្ន នក០!!แยกที่คือไปร้อกรศเสี	(IIE) of SI
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spolication process	references, Clark Romune	
LESS (noitoes - beyloseithu	Financial contributions	19 13 @pjective 4 * *
	WeDonald 1405/98 m	
spplication process	references, Clark Fortune	
E62 noitoes -beyloseinu	— : H∵anoimulatnos laisnani∃	jejes oplective s
THE POPULATION OF THE SECOND OF	McDonaid 1405/98	
spplication process 👫	references @lark Fortunes	a 2 Sand 7   bneto i
C62(noitoes -beviosernu):	Financial contributions for	Logical Levischice (1543)
	MCDonald 1405/98	
spplication process	references Clark Fortune	Environmental Considerations
Thirtesoliope - section 293# The Linux	Financial contributions (* 1774)	からい (A) (A) (A) (A) (A) (A) (A) (A) (A) (A)
Status	Comments	noisivorq

Resolved as litteläies to Vacks Point and Henley	Jacks Point-Variation: 16	18 3.2 Assessment Matters (ii)
pənssi		Standards Headings 1 and 2 for <b>Tow</b> n Centre <b>Tra</b> nsition sub- <b>zo</b> ne
Resolved- consent order	Variation 23- Man Street	enoZ – sngi2 č.S.81
Homestead Bayremains unresolved, scheduled for "Environment Court hearing.		
Downs and However	Jacks/Polnt-Variation 16	Activities Signs in the Jacks
Status Resolved as it telates to	strammoO astronovación	noisivor9



	H u	owns land. However, omestead Bay remains mesolved, scheduled for
The state of the s	E	nvironment Court hearing.

#### **Definitions**

Provision	Comments	Status
Earthworks	Earthworks- Variation 8	Resolved- Environment Court
		decision February 2005
Ground Level	Wakatipu Trust 1050/98	Unresolved-agreement
	and the subscript of which	reached between parties
An allowing to the second		Consent memorandum sent
and the second of the second o	the Color of the C	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, 148, 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, 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, 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, 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, 645, 646, 647, 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- Variation 8	Resolved- Environment Court
Earthworks		decision February 2005
Diagram 7A	Man Street- Variation 23	Resolved- consent order
		issued
Diagram 7B	Duke Street- Variation 22	Unresolved-One submission
	Applications of the construction of the constr	received (**)
Diagram 8 Building Height	, Wakatipu Trust 1050/98	Unresolved: agreement.
RPZ to be added	4.7	reached between parties.
A SECURIT OF CASE OF SECURITY		Consent memorandum sent
100000000000000000000000000000000000000	and the second section of the second	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

Мар	Comments	Status
9	Heritage 1- Variation 11;	Resolved- that part of
	identification of Bible Terrace	Variation withdrawn as a
	as Heritage Feature	result of submissions
10 substitution in the second second	Manse Road - RMA 1394/98	Unresolved-interim
		Environment Court decision
		issued and a second
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
12	Bobs Cove-11MA 1394/90	issued
13	Jacks Point- Variation 16 (Homestead Bay)	Unitesolyed-Environment Court hearing scheduled
		Unresolved-section 293
	Terrace Towers-Reference	application
	1028/98	
		Resolved- consent order
	Quail Rise- Variation 12	issued
		Unresolved- Section 293
	Fordyce/Farms 1370/98	application
		Unresolved Interim
	Valentine 1338/98	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
10		been lodged with High Court
19	Peninsula Bay- Variation 15	Resolved- Environment Court
		decision issued 26 January
		2005, however appeal has
20	Peninsula Bay- Variation 15	been lodged with High Court  Resolved- Environment Court
	- Simisala Day- Variation 10	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



		<b></b>
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
	A STATE OF THE STA	issued with the second second
270	- Manse Road – RMA:1394/98	Unresolved-Interim
		Environment Court decision
28		Unclear as to why identified
20		as not operative- no record of
		an outstanding reference or
		Variation
29 75	Fordyce 1370/98	Unresolved: Section 293
in the second of		application.
(A, b) . We always a property of $(A, b)$ . We always $(A, b)$ and $(A, b)$ and $(A, b)$ and $(A, b)$ and $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ and $(A, b)$ are $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ are $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ are $(A, b)$ and $(A, b)$ are $(A, b)$ are $(A, b)$ and	Valentine 1338/98	Unitesolved-Interling நடிக்க
		Environment Court decision :::
30		Issued Substitution Issued
		as not operative- no record of
		an outstanding reference or
		Variation
31	Quail Rise- Variation 12	Resolved- consent order
		issued
i ·	Terrace Tower 1028/98	Unresolved- Section 293 application
		Unresolved=awaiting consent
		orden
31a - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	Terrace Tower 1028/98	Unresolved: Section 293
and the second s	A Company of the Comp	application of
33	Woodbury Park	Resolved- Variation
	T 1000/00	withdrawn
	Terrace Tower 1028/98	Unresolved+Section 293 application
34, 35, 36	Variation 22 Duke Street	Unitesolved-one submission
	Triangle	received
	- Version in the restriction of the control of the	Addition of the state of the st
	Variation 23- Man Street	Resolved- consent order
	Variation	issued
38	Bobs Cove Rural Residential	Resolved- consent order
30	Zone- WESI 1394/98	issued
39		Unclear as to why identified as not operative- no record of
		an outstanding reference or
		Variation
L	L	

