

**BEFORE THE ENVIRONMENT COURT
AT CHRISTCHURCH
I MUA I TE KOOTI TAIAO O AOTEAROA**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application for orders under section 279(4) of the Resource Management Act 1991

BETWEEN **QUEENSTOWN LAKES DISTRICT COUNCIL**

Applicant

AND **UPPER CLUTHA ENVIRONMENTAL SOCIETY INCORPORATED**
ENV-2018-CHC-056

UNIVERSAL DEVELOPMENTS LIMITED
ENV-2018-CHC-101

MT CHRISTINA LIMITED
ENV-2018-CHC-103

HALFWAY BAY LANDS LIMITED
ENV-2018-CHC-119

SLOPEHILL PROPERTIES LIMITED
ENV-2018-CHC-129

CONEBURN PRESERVE HOLDINGS LIMITED & ORS
ENV-2018-CHC-137

Respondents (Appellants)

(Continued...)

NOTICE OF MOTION SEEKING ORDERS STRIKING OUT PARTS OF CERTAIN NOTICES OF APPEAL AND SECTION 274 NOTICES UNDER SECTION 279(4) OF THE RESOURCE MANAGEMENT ACT 1991

3 AUGUST 2018

Queenstown Lakes District Council

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AND

**CONEBURN PRESERVE HOLDINGS
LIMITED & ORS**

(Section 274 party to ENV-2018-CHC-093, ENV-2018-CHC-126 & ENV-2018-CHC-127)

GLENDHU BAY STATION

(Section 274 party to ENV-2018-CHC-056, ENV-2018-CHC-126 & ENV-2018-CHC-127)

MT CHRISTINA LIMITED

(Section 274 party to ENV-2018-CHC-056)

Respondents (Section 274 parties)

TO: The Registrar of the Environment Court at Christchurch

and

TO: The named Respondents in relation to this application being Appellants and Section 274 Parties

This document notifies you that:

1. The Applicant, Queenstown Lakes District Council (**Council**) (and respondent to the appeals lodged against the Council's decisions on Stage 1 of the Proposed District Plan (**PDP**)), applies for the following orders under section 279(4) of the Resource Management Act 1991 (**RMA**) (**Application**):
 - 1.1 That the parts of the Notices of Appeal recorded in **Appendix 1** to this Notice of Motion are struck out on the basis that:
 - (a) The named Respondents (being Appellants against the Council's decisions on Stage 1 of the PDP and hereon referred to as the **Appellants**) do not have standing under clause 14(2) of Schedule 1 of the RMA to seek the relief recorded in **Appendix 1**, as the relief separately sought by those Appellants relates to provisions or matters that those Appellants did not refer to specifically in an original and / or further submission on Stage 1 of the PDP; and
 - (b) As a result, the parts of the Notices of Appeal recorded in **Appendix 1** disclose no reasonable or relevant case in respect of the proceedings, amount to an abuse of process and are frivolous or vexatious in the sense that the relief lacks the requisite jurisdiction.
 - 1.2 That the part of the Notice of Appeal filed by Upper Clutha Environmental Society Incorporated (**UCESI**) recorded in **Appendix 2** to this Notice of Motion is struck out on the basis that:
 - (a) The relief sought by UCESI does not engage with the requirements and preconditions set out in clause 14(1) of Schedule 1 of the RMA, in that it does not relate to a

provision or matter either included in, or excluded from, Stage 1 of the PDP;

- (b) The relief sought is outside the Court's jurisdiction; and
- (c) As a result, the part of the Notice of Appeal recorded in **Appendix 2** discloses no reasonable or relevant case in respect of the proceedings, amounts to an abuse of process and is frivolous or vexatious in the sense that the relief lacks the requisite jurisdiction.

1.3 That the Section 274 Notices recorded in **Appendix 3** to this Notice of Motion are struck out on the basis that:

- (a) The named Respondents (being section 274 parties to appeals against the Council's decisions on Stage 1 of the PDP and hereon referred to as the **Section 274 Parties**) did not make a submission on the subject matter of the parts of the appeals that they now seek to join.
- (b) On that basis, the Section 274 Parties have not established the requisite standing under section 274(1)(e) of the RMA and ought to be precluded by section 274(4B) from calling evidence on those relevant matters.
- (c) As a result, the Section 274 Notices recorded in **Appendix 3** disclose no reasonable or relevant case in respect of the proceedings, amount to an abuse of process and are frivolous or vexatious in the sense that the parties lack the requisite jurisdiction.

2. The specific grounds for the Application are:

For the parts of the Notices of Appeal recorded in Appendix 1

2.1 Clause 14 of Schedule 1 of the RMA operates as a code in relation to the requirements and preconditions that must be satisfied for a valid

appeal to be lodged against decisions issued by the Council under clause 10 of Schedule 1 to the RMA;

- 2.2 Specifically, subclause (2) requires that a person seeking to appeal against the inclusion or exclusion of any provision or matter in, or from, a proposed plan must first have referred to that provision or matter in a submission. In this way, subclause (2) operates as a precondition that must be satisfied in all cases for a valid appeal to have been lodged;
- 2.3 While the Appellants separately made submissions and / or further submissions on Stage 1 of the PDP, those Respondents did not address in their respective submissions the provisions and / or matters that are now the subject of relief sought in their appeals recorded in **Appendix 1**;
- 2.4 As a result, the relief recorded in **Appendix 1** for each Appellant lacks the requisite jurisdiction by failing to satisfy clause 14(2) of Schedule 1 of the RMA and should be struck out by this Court; and
- 2.5 Specific grounds for each of the individual appeal points sought to be struck out are recorded at **Appendix 1**, and are also provided within the affidavit of Ian William Bayliss filed with this Application.

For the part of the Notice of Appeal recorded in Appendix 2

- 2.6 The Council repeats the grounds set out at paragraphs 2.1 and 2.2;
- 2.7 The relief sought by the Notice of Appeal filed by UCESI recorded in **Appendix 2** does not relate to a provision or matter either included in, or excluded from, Stage 1 of the PDP by the Council's decisions;
- 2.8 Instead, the relief sought seeks that the Council undertake a study in order to inform a future variation to the PDP;
- 2.9 As such, the relief sought does not fall within the ambit of subclauses 14(1) or (2), is outside the Court's jurisdiction and should be struck out by this Court.

For the parts of the Section 274 Notices recorded in Appendix 3

- 2.10 Section 274 of the RMA establishes preconditions that must be satisfied for a person to join a proceeding as a section 274 party;
- 2.11 Specifically, in the context of an appeal against a decision on a proposed plan, section 274(1)(e) establishes that a person may join a proceeding if that person made a submission, under clause 6 of Schedule 1 of the RMA, which addressed the subject matter of the proceeding;
- 2.12 Section 274(4B) provides that in the case of a person described in subsection 274(1)(e), evidence may be called by that person only if it is on matters arising out of that person's submission in the previous proceedings, or on any matter on which that person could have appealed in its own right;
- 2.13 The Section 274 Notices recorded in **Appendix 3** are defective in that the person(s) who filed the notices claim standing under section 274(1)(e) when those persons did not make a submission on the subject matter of the relevant proceedings that the notices now seek to join.¹
- 2.14 Accordingly, the Council submits that the section 274 notices recorded in **Appendix 3** do not satisfy section 274(1)(e) of the RMA, and should be struck out by this Court for want of jurisdiction; and
- 2.15 Specific grounds for each of the individual Section 274 Notices sought to be struck out are recorded at **Appendix 3**, and are also provided within the affidavit of Ian William Bayliss filed with this Application.

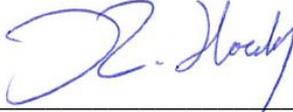
3. The Council relies on:

- 3.1 Sections 274 and 279(4) of the RMA and Clause 14 of Schedule 1 of the RMA;

¹ The Council acknowledges that the relevant Section 274 Parties separately made submissions and / or further submissions on other Stage 1 matters that provide standing to join as a section 274 party.

- 3.2 The authority in: *Bluehaven Management Ltd v Western Bay of Plenty District Council* [2016] NZEnvC 191; *Beasley v Wellington City Council* EnvC W027/06, dated 4 April 2006; *Clearwater Resort Limited v Christchurch City Council HC Christchurch AP34/02*, 14 March 2003; *Option 5 Incorporated v Marlborough District Council* (2009) 16 ELRNZ 1; *Palmerston North City Council v Motor Machinists Limited* [2014] NZRMA 519; *Re Vivid Holdings Limited* [1999] NZRMA 467; and
- 3.3 The affidavit by Ian William Bayliss in support of this Application.
4. The following documents are **attached** to this Application:
- 4.1 **Appendix 1:** Recording the parts of the Notices of Appeal that the Council seeks to be struck out and the Council's reasons;
- 4.2 **Appendix 2:** Recording the part of UCESI's Notice of Appeal that the Council seeks to be struck out and the Council's reasons;
- 4.3 **Appendix 3:** Recording the Section 274 Notices that the Council seeks to be struck out and the Council's reasons;
- 4.4 **Appendix 4:** A list of names and addresses of persons to be served with a copy of this notice.
- 4.5 The affidavit by Ian William Bayliss; and
5. The Council seeks that the question of costs in relation to this Application be reserved.

Dated this 3rd day of August 2018



K L Hockly
Counsel for Queenstown Lakes
District Council

APPENDIX 1

Topic	Provision	Appeal Point (Council reference)	Appellant	Summary of Relief Sought	Council's reasons
Strategic Topic 1: A resilient economy	Strategic Objective 3.2.1.3	ENV-2018-CHC-101-008	Universal Developments Limited	Amend Strategic Objective 3.2.1.3 to also recognise the mixed business use and residential contributions of Frankton ²	<p>Universal Developments Limited did not make a submission on Chapter 3 Strategic Direction or any equivalent provision to Strategic Objective 3.2.1.3.</p> <p>Accordingly, the Council submits that the specific part of Universal Developments Limited's appeal which seeks relief in relation to Strategic Objective 3.2.1.3 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Universal Developments Limited does not have standing to pursue the relief sought.</p>
Strategic Topic 1: A resilient economy	Strategic Policy 3.3.6	ENV-2018-CHC-101-009	Universal Developments Limited	Amend strategic policy 3.3.6 as follows: Avoid <u>Manage</u> additional commercial zoning that will <u>may</u> undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which <u>will may</u> undermine increasing	<p>Universal Developments Limited did not make a submission on Chapter 3 Strategic Direction, or any equivalent provision to Strategic Policy 3.3.6.</p> <p>Accordingly, the Council submits that the part of Universal Developments Limited's appeal which seeks relief in relation to Strategic Policy 3.3.6 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Universal Developments Limited does not</p>

² Universal Developments Limited, Notice of Appeal, Appendix A, pages 6

				integration between those areas and the industrial and residential areas of Frankton, <u>while ensuring sufficient development capacity for commercial and residential land is provided for over the short, medium, and long term. (relevant to S.O. 3.2.1.3)</u> ³	have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	Strategic Policy 3.3.24	ENV-2018-CHC-103-001	Mt Christina Limited	Clarify strategic policy 3.3.24 does not apply to rural living zones or the Wakatipu Basin Precinct, including the Site. ⁴	<p>Mt Christina Limited's submissions on Stage 1 of the PDP were specific in terms of seeking a Rural Residential Zone for the site owned by Mt Christina Limited located just north of Glenorchy and addressing provisions contained in Chapter 22 Rural Residential and a Rural Lifestyle Zones that impacted on that site.</p> <p>The submissions did not address any provisions in Chapter 3 Strategic Direction or Chapter 6 Landscape and Rural Character, with the original submission explicitly stating (paragraph 9):</p> <p><i>"This submission does not seek to address any of the higher order provisions of the PDP or any of the district wide chapters, including Chapter 3 Strategic Directions, Chapter 6 Landscapes or Chapter 27 Subdivision. Submissions on these chapters are being advanced through the</i></p>

³ Universal Developments Limited, Notice of Appeal, Appendix A, pages 6, 7

⁴ Mt Christina Limited, Notice of Appeal, Appendix A, page 1

					<p><i>separate submission lodged by Darby Planning LP, an entity related to the MCL.”</i></p> <p>In particular, Mt Christina Limited did not submit on any equivalent provision to Strategic Policy 3.3.24. Accordingly, the Council submits that the specific part of Mt Christina Limited’s appeal which seeks relief in relation to Strategic Policy 3.3.24 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.</p>
Strategic Topic 2: Rural landscape	Strategic Policy 3.3.32	ENV-2018-CHC-103-002	Mt Christina Limited	Clarify strategic policy 3.3.32 does not apply to rural living zones, or the Wakatipu Basin Precinct or otherwise amend the policy to better enable rural living and subdivision. ⁵	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-103-001 and adds that Mt Christina Limited did not submit on any equivalent provision to Strategic Policy 3.3.32 . Accordingly, the Council submits that the specific part of Mt Christina Limited’s appeal which seeks relief in relation to Strategic Policy 3.3.32 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape		ENV-2018-CHC-103-003	Mt Christina Limited	Add new policy as follows: <u>Recognise and provide for the amenity, social, cultural, and economic</u>	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-103-001 and adds that Mt Christina Limited did not submit on the matter of recognising and provide for the amenity, social, cultural, and economic

⁵ Mt Christina Limited, Notice of Appeal, Appendix A, page 1

				<u>benefits of rural living development.</u> ⁶	benefits of rural living development at the strategic level in the PDP. Accordingly, the Council submits that the specific part of Mt Christina Limited's appeal recorded in this table against appeal point ENV-2018-CHC-103-003 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	6.2 Values	ENV-2018-CHC-103-004	Mt Christina Limited	Amend to <u>recognise that diversification of rural land use beyond historical agricultural use can provide for positive social cultural and environmental benefits. (strategic objective 3.2.1.8)</u> ⁷	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-103-001 and adds that Mt Christina Limited did not submit on part 6.2 Values of Chapter 6 (or any equivalent matter) or the matter of recognising that diversification of rural land use beyond historical agricultural use can provide for positive social cultural and environmental benefits at the strategic level in the PDP. Accordingly, the Council submits that the specific part of Mt Christina Limited's appeal which seeks relief in relation to part 6.2 Values of Chapter 6 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	Strategic Policy 6.3.3	ENV-2018-CHC-103-005	Mt Christina Limited	Amend to: 6.3.3 Provide a separate regulatory regime for the Gibbston	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-103-001 and adds that Mt Christina Limited did not submit on Strategic Policy 6.3.3 (or any equivalent policy). Accordingly, the Council

⁶ Mt Christina Limited, Notice of Appeal, Appendix A, page 1

⁷ Mt Christina Limited, Notice of Appeal, Appendix A, page 2

			<p>Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).</p> <p>Clarify that landscape categories do not apply to RR, RLZ, Wakatipu Basin Lifestyle Precinct and special zones as those are areas which have been identified as suitable for further development. Clarify whether 'special zones' is useful terminology specifically refer to other resort zones. There is no</p>	<p>submits that the specific part of Mt Christina Limited's appeal which seeks relief in relation to Strategic Policy 6.3.3 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.</p>
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				logical basis for the inclusion of rural living zones, including the Wakatipu Basin Lifestyle Precinct in the RCL overlay as this provides for an unnecessary layer of landscape planning assessment over an area which has been specifically identified as suitable for further rural living subdivision and development ⁸	
Strategic Topic 2: Rural landscape	Policies 6.3.19 - 6.3.29	ENV-2018-CHC-103-006	Mt Christina Limited	Clarify that rural living zones and the Wakatipu Basin Precinct are excluded from assessment against 6.3.19- 6.3.29, or otherwise amend the policy to ensure an efficient rural living development regime for Chapter 22 is achieved ⁹	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-103-001 and adds that Mt Christina Limited did not submit on Strategic Policies 6.3.19 - 6.3.29 (or any equivalent policies). Accordingly, the Council submits that the specific part of Mt Christina Limited's appeal which seeks relief in relation to Strategic Policies 6.3.19 - 6.3.29 of Chapter 6 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Mt Christina Limited does not have standing to pursue the relief sought.
Strategic Topic 1: A resilient		ENV-2018-CHC-119-002	Halfway Bay Lands Limited	Amend the objectives and policies in Chapter 3 to recognise and provide for	Halfway Bay Lands Limited did not submit on Chapter 3 Strategic Direction or the matter of recognising the benefits of tourism and

⁸ Mt Christina Limited, Notice of Appeal, Appendix A, page 2

⁹ Mt Christina Limited, Notice of Appeal, Appendix A, pages 2,3

economy				the significant benefits of tourism and associated industry. ¹⁰	associated industry at the strategic level in the PDP. Accordingly, the Council submits that the part of Halfway Bay Lands Limited's appeal which seeks relief in relation to Chapter 3 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Halfway Bay Lands Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape		ENV-2018-CHC-119-003	Halfway Bay Lands Limited	Amend the objectives and policies in Chapter 6 to recognise and provide for the significant benefits of tourism and associated industry. ¹¹	Halfway Bay Lands Limited did not submit on Chapter 6 Landscapes and Rural Character or the matter of recognising the benefits of tourism and associated industry in Chapter 6. Accordingly, the Council submits that the part of Halfway Bay Lands Limited's appeal which seeks relief in relation to Chapter 6 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Halfway Bay Lands Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	Strategic Objective 3.2.5.2: The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to	ENV-2018-CHC-129-002	Slopehill Properties Limited	Amend strategic objective 3.2.5.2 to ensure appropriate development in rural landscapes are enabled. Amend wording as follows: "The rural character and visual amenity values in identified Rural Character Landscapes are	Slopehill Properties Limited's submission on Strategic Direction: Chapter 3 was limited to seeking an objective or policy to enable residential units to be constructed outside, and in addition to, approved residential building platforms where the primary use of the increased density is to accommodate family. Slopehill Properties Limited's submission did not address any strategic objective equivalent to Strategic Objective 3.2.5.2 or the matter of new

¹⁰ Halfway Bay Lands Limited, Notice of Appeal, page 1

¹¹ Halfway Bay Lands Limited, Notice of Appeal, page 1

	occur in those areas that have the potential to absorb change without materially detracting from those values.			maintained or enhanced by managing <u>directing</u> new subdivision, use or development or directing <u>new subdivision, use or development</u> to occur in those areas that have the potential to absorb change without materially detracting from those values. ¹²	subdivision in the Rural Character Landscapes. Accordingly, the Council submits that the part of Slopehill Properties Limited's appeal which seeks relief in relation to Strategic Objective 3.2.5.2 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Slopehill Properties Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	Strategic Policy 3.3.32: Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded.	ENV-2018-CHC-129-003	Slopehill Properties Limited	Amend policy 3.3.32 as follows: "Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. " ¹³	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-129-002 and adds that Slopehill Properties Limited's submission did not address any strategic objective equivalent to Strategic Objective 3.3.32 or the matter of land use change in the Rural Character Landscapes. Accordingly, the Council submits that the part of Slopehill Properties Limited's appeal which seeks relief in relation to Strategic Objective 3.3.32 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Slopehill Properties Limited does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape		ENV-2018-CHC-129-004	Slopehill Properties Limited	Amend the objectives and policies in Chapter 3 or introduce new objectives and policies to ensure that rural living opportunities	The Council repeats its reasons set out in respect of appeal point ENV-2018-CHC-129-002 and adds that Slopehill Properties Limited did not submit on the matters now raised in its notice of appeal and recorded in this table

¹² Slopehill Properties Limited, Notice of Appeal, Appendix A, page 2

¹³ Slopehill Properties Limited, Notice of Appeal, Appendix 1, page 2

			<p>are provided for outside Outstanding Natural Landscapes and Features.</p> <p>Amend the objectives and policies in Chapter 3 or introduce new objectives and policy to:</p> <ul style="list-style-type: none"> i. Enables appropriate, non-urban, residential activity in rural areas ii. Encourages subdivision, use or development to occur in those areas which have potential to absorb change iii. Clarify that subdivision, use and development of the rural environment outside ONLFs should occur in a way that maintains or enhances amenity values and landscape quality – not “protect” significant amenity values. iv. Recognise that the Rural Landscape is a resource with significant economic and social value. 	<p>against appeal point ENV-2018-CHC-129-004.</p> <p>Accordingly, the Council submits that the part of Slopehill Properties Limited’s appeal referred to as appeal point ENV-2018-CHC-129-004 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Slopehill Properties Limited does not have standing to pursue the relief sought.</p>
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				<p>v. Recognise that different parts of the Rural Landscape have different characteristics, different amenity values and variable ability to absorb further development.</p> <p>vi. Enable subdivision and development which avoids, remedies or mitigates adverse effects on the visual amenity values of the surrounding Rural Landscape.</p> <p>vii. Mitigate adverse effects from subdivision and development that are: Highly visible from public places restoration and conservation; or be consistent with the established character of the area; and provide for planting and screening to help reduce visual effects of domestication.¹⁴</p>	
Strategic Topic 1: A resilient economy	Strategic Objective 3.2.1.5	ENV-2018-CHC-137-001	Coneburn Preserve Holdings Limited & Others ('Jacks	Amend Objective 3.2.1.5 Local service and employment functions served by commercial centres and industrial	Jacks Point's did not submit on any provisions in Chapter 3: Strategic Direction or Chapter 6: Landscape and Rural Character. Jacks Point's original submission explicitly stated at paragraph 9 that:

¹⁴ Slopehill Properties Limited, Notice of Appeal, Appendix A, pages 2,3

			Point')	areas outside of the Queenstown and Wanaka town centres, Frankton and Three Parks, are sustained <u>and enhanced</u> . ¹⁵	<p><i>“This submission does not seek to address any of the higher order provisions of the PDP or any of the district wide chapters, including Chapter 3 Strategic Directions, Chapter 6 Landscapes or Chapter 27 Subdivision. Submissions on these chapters are being advanced through the separate submission lodged by Darby Planning LP, an entity related to the MCL.”</i></p> <p>Jacks Point did not submit on any strategic objective equivalent to Strategic Objective 3.2.1.5. Accordingly, the Council submits that the part of Jacks Point’s appeal which seeks relief in relation to Strategic Objective 3.2.1.5 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Jacks Point does not have standing to pursue the relief sought.</p>
Strategic Topic 1: A resilient economy	New provisions	ENV-2018-CHC-137-002	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	<p>Add new strategic objective 3.2.1.x</p> <p><u>3.2.x The key functions of the Jacks Point Village and Education Innovation Campus provides for a mixed-use hub</u>¹⁶</p>	<p>The Council repeats its reasons as provided for appeal point ENV-2018-CHC-137-001 above and adds that Jacks Point did not submit on the matter of including an objective at the strategic level of the PDP to recognise the key functions of Jacks Point Village and Education Innovation Campus. Accordingly, the Council submits that the part of Jacks Point’s appeal referred to as appeal point ENV-2018-CHC-137-002 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Jacks Point does not have standing to pursue the relief sought.</p>

¹⁵ Coneburn Preserve Holdings Limited & Others, Notice of Appeal, Appendix A, page 1

¹⁶ Coneburn Preserve Holdings Limited & Others, Notice of Appeal, Appendix A, page 1

Strategic Topic 1: A resilient economy	New provisions	ENV-2018-CHC-137-006	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	New strategic policy 3.3.x <u>3.3.x Provide a planning framework for the mixed use community Jacks Point Village which contributes to the vibrant mixed use hub of the Jacks Point Zone (relates to SO 3.2.1.x).</u> ¹⁷	The Council repeats its reasons as provided for appeal point ENV-2018-CHC-137-001 above and adds that Jacks Point did not submit on the matter of including an objective at the strategic level of the PDP to provide for a planning framework for the mixed use community of Jacks Point Village. Accordingly, the Council submits that the part of Jacks Point's appeal referred to as appeal point ENV-2018-CHC-137-006 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA and that Jacks Point does not have standing to pursue the relief sought.
Strategic Topic 1: A resilient economy	Strategic Policy 3.3.10	ENV-2018-CHC-137-007	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	Amend strategic policy 3.3.10 Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton, <u>Jacks Point Village</u> and <u>Three Parks</u> fulfil. (relevant to S.D. 3.2.1.5) ¹⁸	The Council repeats its reasons as provided for appeal point ENV-2018-CHC-137-001 above and adds that did not submit on any strategic policy equivalent to Strategic Policy 3.3.10. Accordingly, the Council submits that the part of Jacks Point's appeal which seeks relief in relation to Strategic Policy 3.3.10 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Jacks Point does not have standing to pursue the relief sought.
Strategic Topic 2: Rural landscape	Policy 6.3.3	ENV-2018-CHC-137-008	Coneburn Preserve Holdings Limited &	Amend policy 6.3.3 Provide a separate regulatory regime for the	The Council repeats its reasons as provided for appeal point ENV-2018-CHC-137-001 above and adds that Jacks Point did not submit on any policy equivalent to Policy 6.3.3. Accordingly,

¹⁷ Coneburn Preserve Holdings Limited & Others, Notice of Appeal, Appendix A, pages 2,3

¹⁸ Coneburn Preserve Holdings Limited & Others, Notice of Appeal, Appendix A, page 2

			Others ('Jacks Point')	Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone, the Wakatipu Basin Lifestyle Precinct and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.2Q 24, 3.3.32). ¹⁹	the Council submits that the part of Jacks Point's appeal which seeks relief in relation to Policy 6.3.3 does not satisfy the precondition set out in Clause 14(2) of Schedule 1 of the RMA, and that Jacks Point does not have standing to pursue the relief sought.
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¹⁹ Coneburn Preserve Holdings Limited & Others, Notice of Appeal, Appendix A, page 3

APPENDIX 2

Topic	Provision	Appeal Point (Council reference)	Appellant	Summary of Relief Sought	Council's reasons
Strategic Topic 2: Rural landscape	Upper Clutha Basin Land Use Planning Study	ENV-2018-CHC-056-040	Upper Clutha Environmental Society Incorporated	<p>That an Upper Clutha Basin Land Use Planning Study is commissioned by Council.</p> <p>That Council initiate a variation to incorporate recommendations from the Study into the PDP, in the same way as the provisions included in the Stage 2 Wakatipu Basin Variation are proposed to be incorporated into the PDP.²⁰</p>	<p>There are two reasons why the Council submits that the specific relief sought by UCESI should be struck out:</p> <p style="padding-left: 40px;">The relief seeks that the Council carry out a further study in order to inform a future variation to the PDP. As such, it is not on a provision included in, or excluded from, Stage 1 of the PDP and does not satisfy any of the requirements of clause 14 of Schedule 1.</p> <p style="padding-left: 40px;">The relief sought by UCESI, as recorded in Appendix 2 to the Notice of Motion, is not 'on' Stage 1 of the PDP and therefore falls outside the Court's jurisdiction.</p>

²⁰ Upper Clutha Environmental Society Incorporated, Notice of Appeal, relief paragraph 12.

APPENDIX 3

Topic	Appeal	Appellant	Section 274 Party	Interest expressed	Council's reasons
Strategic Topic 1: A resilient economy	ENV-2018-CHC-093	Queenstown Airport Corporation Limited	Coneburn Preserve Holdings Limited & Others (Jacks Point)	<p>Jacks Point's section 274 notice stated that Jacks Point is interested in the following part of Queenstown Airport Corporation Limited's appeal:</p> <p>Chapter 3: Strategic Direction <i>(a) The amendments and provisions sought in respect of regionally significant infrastructure.</i></p> <p>...</p> <p>Chapter 3: Strategic Direction <i>(a) Amend Policy 3.2.2.1 to include a subparagraph that seeks to restrict development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed</i></p> <p>...</p> <p>Chapter 4: Urban Development <i>(a) The amendments and provisions sought in respect of regionally significant infrastructure;</i></p> <p>...</p> <p>Chapter 6: Landscapes and Rural Character <i>(a) Amend policies 6.3.12, 6.3.17, 6.3.18, 6.3.19, 6.3.24,</i></p>	<p>Jacks Point has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Jacks Point did not make a submission on Chapter 3, 4, 6 or 21 of Stage 1 of the PDP, or the subject matter of the protection of regional significant infrastructure at the strategic level in Stage 1 of the PDP.</p> <p>Accordingly, the Council submits that these parts of Jacks Point's section 274 notice do not satisfy section 274(1)(e) of the RMA, and that Jacks Point does not have standing to join as a party to the relevant parts of Queenstown Airport Corporation's appeal, or to call evidence on the matters set out in the section 274 notice.</p>

				<p>6.3.25, 6.3.26 to:</p> <p><i>(i) (a) better recognise the hierarchy and terminology set out in Part 2 of the Act; and</i></p> <p><i>(ii) (b) give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.</i></p> <p>...</p> <p>Chapter 21: Rural Zone</p> <p><i>(a) Amend assessment matter 21.21.1 to:</i></p> <p><i>(i) better recognise the hierarchy and terminology set out in Part 2 of the Act; and</i></p> <p><i>(ii) (b) give effect to the Proposed Regional Policy Statement and more specifically, the land use management framework established for Regionally Significant Infrastructure.</i></p> <p>...</p>	
Strategic Topic 1: A resilient economy	ENV-2018-CHC-126	Remarkables Park Limited	Coneburn Preserve Holdings Limited & Others (' Jacks Point ')	<p>Jacks Point's section 274 notice stated that Jacks Point is interested in the following part of Remarkables Park Limited's appeal:</p> <p>Chapter 4 Urban Development</p>	<p>Jacks Point has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Jacks Point did not make a submission on Chapter 4 or 6 of the PDP or the matters of the</p>

				<p><i>(a) Jacks Point supports amendments to provisions of Chapter 4 to expressly provide for exemptions to the restrictions on urban development outside of the urban growth boundary and/or acknowledgement of the appropriateness of urban components to development in rural areas in supported as a sustainable and appropriate outcome in some instances to satisfy the objectives of the Plan and Part 2 of the Act.</i></p> <p>Chapter 6 Landscapes <i>(b) Jacks Point supports the relief seeking additional policies expressly recognising tourism and commercial development and the benefits of diversification are supported as being appropriate for the sustainable management of the District's rural land resource.</i></p>	<p>acknowledgement of the appropriateness of urban components to development in rural areas, or the express recognition of tourism and commercial development in the District's rural land resource.</p> <p>Accordingly, the Council submits that Jacks Point's section 274 notice does not satisfy section 274(1)(e) of the RMA and Jacks Point does not have the right to be a party to the relevant parts of Remarkables Park Limited's appeal or to call evidence on the matters set out in the section 274 notice.</p>
Strategic Topic 1: A resilient economy	ENV-2018-CHC-127	Queenstown Park Limited	Coneburn Preserve Holdings Limited & Others (' Jacks Point ')	<p>Jacks Point's section 274 notice stated that Jacks Point is interested in the following part of Queenstown Park Limited's appeal:</p> <p>6 Chapter 6 Landscapes</p> <p><i>(a) Add a new policy "Tourism and associated activities may need to be located within</i></p>	<p>Jacks Point has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Jacks Point did not make a submission on Chapter 6 of the PDP or the subject matter of locating tourism activities in outstanding natural landscapes.</p>

				<p><i>Outstanding Natural Landscapes for functional reasons". ...</i></p>	<p>Accordingly, the Council submits that Jacks Point's section 274 notice does not satisfy section 274(1)(e) of the RMA and Jacks Point does not have the right to be a party to the relevant parts of Queenstown Park Limited's appeal or to call evidence on the matters set out in the section 274 notice.</p>
<p>Strategic Topic 2: Rural landscape</p>	<p>ENV-2018-CHC-056</p>	<p>Upper Clutha Environmental Society Incorporated</p>	<p>Glendhu Bay Trustees Limited</p>	<p>Glendhu Bay Trustees Limited (Glendhu Bay) section 274 notice stated that Glendhu Bay is interested in the following part of Upper Clutha Environmental Society Incorporated's appeal:</p> <p>Chapter 21 Rural Zone / Chapter 27 Subdivision</p> <p><i>(a) All objectives, policies, assessment matters and rules and other provisions that relate to subdivision and/or development from the Operative District Plan Rural General zone are rolled over and included in the Stage One Proposed District Plan</i></p> <p>...</p> <p>Chapter 21 Rural Zone</p> <p><i>(b) Rules 21.4.9 and 9a and Rules 21.4.10 and 10a</i></p>	<p>Glendhu Bay has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Glendhu Bay did not make a submission on Chapter 21, the subject matter of replacing Chapter 27 of the PDP with the subdivision chapter in the Operative District Plan (ODP) or the subject matter of replacing the ONL lines on the PDP maps with the ONL lines on the ODP maps.</p> <p>Accordingly, the Council submits that Glendhu Bay's section 274 notice does not satisfy section 274(1)(e) of the RMA and Glendhu Bay does not have the right to be a party to the relevant parts of Upper Clutha Environmental Society Incorporated's appeal or to call evidence on the matters set out in the section 274 notice.</p>

				<p>... Planning Maps</p> <p><i>(c) The landscape lines shown on the Operative District Plan maps are rolledover in their current form into the Stage One Proposed District Plan.</i></p> <p>...</p>	
Strategic Topic 2: Rural landscape	ENV-2018-CHC-126	Remarkables Park Limited	Glendhu Bay Trustees Limited	<p>Glendhu Bay's section 274 notice stated that Glendhu Bay is interested in the following part of Remarkables Park Limited's appeal:</p> <p>Chapter 4 Urban Development</p> <p><i>(a) GBT supports amendments to provisions of Chapter 4 to expressly provide for exemptions to the restrictions on urban development outside of the urban growth boundary and/or acknowledgement of the appropriateness of urban components to development in rural areas is supported as a sustainable and appropriate outcome in some instances to satisfy the objectives of the Plan and Part 2 of the Act.</i></p> <p>Chapter 6 Landscapes</p> <p><i>(b) GBT supports the relief seeking additional policies expressly recognising tourism</i></p>	<p>Glendhu Bay has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Glendhu Bay did not make a submission on Chapter 4 or 6 of the PDP or the subject matters of exemptions to the restrictions on urban development outside of the urban growth boundary or recognising tourism and commercial development in the rural landscape.</p> <p>Accordingly, the Council submits that Glendhu Bay's section 274 notice does not satisfy section 274(1)(e) of the RMA and Glendhu Bay does not have the right to be a party to the relevant parts of Remarkables Park Limited's appeal or to call evidence on the matters set out in the section 274 notice.</p>

				<p><i>and commercial development and the benefits of diversification are supported as being appropriate for the sustainable management of the District's rural land resource.</i></p>	
<p>Strategic Topic 2: Rural landscape</p>	<p>ENV-2018-CHC-127</p>	<p>Queenstown Park Limited</p>	<p>Glendhu Bay Trustees Limited</p>	<p>Glendhu Bay's section 274 notice stated that Glendhu Bay is interested in the following part of Queenstown Park Limited's appeal:</p> <p>Chapter 6 Landscapes</p> <p><i>(a) The addition of new provisions that enable diversification of activities in the Rural Zone</i></p> <p>...</p> <p>Chapter 6 Landscapes</p> <p><i>(a) Add a new policy "Tourism and associated activities may need to be located within Outstanding Natural Landscapes for functional reasons".</i></p> <p>...</p> <p>Chapter 21 Rural Zone –</p> <p><i>(a) Amendments to policy 21.2.1.10</i></p> <p>...</p> <p>Chapter 21 Rural Zone –</p> <p><i>(a) Amendments to policy 21.2.1.15</i></p>	<p>Glendhu Bay has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Glendhu Bay did not make a submission on Chapter 6, 21 or 33 of the PDP, or the subject matters of locating tourism activities in the outstanding natural landscapes, commercial activities in rural areas or the clearance of indigenous vegetation.</p> <p>Accordingly, the Council submits that Glendhu Bay's section 274 notice does not satisfy section 274(1)(e) of the RMA and Glendhu Bay does not have the right to be a party to the relevant parts of Queenstown Park Limited's appeal or to call evidence on the matters set out in the section 274 notice.</p>

				<p>...</p> <p>Chapter 21 Rural Zone - Rules 21.4 Table 1</p> <p><i>(a) Add a new rule to Table 1 "Commercial activities linked to the natural and physical resources of the rural area"</i></p> <p>...</p> <p>Chapter 21 Rural Zone - Rule 24.1 Table 1</p> <p><i>(a) Add a new rule to Table 1 "Restaurant/Café" and apply "controlled" activity status.</i></p> <p>...</p> <p>Chapter 33 Indigenous Vegetation and Biodiversity - New Policies</p> <p><i>(a) Addition of new policies;</i></p> <p>...</p> <p>Chapter 33 Indigenous Vegetation and Biodiversity - Policy 33.2.2.2</p> <p><i>(a) Amend to read "Allow the clearance of indigenous vegetation within Significant Natural Areas where that clearance is undertaken in a manner that retains the indigenous biodiversity values".</i></p> <p>...</p> <p>Chapter 33 Indigenous Vegetation and Biodiversity - Rules 33.5.1.1, 33.5.1.2, 33.5.2.1 and 33.5.2.2 –</p>	
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				Indigenous vegetation clearance thresholds.	
Strategic Topic 2: Rural landscape	ENV-2018-CHC-056	Upper Clutha Environmental Society Incorporated	Mt Christina Limited	<p>Mt Christina Limited's section 274 notice states that Mt Christina Limited is interested in the following part of Upper Clutha Environmental Society Incorporated's appeal:</p> <p>Chapter 21 Rural Zone / Chapter 27 Subdivision</p> <p><i>(a) All objectives, policies, assessment matters and rules and other provisions that relate to subdivision and/or development from the Operative District Plan Rural General zone are rolled over and included in the Stage One Proposed District Plan.</i></p> <p>...</p> <p>Planning Maps</p> <p><i>(c) The landscape lines shown on the Operative District Plan maps are rolledover in their current form into the Stage One Proposed District Plan.</i></p> <p>...</p>	<p>Mt Christina Limited has joined the appeal on the basis that it made a submission about the subject matter of the proceedings.</p> <p>Mt Christina Limited did not make a submission on Chapter 21 of the PDP, the subject matter of replacing Chapter 27 of the PDP with the subdivision chapter in the ODP, the method of the use of landscape lines in the PDP or the matter of the location of any ONL.</p> <p>Accordingly, the Council submits that Mt Christina Limited's section 274 notice does not satisfy section 274(1)(e) of the RMA and Mt Christina Limited does not have the right to be a party to the relevant parts of Upper Clutha Environmental Society Incorporated's appeal or to call evidence on the matters set out in the section 274 notice.</p>

APPENDIX 4

LIST OF NAMES & ADDRESSES OF PERSONS TO BE SERVED WITH A COPY OF THIS NOTICE:

- 1. Upper Clutha Environmental Society Incorporated.**
C/o Julian Howarth
PO Box 443
Wanaka

By email to: uces@xtra.co.nz
- 2. Allenby Farms**
C/O Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
By email to: maree.baker-galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz
- 3. Arthurs Point Outstanding Natural Landscape Society Incorporated.**
C/O Parker Cowan
Po Box 1052
DXZP95001
Queenstown

Attention: Michael Parker
By email to: michael@parkercowan.co.nz

Attention: Erin Keeble
By email to: erin@parkercowan.co.nz
- 4. Aurora Energy Limited.**
C/O Gallaway Cook Allen
PO Box 143
DXYP80023
Dunedin 9054

Attention: Bridget Irving
By email to: bridget.irving@gcalegal.co.nz

Attention: Simon Pierce
By email to: Simon.Pierce@gcalegal.co.nz
- 5. Blackmans Creek NO 1LP**
C/O Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
- 6. Cardrona Alpine Resort Limited**
C/o John Edmonds & Associates Limited
PO BOX 95
Queenstown

Attention: Ben Farrell
By email to: ben@jea.co.nz
- 7. Coneburn Preserve Holding Limited & Ors**
C/O Anderson Lloyd
(Queenstown)
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Attention: Maree Baker
Galloway
By email to: maree.baker-galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz
- 8. Dr John Cossens**
964 Lake Hawea Albert Town Road
RD@
Wanaka

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Attention: Maree Baker
Galloway
By email to: maree.baker-galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz
- 9. Glendhu Bay Trustees Limited**
C/o Anderson Lloyd
(Queenstown)
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Queenstown

Attention: Maree Baker
Galloway
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Attention: Rosie Hill
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10. Jeremy Bell Investments Ltd

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9054

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phil.page@gallowaycookallan.co.nz

11. Matukituki Trust

C/o JGH Barrister
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Attention: James Garden
Hopkins
By email to:
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12. Mt Christina Limited

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Attention: Rosie Hill
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13. Otago Regional Council

C/o Ross Dowling Marguet
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Attention: Alastair Logan
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14. Queenstown Airport Corporation Limited

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15. Queenstown County Club

C/o Cue Environmental Ltd
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16. Queenstown Park Ltd

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Attention: John Young

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17. Real Journeys Limited

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18. Remarkables Park Limited

C/o Brookfields Lawyers
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Shortland Street, Auckland 1010

Attention: John Young
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19. Royal Forest & Bird Protection Society of New Zealand Incorporated

PO Box 2516, Christchurch 8140

Attention: Peter Anderson

By email
to:P.Anderson@forestandbird.org.nz

20. Soho Ski Area Limited

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21. Sunnyheights Limited

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22. Te Anau Developments Limited

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23. The Alpine Group Limited

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24. Transpower New Zealand limited

Kensington Swan – Wellington
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Attention: Ezekiel Hudspith
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Attention: Nicky McIndoe
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25. Treble Cone Investments Limited

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Attention: Maree Baker
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26. Universal Developments Limited

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27. Alps Investment Limited

Todd & Walker Law
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Attention: Graeme Todd
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28. Terri Anderson

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29. FII Holdings Limited

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30. Attention: Maree Baker
Galloway
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31. Anthony Hall

C/o Victoria Hall
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Attention: Victoria Hall
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32. Jandel Trust

C/o Kate McKenzie
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Queenstown

Attention: Kate McKenzie
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kate@townplanning.co.nz

33. NZ Transport Agency

Kensington Swan – Wellington
PO Box 10246 DX SP26517
Wellington 6143

Attention: Barbara Dean
By email to:
Barbara.dean@kensingtonswan.
com

Attention: Nicky McIndoe
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nicky.mcindoe@kensingtonswan
.com

**34. The Otago Foundation Trust
Board & Wakatipu Community
Presbyterian Church**

C/o Macalister Todd Phillips (Queenstown)
P O Box 653, DX ZP95001,
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Attention: Jayne Elizabeth
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jmacdonald@mactodd.co.nz

35. Halfway Bay Lands Limited

C/o John Edmonds &
Associates Limited
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Queenstown

Attention: Ben Farrell
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**36. Kawarau Jet Services
Holdings Limited**

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37. Slopehill Properties Limited

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38. Graeme and Jane Todd

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Attention: Graeme Todd
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40. Eleanor & Richard Brabant

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41. Wei Hong Fong

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Attention: Graeme Todd

By email

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42. Clive & Sally Geddes

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43. Grant & Sharyn Hensman

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44. HGW Trustees limited

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Attention: Joshua Leckie

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nz

45. Homestead Bay Trustees Limited

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Attention: Ian Gordan

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ian.gordon@stoutstreet.co.nz

McVeagh Fleming Lawyers,
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46. Jacks Point Residents and Owners Association

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Queenstown

Attention: Maree Baker

Galloway

By email to: maree.baker-
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Attention: Rosie Hill

By email to: rosie.hill@al.nz

47. RCL Henley Down Limited & Ors

C/o Atkins Holm Majurey, PO
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Attention: Mike Holm

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Attention: Rowan Ashton

By email to:

rowan.ashton@ahmlaw.nz

48. Remarkable Station Limited & Ors

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nz

Attention: Sam Chidgey

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nz

49. Bruce Robertson

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50. Alexander & Jayne Schrantz

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Attention: Elliot Goldman

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C/o JGH Barrister

PO BOX 10-789

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51. Scope Resources Limited

C/o Macalister Todd Phillips (Queenstown)

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Attention: Jayne Elizabeth
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- 52. Southern Beaver Limited**
C/O Clark Fortune McDonald
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Attention: Nick Geddes

By email
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- 53. Trojan Holdings limited**
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to: jmacdonald@mactodd.co.nz

- 54. Joanna & Simon Taverner**
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Auckland 1140

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- 55. Noel Van Wichen**
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- 56. Joan, Paula & Tim Williams**
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Attention: Richard Taverner

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- 57. Christine Byrch**
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- 58. Matakauri Lodge**
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Attention: Mike Holm

By email to:
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Attention: Vicki Morrison-Shaw
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vicki.morrison.shaw@ahmlaw.nz

- 59. Marc Scaife**

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Queenstown

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- 60. Middleton Family Trust**
C/O Clark Fortune McDonald
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Attention: Nick Geddes

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to: ngeddes@cfma.co.nz

- 61. Mount Crystal Limited**
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P O Box 653, DX ZP95001,
Queenstown,

Attention: Jayne Elizabeth
MacDonald

By email to:
jmacdonald@mactodd.co.nz

- 62. Remarkable Heights Limited**
C/O Clark Fortune McDonald
PO Box 553, Queenstown,

Attention: Nick Geddes

By email
to: ngeddes@cfma.co.nz

- 63. Southern District Health Board**
C/o Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Rosie Hill

By email to: rosie.hill@al.nz

Anderson Lloyd – Dunedin
Private Bag 1959
DX YP 10107
DUNEDIN 9054

Attention: Rachel Brooking

By email to:
rachel.brooking@al.nz

- 64. Board of Airlines
Representatives New Zealand
Inc.**

C/o Gillian Chappell
Vulcan Building Changers
Po Box 3320
AUCKLAND 1140

By email to:

gkchappell@xtra.co.nz

65. Chorus New Zealand Ltd
C/o Matthew McCallum-Clark
Incite ChCh Ltd
Po Box 25-89
Christchurch

By email to:
matthew@incite.co.nz

66. Spark New Zealand Trading Limited
C/o Matthew McCallum-Clark
Incite ChCh Ltd
Po Box 25-89
Christchurch

By email to:
matthew@incite.co.nz

67. Brett Giddens
C/o Goldman Legal,
PO Box 1399, Queenstown 9348,
Attention: Elliot Goldman
By email
to: elliot@goldmanlegal.co.nz

C/o JGH Barrister
PO BOX 10-789
The Terrace
Wellington 6143

Attention: James Garden
Hopkins
By email to:
james@jghbarrister.com

68. Bruce Grant
C/o Alyson Hutton
PO Box 688, Queenstown 9348,
By email to:
hutton.alyson@gmail.com

69. Hansen Family Partnership
C/o Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
By email to: maree.baker-
galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz

70. Vodafone New Zealand Limited
C/o Matthew McCallum-Clark
Incite ChCh Ltd
Po Box 25-89
Christchurch

By email to:
matthew@incite.co.nz

71. Clark Fortune McDonald & Associates
C/o Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
By email to: maree.baker-
galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz

72. Longview Environmental Trust
C/o Gallaway Cook Allan
PO BOX 143
CXYP80023
Dunedin
9054

Attention: Phil Page
By email to:
phil.page@gallowaycookallan.co
.nz

73. Real Journeys Limited (trading as Go Orange Limited)
C/o Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
By email to: maree.baker-
galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz

74. The Alpine Group Limited
C/O Gallaway Cook Allen
PO Box 143
DXYP80023
Dunedin 9054

Attention: Bridget Irving
By email to:
bridget.irving@gcalegal.co.nz

Attention: Simon Pierce
By email to:
Simon.Pierce@gcalegal.co.nz

75. Waterfall Park Developments Limited
C/o Anderson Lloyd
(Queenstown)
Po Box 201
DX ZP95010

Queenstown

Attention: Rosie Hill
By email to: rosie.hill@al.nz

C/o **Warwick Goldsmith**

By email to:
warwickgoldsmith@gmail.com

**76. Mount Cardrona Station
Limited**
C/o Anderson Lloyd
(Queenstown)

Po Box 201
DX ZP95010
Queenstown

Attention: Maree Baker
Galloway
By email to: maree.baker-
galloway@al.nz

Attention: Rosie Hill
By email to: rosie.hill@al.nz