

BEFORE THE ENVIRONMENT COURT

ENV-2018-CHC-000053  
ENV-2018-CHC-000054  
ENV-2018-CHC-000055  
(continued over)

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of appeals under clause  
14 of Schedule 1 of the  
Act against decisions of  
the Queenstown Lakes  
District Council on Stage 1  
of the Proposed  
Queenstown Lakes  
District Plan

**BETWEEN** **FEDERATED FARMERS  
OF NEW ZEALAND**  
and all other appellants  
concerning Stage 1 of the  
Proposed Queenstown  
Lakes District Plan

**AND** **QUEENSTOWN LAKES  
DISTRICT COUNCIL**

Respondent

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**MEMORANDUM OF COUNSEL FOR QUEENSTOWN LAKES DISTRICT COUNCIL  
REGARDING CASE MANAGEMENT OF STAGE 1 APPEALS**

**24 AUGUST 2018**

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## MAY IT PLEASE THE COURT

1. This memorandum is filed in response to the Court's minutes dated 26 April 2018 (**26 April Minute**), 17 July 2018 (**17 July Minute**), 26 July 2018 (**26 July Minute**) and 22 August 2018 (**22 August Minute**) relating to the appeals on Stage 1 of the Queenstown Lakes District Council's (**Council**) Proposed District Plan (**PDP**).

### Background

2. The Council is currently undertaking a staged and partial District Plan Review (**DPR**). The Council provided the Court with an outline as to current progress on the DPR as part of the notice of motion that the Council filed with the Court on 23 April 2018. This outline is repeated at **Appendix A** of this Memorandum for the Court's convenience.
3. In its notice of motion of 23 April 2018 the Council set out its preliminary thoughts on case management of the appeals on Stage 1 of its PDP, and sought specific waivers and directions relating to the filing and service of notices of appeal and section 274 notices.
4. The Court issued a minute dated 26 April 2018<sup>1</sup> in response to the Council's notice of motion. The Court's minute granted the waivers and directions applied for and set out further directions requesting the Council to lodge and serve a case management memorandum within 15 working days of the end of the section 274 period addressing the following matters:
  - 4.1 a report on the information loaded onto the Council's website;
  - 4.2 a list of appeals identified by topic;
  - 4.3 the Council's view on which appeals can appropriately be grouped into topics for mediations and/or hearings;
  - 4.4 the Council's view on the most appropriate sequencing of appeals and topics; and
  - 4.5 providing some proposed potential dates for mediation.

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<sup>1</sup> The Court issued an additional minute on 30 April 2018 following the Council identifying an error in the waivers and directions that it had originally applied for.

5. The Council's decisions on Stage 1 were publicly notified on 7 May 2018. The appeals period closed on 19 June 2018, with 99 appeals and two other proceedings filed. The section 274 period closed on 10 July, with approximately 527 notices filed.
  
6. Following the receipt of all appeals and section 274 notices the Council filed a memorandum with the Court on 13 July 2018 requesting an extension in time for the filing of its case management memorandum. In response, the Court issued the 17 July 2018 Minute. The 17 July 2018 Minute addressed the following matters:
  - 6.1 identified a set of six higher order topics (**Strategic Topics**);
  - 6.2 listed the appellants who the Court considered to seek relief in respect of the first three Strategic Topics;
  - 6.3 provided the Court's initial view that a general order for mediation of Strategic Topics 1 and 2 would be inappropriate;
  - 6.4 suggested potential evidence timetables for Strategic Topics 1 and 2; and
  - 6.5 indicated dates for case management conferences for Strategic Topics 1 and 2.
  
7. The 17 July 2018 Minute included the following directions:
  - 7.1 any appellant who was not identified by the Court as seeking relief in respect of the first three Strategic Topics but who should have been, to advise the registrar within 10 working days (subsequently modified to the date of 10 August 2018);<sup>2</sup>
  - 7.2 any applications for strike out of any part of any appeals on Strategic Topics 1 and 2 and any applications for further particulars on Strategic Topics 1 and 2 to be filed by 3 August 2018;
  - 7.3 any applications for directions relating to alternative case management, mediation, timetabling of evidence or hearing of the Strategic Topics to be filed and served by 10 August 2018;

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<sup>2</sup> By way of the Court's minute dated 26 July 2018.

- 7.4** any applications for strike out of any part of any appeal on any topics other than Strategic Topic 1 or 2 and any applications for further particulars on any topics other than Strategic Topic 1 or 2 to be filed by 2 November 2018; and
- 7.5** procedural applications on any topics other than Strategic Topic 1 or 2 to be filed by 16 November 2018.
- 8.** The Council filed two further memoranda on 23 July 2018 and 2 August 2018. The Council's memoranda addressed the following matters:
- 8.1** provided a suggested approach for the assignment of each of the policies contained in Chapter 3 Strategic Direction (**Strategic Policies**) to what the Council considered to be the most appropriate Strategic Topic;
- 8.2** built on the Strategic Topic breakdown provided by the Court by allocating the Strategic Topics into suggested subtopics;
- 8.3** applied for directions in respect of further particulars sought by the Council on all topics; and
- 8.4** requested alternative timetabling for service of evidence in respect of Strategic Topics 1 and 2.
- 9.** In response to the Council's memoranda of 23 July 2018 and 2 August 2018 the Court issued the following directions:<sup>3</sup>
- 9.1** a direction adopting the Council's suggestions relating to the allocation of the Strategic Policies to the Strategic Topics and the proposed subtopics;<sup>4</sup>
- 9.2** a direction for all parties to provide their comments on the proposed subtopics to the Council by 10 August 2018;<sup>5</sup> and
- 9.3** a direction that all relevant parties provide the further particulars identified by the Council on the dates requested.<sup>6</sup>

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<sup>3</sup> By way of the Court's minutes dated 26 July 2018 and 6 August 2018.

<sup>4</sup> By way of the Court's minute dated 26 July 2018.

<sup>5</sup> By way of the Court's minute dated 26 July 2018.

<sup>6</sup> By way of the Court's minute dated 6 August 2018.

10. On 10 August 2018 a number of parties filed memoranda with the Court identifying where they considered they should be included in the Strategic Topics, commenting on the suggested Strategic Topic subtopics, and applying for directions relating to mediation and timetabling of evidence for Strategic Topics 1 and 2.
11. The Council and one other party<sup>7</sup> filed applications for strike out of parts of appeals and section 274 notices on Strategic Topics 1 and 2 on or before 3 August 2018. The Court subsequently issued a timetable for the filing of affidavits and legal submissions to address those applications.<sup>8</sup> On 22 August 2018, the Court issued a decision<sup>9</sup> striking out parts of two appeals. A hearing has been set down for 31 August 2018 in respect of other strike out applications.<sup>10</sup>
12. The Court issued a further Minute on 22 August 2018 directing: that no mediation is to be held on Strategic Topics 1 and 2 (except specific subtopics relating to Centres and Regionally Significant Infrastructure); evidence timetables for Strategic Topic 1 and 2; and reserving leave for parties to identify and apply for further discrete subtopics to be mediated.
13. Further applications for strike out may be made on other topics on or before 2 November 2018.

### Scope of this memorandum

14. This memorandum responds to the Court's directions on options for case management and on jurisdictional matters and covers the following matters:
  - 14.1 a report on the information loaded onto the Council's website;
  - 14.2 the Council's view on which appeals could appropriately be grouped into topics for mediations and/or hearings including potential time required for mediation (excluding Strategic Topics 1 and 2, as these are anticipated to be the subject of further detailed directions from the Court as indicated in the 22 August Minute);<sup>11</sup>
  - 14.3 the Council's view on the most appropriate sequencing of appeals and topics;

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<sup>7</sup> Brabant and Geddes.

<sup>8</sup> By way of the Court's minute dated 6 August 2018.

<sup>9</sup> [2018] NZEnvC 145.

<sup>10</sup> See the Notice of Hearing: <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Appeals-Stage-1/2018-08-22-Notice-of-Hearing-strike-out-application.pdf>

<sup>11</sup> See paragraphs [23] and [27] of the Court's minute dated 22 August 2018.

**14.4** the Council's proposed potential dates for the commencement of mediation; and

**14.5** addresses procedural and jurisdictional issues that relate to the appeals on Stage 1 of the PDP (not being matters relevant to any potential strike out applications).

**15.** The Council has consulted with the parties to the extent possible in the preparation of this memorandum, prior to receiving the Court's Minute of 22 August 2018, and has incorporated comments from them as appropriate.

#### **Information on Council's website**

**16.** As directed by the Court, the Council uploaded copies of all notices of appeal and section 274 notices onto its live website in a table entitled "Appeals Received".<sup>12</sup> The table provides:

**16.1** the Court reference number and date the appeal was lodged;

**16.2** the relevant chapter and/or rezoning location;

**16.3** the name of the appellant and any section 274 parties, with links to the relevant section 274 notices; and

**16.4** the current status of the appeal.

#### **Annotated plan**

**17.** The Council has completed an annotated version of the PDP (**Annotated Plan**) setting out all provisions that are subject to appeal which is available on the Council's website.<sup>13</sup> Annotated PDP maps have also been uploaded to the Council's website. The Annotated Plan remains a working document given that the Council is progressively updating the annotations as Appellants provide their further particulars.

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<sup>12</sup> At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-1/appeals/>.

<sup>13</sup> At weblink: <https://www.qldc.govt.nz/planning/district-plan/proposed-district-plan-stage-1/appeals-version-stage-1/>

## Topic allocation - excluding Strategic Topics 1 and 2

18. As noted above, 99 appeals have been filed, some of which address relatively distinct issues and others of which overlap.
19. For the purpose of mediation and any hearings, the Council proposes to divide the appealed provisions into 23 broad topics (including Strategic Topics 1 and 2), with those topics split into subtopics (some of which are necessarily inter-related).
20. The Council's proposed topics and subtopics (excluding Strategic Topics 1 and 2) are set out in the table in **Appendix B** to this memorandum, along with the appellants and section 274 parties who have expressed an interest in each of the subtopics.<sup>14</sup> Within each subtopic, the table identifies the PDP provisions that are at issue between the parties.
21. To assist in the scheduling of mediation, the tables within **Appendix B** are set out in the order that the Council considers would be appropriate for mediation, commencing with Strategic Topic 3 at this stage (noting that relevant discrete parts of Strategic Topics 1 and 2 to be mediated will be added after the Court's directions on these are received on any further applications for mediation of discrete subtopics). The tables within **Appendix B** further note the Council's suggested timeframes for mediation in each topic.
22. The Council provided all parties to the appeals with its proposed topic and subtopic breakdown and suggestions for mediation timeframes and sequencing for comment on 10 August 2018.<sup>15</sup> The tables contained in **Appendix B** reflect the comments received from the parties where the Council is in agreement with the parties' suggested approach. Where there are unresolved issues between the parties, these are discussed at **Appendix C** (again, excluding matters relating to Strategic Topics 1 and 2).
23. It is specifically noted that, in respect of Strategic Topic 3, two amendments have been proposed following the Council's 23 July Memorandum to reflect the comments of the parties. These are:

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<sup>14</sup> Inclusion in the table is based on the matters raised in appeals and section 274 notices, and the Council does not make any representation about whether each of the parties listed beside each topic has standing for each of those topics or whether the relief sought is within the scope of the relevant submissions or further submissions.

<sup>15</sup> With comments requested to be provided by 17 August 2018.

- 23.1** Counsel for appellants seeking to amend the location of the Urban Growth Boundary (**UGB**) have also filed memoranda advising that this aspect of the relief is consequential upon the rezoning relief sought, and therefore should be heard with the relevant rezoning. On reflection, the Council agrees with this approach and has therefore reallocated the parts of appeals seeking to move the UGB line into the rezoning topics; and
- 23.2** Counsel for Darby Planning Limited (ENV-2018-CHC-150) sought that instead of a discrete subtopic addressing relief related to the National Policy Statement on Urban Development Capacity 2016, this aspect of the relief should be considered in all Strategic Topic 3 subtopics, where relevant. The Council agrees and has therefore removed the relevant standalone subtopic from **Appendix B**. It is noted that the specific relief sought to give effect to this part of Darby Planning Limited's appeal will be clarified once the Appellant provides its further particulars.
- 24.** It is proposed that the mediation of the appeals (and any hearings if necessary) occurs on the basis of the topics identified at **Appendix B**. While the Council proposes that mediation should generally be structured in accordance with the subtopics identified within each topic, it is also anticipated that a detailed agenda for each mediation session could be prepared once arrangements are confirmed. Such an agenda would be likely to address the order in which the relevant subtopics might be mediated and how the allocated mediation time might be best broken down across each topic. As such, it is respectfully requested the Council be provided with an opportunity to consult with the other parties in each of the relevant topics and report to the mediator with a proposed mediation agenda 15 working days prior to mediation for each topic.
- 25.** Some parties have provided comments to the Council and the Court that mediation and expert conferencing could result in the identification of alternative topic groupings.<sup>16</sup> While the Council seeks directions from the Court as part of this memorandum confirming its suggested topics, it recognises that efficiencies may be able to be provided for down the track if leave is provided for the parties to request alternative directions identifying refined topic groupings as matters progress. It is anticipated that if any such directions are applied for in the future this would occur following consultation with all other relevant parties.

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<sup>16</sup> One example of this comment is at paragraphs 8 and 9 of the memorandum filed by Darby Planning Limited and Ors, dated 10 August 2018.

## The Council's approach to mediation sequencing

26. As noted at paragraph 21, the tables within **Appendix B** are set out in the order that the Council considers would be appropriate for mediation (excluding any discrete parts of Topics 1 and 2 at this stage). In this part of the memorandum, the Council sets out its approach to mediation sequencing for the benefit of the Court.
27. In the Council's view, the hierarchical structure of the PDP provides a logical starting point for identifying and sequencing topics for mediation. In particular, as the Court has suggested,<sup>17</sup> it is proposed that the Strategic Provisions be dealt with first. Some adjustments have been suggested to the sequencing of the lower order provisions to provide for efficiencies in resolving the appeals.
28. The Council respectfully requests that the sequencing of mediations generally be directed as follows (with a more detailed description below in paragraphs 29 - 36):
- 28.1 higher order provisions setting out the strategic direction of the PDP;
  - 28.2 residential, subdivision, town centre zone, and Coneburn Industrial Zone chapters;
  - 28.3 "district wide matters" that are intended to apply to all areas of the District currently included in the PDP;
  - 28.4 designations;
  - 28.5 rezoning appeals that do not raise strategic matters (noting that where an appeal seeks site specific provisions that are directly related to a rezoning, the Council has generally allocated the text relief to the same subtopic, in order to address the relief as a package); and<sup>18</sup>
  - 28.6 appeals that raise strategic matters and/ or rezoning appeals regarding land that is ONL/ONF.

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<sup>17</sup> Minute of 17 July 2018 at [11].

<sup>18</sup> **Appendix B** indicates, within the Rezoning Topics, whether text relief has been allocated with a particular rezoning or is allocated to the relevant zone chapter.

29. In particular, the Council considers that it would be helpful to mediate and hear appeals on the strategic direction chapters, residential zones, subdivision, town centre zones, and “district wide” provisions, before proceeding to those appeals raising strategic matters. This will enable guidance to be taken from any interim decisions.
30. The appeals on the residential and town centre zones, and the Coneburn Industrial Zone, are proposed to be sequenced before appeals on some “district wide” chapters. The Council’s reason for this is that the appeals are relatively discrete and in the Council’s view have greater potential to be resolved more quickly than the “district wide” chapters sequenced later.
31. It is proposed that appeals on zone and location specific provisions in Chapter 27 Subdivision be grouped with the zone specific topics, given such provisions are directly relevant to the environmental outcome for that zone (i.e. the minimum allotment size) and do not impact on other parts of the PDP. The remainder of the appeals on Chapter 27 Subdivision remain in the chapter specific topic.
32. The Council’s preference is to mediate and hear the Jacks Point topic (which includes text and rezonings) towards the end of the overall schedule, in order to have the benefit of guidance from mediation and interim decisions on Strategic Topics, and to consider the entire zone as a coherent and integrated whole.
33. The Council has taken the approach suggested by the Court by grouping definitions into the topics relevant to the particular definition at issue.
34. Regarding the rezoning appeals, the Council has endeavoured to divide these into two groups. Topic 16 contains rezoning appeals that the Council considers do not raise strategic issues, are not likely to be impacted by any determinations on Strategic Topics 1 and 2, and do not involve land that is ONL/ ONF (or where the rezoning affects ONL/ ONF land, the area affected is relatively small or confined). This group of appeals is considered appropriate for mediation before the Court’s determinations on Strategic Topics 1 and/or 2 are issued. Topic 23 contains rezoning appeals where in the Council’s view, it would be beneficial to have guidance from the Court’s determinations on Strategic Topics 1 and/or 2. In particular, Topic 23 contains rezonings sought on land that has been classified as ONL/ ONF.<sup>19</sup> The Council’s preference is to deal with these rezonings together, as far as practical, and after the Court’s determinations on

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<sup>19</sup> Noting that counsel for M Beresford (ENV-2018-CHC-069) has confirmed that the appeal does not seek relief in respect of any relocation of the ONL line across the site subject to appeal, and accordingly the appeal need not be allocated to Strategic Topic 2. The Council has removed M Beresford from Strategic Topic 2 in **Appendix B**.

Strategic Topics 1 and/or 2 are provided so as to take a coherent approach to landscape issues.

35. The 23 topics identified by the Council and the proposed mediation sequence is as follows:

<b>Topic name and order</b>	<b>Mediation time suggested</b>
Discrete parts of Strategic Topic 1: A resilient economy	To be confirmed following the Court's directions
Discrete parts (if any) of Strategic Topic 2: Rural landscape	To be confirmed following the Court's directions
Strategic Topic 3: Urban development	3 days
Strategic Topic 4: Indigenous vegetation and biodiversity	3 days
Topic 4A: Wilding Trees (Chapter 34)	½ day
Strategic Topic 5: Heritage	2 days
Topic 6: Residential (Chapters 7-9)	1 day
Topic 7: Subdivision and Development (Chapter 27)	2 days
Topic 8: Queenstown and Wanaka Town Centres (Chapters 12 and 13)	4 days
Topic 9: Coneburn Industrial Zone (Chapter 44)	1 day
Topic 10: Temporary Activities and Relocated Buildings (Chapter 35)	1 day
Topic 11: Informal Airports	2 days
Topic 12: Natural Hazards (Chapter 28)	2 days
Topic 13: Noise (Chapter 36)	1 ½ days
Topic 14: Glenorchy Aerodrome (Designation 239)	½ day
Topic 15: Queenstown Events Centre (Designation 29)	½ day
Topic 16: Rezoning Appeals (Group 1)	13 ½ days
<i>After interim decisions received on Strategic Topics 1 and 2</i>	
Topic 17: Energy and Utilities (Chapter 30)	2 ½ days

Topic 18: Rural (Chapter 21)	4 days
Topic 19: Ski Area Sub Zones (including rezonings)	3 days
Topic 20: Rural Residential and Rural Lifestyle (Chapter 22)	2 days
Topic 21: Commercial Airports (Chapters 7, 15, 17, 21, 36 and Designation 64)	1 ½ days
Topic 22: Jacks Point (Chapter 41) (including rezonings)	3 days
Topic 23: Rezoning Appeals (Group 2)	15 ½ days

36. It is noted that while all relief sought in the Notices of Appeal filed with the Council is included in the tables in **Appendix B**, the Council intends to commence discussions with the parties about matters raised in the appeals, with a view to identifying aspects that may be capable of resolution without the need for Court-assisted mediation. The Council will endeavour to report to the Court as quickly as possible in the event that any allocated mediation time is not required.

#### **Proposed Commencement Dates for Mediation**

37. The Council is available to mediate the discrete parts of Strategic Topics 1 and 2 directed for mediation by the Court from 15 October 2018 onwards (noting that the Council has not yet had the opportunity to consult with other parties as to their availability, following the Court's Minute of 22 August 2018).
38. In terms of mediation of Strategic Topic 3 onwards, the Council had conferred with other parties prior to receiving the Court's Minute of 22 August 2018, and identified that commencement of mediation on or after the week beginning 26 November 2018 was suitable for the commencement of mediation on all Topics (excluding Strategic Topics 1 and 2). This date took into account the fact that the Council had been advised by several counsel that they have existing fixtures in October and November.
39. Given the general level of support received by the Council for commencement of mediation on or after the week beginning 26 November 2018, and in light of the fact that the Court has directed section 274 parties to file evidence in Strategic Topic 2 on 30 November 2018, the Council respectfully suggests that it would be appropriate to commence mediation on Strategic Topic 3 on or after 3 December 2018 (with other topics to follow in the sequence identified in **Appendix B**). However, it is respectfully noted that care will need to be taken in the setting of agendas for mediation (for all

topics) and expert conferencing (for Strategic Topics 1 and 2) to ensure that conflicts are not created for the relevant experts engaged by all parties, given the overlap in the proposed mediation dates and the Court's directed expert conferencing dates.

#### **Exchange of Documents for Mediation (all topics)**

**40.** The Council suggests that, as standard procedure, it would be appropriate for the following documents to be exchanged prior to mediation:

**40.1** the Council should prepare position papers and all experts attending mediation on behalf of the Council should prepare "will say" statements to be filed and served 10 working days prior to commencement of mediation for each topic; and

**40.2** experts attending mediation on behalf of all other parties should prepare "will say" statements to be filed and served 5 working days prior to commencement of mediation for each topic.

**41.** It is envisaged that the Council's position papers would include the following:

**41.1** a summary of the Council's position in respect of the relevant topic; and

**41.2** a breakdown of the Council's position on the specific relief sought by each party to the relevant appeal.

**42.** It is envisaged that the 'will say' statements from experts would be a maximum of two pages and would set out the experts' views in respect of the matters at issue in the particular mediation.

**43.** It is anticipated that the preparation of the position papers and 'will say' statements would assist to manage the mediation process and ensure that the discussion of the parties and their experts is appropriately focused on the key matters at issue. From Counsel's experience, the exchange of documents such as position papers prior to mediation has been very effective in the efficient resolution of plan appeals.<sup>20</sup>

**44.** While the Council's view is that the exchange of position papers and 'will say' statements would generally be useful, it recognises that there may be some mediation

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<sup>20</sup> Such as the Palmerston North City Council and South Taranaki District Council Proposed District Plan appeals.

of topics where such an exchange of documents would not be beneficial given the nature of the matters at issue. For example, there may be some discrete mediations where the parties consider that 'will say' statements may not contribute significant value. Accordingly, the Council recognises that it would be appropriate to provide the parties to a particular mediation topic with the ability to apply to the mediator for an alternative process.

45. The Council has consulted with the other parties and it is understood that there is general support for the above process subject to flexibility being provided for parties to apply to the mediator for an alternative process as required.
46. For the reasons discussed at paragraph 24 of this memorandum, it is further respectfully requested that the Council be provided with an opportunity to consult with the other parties in each of the relevant topics and report to the mediator with a proposed mediation agenda 15 working days prior to mediation for each topic.

#### **Discrete Issues relating to Strategic Topics 1 and 2**

##### *Topics and Subtopics*

47. As noted at paragraph 20 above, Strategic Topics 1 and 2 are not included in **Appendix B** at this stage. The Council intends to file a full topic allocation for Strategic Topics 1 and 2, listing the Appellants and Section 274 parties that fall into each subtopic, as soon as practicable after receiving the Court's further directions on the detailed subtopic content. Such a topic allocation would be filed after consultation with all relevant parties to ensure that all parties are correctly listed.
48. The parties' applications for mediation of discrete subtopics within Topics 1 and 2 are due on 29 August 2018. The Council respectfully suggests that it would be helpful for the Court to provide its directions as to the detailed topic and subtopic allocations in Strategic Topics 1 and 2 shortly after this date. This would allow the parties to promptly prepare their evidence in time to meet the deadlines set out in the evidence timetables directed at [21] and [26] of the 22 August Minute and to be as prepared as possible for the pre hearing conferences to be held for Topics 1 and 2.
49. As noted at paragraph 48, the Court has reserved leave for parties to identify discrete subtopics within Strategic Topics 1 and 2, and has indicated that it is prepared to direct mediation on subtopics which are relatively concrete, discrete, and capable of resolution without affecting other appeals. The Council endeavoured to identify discrete subtopics

when preparing its proposed topic and subtopic allocation for Strategic Topics 1 and 2 filed as part of its memoranda of 23 July 2018 and 2 August 2018. The Council was not able to identify any additional subtopics of this nature. Other parties may be able to do so in applications on 29 August. However, the Council respectfully suggests that care may need to be taken to ensure that such subtopics identified are truly discrete, particularly with regard to Strategic Topic 2, given that it includes a number of provisions on which multiple parties seek relief of a different nature.

### *Regionally Significant Infrastructure Subtopics*

- 50.** As noted in the 22 August Minute, counsel for several appellants with an interest in infrastructure provisions (**infrastructure appellants**)<sup>21</sup> requested the inclusion of an infrastructure-specific subtopic in each of Strategic Topics 1 and 2. The Council had discussed this proposal with the relevant counsel, prior to receiving the 22 August Minute. The Council and the infrastructure appellants identified a number of provisions (including definitions) that are sufficiently discrete to be able to be allocated into separate subtopics without impacting on other parties' appeals. However, it is noted that some provisions appealed by the infrastructure appellants have been identified by the Council as not being sufficiently discrete so as to be appropriately allocated to the separate subtopics because a number of other Appellants seek relief on these same provisions.
- 51.** The provisions that Council and the infrastructure appellants have agreed can be appropriately allocated to the proposed separate subtopics are as follows:
- 51.1** Strategic Topic 1: Regionally Significant Infrastructure Subtopic (3.1 Purpose, Issue 1; 3.2.1.9; 3.2.1.10; 3.3.36; 30.2.8 and 30.2.8.1; and Definition of "National Grid");<sup>22</sup>
- 51.2** Strategic Topic 2: Regionally Significant Infrastructure Subtopic (3.3.25; 3.3.37; 6.3.4; 6.3.17; 6.3.18; 6.3.24; 6.3.25; Definitions "Electricity Sub-transmission Infrastructure", "Regionally Significant Infrastructure", and "Significant Electricity Distribution Infrastructure").<sup>23</sup>

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<sup>21</sup> Queenstown Airport Corporation Limited (ENV-2018-CHC-093); Aurora Energy Ltd (ENV-2018-CHC-108); and Transpower New Zealand Ltd (ENV-2018-CHC-114).

<sup>22</sup> Noting that 3.2.1.10 and 3.3.36 are new provisions sought to be added, as per the further particulars provided by Queenstown Airport Corporation Limited (ENV-2018-CHC-093) on 15 August 2018.

<sup>23</sup> Noting that 3.3.37 and 6.3.4 are new provisions sought to be added, as per the further particulars provided by Queenstown Airport Corporation Limited (ENV-2018-CHC-093) on 15 August 2018; and 6.3.17, 6.3.18, 6.3.24 and 6.3.25 (as per the Decisions Version numbering) are sought to be amended, relocated to the end of Chapter 6 under a new heading "Regionally Significant Infrastructure", and renumbered to 6.3.35 – 6.3.38.

52. The relief sought by Transpower New Zealand Ltd (ENV-2018-CHC-114) on Policy 30.2.8.1 includes a statement that, where there is conflict, Policy 30.2.8.1 prevails over other PDP provisions. Given the potential downstream effects of such relief, the Council and Transpower agree that it would be most appropriate to allocate the Policy 30.2.8.1 and its Objective 30.2.8 to Strategic Topic 1.

*'Retrospective integration'*

53. Darby Planning Limited and Ors seek that *"where any determinations are made in respect of Strategic Topic objectives and policies, those determinations be interim and are able to be subsequently amended, varied, or otherwise added to, as a consequence of subsequent cases presented on lower order provisions."*<sup>24</sup> This request appears to be sought on the basis that the resolution of appeals on lower order matters and provisions, as well as site specific appeal points, may result in a need for amendments to the Strategic Chapters.
54. The Council supports the suggestion, made by both Darby Planning Limited and Ors and the Court<sup>25</sup>, that interim determinations be issued in respect of Strategic Topics 1 and 2, to provide for consequential amendments. However, Council does not agree with the reasoning provided by Darby Planning Limited and Ors.
55. The Council's position is that the Strategic Direction chapters of the PDP set the framework for, and drive the direction of, the lower order zone and district wide chapters. In the Council's view, the Court's interim decisions on Strategic Topics will assist to guide the resolution of the lower order matters, rather than the alternative (ie, any suggestion that the lower order matters will drive and require significant changes to the Strategic Direction chapters).
56. While it is not possible to rule out amendments that go against the descending hierarchy of the PDP, the Council suggests that in general, the 'retrospective integration' suggested by Darby Planning Limited and Ors should be limited to consequential amendments.

**Jurisdictional Matters**

57. The Council has identified five appeals raising questions as to the scope available to the Council to make its decisions on certain provisions in the PDP. The Council notes

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<sup>24</sup> Memorandum filed by Darby Planning Limited and Ors, dated 10 August 2018, at [8].  
<sup>25</sup> At paragraph [9] of its 22 August Minute.

that the issues raised in the five appeals listed below specifically raise questions as to the Council's jurisdiction to make its decisions on the PDP and do not relate to matters of standing. These appeals are:

**57.1** Queenstown Views Limited (ENV-2018-CHC-112);

**57.2** MacFarlane Investments (ENV-2018-CHC-089);

**57.3** Royal Forest and Bird Protection Society of New Zealand Incorporated (ENV-2018-CHC-133);

**57.4** Wild Grass Investments No 1. Limited & others (ENV-2018-CHC-074); and

**57.5** New Zealand Tungsten Mining Limited (ENV-2018-CHC-15).

**58.** Because of the nature of these particular jurisdictional issues, the Council's view is that issues raised by the five Appellants listed above are distinguishable from the issues raised in the Council's strike out application filed on 3 August 2018, and any potential strike out applications to be filed on 2 November 2018. The Council respectfully suggests that, given the difference in the nature of the two sets of issues raised, it is appropriate to manage them in a different manner.

**59.** The Council has consulted with the Appellants in respect of the jurisdictional issues raised in the above appeals. It is the Council's (and understood to be the Appellants') preference to hold any necessary jurisdictional hearings following mediation of the appeals. The parties' reasoning is that the issues raised are somewhat intertwined with the substantive relief sought. Further, mediation may provide an opportunity for the parties to clarify their positions on the issues prior to attending a hearing. The Council respectfully seeks a direction confirming this approach.

#### **Other procedural matters**

**60.** Some Appellants have raised procedural issues through their Notices of Appeal and Memoranda of Counsel. The Council has consulted with the relevant parties on these issues. Those matters that remain at issue are recorded in **Appendix D** of this memorandum along with the parties' comments. The Council respectfully suggests that it would be appropriate for the matters noted in **Appendix D** to be addressed at the case management conferences for the relevant topics, which are noted in **Appendix D**.

*Rezoning appeals*

- 61.** Three appeals seek site specific relief in respect of which the Council and the relevant Appellants do not seek mediation at this time. These appeals are:
- 61.1** Bill and Jan Walker Family Trust & Ors ENV-2018-CHC-099-015;
  - 61.2** Waterfall Park Developments Limited ENV-2018-CHC-124-027; and
  - 61.3** Burdon & Ors ENV-2018-CHC-147-001.
- 62.** The reason that the parties do not seek mediation on the relevant parts of appeals at this time is that the Council's decisions on Stage 2 are likely to impact the outcome of any such mediation. Further, as the relief sought is site specific, the Council submits that any outcome of that relief will not impact on the resolution of the balance of the appeals on Stage 1 of the PDP.
- 63.** The relevant parts of the appeals are set out at **Appendix E** to this memorandum along with a detailed explanation of the reasons why the parties do not seek mediation on the relevant parts of appeals at this time. For the reasons set out at **Appendix E**, the Council requests that the relevant appeal points be placed on hold for the time being, with a status report to be filed by the Council by 31 March 2019.

## Venue for mediation and hearing

64. The Council considers that Queenstown would be an appropriate location for the majority of mediations and any hearings that are required on the appeals. Wanaka would be an appropriate location for the mediations and hearings of the appeals on the Upper Clutha rezoning requests.

## Section 274 Notice of Simon Beale

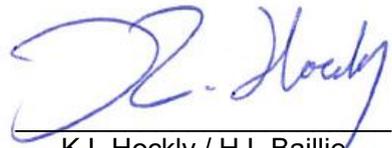
65. The Council notes that it received a section 274 notice from Simon Beale, seeking to be a party to the Council's decision to reinstate Protected Tree 275 (Chapter 32, 32.7 – Schedule of Protected Trees District Wide). While the Council acknowledges the support expressed by Mr Beale, no appeal has been received in respect of the Council's decisions on Chapter 32 Protected Trees and accordingly there is no appeal to which Mr Beale's section 274 notice can be joined. For this reason, Mr Beale's name does not appear in **Appendix B** and his section 274 notice has not been uploaded to the Council's website.

## Directions sought

66. The Council respectfully seeks directions as follows:
- 66.1 a direction that the topics identified in paragraph 35 of this memorandum (and as particularised in more detail in **Appendix B**) be scheduled for mediation at the Court's earliest convenience on or after 3 December 2018 in the sequence identified at paragraph 35;
  - 66.2 a direction confirming the approach to jurisdictional issues set out at paragraph 59;
  - 66.3 a direction that the procedural issues raised in **Appendix C** be addressed at the case management conferences for the relevant topics; and
  - 66.4 a direction that the appeal points identified at **Appendix D** of this memorandum, relating to site specific relief be placed on hold, with the Council to file a status report by 31 March 2019.

67. The Council further requests that the suggested procedure for mediation set out in paragraphs 24 and 37 - 46 of this memorandum be referred to the mediator for his or her consideration at the Court's convenience.

**Dated** this 24<sup>th</sup> day of August 2018



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K L Hockly / H L Baillie  
Counsel for Queenstown Lakes  
District Council

## APPENDIX A

### OUTLINE OF STAGE 1 AND STAGE 2 OF THE PARTIAL DISTRICT PLAN REVIEW

1. The Council's partial District Plan Review (**DPR**) is intended to be carried out in four stages.<sup>26</sup> The Council publicly notified Stage 1 on 26 August 2015 and Stage 2 on 23 November 2017. It is intended that Stages 3 and 4 of the PDP will be notified after the completion of Council hearings on Stage 2.

#### *Stage 1 of the Proposed District Plan*

2. The PDP as notified in Stage 1 contained 32 chapters. The geographic area covered by the PDP, Stage 1, is generally limited to the area of PDP zones notified on the plan maps in Stage 1,<sup>27</sup> and covers approximately 90 percent of the District. The 32 chapters address the following:
  - 2.1 introductory matters (Chapter 1) and the definitions used throughout the PDP (Chapter 2);
  - 2.2 higher order provisions setting out the strategic direction of the District (Chapters 3, 4, 5 and 6) (**Strategic Direction Provisions**);
  - 2.3 a number of zone chapters (Chapters 7-17, 21-23 and 41-44);
  - 2.4 provisions on a number of topics located in separate "district wide chapters," that are intended to apply to all areas of the District currently included in the PDP (Chapters 26 - 28, 30 and 32 - 36) (**District Wide Provisions**);
  - 2.5 designations that apply across all areas of the District – these are not limited to the area of land currently included in the PDP (Chapter 37); and
  - 2.6 plan maps for the land currently included in the PDP through Stage 1, showing the zoning for land and various plan map annotations that apply to that land.

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<sup>26</sup> It is not intended that stages 1-4 of the District Plan Review will constitute a full review of the District Plan as some specific land has been excluded being the Frankton Flats B and Remarkables Park, Northlake Special Zone, Peninsula Bay North zones, Ballantyne Road Industrial and Residential extension, and the Queenstown land affected by Plan Change 50.

<sup>27</sup> With the exception of the designations that apply in the District and the protected trees and heritage items scheduled in Chapters 26 and 32, some of which are located outside of the zones notified as part of Stage 1 of the PDP.

3. Submissions on Stage 1 of the PDP closed on 18 December 2015. In total, 1,206 submissions (raising 18,734 submission between March 2016 and September 2017 and the Council's decisions on the Panel's recommendations are expected on 3 May 2018.

*Stage 2 of the Proposed District Plan*

4. Stage 2 of the PDP is also underway. Given the potential for the Stage 1 PDP appeals and Stage 2 PDP hearings to be progressing simultaneously during the middle of this year, and because the Council will have officers and consultants heavily involved in both processes, it will be extremely important for the Council to carefully manage its limited resources so that it can best serve the needs of the Court as well as its own hearing process.
5. Stage 2 of the PDP was publicly notified for submissions on 23 November 2017. The provisions as notified in Stage 2 cover the following six topics:
  - 5.1 Chapter 24 Wakatipu Basin;
  - 5.2 Chapter 25 Earthworks;
  - 5.3 Chapter 29 Transport;
  - 5.4 Chapter 31 Signs;
  - 5.5 Chapter 38 Open Space and Recreation; and
  - 5.6 Visitor accommodation provisions.
6. The above topics comprise three new district wide chapters (intended to apply to all land included in the District Plan Review), two new zone chapters (and associated new zones on the Stage 2 plan maps), and new provisions for and/or variations to various Stage 1 chapters and plan maps.
7. The submission period for Stage 2 of the PDP closed on 23 February 2018. The Council notified its Summary of Decisions Requested on 12 April 2018 with the period for making further submissions opening on that same date. Stage 2 is to consist of two separate hearings, the first was held in July and the second is to be held in September 2018

**APPENDIX B**  
**PROPOSED ALLOCATION FOR ALL TOPICS AND SUBTOPICS**  
**(EXCLUDING STRATEGIC TOPICS 1 AND 2)**

**Strategic Topic 3: Urban development**

**Topic Content**

Strategic Objectives 3.2.2 and 3.2.2.1  
Strategic Policies 3.3.13 - 3.3.15

Chapter 4

**Mediation:**

**Council's position on suitability and estimated time**

Yes

3 days

(noting that any appeal points seeking site-specific relief in respect of the UGB location have been allocated to a Rezoning Topic, and therefore appear later in this table)

<b>Strategic Topic 3: Subtopic 1</b>		
Strategic Objectives 3.2.2 and 3.2.2.1		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Alpine Group Limited</li> <li>• Aurora Energy Limited</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning LP</li> <li>• Federated Farmers</li> <li>• FII Holdings Ltd</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hansen Family Partnership</li> <li>• Hogans Gully Farming Limited</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> </ul>
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-126	Remarkables Park Limited	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	
ENV-2018-CHC-150	Darby Planning Limited	

Appendix B to Memorandum of Counsel for Queenstown Lakes District Council 24-08-2018

		<ul style="list-style-type: none"> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• RCL Henley Downs Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Southern District Health Board</li> <li>• Steve Xin</li> <li>• Te Anau Developments Limited</li> <li>• Tim Williams and Paula Williams</li> <li>• Transpower New Zealand Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li> <li>• Waterfall Park Developments Limited</li> <li>• Wei Heng Fong</li> </ul>
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<b>Strategic Topic 3: Subtopic 2</b>		
4.1 Purpose		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Marc Scaife</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Steve Xin</li> <li>• Tim Williams and Paula Williams</li> <li>• Transpower New Zealand Limited</li> <li>• Treble Cone Investments Ltd</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>
ENV-2018-CHC-124	Waterfall Park Developments Limited	
ENV-2018-CHC-150	Darby Planning Limited	

<b>Strategic Topic 3: Subtopic 3</b>		
Strategic Policies 3.3.13 - 3.3.15		
UGB General: Objective 4.2.1 Policies 4.2.1.1 - 4.2.1.7		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-065	Clark Fortune McDonald & Associates	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Alpine Group Limited</li> <li>• Aurora Energy Limited</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning LP</li> <li>• FII Holdings Ltd</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hansen Family Partnership</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> </ul>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	
ENV-2018-CHC-124	Waterfall Park Developments Limited	
ENV-2018-CHC-126	Remarkables Park Limited	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-150	Darby Planning Limited	

		<ul style="list-style-type: none"><li>• Queenstown Country Club</li><li>• Queenstown Park Limited</li><li>• Real Journeys Limited</li><li>• Real Journeys Limited (t/a Go Orange Limited)</li><li>• Remarkable Heights Limited</li><li>• Remarkables Park Limited</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek</li><li>• Southern District Health Board</li><li>• Steve Xin</li><li>• Te Anau Developments Limited</li><li>• Tim Williams and Paula Williams</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li><li>• Waterfall Park Developments Limited</li></ul>
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<b>Strategic Topic 3: Subtopic 4</b>		
UGB General: Objectives 4.2.2A - 4.2.2B Policies 4.2.2.1 - 4.2.2.12		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-084	FII Holdings Ltd	<ul style="list-style-type: none"> <li>• Anthony Hall</li> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Alps Investment Limited</li> <li>• Anthony Hall</li> <li>• Aurora Energy Limited</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning LP</li> <li>• Federated Farmers of New Zealand</li> <li>• FII Holdings Ltd</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Greenwood Group Limited</li> <li>• Hansen Family Partnership</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Jandel Trust</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Foundation Trust Board</li> </ul>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	
ENV-2018-CHC-098	Friends of Wakatipu Gardens	
ENV-2018-CHC-101	Universal Developments Limited	
ENV-2018-CHC-108	Aurora Energy Limited	
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-124	Waterfall Park Developments Limited	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-150	Darby Planning Limited	

		<ul style="list-style-type: none"><li>• Otago Regional Council</li><li>• Queenstown Airport Corporation Limited</li><li>• Queenstown Park Limited</li><li>• Real Journeys Limited</li><li>• Real Journeys Limited (t/a Go Orange Limited)</li><li>• Remarkable Heights Limited</li><li>• Remarkables Park Limited</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li><li>• Southern District Health Board</li><li>• Steve Xin</li><li>• Te Anau Developments Limited</li><li>• Terri Anderson</li><li>• The Otago Foundation Trust Board</li><li>• Tim Williams and Paula Williams</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li><li>• Waterfall Park Developments Limited</li></ul>
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<b>Strategic Topic 3: Subtopic 5</b>		
Wakatipu Basin Specific Policies: 4.2.2.13 - 4.2.2.21 Upper Clutha Basin Specific Policies: 4.2.2.22 - 4.2.2.23		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Marc Scaife</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Limited</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Steve Xin</li> <li>• Tim Williams and Paula Williams</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>
ENV-2018-CHC-124	Waterfall Park Developments Limited	
ENV-2018-CHC-150	Darby Planning Limited	

**Strategic Topic 4: Indigenous vegetation and biodiversity**

**Topic Content**

Strategic Objectives 3.2.4 and 3.2.4.1 - 3.2.4.5  
 Strategic Policies 3.3.17 - 3.3.19 and 3.3.27 - 3.3.28

Chapter 33

**Mediation:**

**Council's position on suitability and estimated time**

Yes

3 days

Immediately following mediation on Strategic Topic 4, the Council considers that mediation should take place in respect of appeal point ENV-2018-CHC-133-015 from Royal Forest and Bird Protection Society of New Zealand Inc (seeking insertion of a new policy into Chapter 22)

<b>Strategic Topic 4: Subtopic 1</b>		
Strategic Objectives 3.2.4 and 3.2.4.3 Strategic Policies 3.3.17 – 3.3.19 and 3.3.27		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-053	Federated Farmers of New Zealand Inc	<ul style="list-style-type: none"> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning LP</li> <li>• Federated Farmers of New Zealand</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Matukituki Trust</li> </ul>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	

		<ul style="list-style-type: none"><li>• Middleton Family Trust</li><li>• Mount Crystal Limited</li><li>• Otago Regional Council</li><li>• Queenstown Airport Corporation Limited</li><li>• Queenstown Park Limited</li><li>• Real Journeys Limited</li><li>• Real Journeys Limited (t/a Go Orange Limited)</li><li>• Remarkable Heights Limited</li><li>• Remarkables Park Limited</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek No. 1 LP</li><li>• Southern District Health Board</li><li>• Te Anau Developments Limited</li><li>• The Alpine Group Limited</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li></ul>
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<b>Strategic Topic 4: Subtopic 2</b>		
Objectives, Policies, Rules and Methods 33.1, 33.2.1, 33.2.1.1 - 33.2.1.6, 33.2.1.8(b), 33.2.2.1 – 33.2.2.2, 33.2.3.2 – 33.2.3.4, 33.2.4.1, 33.3.3.2 – 33.3.3.5, 33.3.4.4, 33.4.2, 33.4.5, 33.5, 33.5.1, 33.5.3 - 33.5.5, 33.5.1.1 – 33.5.1.2, 33.5.2.1 – 33.5.2.2		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-078	Department of Conservation	<ul style="list-style-type: none"> <li>• Allenby Farms Ltd</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning LP</li> <li>• Federated Farmers of New Zealand</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Ltd</li> <li>• NZSki Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Royal Forest and Bird Protection Society of New Zealand Limited</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Te Anau Developments Limited</li> </ul>
ENV-2018-CHC-104	Soho Ski Area Ltd & Blackmans Creek No. 1 LP	
ENV-2018-CHC-107	Treble Cone Investments Limited	
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc	

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		<ul style="list-style-type: none"><li>• The Alpine Group Limited</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li><li>• Waterfall Park Developments Limited</li></ul>
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<b>Strategic Topic 4: Subtopic 3</b>		
Schedule of Significant Natural Areas and Threatened Environment Classification Maps (33.7 & 33.9) SNA E18C, F32A (F32A1, F32A2, F32A3), F32B		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-078	Department of Conservation	<ul style="list-style-type: none"> <li>• Allenby Farms Ltd</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Ltd</li> <li>• Darby Planning LP</li> <li>• Federated Farmers NZ</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Rob Roy Residents Group</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Te Anau Developments Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Waterfall Park Developments Limited</li> </ul>
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-148	Allenby Farms Limited	

**Topic 4A: Wilding Trees (Chapter 34)**

Appeal Number	Appellant	Section 274 Parties	Mediation: Council's position on suitability and estimated time
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc	<ul style="list-style-type: none"> <li>• Anderson Branch Creek Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Federated Farmers of New Zealand</li> <li>• Otago Regional Council</li> <li>• Remarkables Park Limited</li> <li>• The Alpine Group Limited</li> </ul>	<p>Yes</p> <p>½ day</p> <p>Immediately following mediation on Strategic Topic 4, the Council considers that mediation should take place on the Wilding Trees Topic, comprising appeal points ENV-2018-CHC-133-040 and 041 from Royal Forest and Bird Protection Society of New Zealand Inc</p>

**Strategic Topic 5: Heritage**

**Topic Content**

Strategic Objectives 3.2.3 and 3.2.3.1  
 Strategic Policy 3.3.16  
 Chapter 26

**Mediation:**

**Council's position on suitability and estimated time**

Yes

2 days

(noting that this is likely to involve responding to requests regarding specific sites, including analysis, site visits and mapping)

<b>Strategic Topic 5: Subtopic 1</b>		
Built Environment / Urban Design		
Strategic Objective 3.2.3		
New Objectives and Policies falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-098	Friends of Wakatipu Gardens	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Greenwood Group Limited</li> <li>• Halfway Bay Lands Limited</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Marc Scaife</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Remarkables Park Limited</li> </ul>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	
ENV-2018-CHC-150	Darby Planning Limited	

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		<ul style="list-style-type: none"><li>• Remarkables Station Limited &amp; Jardine Family Land Partnership</li><li>• Tim Williams and Paula Williams</li><li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li><li>• Wei Heng Fong</li></ul>
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<b>Strategic Topic 5: Subtopic 2</b>		
Historic Heritage: Objectives, Policies, Rules and Methods 26.2.1, 26.2.3 – 26.2.4, 26.3.2.1, 26.3.3.1, 26.3.4.5, 26.5.8, 26.6.4, 26.8, 26.10.9.1 – 26.10.9.3 Heritage Overlay Areas 26.10		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-070	Heritage New Zealand Pouhere Taonga	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Daniel Walker</li> <li>• Heritage New Zealand Pouhere Taonga</li> <li>• Longview Environmental Trust</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Soho Ski Area Limited &amp; Blackmans Creek</li> <li>• Te Anau Developments Limited</li> <li>• The Alpine Group Limited -</li> <li>• Treble Cone Investments</li> </ul>
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited	

<b>Strategic Topic 5: Subtopic 3</b>		
Inventory of listed Heritage Features 26.8		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-070	Heritage New Zealand Pouhere Taonga	None

**Topic 6: Residential (Chapters 7 – 9)**

**Topic Content**

Chapters 7 - 9

**Mediation:**

**Council's position on suitability and estimated time**

Yes

1 day

<b>Residential: Subtopic 1</b>		
Residential Objectives, Policies, Rules and Methods 7.2.5.1, 7.4.9, 7.5.5, 7.5.11, 8.4.9, 8.4.13, 8.4.16, 9.2.3.2, 9.5.1, 9.5.3, 9.6		
Note: Residential provisions subject to appeals raising infrastructure and utilities related matters have been allocated to a separate subtopic within the Energy and Utilities Topic: Chapter 30.		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-071	Fred van Brandenburg	<ul style="list-style-type: none"> <li>• Alps Investments Ltd</li> <li>• Anthony Hall</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Jandel Trust</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> </ul>
ENV-2018-CHC-073	Southern District Health Board	
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	
ENV-2018-CHC-101	Universal Developments Limited	
ENV-2018-CHC-115	Willowridge Developments Limited	

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		<ul style="list-style-type: none"><li>• Remarkable Heights Limited</li><li>• Remarkables Park Ltd</li><li>• Soho Ski Area Limited and Blackmans Creek</li><li>• Southern District Health Board</li><li>• The Otago Foundation Trust Board</li><li>• Treble Cone Investments Ltd</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li></ul>
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<b>Residential: Subtopic 2</b>		
Subdivision Standard 27.6.1 Minimum Lot Size in the Lower Density Suburban Residential Zone		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-115	Willowridge Developments Limited	None

**Topic 7: Subdivision and Development (Chapter 27)**

**Topic Content**

**Mediation:**

**Council's position on suitability and estimated time**

Chapter 27

Yes

2 days

<b>Subdivision and Development: Subtopic 1</b>		
Default activity status for subdivision 27.5.8		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-072	Barbara Kipke	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Alpine Group Limited</li> <li>• Christine Byrch</li> <li>• Clark Fortune McDonald &amp; Associates</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning LP</li> <li>• Dr John Cossens</li> <li>• Glen Dene Limited</li> <li>• Halfway Bay Lands Limited</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Matakauri Lodge Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Country Club</li> <li>• Real Journeys Limited</li> </ul>
ENV-2018-CHC-086	Streat Developments Limited	
ENV-2018-CHC-091	Lesley and Jerry Burdon	
ENV-2018-CHC-099	Bill and Jan Walker Family Trust & others	
ENV-2018-CHC-103	Mt Christina Limited	
ENV-2018-CHC-124	Waterfall Park Developments Limited	
ENV-2018-CHC-130	SYZ Investments Limited	
ENV-2018-CHC-136	M & C Burgess	
ENV-2018-CHC-150	Darby Planning Limited	

Appendix B to Memorandum of Counsel for Queenstown Lakes District Council 24-08-2018

		<ul style="list-style-type: none"><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Tim Williams and Paula Williams</li><li>• Transpower New Zealand Limited</li><li>• Universal Developments Ltd</li></ul>
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<b>Subdivision and Development: Subtopic 2</b>		
Non-Notification of Applications 27.10		
Note: Appeal points seeking relief in relation to non-notification of subdivision in Ski Area Sub Zones are allocated to the Ski Area Sub Zones subtopic in the Rural Topic.		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-071	Fred van Brandenburg	<ul style="list-style-type: none"> <li>• Anthony Hall</li> <li>• Allenby Farms Ltd</li> <li>• Alpine Group Ltd</li> <li>• Alps Investment Limited</li> <li>• Anthony Hall</li> <li>• Cardrona Alpine Resort Ltd</li> <li>• FII Holdings Limited</li> <li>• Federated Farmers NZ</li> <li>• Hansen Family Partnership</li> <li>• Jandel Trust</li> <li>• Marc Scaife</li> <li>• NZTA</li> <li>• Otago Foundation Trust Board</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Country Club</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Ltd (Trading as Go Orange)</li> <li>• Remarkables Park Limited</li> <li>• Te Anau Developments Limited</li> <li>• Terri Anderson</li> <li>• The Otago Foundation Trust Board</li> <li>• Transpower New Zealand Limited</li> <li>• Treble Cone</li> <li>• Universal Developments Limited</li> </ul>
ENV-2018-CHC-079	Otago Regional Council	
ENV-2018-CHC-084	FII Holdings Ltd	
ENV-2018-CHC-099	Bill and Jan Walker Family Trust & others	
ENV-2018-CHC-101	Universal Developments Limited	
ENV-2018-CHC-103	Mt Christina Limited	

<b>Subdivision and Development: Subtopic 3</b>		
Subdivision Activities - District Wide 27.2.1- 27.2.7, 27.4.1 - 27.4.3, 27.5.1-27.5.25, 27.6.1-27.6.2, 27.7.10-27.7.15.6, 27.8.1, 27.9.1- 27.9.8		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-065	Clark Fortune McDonald & Associates	<ul style="list-style-type: none"> <li>• Anthony Hall</li> <li>• Alpine Group Limited</li> <li>• Alps Investment Limited</li> <li>• Anthony Hall</li> <li>• Christine Byrch</li> <li>• Clark Fortune McDonald &amp; Associates</li> <li>• Darby Planning LP</li> <li>• FII Holdings Limited</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Jandel Trust</li> <li>• John Johannes May</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Otago Foundation Trust Board</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Country Club</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> </ul>
ENV-2018-CHC-070	Heritage New Zealand Pouhere Taonga	
ENV-2018-CHC-071	Fred van Brandenburg	
ENV-2018-CHC-084	FII Holdings Ltd	
ENV-2018-CHC-086	Streat Developments Limited	
ENV-2018-CHC-101	Universal Developments Limited	
ENV-2018-CHC-115	Willowridge Developments Limited	
ENV-2018-CHC-126	Remarkables Park Limited	
ENV-2018-CHC-130	SYZ Investments Limited	
ENV-2018-CHC-141	Glendhu Bay Trustees Limited	

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		<ul style="list-style-type: none"><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Southern District Health Board</li><li>• Te Anau Developments Limited</li><li>• Terri Anderson</li><li>• The Otago Foundation Trust Board</li><li>• Universal Developments Limited</li></ul>
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**Topic 8: Queenstown and Wanaka Town Centres (Chapters 12 and 13)**

<b>Topic Content</b>	<b>Mediation:</b>
Chapters 12 - 13	<b>Council's position on suitability and estimated time</b>
	Yes
	4 days (for the entire topic)

<b>Queenstown and Wanaka Town Centres: Subtopic 1</b>			
Wanaka Town Centre: Chapter 13 13.2.5.1 - 7, 13.5.7			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-105	Annemieke Wright	<ul style="list-style-type: none"> <li>• Ardmore Holdings ( Wanaka) Ltd</li> <li>• Aaron William Heath</li> <li>• Ardmore Holdings (Wanaka) Ltd</li> <li>• Barbara GS</li> <li>• Byrne PS</li> <li>• David Hawken</li> <li>• Francesca's Italian Kitchen Ltd</li> <li>• Gardiner R</li> <li>• Gin &amp; Raspberry Limited</li> <li>• Hansen Family Partnership</li> <li>• Hospitality New Zealand</li> <li>• Julian Joseph Pengelly</li> <li>• Kumar S S</li> <li>• May T</li> </ul>	Yes
ENV-2018-CHC-110	Mark Richter		½ day

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		<ul style="list-style-type: none"><li>• Peter Bullen</li><li>• Thomas James Syben</li><li>• Wanaka Speights Ale House</li></ul>	
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<b>Queenstown and Wanaka Town Centres: Subtopic 2</b>				
Queenstown Town Centre: Chapter 12 Purpose and transport 12.1, 12.2.3.5, 12.2.4.1-5, 12.2.5.2-7, 12.4.3, 12.4.7, 12.4.8				
New provisions falling within this subtopic				
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>	
ENV-2018-CHC-126	Remarkables Park Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Darby Planning LP</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Soho Ski Area Limited &amp; Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Te Anau Developments Limited</li> <li>• Treble Cone Investments</li> </ul>	Yes	
ENV-2018-CHC-131	Real Journeys Limited			
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)			½ day
ENV-2018-CHC-142	Queenstown Wharves GP Limited			

<b>Queenstown and Wanaka Town Centres: Subtopic 3</b>			
Queenstown Town Centre: Chapter 12 Pedestrian Links 12.5.7, Figure 1			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-085	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	<ul style="list-style-type: none"> <li>• Skyline Enterprises Ltd</li> <li>• Trojan Holdings Ltd</li> </ul>	Yes
ENV-2018-CHC-122	Trojan Holdings Limited		½ day
ENV-2018-CHC-123	Skyline Enterprises Limited		

<b>Queenstown and Wanaka Town Centres: Subtopic 4</b>			
Queenstown Town Centre: Chapter 12 Entertainment Precinct Maps 35 and 36			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-125	Kopuwai Investments Limited	<ul style="list-style-type: none"> <li>Imperium Group</li> </ul>	Yes
ENV-2018-CHC-135	Republic Hospitality Group Limited		1 day

<b>Queenstown and Wanaka Town Centres: Subtopic 5</b>			
Queenstown Town Centre: Chapter 12 Building design, height and bulk Figure 2, 12.2.2.2- 5, 12.5.1, 12.5.8, 12.5.9			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-089	MacFarlane Investments	<ul style="list-style-type: none"> <li>• MacFarlane Investments Limited</li> <li>• Man Street Properties Limited</li> <li>• Queenstown Views Ltd</li> <li>• Well Smart Holdings Ltd</li> </ul>	Yes
ENV-2018-CHC-112	Queenstown Views Limited		1 ½ days
ENV-2018-CHC-122	Trojan Holdings Limited		
ENV-2018-CHC-123	Skyline Enterprises Limited		
ENV-2018-CHC-128	Well Smart Investment Holding (NZQN) Ltd		

**Topic 9: Coneburn Industrial Zone (Chapter 44)**

Appeal Number	Appellant	Section 274 Parties	Mediation: Council's position on suitability and estimated time
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• Joanna &amp; Simon Taverner</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>	<p>Yes</p> <p>1 day</p>

**Topic 10: Temporary Activities and Relocated Buildings (Chapter 35)**

**Topic Content**

Chapter 35

**Mediation:**

**Council's position on suitability and estimated time**

Yes

1 day (for the entire topic)

<b>Temporary Activities and Relocated Buildings: Subtopic 1</b>			
Relocated Buildings 35.1, 35.2.6, 35.3.2.5, 35.4.8, 35.4.13, 35.4.14. 35.6			
New provisions falling within this subtopic			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-087	House Movers Section of the New Zealand Heavy Haulage Association Inc	<ul style="list-style-type: none"> <li>Queenstown Airport Corporation Limited</li> </ul>	Yes  ½ day

<b>Temporary Activities and Relocated Buildings: Subtopic 2</b>				
Temporary Activities 35.1 - 35.6				
New provisions falling within this subtopic				
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>	
ENV-2018-CHC-106	Te Anau Developments Limited	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Daniel Walker</li> <li>• Darby Planning LP</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No. 1 LP</li> <li>• Te Anau Developments Limited</li> <li>• The Alpine Group Limited</li> <li>• Treble Cone Investments Limited</li> </ul>	Yes	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited			
ENV-2018-CHC-131	Real Journeys Limited			½ day
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)			
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)			
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited			

**Topic 11: Informal Airports**

**Topic Content**

Objective 21.2.11  
 Policies 21.2.11.1-21.2.11.2  
 Standards 21.10.1.1-21.10.1.2, 21.10.2.2-21.10.2.3

Noise  
 36.5.10

New provisions falling within this topic

**Note:**

Appeals on other Chapter 21 provisions are allocated to the Rural Topic.  
 Appeals on other Chapter 36 provisions are allocated to the Noise Topic, except appeals on 36.6.1 which are allocated to the Commercial Airports Topic.

**Mediation:**

**Council's position on suitability and estimated time**

Yes

2 days (for the entire topic)

Council's position is that while the Rural Topic: Chapter 21 should not be timetabled for mediation until interim decisions on the Strategic Topics are available, it would be appropriate to proceed with mediation on the Informal Airports Topic.

<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-057	Clive Manners Wood	<ul style="list-style-type: none"> <li>• Aircraft Pilots &amp; Owners' Association</li> <li>• Allister John Saville</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Andrew Fairfax and I &amp; P Macauley</li> <li>• Aviation New Zealand Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Clive Manners Wood</li> <li>• Jules Tapper</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Peter Charles Faul</li> <li>• Queenstown Park Limited</li> </ul>
ENV-2018-CHC-067	Arthurs Point Protection Society Incorporated	
ENV-2018-CHC-096	Fairfax & others	
ENV-2018-CHC-106	Te Anau Developments Limited	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited	
ENV-2018-CHC-132	Aircraft Owners and Pilots and Owners Association (NZ) Incorporated	

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		<ul style="list-style-type: none"><li>• Real Journeys Limited</li><li>• Remarkables Park Limited</li><li>• Revell and Victoria Buckham</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek No. 1</li><li>• The Alpine Group Limited</li><li>• Treble Cone Investments Limited</li></ul>
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**Topic 12: Natural Hazards (Chapter 28)**

**Topic Content**

Entire Chapter

New provisions falling within this topic

**Mediation:**

**Council's position on suitability and estimated time**

Yes

2 days (for the entire topic)

<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-079	Otago Regional Council	<ul style="list-style-type: none"> <li>• Allenby Farms Ltd</li> <li>• Alpine Group Ltd</li> <li>• Cardrona Alpine Resort Ltd</li> <li>• Darby Planning LP</li> <li>• Federated Farmers NZ</li> <li>• Longview Environmental Trust</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Ltd (Trading as Go Orange)</li> <li>• Remarkables Park Limited</li> <li>• Soho Ski Area Limited and Blackmans Creek No. 1 LP</li> <li>• Te Anau Developments Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited</li> </ul>
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	

**Topic 13: Noise (Chapter 36)**

**Topic Content**

Chapter 36

**Mediation:**

**Council's position on suitability and estimated time**

Yes

1 ½ days (for the entire topic)

<b>Noise: Subtopic 1</b>			
Rules and Standards 36.4 - 36.5 (excluding 36.5.10 Helicopter Noise) Note: Appeals on 36.5.10 are allocated to the Informal Airports Topic			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-106	Te Anau Developments Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> </ul>	Yes
ENV-2018-CHC-117	Cardrona Alpine Resort Limited		1 day
ENV-2018-CHC-131	Real Journeys Limited		
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)		

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		<ul style="list-style-type: none"><li>• Soho Ski Area Limited and Blackmans Creek No 1</li><li>• Te Anau Developments Limited</li><li>• Treble Cone Investments Ltd</li></ul>	
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<b>Noise: Subtopic 2</b>			
Ventilation Requirements 36.7			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-105	Annemieke Wright	<ul style="list-style-type: none"> <li>• Aaron Heath</li> <li>• Aaron William Heath</li> <li>• Ardmore Holdings (Wanaka) Ltd.</li> <li>• Barbara GS</li> <li>• Byrne PS</li> <li>• David Hawken</li> <li>• Francesca's Italian Kitchen Ltd</li> <li>• Gardiner R</li> <li>• Gin &amp; Raspberry Limited</li> <li>• Hospitality New Zealand</li> <li>• Julian Joseph Pengelly</li> <li>• Kumar S S</li> <li>• May T</li> <li>• Peter Bullen</li> <li>• Thomas James Syben</li> <li>• Wanaka Speights Ale House</li> </ul>	Yes
ENV-2018-CHC-110	Mark Richter		½ day

**Topic 14: Glenorchy Aerodrome (Designation 239)**

**Wyuna Preserve Residents Association Appeal**

Appeal Number	Appellant	Section 274 Parties	Mediation: Council's position on suitability and estimated time
ENV-2018-CHC-143	Wyuna Preserve Residents Association	<ul style="list-style-type: none"> <li>• Heli Glenorchy Limited</li> <li>• Hidden Lakes Limited</li> <li>• Skydive Queenstown Limited</li> </ul>	Yes  ½ day

**Topic 15: Queenstown Events Centre (Designation 29)**

**Designation 29 - Queenstown Events Centre**

Appeal Number	Appellant	Section 274 Parties	Mediation: Council's position on suitability and estimated time
ENV-2018-CHC-152	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Board of Airline Representatives New Zealand INC (BARNZ)</li> <li>• Remarkables Park Limited</li> </ul>	Yes  ½ day

**Topic 16: Rezoning Appeals (Group 1)**

**Mediation:**

**Council's position on suitability and estimated time**

Yes

13 ½ days (for the entire topic)

The Council's view is that rezonings in Group 1 do not involve strategic issues. Council's preference is to begin mediation after and/or concurrently with the other topics listed above.

<b>Rezoning Appeals (Group 1): Queenstown Rezonings</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 16.1</i></p> <p>Jade Lake Queenstown Limited</p> <p>ENV-2018-CHC-075</p> <p>Mapping of Fernhill (Report 17.03 Stream 13)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.2</i></p> <p>Peter Manthey</p> <p>ENV-2018-CHC-100</p> <p>Mapping of Central Queenstown (Report 17.02 Stream 13) (Part D Peter Manthey)</p>	<ul style="list-style-type: none"> <li>• Andrew John &amp; Brigid Mary Gibson</li> <li>• Ataahua NZ Limited</li> <li>• Chan Poh Tin and Suppiah Dhanabalan</li> <li>• Elizabeth Burgess</li> <li>• Stephen Murray</li> </ul>	<p>Yes</p> <p>1 day</p>

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<p><i>Subtopic 16.3</i></p> <p>Southern District Health Board</p> <p>ENV-2018-CHC-073</p> <p>(relief includes site-specific amendments to text provisions in Chapter 7)</p>	<ul style="list-style-type: none"> <li>• Queenstown Airport Corporation Limited</li> </ul>	<p>Yes</p> <p>1 day</p>
<p><i>Subtopic 16.4</i></p> <p>Brett Giddens</p> <p>ENV-2018-CHC-060</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part M: Brett Giddens and C &amp; S Hansen)</p>	<ul style="list-style-type: none"> <li>• Board of Airline Representatives New Zealand</li> <li>• C &amp; S Hansen</li> <li>• Queenstown Airport Corporation Limited</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.5</i></p> <p>Ritchie Kerr Trust</p> <p>ENV-2018-CHC-058</p> <p>Mapping of Kelvin Peninsula (Report 17.07 Stream 13)</p>	<ul style="list-style-type: none"> <li>• Otago Regional Council</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.6</i></p> <p>Westwood Group Holdings Limited &amp; ors</p> <p>ENV-2018-CHC-139</p> <p>Mapping of Central Queenstown (Report 17.02 Stream 13) (Part O Gorge Road/ Robins Road Area)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>½ day</p>

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<p><i>Subtopic 16.7</i></p> <p>CSF Trustees Ltd</p> <p>ENV-2018-CHC-113</p> <p>Mapping of Central Queenstown (Report 17.02 Stream 13) (Part C Sue Knowles, Angela Waghorn, Diane Dever and Body Corporate 27490)</p>	<ul style="list-style-type: none"> <li>• Susan Knowles</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.8</i></p> <p>Gibbston Valley Station Limited</p> <p>ENV-2018-CHC-054</p> <p>Mapping of Gibbston Valley (Report 17.12 Stream 13)</p>	<ul style="list-style-type: none"> <li>• Otago Regional Council</li> </ul>	<p>Yes</p> <p>1 day</p>
<p><i>Subtopic 16.9</i></p> <p>Friends of Wakatipu Gardens</p> <p>ENV-2018-CHC-098</p> <p>Mapping of Central Queenstown (Report 17.02 Stream 13) (Part K Park Street/ Gardens Area)</p> <p>(relief includes site-specific amendments to text provisions in Chapter 8)</p>	<ul style="list-style-type: none"> <li>• Greenwood Group Limited</li> </ul>	<p>Yes, after mediation on Strategic Topic 5</p> <p>1 day</p>

<b>Rezoning Appeals (Group 1): Upper Clutha Rezoning</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 16.10</i></p> <p>Aspiring Lifestyle Retirement Village Limited</p> <p>ENV-2018-CHC-111</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part B Wanaka: Cardrona Valley Road)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.11</i></p> <p>Boyd, Redai &amp; Ors</p> <p>ENV-2018-CHC-163</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part B Wanaka: Orchard Road/ Riverbank Road)</p>	<ul style="list-style-type: none"> <li>• Ian Percy</li> </ul>	<p>Yes</p> <p>1 day</p>
<p>Subtopic 16.12</p> <p>Orchard Road Holdings Limited</p> <p>ENV-2018-CHC-088</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part B Wanaka: Orchard Road/ Riverbank Road)</p>	<ul style="list-style-type: none"> <li>• Ian Percy</li> <li>• Jackie Redai and Others</li> </ul>	<p>Yes</p> <p>½ day</p>

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<p><i>Subtopic 16.13</i></p> <p>Willowridge Developments Limited (Luggate)</p> <p>ENV-2018-CHC-115</p> <p>Mapping East Luggate (Report 16.18 Stream 12)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.14</i></p> <p>P D Gordon Family Trust</p> <p>ENV-2018-CHC-077</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part B Wanaka: Cardrona Valley Road)</p> <p>(relief includes site-specific amendments to Standard 15.5.11 in Chapter 15)</p>	<ul style="list-style-type: none"> <li>• Mountain Range Lodge</li> <li>• Satomi Enterprises Ltd</li> <li>• Willowridge Developments Ltd</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopics 16.15 and 16.16</i></p> <p>Varina Pty Limited (Town Centre Transitional Overlay) (Visitor Accommodation Overlay)</p> <p>ENV-2018-CHC-064</p> <p>Mapping Urban Wanaka (Report 16.3 Stream 12)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>1 day for Subtopics 16.14 and 16.15</p>

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<p><i>Subtopic 16.17</i></p> <p>Jeremy Bell Investments Limited (Smith Road)</p> <p>ENV-2018-CHC-063</p> <p>Mapping Smith Road (Report 16.12 Stream 12)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.18</i></p> <p>Wakatipu Holdings Limited</p> <p>ENV-2018-CHC-118</p> <p>Mapping Church Road Luggate (Report 16.8 Stream 12)</p>	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> </ul>	<p>Yes</p> <p>½ day</p>
<p><i>Subtopic 16.19</i></p> <p>Michael Joseph Beresford</p> <p>ENV-2018-CHC-069</p> <p>Mapping Sticky Forest (Report 16.15 Stream 12)</p> <p>(relief includes site-specific amendments to text provisions in Chapters 6, 7, 11 and 27)</p>	<ul style="list-style-type: none"> <li>• Kiromoko No 2 Limited Partnership</li> </ul>	<p>Yes</p> <p>1 day</p>

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<p><i>Subtopic 16.20</i></p> <p>Streat Developments Limited</p> <p>ENV-2018-CHC-086</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part C Hawea)</p> <p>(relief includes site-specific amendments to text provisions in Chapter 22)</p>	<ul style="list-style-type: none"> <li>• Christine Byrch</li> <li>• Clark Fortune McDonald &amp; Associates</li> <li>• Matakauri Lodge Limited</li> <li>• M Scaife</li> <li>• Universal Developments Ltd</li> </ul>	<p>Yes, after mediation on Strategic Topic 3</p> <p>½ day</p>
<p><i>Subtopic 16.21</i></p> <p>Clark Fortune McDonald &amp; Associates</p> <p>ENV-2018-CHC-065</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part C Hawea)</p> <p>(relief includes site-specific amendments to text provisions in Chapter 22)</p>	<ul style="list-style-type: none"> <li>• Otago Regional Council</li> <li>• Queenstown Country Club</li> <li>• Remarkables Park Limited</li> <li>• Steve Xins</li> <li>• Universal Developments Ltd</li> </ul>	<p>Yes, after mediation on Strategic Topic 3</p> <p>½ day</p>

**Topic 17: Energy and Utilities (Chapter 30)**

**Topic Content**

Chapter 30

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

2 ½ days (for the entire topic)

Council's position is that the Energy and Utilities Topic: Chapter 30 should not be timetabled for mediation until an interim decision on Strategic Topics 1 and 2 is available

<b>Energy and Utilities: Subtopic 1</b>		
Entire Chapter		
Definitions: "Minor Upgrading" "National Grid Corridor" "National Grid Sensitive Activities"		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Aurora Energy Limited</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• Darby Planning LP</li> <li>• Federated Farmers of New Zealand</li> <li>• FII Holdings Ltd</li> </ul>
ENV-2018-CHC-106	Te Anau Developments Limited	
ENV-2018-CHC-108	Aurora Energy Limited	
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited	
ENV-2018-CHC-127	Queenstown Park Limited	

		<ul style="list-style-type: none"> <li>• Glendhu Bay Trustees Limited</li> <li>• Hansen Family Partnership</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Southern District Health Board</li> <li>• Te Anau Developments Limited</li> <li>• Transpower New Zealand Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> <li>• Waterfall Park Developments Limited</li> </ul>
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<b>Energy and Utilities: Subtopic 2</b>		
Residential Zones: Infrastructure and utilities related matters 7.2.6, 7.6.1, 8.2.5, 9.2.6, 9.6.1, 9.6.2		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-114	Transpower	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Federated Farmers</li> <li>• Longview Environmental Trust</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Treble Cone Investments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li> </ul>

<b>Energy and Utilities: Subtopic 3</b>		
Subdivision: Infrastructure and utilities related matters 27.2.2.8, 27.4.2, 27.5.10, 27.9.5		
New provisions falling within this subtopic		
ENV-2018-CHC-108	Aurora Energy Limited	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Federated Farmers of New Zealand</li> <li>• Longview Environmental Trust</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Treble Cone Investments Limited</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li> </ul>
ENV-2018-CHC-114	Transpower	

<b>Energy and Utilities: Subtopic 4</b>		
Gibbston Character Zone: Chapter 23		
ENV-2018-CHC-114	Transpower	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Federated Farmers</li> <li>• Longview Environmental Trust</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Treble Cone Investments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li> </ul>

**Topic 18: Rural (Chapter 21)**

**Topic Content**

Chapter 21

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

4 days (for the entire topic)

Council's position is that the Rural Topic: Chapter 21 should not be timetabled for mediation until interim decisions on Strategic Topics 1 and 2 are available

<b>Rural: Subtopic 1</b>		
Zone Purpose and General Objectives and Policies		
Zone Purpose 21.1 (excluding fourth paragraph, which is allocated to the Ski Area Sub Zones Topic)		
Objectives 21.2.1, 21.2.4 and 21.2.8 - 21.2.9		
Policies 21.2.1.12, 21.2.4.2, 21.2.8.1, 21.2.9.2 - 21.2.9.3		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-056	Upper Clutha Environmental Society Incorporated	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Allenby Farms</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Arthur's Point Outstanding Natural Landscape Society Inc.</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Limited</li> </ul>
ENV-2018-CHC-083	Mt Cardrona Station Limited	
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-130	SYZ Investments Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc.	

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ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	<ul style="list-style-type: none"> <li>• Clive Geddes and Sally Geddes</li> <li>• Daniel Walker</li> <li>• Darby Planning LP</li> <li>• Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2</li> <li>• Dr John Cossens</li> <li>• Federated Farmers of New Zealand Inc</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Halfway Bay Lands Limited</li> <li>• Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point</li> <li>• Jeremy Bell Investments Limited</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd,</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Matukituki Trust</li> <li>• Mt Cardrona Station Ltd</li> <li>• Mt Christina Ltd</li> <li>• Otago Regional Council</li> <li>• Pond Farm Limited [Jacks Point and others]</li> <li>• Queenstown Airport Corporation Ltd</li> <li>• Queenstown Country Club</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Real Journeys Ltd</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1 LP</li> <li>• Sunnyheights Limited</li> <li>• Te Anau Developments Limited</li> </ul>
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	
ENV-2018-CHC-150	Darby Planning Limited	
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited	

		<ul style="list-style-type: none"><li>• The Alpine Group Limited</li><li>• Tim Williams and Paula Williams</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited.</li><li>• Waterfall Park Developments Limited</li></ul>
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<b>Rural: Subtopic 2</b>		
Farm Activities, Farm Buildings, and Structures and Buildings (other than Farm Buildings)		
Building Outline 1.7.5		
Policies 21.2.1.1 and 21.2.1.5		
Rule 21.4.9		
Standards 21.7.3 and 21.8.1		
Advice Note 21.3.3.5		
Definition:		
"Building" (relief seeking to exclude mobile irrigation infrastructure from "Building", noting that this definition is also subject to appeal in the Ski Area Sub Zones Topic)		
New provisions falling within this subtopic (including the concept of Farm Base Areas)		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-053	Federated Farmers of New Zealand Inc	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Daniel Walker</li> <li>• Federated Farmers of New Zealand Inc</li> <li>• Longview Environmental Trust</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand</li> <li>• The Alpine Group Limited</li> </ul>
ENV-2018-CHC-056	Upper Clutha Environmental Society Incorporated	
ENV-2018-CHC-068	Loch Linnhe Station	
ENV-2018-CHC-083	Mt Cardrona Station Limited	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-130	SYZ Investments Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc.	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	
ENV-2018-CHC-150	Darby Planning Limited	
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited	

<b>Rural: Subtopic 3</b>		
Commercial Activities (including Commercial Recreation) and Rural Industrial Activities (including inside and outside the Rural Industrial Sub Zone)		
Objectives 21.2.10 and 21.2.13		
Policies 21.2.1.10, 21.2.1.11, 21.2.1.15, 21.2.10.1-21.2.10.4, 21.4.17 and 21.4.19		
Standard 21.9.1		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-083	Mt Cardrona Station Limited	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Darby Planning LP</li> <li>• Federated Farmers</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Halfway Bay Lands Limited</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> </ul>
ENV-2018-CHC-114	Transpower	
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	
ENV-2018-CHC-150	Darby Planning Limited	

Appendix B to Memorandum of Counsel for Queenstown Lakes District Council 24-08-2018

		<ul style="list-style-type: none"><li>• Real Journeys Limited (t/a Go Orange Limited)</li><li>• Remarkables Park Limited</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek No. 1 LP</li><li>• Te Anau Developments Limited</li><li>• The Alpine Group Limited</li><li>• Tim Williams and Paula Williams</li><li>• Treble Cone Investments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited and Chorus New Zealand Limited</li><li>• Waterfall Park Developments Limited</li></ul>
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<p><b>Rural: Subtopic 4</b></p> <p>Mineral Extraction</p> <p>Objective 21.2.5                  Policy 21.2.5.1                  Rule 21.4.29                  Standards 21.10.1.1-21.10.1.2, 21.11.1 and 21.11.1.1 - 21.11.1.2</p> <p>New provisions falling within this subtopic</p> <p>Definitions:                  "Mining Activity"                  "Mining Building"                  "Temporary Activities"</p>		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Daniel Walker</li> <li>• David van der Zwet</li> <li>• Federated Farmers of New Zealand Inc</li> <li>• Longview Environmental Trust</li> <li>• Mount Pleasant Trust</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Limited</li> <li>• The Alpine Group Limited</li> </ul>

<b>Rural: Subtopic 5</b>		
Lakes and Rivers		
Objective 21.2.12		
Policies 21.2.12.2 - 21.2.12.4 and 21.2.12.8 - 21.2.12.10		
Standards 21.15.6 - 21.15.9, 21.16.2 and 21.16.3.1		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-082	Kawarau Jet Services Holdings Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning LP</li> <li>• Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2</li> <li>• Federated Farmers of New Zealand</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd,</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Pond Farm Limited [Jacks Point and others]</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (Trading as Go Orange)</li> <li>• Remarkables Park Limited</li> </ul>
ENV-2018-CHC-127	Queenstown Park Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc.	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	
ENV-2018-CHC-142	Queenstown Wharves GP Limited	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	

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		<ul style="list-style-type: none"><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Soho Ski Area Limited and Blackmans Creek</li><li>• Te Anau Developments Limited</li><li>• The Alpine Group Limited</li><li>• Treble Cone Investments Limited</li><li>• Waterfall Park Developments Limited</li></ul>
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<b>Rural: Subtopic 6</b>		
Rural Subdivision in ONL/ ONF		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-056	Upper Clutha Environmental Society Incorporated	<ul style="list-style-type: none"> <li>• Allenby Farms</li> <li>• Alpine Group Limited</li> <li>• Arthur's Point Outstanding Natural Landscape Society Inc.</li> <li>• Aurora Energy Ltd</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning LP</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jeremy Bell Investments Limited</li> <li>• John Cossens</li> <li>• Matukituki Trust</li> <li>• Mt Christina Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Country Club</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Ltd</li> <li>• Remarkables Park Ltd</li> <li>• Royal Forest and Bird Protection Society of New Zealand</li> <li>• Soho Ski Area Ltd &amp; Blackmans Creek</li> <li>• Sunnyheights Limited</li> <li>• Te Anau Developments Ltd</li> <li>• Treble Cone Investments Limited</li> </ul>

<b>Rural: Subtopic 7</b>		
Assessment Matters (Landscape) 21.21		
New assessment matters sought to be added		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-056	Upper Clutha Environmental Society Incorporated	<ul style="list-style-type: none"> <li>• Alaster Duncan</li> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Allenby Farms</li> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Arthur’s Point Outstanding Natural Landscape Society Inc.</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Daniel Walker</li> <li>• Darby Planning</li> <li>• Darby Planning LP</li> <li>• Dr John Cossens</li> <li>• Federated Farmers of New Zealand Inc</li> <li>• FII Holdings Ltd</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Halfway Bay Lands Limited</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Jeremy Bell Investments Limited</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• John Cossens</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Ladies Mile Consortium</li> <li>• Longview Environmental Trust</li> </ul>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	
ENV-2018-CHC-115	Willowridge Developments Limited	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited	
ENV-2018-CHC-130	SYZ Investments Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	
ENV-2018-CHC-146	Real Journeys (trading as Canyon Food & Brew Company)	
ENV-2018-CHC-150	Darby Planning Limited	
ENV-2018-CHC-151	New Zealand Tungsten Mining Limited	

		<ul style="list-style-type: none"><li>• Marc Scaife</li><li>• Matukituki Trust</li><li>• Middleton Family Trust</li><li>• Mount Crystal Limited</li><li>• Mt Cardrona Station Limited</li><li>• Mt Christina Ltd</li><li>• Otago Regional Council</li><li>• Queenstown Airport Corporation Limited</li><li>• Queenstown Country Club</li><li>• Queenstown Park Limited</li><li>• Real Journeys Limited</li><li>• Real Journeys Limited (t/a Go Orange Limited)</li><li>• Remarkable Heights Limited</li><li>• Remarkables Park Limited</li><li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li><li>• Royal Forest and Bird Protection Society of New Zealand Limited</li><li>• Soho Ski Area Limited and Blackmans Creek No. 1 LP</li><li>• Southern District Health Board</li><li>• Sunnyheights Limited</li><li>• Te Anau Developments Limited</li><li>• The Alpine Group Limited</li><li>• Tim Williams and Paula Williams</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Limited</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li></ul>
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**Topic 19: Ski Area Sub Zones**

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

3 days (for the entire topic)

Council's position is that the Ski Area Sub Zones Topic should not be timetabled for mediation until interim decisions on Strategic Topics 1, 2 and 4 are available

**Ski Area Sub Zones: Subtopic 1**

Purpose 21.1 (fourth paragraph only)

Objective 21.2.6

Policies 21.2.6.1 and 21.2.6.4

Rules 21.4.24-21.4.25 and 21.4.34

Table 4 - Standards for Structures and Buildings (relief seeking to exclude "Passenger Lift Systems" and buildings within Ski Area Sub Zones from Table 4)

21.12

21.20 (relief seeking an exemption for earthworks and vegetation clearance in the Cardrona Alpine Resort)

Subdivision:

27.10 (relief seeking non-notification for subdivision within Ski Area Sub Zones)

New provisions falling within this subtopic

Definitions:

"Building" (relief seeking to exclude Passenger Lift Systems from "Building", noting that this definition is also subject to appeal in the Rural Topic)

"Passenger Lift System"

"Ski Area Activities"

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Appeal Number	Appellant	Section 274 Parties
ENV-2018-CHC-083	Mt Cardrona Station Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Aurora Energy Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning LP</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Hogans Gully Farming Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1</li> <li>• Te Anau Developments Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Waterfall Park Developments Limited</li> </ul>
ENV-2018-CHC-104	Soho Ski Area Ltd & Blackmans Creek No. 1 LP	
ENV-2018-CHC-107	Treble Cone Investments Limited	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited	
ENV-2018-CHC-127	Queenstown Park Limited	

<b>Ski Area Sub Zones: Subtopic 2</b>		
Rezonings:		
(Report 15 Stream 11 Ski Area Sub Zones)		
(Part B Section 3: Cardrona Alpine Resort)		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-083	Mt Cardrona Station Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Station Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Mt Cardrona Station Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area Limited and Blackmans Creek No 1</li> <li>• Treble Cone Investments Ltd</li> </ul>
ENV-2018-CHC-104	Soho Ski Area Ltd & Blackmans Creek No. 1 LP	
ENV-2018-CHC-117	Cardrona Alpine Resort Limited	
ENV-2018-CHC-120	Anderson Branch Creek Limited	

**Topic 20: Rural Residential and Rural Lifestyle (Chapter 22)**

**Topic Content**

Chapter 22

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

2 days (for the entire topic)

Council's position is that the Rural Residential and Rural Lifestyle Topic: Chapter 22 should not be timetabled for mediation until an interim decision on Strategic Topic 2 is available.

<b>Rural Residential and Rural Lifestyle: Subtopic 1</b>			
General Objectives, Policies and Standards			
Objectives 22.2.1 and 22.2.2			
Policies 22.2.1.4, 22.2.2.1 - 22.2.2.4 and 22.2.3.1			
Standards 22.5.5, 22.5.12 and 22.5.12.1 - 22.5.12.3			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-066	Matakauri Lodge Ltd	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Anderson Branch Creek Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Christine Byrch</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Federated Farmers of New Zealand</li> <li>• Halfway Bay Lands Limited</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Lake Hayes Limited</li> </ul>	Yes, after interim decisions received
ENV-2018-CHC-099	Bill and Jan Walker Family Trust & others		1 day
ENV-2018-CHC-103	Mt Christina Limited		
ENV-2018-CHC-124	Waterfall Park Developments Limited		
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc.		
ENV-2018-CHC-150	Darby Planning Limited		

Appendix B to Memorandum of Counsel for Queenstown Lakes District Council 24-08-2018

		<ul style="list-style-type: none"><li>• Mark Scaife</li><li>• Matakauri Lodge</li><li>• Mount Cristina Limited</li><li>• Otago Regional Council</li><li>• Queenstown Country Club</li><li>• Real Journeys Limited</li><li>• Remarkables Park Limited</li><li>• Steve Xin</li><li>• The Alpine Group Limited</li><li>• Tim Williams and Paula Williams</li></ul>	
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<b>Rural Residential and Rural Lifestyle: Subtopic 2</b>			
New policy on effects of development			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-133	Royal Forest and Bird Protection Society of New Zealand Inc	<ul style="list-style-type: none"> <li>• Anderson Branch Creek Limited</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Federated Farmers of New Zealand</li> <li>• Lake Hayes Limited</li> <li>• Mount Cristina Limited</li> <li>• Otago Regional Council</li> <li>• Real Journeys Limited</li> <li>• Remarkables Park Limited</li> <li>• The Alpine Group Limited</li> </ul>	<p>Yes</p> <p>½ day</p> <p>(noting that the Council considers that mediation should take place on Subtopic 2 immediately following mediation on Strategic Topic 4, in respect of appeal point ENV-2018-CHC-133-015 from Royal Forest and Bird Protection Society of New Zealand Inc (seeking insertion of a new policy into Chapter 22)</p>

<b>Rural Residential and Rural Lifestyle: Subtopic 3</b>			
Visitor Accommodation Rule 22.4.10			
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>	<b>Mediation: Council's position on suitability and estimated time</b>
ENV-2018-CHC-066	Matakauri Lodge Ltd	<ul style="list-style-type: none"> <li>• Alexander &amp; Jayne Schrantz</li> <li>• Christine Byrch</li> <li>• Clive Geddes and Sally Geddes</li> <li>• Halfway Bay Lands Limited</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Ladies Mile Consortium</li> <li>• Marc Scaife</li> <li>• Matakauri Lodge Limited</li> <li>• Mt Christina Limited</li> <li>• Otago Regional Council</li> <li>• Real Journeys Limited</li> <li>• Tim Williams and Paula Williams</li> </ul>	Yes, after interim decisions received
ENV-2018-CHC-103	Mt Christina Limited		½ day
ENV-2018-CHC-150	Darby Planning Limited		Council's position is that Subtopic 3 should not be timetabled for mediation until the Stage 2 Hearing Panel's decision on Visitor Accommodation is available

**Topic 21: Commercial Airports (Chapters 7, 15, 17, 21, 36 and Designation 64)**

**Topic Content**

Chapters 7, 15, 17, 21, 36 and Designation 64)

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

1 ½ days (for the entire topic)

Council's position is that the Commercial Airports Topic: Chapter 17 and Designation 64 should not be timetabled for mediation until interim decisions on Strategic Topics 1 and 2 are available

<b>Commercial Airports: Subtopic 1</b>		
Chapter 17		
New provisions falling within this subtopic Extent of notified Airport Mixed Use Zone		
Definitions: "Airport" "Airport Activity" "Airport Operator" "Airport Related Activity"		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Jeremy Bell Investments Limited</li> <li>• Middleton Family Trust</li> </ul>

Appendix B to Memorandum of Counsel for Queenstown Lakes District Council 24-08-2018

		<ul style="list-style-type: none"><li>• Mount Crystal Limited</li><li>• Remarkable Heights Limited</li><li>• Remarkables Park Ltd</li><li>• Soho Ski Area Limited and Blackmans Creek</li><li>• Southern District Health Board</li><li>• Treble Cone Investments Ltd</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li></ul>
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<b>Commercial Airports: Subtopic 2</b>		
Commercial Airport Noise		
7.2.2, 15.2.3.2(b), 21.2.7.1, 21.4.27, 21.4.28, 21.5.6 and 36.6.1		
Location of Air Noise Boundary (ANB) and Outer Control Boundary (OCB)		
Definitions:		
"Activity Sensitive to Aircraft Noise"		
"Projected Annual Aircraft Noise Contour (AANC)"		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-093	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Anderson Branch Creek Limited</li> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand INC (BARNZ)</li> <li>• Brett Giddens</li> <li>• Cardrona Alpine Resort Limited</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Queenstown Park Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited)</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Limited</li> <li>• Soho Ski Area Limited &amp; Blackmans Creek</li> </ul>
ENV-2018-CHC-106	Te Anau Developments Limited	
ENV-2018-CHC-131	Real Journeys Limited	
ENV-2018-CHC-138	Real Journeys (trading as Go Orange Limited)	

		<ul style="list-style-type: none"><li>• Southern District Health Board</li><li>• Te Anau Developments Limited</li><li>• The Alpine Group Limited</li><li>• Transpower New Zealand Limited</li><li>• Treble Cone Investments Ltd</li><li>• Universal Developments Limited</li><li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li></ul>
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<b>Commercial Airports: Subtopic 3</b>		
Designation 64		
Wanaka Airport Aerodrome Purposes Map 18a		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-152	Queenstown Airport Corporation Limited	<ul style="list-style-type: none"> <li>• Remarkables Park Limited</li> </ul>

**Topic 22: Jacks Point (Chapter 41)**

**Topic Content**

Chapter 41

**Mediation:**

**Council's position on suitability and estimated time**

Yes, after interim decisions received

3 days (for the entire topic)

Council's position is that the Jacks Point Topic: Chapter 41 should not be timetabled for mediation until interim decisions on Strategic Topics 1 and 2 are available. The relief sought includes amendment to a Strategic Policy, amendments to the ONL, and requests to amend the extent of the Jacks Point Zone. In Council's view, it would be more logical to mediate this topic as a whole

<b>Jacks Point: Subtopic 1</b>		
General Provisions 41.2.1.1		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	<ul style="list-style-type: none"> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>

<b>Jacks Point: Subtopic 2</b>		
Open Space		
41.2.1.22, 41.2.1.24, 41.2.1.28		
41.4.4.1, 41.4.4.3 - 41.4.4.8, 41.4.4.10, 41.4.4.12, 41.4.4.14, 41.4.4.16 - 41.4.4.17, 41.4.4.20		
41.5.4.1 - 41.5.4.2, 41.5.4.7 - 41.5.4.10, 41.5.4.14 - 41.5.4.15		
41.5.5.10		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-090	Remarkables Station Limited and others	<ul style="list-style-type: none"> <li>• Homestead Bay Trustees</li> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Joanna &amp; Simon Taverner</li> <li>• Joanna Taverner and Simon Taverner</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Ltd &amp; HGW Trustees &amp; Jardine Family Land Partnership</li> <li>• Skydive Queenstown Limited</li> <li>• Tim Williams and Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-109	Homestead Bay Trustees Limited	
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

<b>Jacks Point: Subtopic 3</b>		
Tablelands: Number and Location of Homesites, and Activity Status for Buildings and Non-Specified Activities		
41.3.2.1 41.7		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-061	Alexander Schrantz and Jayne Schrantz	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-116	Wei Heng Fong	

<b>Jacks Point: Subtopic 4</b>		
Peninsula Hill		
41.2.1.23, 41.2.1.27		
41.4.4.6		
Maps 13 and 41		
27.3.7.1, 27.3.7.5, 27.7.5		
Amendments to Location of UGB Line		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-061	Alexander Schrantz and Jayne Schrantz	<ul style="list-style-type: none"> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

<b>Jacks Point: Subtopic 5</b>		
Lodge Activity Area		
41.2.1.30, 41.4.3.1, 41.5.3.2, 41.6.2		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-074	Wild Grass Investments No 1. Limited & others	<ul style="list-style-type: none"> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

<b>Jacks Point: Subtopic 6</b>		
Residential Activity Areas 41.2.1.18 41.4.1.5 - 41.4.1.6 41.5.1.1, 41.5.1.4 - 41.5.1.7, 41.5.1.9		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-102	RCL Henley Downs Limited & others	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Jacks Point Residents' Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• Notice not specific</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership</li> <li>• Southern Beaver Limited</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

<b>Jacks Point: Subtopic 7</b>		
Village and Education Activity Areas		
41.2.1.19 - 41.2.1.20		
41.4.2.1 - 41.4.2.2		
41.5.2.1, 41.5.2.3, 41.5.2.4 - 41.5.2.5		
New provisions falling within this subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-109	Homestead Bay Trustees Limited	<ul style="list-style-type: none"> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Joanna &amp; Simon Taverner</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Ltd &amp; HGW Trustees &amp; Jardine Family Land Partnership</li> <li>• Skydive Queenstown Limited</li> <li>• Southern Beaver Limited</li> <li>• Tim Williams and Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

<p><b>Jacks Point: Subtopic 8</b></p> <p>Subdivision Activities</p> <p>27.3.7, 27.6.1, 27.7.5</p>		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrant</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited &amp; Jardine Family Land Partnership</li> <li>• Southern Beaver Limited</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>

<b>Jacks Point: Subtopic 9</b>		
Informal Airports 41.4.5.3(a)		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	<ul style="list-style-type: none"> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Joan Williams, Eleanor &amp; Richard Brabant</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Limited and Jardine Family Land Partnership &amp; HGW Trustees Ltd</li> <li>• Southern Beaver Limited</li> <li>• Tim &amp; Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>

<b>Jacks Point: Subtopic 10</b>		
Rezoning		
Amendments to Location of UGB Line		
Note: Amendments to the Structure Plan may ultimately be dealt with in a different Jacks Point Subtopic		
<b>Appeal Number</b>	<b>Appellant</b>	<b>Section 274 Parties</b>
ENV-2018-CHC-090	Remarkables Station Limited and others	<ul style="list-style-type: none"> <li>• Homestead Bay Trustees</li> <li>• Southern Beaver Limited</li> <li>• Alexander Schrantz and Jayne Schrantz</li> <li>• Clive Geddes &amp; Sally Geddes</li> <li>• Homestead Bay Trustees Limited</li> <li>• Jacks Point and Others</li> <li>• Jacks Point Residents and Owners Association</li> <li>• Jacks Point Residents' Association</li> <li>• Jasper van Halder &amp; Anna van de Velde</li> <li>• Joan Williams, Elanor Brabant, &amp; Richard Brabant</li> <li>• Joan Williams, Eleanor Brabant and Richard Brabant</li> <li>• Joanna Taverner and Simon Taverner</li> <li>• Margaret Rahman</li> <li>• RCL Henley Downs Limited</li> <li>• Remarkables Station Ltd &amp; HGW Trustees &amp; Jardine Family Land Partnership</li> <li>• Skydive Queenstown Limited</li> <li>• Tim Williams and Paula Williams</li> <li>• Trojan Holding Limited &amp; Scope Resources Limited &amp; Grant Hylton Hensman &amp; Sharyn Hensman &amp; Bruce Herbert Robertson &amp; Grant Hylton Hensman &amp; Noel Thomas Van Wichen</li> <li>• Wei Heng Fong</li> </ul>
ENV-2018-CHC-102	RCL Henley Downs Limited & others	
ENV-2018-CHC-109	Homestead Bay Trustees Limited	
ENV-2018-CHC-137	Coneburn Preserve Holdings Limited & Others ('Jacks Point')	

**Topic 23: Rezoning Appeals (Group 2)**

**Mediation:**

**Council's position on suitability and estimated time**

Yes

15 ½ days (for the entire topic)

The Council's view is that rezonings in Group 2 involve strategic issues (for example, ONL lines). Council's preference is to wait until interim decisions are available before commencing mediation.

<b>Rezoning Appeals (Group 2): Queenstown Rezonings</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 23.1</i> Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Queenstown Hill (Report 17.05 Stream 13) (Part C Mt Crystal Limited)</p> <p>Property Details: 634 Frankton Road Lot 1 DP9121 Notified Zoning: Low Density Residential</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc.</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>

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<p><i>Subtopic 23.2</i></p> <p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Queenstown Hill (Report 17.05 Stream 13) (Part F Bruce Grant)</p> <p>Property Details: Corner of Marina Drive and Frankton Road Notified Zoning: Rural</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Bruce Grant</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>
<p><i>Subtopic 23.3</i></p> <p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Frankton (Report 17.05 Stream 13) (Part B Middleton Family Trust)</p> <p>Property Details: 38.6 hectares at Middleton Road Notified Zoning: Low Density Residential; Queenstown Heights Overlay Area</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>

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	<ul style="list-style-type: none"> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	
<p><i>Subtopic 23.4</i></p> <p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Queenstown Hill (Report 17.05 Stream 13) (Part A Remarkable Heights Limited)</p> <p>Property Details: 17 hectares at top of Middleton Road Lot 102 DP 411971 Notified Zoning: Rural</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Bruce Grant</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>
<p><i>Subtopic 23.5</i></p> <p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Queenstown Hill (Report 17.02 Stream 13) (Part D Body Corporate 22362 and Sean &amp; Jane McLeod)</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkable Heights Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>

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<p>Property Details: Goldfields Heights, and more generally, the area from Frankton Marina to Queenstown Hill, and Fernhill and Sunshine Bays Notified Zoning: Low Density Residential</p>	<ul style="list-style-type: none"> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	
<p><i>Subtopic 23.6</i></p> <p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part C Frankton North - Central and East)</p> <p>Property Details: Lot 1 DP24553 (OT 16C/178) Lot 2 DP 383378 (CT 332749) Section 127 Shotover Survey District (OT12 C/418) Notified Zoning: Rural</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Ltd</li> <li>• Board of Airline Representatives New Zealand Inc</li> <li>• Brett Giddens</li> <li>• Darby Planning</li> <li>• FII Holdings Ltd</li> <li>• Hansen Family Partnership</li> <li>• Jacks Point and Others</li> <li>• Middleton Family Trust</li> <li>• Mount Crystal Limited</li> <li>• Remarkables Park Ltd</li> <li>• Soho Ski Area Limited and Blackmans Creek</li> <li>• Southern District Health Board Remarkable Heights Limited</li> <li>• Treble Cone Investments Ltd</li> <li>• Universal Developments Limited</li> <li>• Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Chorus New Zealand Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>(Appeal point relates to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>
<p><i>Subtopic 23.7</i></p> <p>Mount Crystal Limited</p> <p>ENV-2018-CHC-097</p> <p>Mapping of Queenstown Hill (Report 17.05 Stream 13) (Part C Mt Crystal Limited)</p>	<ul style="list-style-type: none"> <li>• Queenstown Airport Corporation Limited</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 1</p> <p>(Relief is related to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>½ day</p>

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<p><i>Subtopic 23.8</i></p> <p>Middleton Family Trust</p> <p>ENV-2018-CHC-094</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part O Middleton Family Trust)</p>	<ul style="list-style-type: none"> <li>• Oasis in the Basin</li> </ul>	<p>Yes, after interim decisions received on Strategic Topics 1 and 2</p> <p>½ day</p>
<p><i>Subtopic 23.9</i></p> <p>Barbara Kipke</p> <p>ENV-2018-CHC-072</p> <p>Mapping of Wye Creek to Kingston (Report 17.09 Stream 13) (Part B Barbara Kipke</p> <p>(relief includes site-specific amendments to text provisions in Chapter 22 and 27)</p>	<ul style="list-style-type: none"> <li>• Marc Scaife</li> <li>• Otago Regional Council</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>

<b>Rezoning Appeals (Group 2): Queenstown Rezoning - Frankton North, Central and East</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 23.10</i></p> <p>Alps Investments Limited</p> <p>ENV-2018-CHC-149</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part C Frankton North - Central and East)</p>	<ul style="list-style-type: none"> <li>• FII Holdings Limited</li> <li>• Hansen Family Partnership</li> <li>• Jandel Trust</li> <li>• NZTA</li> <li>• Queenstown Airport Corporation Limited</li> <li>• The Otago Foundation Trust Board as Trustee for the Wakatipu Community Presbyterian Church</li> <li>• Universal Developments Limited</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 1</p> <p>(Relief is related to the Centres subtopic in Strategic Topic 1)</p> <p>(Relief includes site-specific amendments to Chapters 8, 9, 16 and 27)</p>
<p><i>Subtopic 23.11</i></p> <p>FII Holdings Ltd</p> <p>ENV-2018-CHC-084</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part C Frankton North - Central and East)</p>	<ul style="list-style-type: none"> <li>• Alps Investment Limited</li> <li>• Anthony Hall</li> <li>• Hansen Family Partnership</li> <li>• Jandel Trust</li> <li>• NZTA</li> <li>• Otago Foundation Trust Board</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Terri Anderson</li> <li>• Universal Developments Limited</li> </ul>	<p>2 days for all of Queenstown Rezoning: Group 2 - Frankton North, Central and East</p>
<p><i>Subtopic 23.12</i></p> <p>Universal Developments Limited</p> <p>ENV-2018-CHC-101</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part C Frankton North - Central and East)</p>	<ul style="list-style-type: none"> <li>• Alps Investments Ltd</li> <li>• Anthony Hall</li> <li>• FII Holdings Limited</li> <li>• Hansen Family Partnership Queenstown Airport Corporation Limited</li> <li>• Jandel Trust</li> <li>• NZTA</li> <li>• Otago Regional Council</li> <li>• Terri Anderson</li> <li>• The Otago Foundation Trust Board</li> </ul>	

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<p><i>Subtopic 23.13</i></p> <p>Otago Foundation Trust Board and Wakatipu Community Presbyterian Church</p> <p>ENV-2018-CHC-140</p> <p>Mapping of Frankton (Report 17.06 Stream 13) (Part C Frankton North - Central and East)</p>	<ul style="list-style-type: none"><li>• BARNZ</li><li>• FLL Holdings Limited</li><li>• Hansen Family Partnership</li><li>• New Zealand Transport Agency</li><li>• Queenstown Airport Corporation Limited</li><li>• Universal Developments Limited</li></ul>	
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<b>Rezoning Appeals (Group 2): Queenstown Rezoning</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 23.14</i></p> <p>Queenstown Park Limited</p> <p>ENV-2018-CHC-127</p> <p>Mapping of Coneburn Valley Queenstown Park Jacks Point (Report 17.08 Stream 13) (Part E Queenstown Park)</p>	<ul style="list-style-type: none"> <li>• Aurora Energy Limited</li> <li>• Darby Planning LP</li> <li>• Glendhu Bay Trustees Limited</li> <li>• Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd,</li> <li>• Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited and Willow Pond Farm Limited [Jacks Point and others]</li> <li>• Hogans Gully Farming Limited</li> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Longview Environmental Trust</li> <li>• Mt Cardrona Station Ltd</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Real Journeys Limited</li> <li>• Real Journeys Limited (t/a Go Orange Limited</li> <li>• Royal Forest and Bird Protection Society of New Zealand Incorporated</li> <li>• Soho Ski Area and Blackmans Creek</li> <li>• Te Anau Developments Limited</li> <li>• Treble Cone Investments Limited</li> <li>• Waterfall Park Developments Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topics 1 and 2</p> <p>1 day</p>

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<p><i>Subtopic 23.15</i></p> <p>Loch Linnhe Station</p> <p>ENV-2018-CHC-068</p> <p>Mapping of Wye Creek to Kingston (Report 17.09 Stream 13) (Part C Loch Linnhe Station)</p>	<ul style="list-style-type: none"> <li>• Otago Regional Council</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>
<p><i>Subtopic 23.16</i></p> <p>Te Anau Developments Limited</p> <p>ENV-2018-CHC-106</p> <p>Mapping of West of Lake Wakatipu (Report 17.10 Stream 13) (Part B Te Anau Developments Limited)</p>	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Queenstown Airport Corporation Limited</li> <li>• Real Journeys Limited</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>

<b>Rezoning Appeals (Group 2): Queenstown Rezoning - Visitor Accommodation</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 23.17</i></p> <p>Halfway Bay Lands Limited</p> <p>ENV-2018-CHC-119</p> <p>Mapping of West of Lake Wakatipu (Report 17.10 Stream 13) (Part C Halfway Bay Lands Limited)</p>	<ul style="list-style-type: none"> <li>• Kawarau Jet Services Holdings Limited</li> <li>• Otago Regional Council</li> </ul>	<p>Yes, after interim decisions received on Strategic Topic 2 and from the Hearings Panel on Visitor Accommodation in Stage 2</p> <p>½ day</p>
<p><i>Subtopic 23.18</i></p> <p>Matakauri Lodge Ltd</p> <p>ENV-2018-CHC-066</p> <p>Mapping of Queenstown Glenorchy Road Glenorchy (Report 17.11 Stream 13)</p>	<ul style="list-style-type: none"> <li>• Christine Byrch</li> <li>• Mark Scaife</li> <li>• Mt Christina Limited</li> </ul>	<p>Yes, after decision received from the Hearings Panel on Visitor Accommodation in Stage 2</p> <p>½ day</p>
<p><i>Subtopic 23.19</i></p> <p>Arthurs Point Trustee Limited as trustee of the Arthurs Point Land Trust</p> <p>ENV-2018-CHC-076</p> <p>Mapping of Arthurs Point (Report 17.04 Stream 13) (Part E: Darryl Sampson &amp; Louise Cooper)</p>	<ul style="list-style-type: none"> <li>• Arthurs Point Outstanding Natural Landscape Society Inc</li> </ul>	<p>Yes, after decision received from the Hearings Panel on Visitor Accommodation in Stage 2</p> <p>½ day</p>

<b>Rezoning Appeals (Group 2): Upper Clutha Rezoning</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<p><i>Subtopic 23.20</i></p> <p>Lesley and Jerry Burdon</p> <p>ENV-2018-CHC-091</p> <p>Mapping Hawea Campground (Report 16.6 Stream 12) (NB: Decision Report 16.6 is named "Mapping Hawea Campground", but also contains decisions on other sites, including the site subject to ENV-2018-CHC-091)</p> <p>(relief includes site-specific amendments to text provisions in Chapters 22 and 27)</p>	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Christine Byrch</li> <li>• Darby Planning LP</li> <li>• Glen Dene Limited</li> <li>• Longview Environmental Trust</li> <li>• M Scaife</li> <li>• Otago Regional Council</li> <li>• Queenstown Airport Corporation Limited</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>
<p><i>Subtopic 23.21</i></p> <p>Glen Dene Limited</p> <p>ENV-2018-CHC-145</p> <p>Mapping Glen Dene Homestead (Report 16.04 Stream 12)</p>	<ul style="list-style-type: none"> <li>• Jeremy &amp; Lesley Burdon</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>

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<p><i>Subtopic 23.22</i></p> <p>Jeremy Bell Investments Limited</p> <p>ENV-2018-CHC-062</p> <p>Mapping Wanaka Luggate Highway SH6 and Mt Barker Road (Report 16.11 Stream 12)</p> <p>(relief includes site-specific text provisions similar to those in notified Chapter 17)</p>	<ul style="list-style-type: none"> <li>• Queenstown Airport Corporation Limited</li> </ul>	<p>Yes, after interim decisions received on Strategic Topics 1 and 2</p> <p>(Relief is related to Queenstown Airport Corporation Limited's relief on Strategic Topic 1)</p> <p>1 day</p>
<p><i>Subtopic 23.23</i></p> <p>Allenby Farms Limited</p> <p><i>Subtopic 23.25</i></p> <p>ENV-2018-CHC-148</p> <p>Mapping Mount Iron (Report 16.14 Stream 12)</p> <p>(relief includes site-specific amendments to text provisions in Chapters 22 and 27)</p>	<ul style="list-style-type: none"> <li>• Alpine Group Limited</li> <li>• Longview Environmental Trust</li> <li>• Marc Scaife</li> <li>• Otago Regional Council</li> <li>• Rob Roy Residents Group</li> <li>• Royal Forest and Bird Protection Society of New Zealand Inc</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2, and after mediation on Strategic Topic 4</p> <p>½ day</p>

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<p><i>Subtopic 23.24</i></p> <p>Glendhu Bay Trustees Limited</p> <p>ENV-2018-CHC-141</p> <p>Mapping Parkins Bay and Glendhu Bay (Report 16.16 Stream 12)</p> <p>(relief includes site-specific amendments to text provisions in Chapter 27, and a new chapter)</p>	<ul style="list-style-type: none"> <li>• John Johannes May</li> <li>• Otago Regional Council</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 2</p> <p>½ day</p>
<p><i>Subtopic 23.25</i></p> <p>Burdon &amp; Others</p> <p>ENV-2018-CHC-147</p> <p>Lake Hawea Campground and surrounds (Report 16.2 Stream 12)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes, after decision received from the Hearings Panel on Stage 2</p> <p>½ day</p>
<p><i>Subtopic 23.26</i></p> <p>Willowridge Developments Limited (Ballantyne Road)</p> <p>ENV-2018-CHC-115</p> <p>Mapping Urban Wanaka and Lake Hawea (Report 16.2 Stream 12) (Part B Wanaka: Orchard Road/ Riverbank Road)</p>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<p>Yes, after interim decision received on Strategic Topic 1</p> <p>½ day</p>

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<p><i>Subtopic 23.27</i></p> <p>Tussock Rise Limited</p> <p>ENV-2018-CHC-121</p>	<ul style="list-style-type: none"><li>• None</li></ul>	<p>Yes, after interim decisions received on Strategic Topic 1</p> <p>½ day</p>
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<b>Rezoning Appeals (Group 2): Queenstown Rezoning</b>		
<b>Subtopic: Appellant, Appeal Number, Decision Report (where relevant)</b>	<b>Section 274 Parties</b>	<b>Suitability for Mediation (and if so, estimated time required)</b>
<i>Subtopic 23.28</i>  Waterfall Park Developments Limited  ENV-2018-CHC-124  Ayrburn Rezoning	<ul style="list-style-type: none"> <li>• Otago Regional Council</li> </ul>	Yes, after decision received on Stage 2 Stream 14  ½ day
<i>Subtopic 23.29</i>  Bill and Jan Walker Family Trust & others  ENV-2018-CHC-099  Ladies Mile Rezoning	<ul style="list-style-type: none"> <li>• Marc Scaife</li> <li>• Otago Regional Council</li> <li>• Queenstown Country Club</li> </ul>	Yes, after decision received on Stage 2 Stream 14  ½ day

## APPENDIX C

### UNRESOLVED ISSUES IN RESPECT OF TOPIC ALLOCATIONS AND SUBTOPICS (EXCLUDING STRATEGIC TOPICS 1 AND 2)

1. While the Council has reflected the majority of parties' comments in the tables contained in **Appendix B**, there are some issues where the parties have not been able to achieve alignment despite their attempts to do so. These matters described below under the relevant topic headings:

#### **Approach to mediation for the Jacks Point Zone (Topic 22)**

2. Counsel for Alexander and Jayne Schrantz (**Schrantzes**) (ENV-2018-CHC-061) and counsel for Coneburn Preserve Holdings Limited and Ors (**Coneburn**) (ENV-2018-CHC-137) have provided comments to the Council that Topic 22 Jacks Point is discrete and could proceed to mediation, before the Strategic Topics are mediated and/ or heard and before any interim decisions are available.
3. The Council's position is that Topic 22 Jacks Point raises strategic issues and should not be scheduled for early mediation. In particular, the relief sought by the Schrantzes and Coneburn includes amendments to Chapter 3 Strategic Direction to give specific recognition to a part of the Jacks Point Zone that is contested (allocated to Strategic Topic 1) and an amendment to an ONL line as it relates to the Jacks Point Zone (currently allocated to Strategic Topic 2). Further, a portion of the relief that has been allocated to Topic 22 Jacks Point seeks a substantial increase in urban development in the Zone.
4. Given the above factors, the Council considers that mediation of Topic 22 Jacks Point should be deferred until determinations have been made on the relief sought by the Schrantzes and Coneburn that has been allocated to Strategic Topics 1 and 2, and until the outcome of mediation on Strategic Topic 3 is understood.
5. The Schrantzes have further commented that, there is no reason that the site-specific issues cannot be advanced first, or in parallel, on an interim basis pending determination of all the issues on an integrated basis.
6. While it may appear possible at the outset to carve out particular parts of appeals and/ or zone provisions for separate mediation, the Council's view is that given the nature of the Jacks Point Zone it would be most appropriate for all appeals on the zone to be

addressed together, so that the entire zone is considered in a coherent and integrated manner. The Council considers that such an approach would provide efficiencies for all parties.

**Lesley and Jerry Burdon (ENV-2018-CHC-091), Allenby Farms Limited (ENV-2018-CHC-148), and Glendhu Bay Trustees Limited (ENV-2018-CHC-141)**

7. Counsel have sought that the parts of the appeals relating to rezoning be allocated to the Rezoning Group 1 Topic, instead of Rezoning Group 2.
8. The Council's position is that these parts of the appeals are appropriately allocated to the Rezoning Group 2 Topic (with the consequence that mediation would not be scheduled until after interim decisions are available on Strategic Topics 1 and 2).
9. The Council's rationale is that the relevant land contains and/ or is subject to appeals on an ONL/ ONF. Given the breadth of the appeals on Strategic Topic 2 Rural Landscapes, relating to the policy direction provided for the protection of ONFs and ONLs, the Council considers that there is a real chance that the outcome of the rezoning appeals could be impacted by the Court's interim decision on Strategic Topic 2. For this reason it is the Council's preference that the relevant appeals be mediated after an interim decision is available on Strategic Topic 2.

## APPENDIX D

### LIST OF PROCEDURAL ISSUES RAISED BY APPELLANTS

Topic	Appellant	Procedural matter raised in Notices of Appeal or Counsel Memoranda	Appellants' Comments	Council's comments	Section 274 party comments
Strategic Topic 3	Waterfall Park Developments Limited ENV-2018-CHC-124	Appeals on Wakatipu Basin Specific Policies: 3.3.13 and 4.2.2.13 - 4.2.2.21 currently included in Strategic Topic 3: Subtopic 6 should be deferred until DPR Stage 2 Chapter 2 Wakatipu Basin catches up with, and merges with, Stage 1. <sup>28</sup>	<p>Counsel has difficulty seeing how the Court could reasonably expect to address Wakatipu Basin Specific Policies in advance of considering the Wakatipu Basin as a whole. The Court may be aware that the variation to the DPR which has resulted in the Stage 2 Chapter 24 Wakatipu Basin hearing (recently concluded) was based upon a separate body of work commissioned by the Council entitled The Wakatipu Basin Land Use Study (<b>WBLUS</b>).</p> <p>The WBLUS informed the preparation of the Wakatipu Basin variation which creates a regulatory regime in Wakatipu Basin which is very different from the regulatory regime applicable to the rest of the district.</p> <p>An additional factor relevant to this issue is that the Wakatipu Basin Specific Policies (including additional policies sought to be inserted) only partly relate to Strategic Topic 3: Urban Development. They include policies which address rural issues, landscape issues, rural living issues, and a range of</p>	<p>The Council's view is that it is appropriate for appeals on Wakatipu Basin Specific Policies: 3.3.13, 4.2.2.13 - 4.2.2.21 to proceed to be mediated and heard.</p> <p>It is noted at the outset that the application of the 'Wakatipu Basin Specific Policies' is not limited to the extent of the 'Wakatipu Basin' that was subject to the variation notified as part of Stage 2 of the PDP. As acknowledged by the appellant, a number of these policies relate to, for example, the Queenstown Airport and reverse sensitivity concerns. Appeal points on these policies should not be deferred.</p> <p>The Council's reasons are provided below against the specific policies addressed by Waterfall Park Developments Limited that have appeal points against them:</p> <p>Policy 3.3.13 - Clark Fortune McDonald and Associates (ENV-2018-CHC-065) seek that this policy be deleted. The Council considers that the relevant policy is of general application to the Wakatipu</p>	

			<p>considerations. This Subtopic 9 does not fall naturally under Topic 3.</p> <p>Accordingly Counsel submits that Subtopic 9 should be deleted from Strategic Topic 3 and deferred until DPR Stage 2 Chapter 24 Wakatipu Basin catches up with, and merges with, Stage 1 (which will probably happen late this year or early next year when Stage 2 decisions are issued and appeals are lodged).</p> <p>Basin specific policies which are of concern in particular are: 4.2.2.13 (relating to the UGB for Arrowtown and adjacent rural land; Policy 3.3.13; 4.2.2.14 (relating to defining UGBs in the Basin); and policy 4.2.2.21 (relating to use of rural land in the basin outside of UGBs). These exclude the remaining provisions in the policy suite which are related to the Queenstown Airport and reverse sensitivity concerns.</p>	<p>Basin as a whole (as opposed to the portion of land in the Wakatipu Basin and peripheral areas such as at Arrowtown, Lake Hayes, and Ladies Mile, that is subject to decisions on Stage 2). The outcome of the Council's decisions on Chapter 24 Wakatipu Basin in Stage 2 of the PDP will not impact on the policy direction requiring application of UGBs around Queenstown urban areas, Jacks Point or Arrowtown. The Stage 2 decision may however, impact on the <i>location</i> on the plan maps of the UGB around the Queenstown urban area (ie. near Lake Hayes Estate) and at Arrowtown. .</p> <p>Policy 4.2.2.14(d) – Darby Planning Limited (ENV-2018-CHC-150) seeks that the policy be deleted. This policy applies to UGBs in the Wakatipu Basin (other than at Arrowtown) – that is, in the decisions version, around the Queenstown urban area and Jacks Point.</p> <p>Consistent with above, Council considers that a decision should be made on the policy direction that UGBs be used as a planning tool in these locations, and the criteria for defining those UGBs. Although the location of the Queenstown urban area may be subject to some decisions in Stage 2, that is only to its boundary on the plan maps, not the use of UGBs as a planning tool.</p>	
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				<p>The Arrowtown UGB has a separate bespoke policy, Policy 4.2.2.13. That a UGB at Arrowtown be used on the plan maps and as a planning tool, is a decision that was made in Stage 1. The only residual matter to be decided in Stage 2, is the location of that Arrowtown UGB, in some specific locations. No appeal has been made on 4.2.2.13.</p> <p>Policy 4.2.2.21 Waterfall Park Developments Limited (ENV-2018-CHC-124) seeks amendments to this policy to remove the requirement that further investigations indicate that more land is needed to meet demand for urban development before plan changes are provided for in the Wakatipu basin to zone additional land for urban development purposes. The Council considers that the relevant policy is of general application to the Wakatipu Basin as a whole (as opposed to the portion of land in the Wakatipu Basin that is subject to decisions on Stage 2). The outcome of the Council's decisions on Chapter 24 Wakatipu Basin in Stage 2 of the PDP is unlikely to impact the resolution of this point of relief. The policy is also about future plan changes after the proposed plan is made operative, not decisions on zoning in this plan review process.</p> <p>The Council understands that the remainder of the policies raised by Waterfall Park Developments Limited are not under appeal.</p>	
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Strategic Topic 3	Bill and Jan Walker Family Trust & others <b>(Ladies Mile Consortium)</b> ENV-2018-CHC-099-011	The entirety of Chapter 4 be placed on hold pending the outcome of Stage 2 decisions. <sup>29</sup>	<p>The Ladies Mile Consortium considers that any identification of the UGBs in the Basin needs to be deferred until the Basin zonings are determined through Stage 2, as well as specific Wakatipu Basin objectives and policies in Chapter 4. Urban Growth Boundaries are to be set according to the underlying zone(s), therefore it is most logical to put the UGBs and associated planning provisions relating to the Basin on hold, pending the outcome of the zoning decisions on the Basin.</p> <p>For the same reasons as stated above in relation to Waterfall Park Developments Limited, Basin specific UGB policies as stated above should be deleted from Strategic Topic 3 and deferred until DPR Stage 2 Chapter 24 Wakatipu Basin catches up with, and merges with, Stage 1.</p>	The Council repeats its reasons set out in relation to the issues raised by Waterfall Park Developments Limited above.	Otago Regional Council supports the Council's position on the basis that the appeals on Chapter 4 represent important strategic matters. <sup>30</sup>
Topic 11- Informal Airports Topic	<p>Fairfax &amp; Ors ENV-2018-CHC-096-009</p> <p>Aircraft Owners and Pilots Association (NZ) Incorporated ENV-2018-CHC-132-007</p>	Put all appeals on informal airports in rural zones on hold, pending the outcome of Stage 2. <sup>31</sup>	The Aircraft Owners Association and Fairfax and others consider that it is inefficient to have to inevitably revisit the same issue in respect of informal airports in stages 1 and 2 for rural zones and then the Wakatipu Basin. The identification of the basin is a landscape matter (its boundaries are defined by the notified stage 1 ONL boundary), the effects of informal airports and aircraft activity / landings are not landscape related and	The Council's preference is that all appeals on the informal airports in rural zones proceed to mediation (and if necessary hearing). The Council considers that the Wakatipu Basin Amenity Zone and the Rural Zone are separate zones with separate objectives, policies and methods developed specifically to manage the resource management issues that are unique to each zone. It is appropriate that the	C Wood, P Faul and A Saville support the Council's position. <sup>32</sup>

<sup>29</sup> Notice of Appeal dated 19 June 2018, Appendix A at pages 4-5.

<sup>30</sup> Section 274 Notice dated 10 July 2018 at paragraph 6.8.

<sup>31</sup> Notice of Appeal (Fairfax & Ors) dated 19 June 2018 at paragraph 10; Notice of Appeal (Aircraft Owners and Pilots Association (NZ) Incorporated) dated 19 June 2018 at paragraph 13.

<sup>32</sup> Letter from counsel for Messrs Wood, Faul and Saville to Queenstown Lakes District Council dated 17 August 2018 at paragraph 9.

			<p>do not therefore discreetly differ between rural zones and the Basin zone.</p> <p>Furthermore, in many instances the ONL location forming the boundary of the Basin means that land can be either a Basin zone or Rural zone, for example at the boundary of the Northridge ONL, where to the west towards Arthurs Point the land is Rural Zone, and to the east it is zoned Basin. Also within the Basin there are many areas of land not notified/included in the Variation, and therefore there is a real chance that in the Basin there will be a mixture of rural, rural lifestyle, rural residential and Variation zonings. It does not make sense in such instances that there be two different regimes within a very confined area to what is effectively a district-wide issue, warranting a consistent approach.</p> <p>Given the noise limits in Chapter 36 are the same for both Basin zones and Rural Zone, and the principal of noise annoyance is the same in both zones, the matters should be heard together for efficiency.</p>	<p>regime that relates to informal airports in the Rural Zone be confirmed by the Court based on the most appropriate provisions for that particular zone. For these reasons the Council's position is that it is not necessary to put the appeals on informal airports in rural zones on hold pending the Council making its decisions on the Wakatipu Basin Rural Amenity Zone in order to ensure that the requirements of section 18A of the RMA are met.</p> <p>While Counsel are not aligned on this issue, it is possible that the Council's decisions on Stage 2 of the PDP will be issued before mediation is scheduled on this particular topic. Therefore, a pragmatic approach would be to reserve any determination on the matter for the prehearing conference in respect of the relevant mediation stream.</p>	
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## APPENDIX E

### REZONING APPEALS IN RESPECT OF WHICH MEDIATION IS SOUGHT TO BE DEFERRED

Appellant	Summary of relief sought	Council's reasons for seeking that the relevant parts of the appeals be put on hold	Appellants' comments
Bill and Jan Walker Family Trust & others ENV-2018-CHC-099-015	Insert new objectives and policies (22.2.x) which recognise and provide for the Ladies Mile gateway precinct. These policies will ensure that rural residential activities can develop in this area while recognising the importance of the SH6 functioning and reflecting existing development which has occurred on and near Ladies Mile.	<p>On 23 November 2017, the Council notified Stage 2 of the PDP. One of the Stage 2 variation topics was the 'Wakatipu Basin', which included a new rural zone chapter and a variation to the plan maps.</p> <p>In Stage 1 submissions on the planning maps within the Wakatipu Basin (i.e. Arrowtown, Lake Hayes Estate) were allocated to 'Stream 14, Wakatipu Basin'. The Stage 2 variation topics 'Wakatipu Basin' impacted the majority of these submissions, which were deemed to be submissions against the variation (through clause 16B(1) of Schedule 1 of the RMA). However, a number of submissions remained on the maps in the Wakatipu Basin that were not subject to the variation.</p> <p>All of the mapping submissions that were originally allocated to 'Stream 14, Wakatipu Basin' were put on hold to be decided in Stage 2.</p>	Counsel agrees the most appropriate approach is to defer this site specific relief for mediation, pending outcomes of decisions on stage 2 zoning hearings.
Bill and Jan Walker Family Trust & others ENV-2018-CHC-099-018	Provide new Table 7 within Chapter 22 Rural Residential and Rural Lifestyle Zone specifically to address development within the Ladies Mile area.	<p>The result is that the Stage 1 submissions that were allocated to Hearing Stream 14 but not transferred to the Wakatipu Basin variation (being submissions on the plan maps for land generally located near Arrowtown and Lake Hayes / Ladies Mile (referred to as the <b>Deferred Stage 1 Land</b>)) will be decided as part of Stage 2 of the PDP.</p>	
Bill and Jan Walker Family Trust & others ENV-2018-CHC-099-019	Insert new objectives and policies into Chapter 27 Subdivision, which recognise and provide for the Ladies Mile gateway precinct. And ensure subdivision in this location can be undertaken efficiently and effectively.	<p>Accordingly, the Council has not made any decisions on the submissions relating to the zoning of the Deferred Stage 1 Land. However, the text that relates to that land was decided as part of Stage 1 of the PDP.</p> <p>The relevant appeal points seek relief on site specific provisions that relate to parts of the Deferred Stage 1 Land (shown in <b>Schedule A</b> below). The Council considers that it would be most appropriate for</p>	
Waterfall Park	Add new site specific provisions in a new table in		

<p>Development s Limited ENV-2018- CHC-124-027</p>	<p>Chapter 22 Rural Residential and Rural Lifestyle Zone:  <u>Table x Ayrburn Rural Residential Zone</u></p>	<p>these points of appeal to be mediated and, if necessary, heard by the Court once the zoning of the Deferred Stage 1 land has been decided so that the provisions can be considered along with the decisions version of the relevant maps. In particular, as the relief sought is site specific, the Council submits that the outcomes of that relief will not impact on the outcome of the balance of the appeals on Chapter 22 Rural Residential and Rural Lifestyle Zone or Chapter 27 Subdivision.</p> <p>For all of the above reasons, the Council's view is that the most appropriate approach would be to put the relevant appeal points on hold pending the Council's decisions on Stage 2 of the PDP.</p>	<p>decisions on Stage 2 zoning hearings</p>
<p>Burdon &amp; Ors ENV-2018- CHC-147-001</p>	<p>Rezone property at Lake Hawea campground [Lot 1 and Lot 2 Deposited Plan 418972, and Part Section 2 Block II Lower Hawea Survey District] from Rural to Rural Visitor Zone - Hawea Campground.</p>	<p>The appeal affects 3 allotments:</p> <ul style="list-style-type: none"> <li>• Lot 1 DP 418972 (owned by the appellant)</li> <li>• Lot 2 DP 418972 (owned by the appellant)</li> <li>• Part Section 2 Block III Lake Hawea Survey District (owned by Council)</li> </ul> <p>(as shown in <b>Schedule B</b> below)</p> <p>In Stage 1 of the notified PDP all the land was zoned Rural ONL, a portion of the land (Part section 2 Block III Lake Hawea Survey District) was designated by the Council for the purposes of Campground.</p> <p>Burdon &amp; Ors (<b>Burdon</b>) holds a lease to operate the campground. Burdon also owns the land located immediately to the west (Lot 2 DP 418972) and north (Lot 1 DP 418972).</p> <p>Burdon's submission on the Stage 1 of PDP supported the campground designation but sought a form of visitor accommodation zoning over all three allotments.</p> <p>In November 23 2017 the Council notified Stage 2 of the PDP, this included a variation to Part Section 2 Block III Lake Hawea Survey District to be zoned from Rural ONL to Open Space and Recreation</p>	<p>Counsel agrees the most appropriate approach is to defer this site specific relief for mediation, pending outcomes of decisions on Stage 2 zoning hearings</p>

		<p>Community: Purpose Campground.</p> <p>On May 7 2018 the Council notified decisions on submissions, Lots 1 and 2 DP 418972 remained Rural Zone ONL and no decision was made on the existing campground Part Section 2 Block III Lake Hawea Survey District because the submission on this land was deemed to be submissions against the variation (through clause 16B(1) of Schedule 1 of the RMA).</p> <p>Burdon's submission on stage 2 supported the Open Space and Recreation zoning on Part Section 2 Block III Lake Hawea Survey District but also sought that Lot 1 DP 418972 was zoned the same. The Hearings Panel have accepted the submission to include Lot 1 DP 418972 as being partially 'on' Stage 2 of the PDP. Accordingly, the Council will consider the submission when making its decisions on Stage 2 of the PDP.</p> <p>Given the complex relationship between the Burdon's submission on Stage 2 of the PDP and its appeal on Stage 1 of the PDP, the Council considers that Burdon's appeal on Stage 1 of the PDP would most appropriately be put on hold until the time that the Council's decisions on Stage 2 of the PDP are issued. In particular, as the relief sought is site specific, the Council submits that the outcomes of that relief will not impact on the outcome of any other appeals on Stage 1 of the PDP.</p> <p>The Council reserves its position as to whether the part of the appeal on Part Section 2 Block III Lake Hawea Survey District is 'on' Stage 1 of the PDP.</p>	
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SCHEDULE A

PLANS IDENTIFYING THE DEFERRED STAGE 1 LAND SUBJECT TO THE SUBMISSIONS OF WALKER & ORS AND WATERFALL PARK DEVELOPMENTS LIMITED

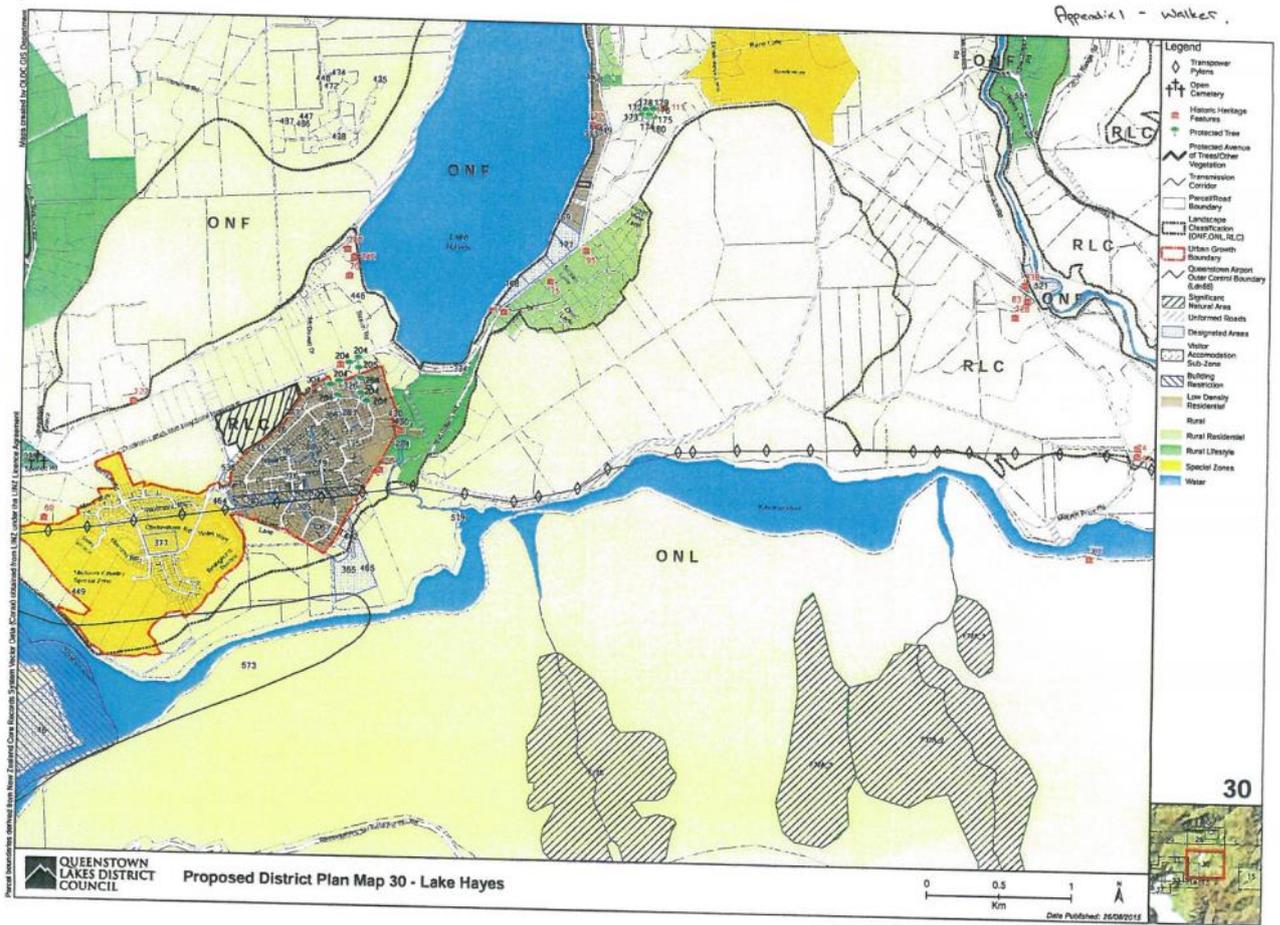


Figure 1- Portion of land subject to Walker and Ors appeal shown in black hatching

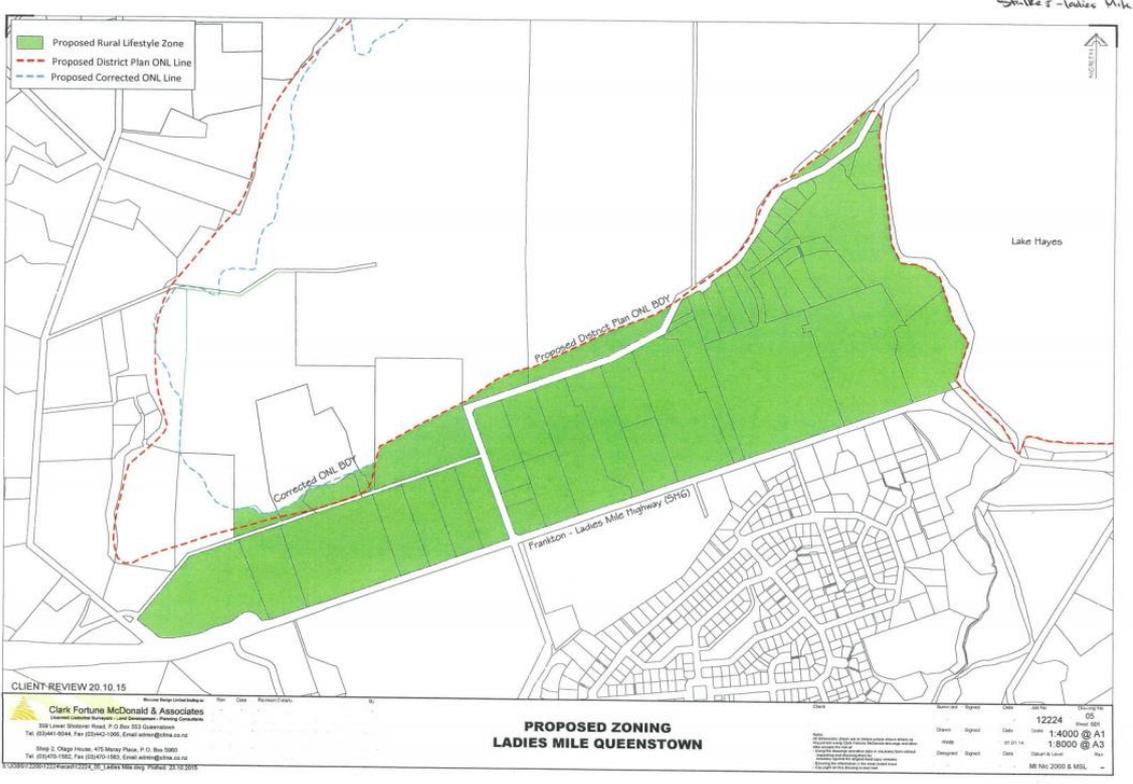


Figure 2- Portion of land subject to Walker and Ors appeal shown in green overlay



**SCHEDULE B**

**LAND SUBJECT TO THE APPEAL OF BURDON AND ORS**

The subject land is identified in the figure below.



**Figure 4 – Portion of land subject to Burdon and Ors appeal shown in yellow overlay**