

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

**ENV-2021-CHC-017**  
(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  
3 and 3b of the Proposed  
Queenstown Lakes District Plan

**BETWEEN** **BARNHILL CORPORATE  
TRUSTEE LIMITED & DE, ME  
BUNN & LA GREEN**  
and all other appellants  
concerning Stage 3 and 3b 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 PROPOSALS FOR STAGE 3  
AND 3B APPEALS**

**11 AUGUST 2021**

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**Queenstown Lakes District Council**  
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<b>ENV-2021-CHC-022</b>	M Scaife
<b>ENV-2021-CHC-023</b>	R Stewart
<b>ENV-2021-CHC-024</b>	M Thomas
<b>ENV-2021-CHC-025</b>	Streat Developments Limited
<b>ENV-2021-CHC-026</b>	Aurora Energy Limited
<b>ENV-2021-CHC-027</b>	K Muir
<b>ENV-2021-CHC-028</b>	Kingston Lifestyle Properties Limited
<b>ENV-2021-CHC-029</b>	Gibbston Valley Station Limited
<b>ENV-2021-CHC-030</b>	Malaghans Investments Limited
<b>ENV-2021-CHC-031</b>	Cardrona Cattle Company Limited
<b>ENV-2021-CHC-032</b>	Cardrona Village Limited
<b>ENV-2021-CHC-033</b>	Gibbston Valley Station Limited
<b>ENV-2021-CHC-034</b>	Cardrona Cattle Company Limited
<b>ENV-2021-CHC-035</b>	Mandalea Properties Limited
<b>ENV-2021-CHC-036</b>	Lake McKay Limited Partnership
<b>ENV-2021-CHC-037</b>	Universal Developments Hawea Limited
<b>ENV-2021-CHC-038</b>	Corbridge Estates Limited Partnership
<b>ENV-2021-CHC-039</b>	C & J Properties Limited
<b>ENV-2021-CHC-040</b>	Arthurs Point Land Trust
<b>ENV-2021-CHC-041</b>	J C Breen Family Trust
<b>ENV-2021-CHC-042</b>	NPR Trading Limited
<b>ENV-2021-CHC-043</b>	86 Ballantyne Road Partnership
<b>ENV-2021-CHC-044</b>	Bush Creek Investments Limited
<b>ENV-2021-CHC-045</b>	Alpine Nominees Limited
<b>ENV-2021-CHC-046</b>	Ballantyne Properties Limited
<b>ENV-2021-CHC-047</b>	Upper Clutha Transport Limited
<b>ENV-2021-CHC-048</b>	Queenstown Airport Corporation Limited
<b>ENV-2021-CHC-049</b>	Kingston Lifestyle Properties Limited
<b>ENV-2021-CHC-050</b>	Cardrona Village Limited
<b>ENV-2021-CHC-051</b>	Schist Holdings Limited
<b>ENV-2021-CHC-052</b>	Queenstown Park Limited & Remarkables Park Limited
<b>ENV-2021-CHC-053</b>	Wayfare Group Limited
<b>ENV-2021-CHC-054</b>	Aspiring Helicopters & Ors

<b>ENV-2021-CHC-055</b>	Kā Rūnaka
<b>ENV-2021-CHC-056</b>	Quartz Commercial Group Limited
<b>ENV-2021-CHC-057</b>	Glen Dene Limited & Ors
<b>ENV-2021-CHC-058</b>	Beech Cottage Trustees Limited
<b>ENV-2021-CHC-059</b>	Tussock Rise Limited
<b>ENV-2021-CHC-060</b>	The Station at Waitiri Limited
<b>ENV-2021-CHC-061</b>	The Station at Waitiri Limited
<b>ENV-2021-CHC-062</b>	Chard Farm Limited

## MAY IT PLEASE THE COURT

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) in response to the Court's Minute dated 1 April 2021 (**Minute**), and outlines the Council's case management proposals for the appeals on Stage 3 and 3b (collectively, **Stage 3**) of the Proposed Queenstown-Lakes District Plan (**PDP**).

### Background

2. The Council is currently undertaking a staged, partial District Plan Review (**DPR**). The Council provided the Court with a progress report on the DPR as part of its Notice of Motion in respect of Stage 3, dated 25 March 2021 (**Notice of Motion**).
3. In its Notice of Motion, the Council sought specific waivers and directions relating to the filing and service of notices of appeal and section 274 notices. The Council also suggested that its first reporting memorandum would be the most appropriate time to outline and propose case management directions for the Stage 3 appeals. The reason for this was to allow the Council an initial period of time to consider how to sensibly group the Stage 3 appeals, and then reflect on the associated approach to case management for all appeals.
4. The Court's Minute dated 1 April 2021 (**Minute**), granted the waivers and directions sought by the Council, while acknowledging that further directions were envisaged in relation to preliminary points of law, mediation and general case management.
5. On 1 April 2021, the Council publicly notified its decisions on Stage 3. The appeal period closed on 18 May 2021, with a total of 42 appeals filed. One of these appeals (Chard Farm Limited, ENV-2021-CHC-62) was filed after the close of the appeal period (21 May 2021) together with an application for waiver of time period. The Court granted the waiver sought<sup>1</sup> on the basis no one would be unduly prejudiced.

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1 By way of email dated 26 May 2021.

6. The section 274 period closed on 16 June 2021, with over 200 notices filed. Two parties filed late section 274 notices:

6.1 Green Belt Limited filed a section 274 notice, together with an application for waiver on 17 June 2021 in relation to the appeal by Alpine Nominees Limited (ENV-2021-CHC-045). The Court granted the application for waiver, accepting the section 274 notice on 23 June 2021.

6.2 Dingleburn Holdings Limited filed a section 274 notice, together with an application for waiver on 1 July 2021 in relation to the appeal by Glen Dene Limited, Glen Dene Holdings Limited & Richard and Sarah Burdon (ENV-2021-CHC-057). The application for waiver and section 274 notice was granted effective 4 August 2021.<sup>2</sup>

### Scope of this memorandum

7. As indicated in the Notice of Motion, this reporting memorandum addresses the following matters:

7.1 a report on the information loaded onto the Council's webpage, including the Council's annotated plan and Web Mapping Application;

7.2 the Council's proposals for how the appeals should be grouped into topics (and subtopics) for mediation and/or hearings (**Appendix A** lists the proposed topic allocations for all appellants and section 274 parties);

7.3 the Council's view on the most appropriate sequencing and scheduling of topics for mediation (set out in **Appendix B**);

7.4 a summary of the appeals where the Council has identified scope and / or procedural issues, and the Council's proposed approach to addressing these issues;

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<sup>2</sup> Minute of the Court dated 30 July 2021 in relation to appeals by Glen Dene Limited, R & S Burdon and Glen Dene Holdings Limited, at [14](b).

- 7.5** a list of the appeals where the Council has requested and obtained further particulars prior to the filing of this memorandum (**Appendix C**);
- 7.6** a list of the appeals where the Council has requested but not yet received further particulars (**Appendix D**); and
- 7.7** a summary of all case management directions proposed by the Council.
- 8.** The Council has attempted to consult with all parties involved in the Stage 3 appeals as part of preparing this memorandum. The Council circulated a draft version of this memorandum on 30 July, and provided a one-week period for feedback.
- 9.** The Council received feedback from eight appellants - J C Breen Family Trust (ENV-2021-CHC-041), NPR Trading Limited (ENV-2021-CHC-042), 86 Ballantyne Road Limited (ENV-2021-CHC-043), Alpine Nominees Limited (ENV-2021-CHC-045), Arthur's Point Land Trust (ENV-2021-CHC-040), Corbridge Estates Limited Partnership (ENV-2021-CHC-038), Universal Developments Hāwea Limited (ENV-2021-CHC-037 and The Station at Waitiri Limited (ENV-2021-CHC-060 and 61). The Council has modified its initial proposals where necessary as a result of that feedback.

### **Information uploaded to the Council's webpage**

#### *Appeals and section 274 notices*

- 10.** In accordance with the Court's Minute, all appeals and section 274 notices have been uploaded to the Council's website: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/appeals/appeals-received-for-stage-three>.

11. The Council has also uploaded an appeals table which outlines:
  - 11.1 the name of the appellant and any section 274 parties;
  - 11.2 the Court reference number and the date the appeal was lodged;
  - 11.3 the relevant topic (that is, the relevant chapter and/or rezoning location); and
  - 11.4 the current status of the appeal.
12. Any further particulars received from the appellants will be incorporated into the appeals spreadsheet, currently being prepared by the Council, which will also be uploaded to the Council's Stage 3 appeals webpage.

*Annotated Plan*

13. The Council has prepared annotated versions of the Stage 3 PDP chapters and maps (**Annotated Plan**) showing the provisions, zonings and/or spatial areas that are subject to appeal through Stage 3. The Annotated Plan chapters are available on the Council's webpage.<sup>3</sup>
14. The Stage 3 plan maps can be viewed on the Council's webpage via a Web Mapping Application (**WMA**). The WMA allows users to search for any site subject to appeal (by searching locations, roads or addresses) and create PDF copies of annotated maps at whatever scale is desired (which can then also be printed). The WMA identifies sites subject to Stage 1 appeals, which are outlined in teal blue, sites subject to Stage 2 appeals, shown in magenta, and sites subject to Stage 3 appeals, identified in maroon.
15. A range of data can be viewed and combined in different ways by selecting items in the WMA. This includes: hyperlinks to the appeal documents, a detailed on-screen legend, aerial topography, property parcels, and landscape contours. Should parties require it, detailed

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<sup>3</sup>

<https://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=53456fdb80914b0f81f9567737bd93d9>.

instructions on the use of the WMA appear each time the WMA is opened.

16. The Annotated Plan and WMA are “live” in the sense that the Council will continuously update them to reflect any further particulars, changes to the relief sought, withdrawals, or resolution of the appeals.

**The Council’s proposed topic / subtopic allocation**

17. As mentioned above, 42 appeals have been filed on the Council’s Stage 3 decisions. The majority of these appeals address relatively distinct issues and are limited to discrete topics. Over 200 section 274 notices have also been filed.

18. For the purpose of mediation and any hearings, the Council proposes to allocate the appeal relief into seven broad topics, which is further allocated into subtopics where appropriate. The Council initially foreshadowed nine topics in its Notice of Motion, however this has now been reduced to seven as some of the Stage 3 chapters / zones are not subject to appeal at all.

19. The Council’s proposed topics and subtopics are as follows:

<b>Topic Number</b>	<b>Topic Name</b>
<b>Topic 34</b>	Wāhi Tūpuna – Chapter 39
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Relief on maps</i>
<b>Topic 35</b>	General Industrial Zone – Chapter 18A
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>
<b>Topic 36</b>	Three Parks Commercial and Three Parks Business – Chapters 19A and 19B (rezoning only)
<b>Topic 37</b>	Settlement Zone – Chapter 20
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>
<b>Topic 38</b>	Rural Visitor Zone – Chapter 46
<i>Subtopic 1</i>	<i>Relief on text</i>
<i>Subtopic 2</i>	<i>Rezoning</i>

<b>Topic 39</b>	Arthur's Point
<b>Topic 40</b>	Variations, plan maps and Design Guidelines for the Business Mixed Use and Residential Zones

- 20.** **Appendix A** provides a full list of the proposed topic and subtopic allocation for all appellants and section 274 parties, and **Appendix B** sets out the Council's proposed order and timing for mediation in more detail.
- 21.** In developing this proposed allocation and sequence, the following high level matters were of particular importance to the Council:
- 21.1** As per Stage 2, mediation (and if necessary hearings) on relief on the text of the relevant chapters is considered necessary before mediation takes place on rezoning relief. This will allow the rezoning relief to be assessed against relevant objectives, policies and rules; and
- 21.2** Where relief on text is an intrinsic and site-specific part of rezoning relief, and the appellant does not seek text relief with wider implications beyond the appeal site, the Council considers that this relief is most appropriately allocated into the relevant rezoning topic rather than the text topic. This will enable the rezoning to be considered as a package.
- 22.** As with Stage 1 and 2, the Council intends to group any appeals on definitions into the topics relevant to the particular definition at issue, for the purpose of case management and mediation.
- 23.** The topic and subtopic allocations in **Appendix A** are based on the matters raised in the appeals and section 274 notices. With the exception of six appeals (discussed further below at paragraphs 31 – 32), the Council does not make any representation in this memorandum about whether any party has standing or whether the relief sought is within scope of the relevant submissions or further submissions.

## **The Council's proposed sequencing and timing of mediation**

24. The Council's proposed sequencing and suggested timeframes for Court-assisted mediation are set out at **Appendix B**.
25. The Council is available to mediate the Stage 3 appeals from November 2021 onwards. The Council's internal resourcing is such that mediations any earlier than November would be unworkable. The Council also considers that there may be an opportunity to resolve some of the appeals, or appeal points, through informal discussions prior to mediations occurring. The proposed timing will allow these informal discussions between the Council and parties to occur.
26. In terms of the mediation process itself, the Council considers that the lead-in should involve the preparation and exchange of position papers by all parties (as has been directed for Stage 1 and 2 and has worked well). The Council intends to propose directions to the Environment Commissioner managing the Stage 3 mediations at an appropriate time.
27. In terms of sequencing, the Council proposes that Topic 35 (General Industrial Zone) be mediated first. The Council then proposes to mediate the remaining topics in the order set out in **Appendix B**. As suggested earlier in this memorandum, where a topic contains relief on text and relief regarding the zoning of land, it is the Council's preference to mediate (and if necessary hear) the relief on the text first.
28. The Council anticipates that further division of some topics into subtopics at a later date may be helpful. For example, relief on objectives and policies could be grouped together, followed by relief on rules, or alternatively, a subject-matter approach could be taken by grouping suites of provision. Topic 35 (General Industrial Zone), Subtopic 1 for example, could possibly be broken down into two groups: provisions relating to non-industrial and service activities; and provisions relating to subdivision and buildings (density, height, bulk and location controls). If the Council considers a further breakdown of topics is required, there are two options to canvass this, via either a more detailed case management memorandum filed prior to mediation, or for the Council, in its position paper, to separate out certain provisions into more refined subtopics.

29. The Council respectfully seeks directions from the Court as follows:
- 29.1 that the Stage 3 appeals and section 274 parties be grouped into the topics and subtopics set out in **Appendix A**; and
- 29.2 that Court-assisted mediation on the Stage 3 appeal topics commence in November, and be sequenced in accordance with **Appendix B**, noting that all mediation dates are at the Court's discretion and exact dates will be scheduled closer to the time.

### **Appeals raising scope issues**

30. The Council has identified six appeals that raise scope/jurisdiction issues.
31. The first five appeals relate to the General Industrial Zone (Topic 35) and were lodged by J C Breen Family Trust ENV-2021-CHC-041, NPR Trading Limited ENV-2021-CHC-042, 86 Ballantyne Road Limited ENV-2021-CHC-043, Bush Creek Investments Limited ENV-2021-CHC-044 and Alpine Nominees Limited ENV-2021-CHC-045.
32. The sixth appeal raising scope issues was lodged by Marc Scaife (ENV-2021-CHC-022) and relates to the Rural Visitor Zone (Topic 38).
33. The Council has communicated with these appellants informally and, at the time of writing, agreement has not been reached on the scope issues. Despite that position, the Council is content to mediate these appeals in the first instance. Consequently, the Council is not seeking that the scope issues be resolved by the Court before mediation.
34. The Hāwea Community Association Incorporated (**HCA**) is a section 274 party to the appeals by Streat Developments Limited (ENV-2021-CHC-025) and Universal Developments Hāwea Limited (ENV-2021-CHC-037). HCA's section 274 notices allege that the relief sought in both of these appeals is beyond the scope of the PDP. The Council is content to mediate the two appeals in the first instance.

## Procedural issues

35. The Council has identified 17 appeals raising issues of a procedural nature. The Council considers that these issues fall into two groups as follows:

35.1 **Group A:** 11 appeals that were filed in Stage 1 and/or Stage 2 and were put on hold pending the outcome of Stage 3; and

35.2 **Group B:** Six appeals in relation to Wāhi Tūpuna, seeking deletion of Chapter 39 and / or the overlay mapping in its entirety.

### *Group A*

36. The Council is undertaking its DPR in stages, which has allowed parties to make submissions that seek different zoning decisions for their land, at different stages.

37. A number of submitters sought a particular zone for their land through Stages 1 and 2, however the zoning requested had not, at the time, been notified by Council through those stages. An example of this is the Rural Visitor Zone (**RVZ**), which was not notified for submissions until Stage 3 (relative to the text of the chapter, and the spatial application of the RVZ). The Stage 1 and 2 appeals seeking to rezone land to RVZ were put on hold pending the outcome of Stage 3, and as a result, have not yet been mediated.

38. Three of these appellants have also lodged an appeal in Stage 3, meaning they now have a 'live' Stage 1 or 2 appeal and a Stage 3 appeal. Consistent with the Court's approach in *Tussock Rise v Queenstown Lakes District Council*,<sup>4</sup> the Council's position is that it would not be appropriate for these appellants to maintain two appeals, seeking two different forms of zone for their respective sites.

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4 *Tussock Rise v Queenstown Lakes District Council* [2020] NZEnvC 207 at [16].

39. The Group A appeals are as follows:

Appellant Name	Court reference number – Stage 1 / 2	Court reference number – Stage 3
Matakauri Lodge Limited	ENV-2018-CHC-066	N/A
Halfway Bay Lands Limited	ENV-2018-CHC-119	N/A
Te Anau Developments Limited	ENV-2018-CHC-106	N/A
Glen Dene Limited and Sarah Burdon	ENV-2018-CHC-147 ENV-2019-CHC-049	ENV-2021-CHC-057
Clark Fortune McDonald & Associates	ENV-2018-CHC-065	N/A
Arthur's Point Land Trust	ENV-2018-CHC-076	ENV-2021-CHC-040
Willowridge Developments Limited	ENV-2018-CHC-115	N/A
Loch Linnhe Station Limited	ENV-2018-CHC-068	N/A
Tussock Rise Limited	ENV-2018-CHC-121	ENV-2021-CHC-059

40. The appeal by Tussock Rise Limited is now subject to separate Court proceedings and will not be mediated as part of Stage 3.<sup>5</sup>

41. The Stage 1 and 3 appeals filed by Glen Dene Limited & Sarah Burdon<sup>6</sup> (**Glen Dene appeals**) are currently being managed separately to Stage 3.<sup>7</sup> For this reason, the Council has not included the Glen Dene appeals in its mediation scheduling at this time. However, the Council notes that there is potential for the Glen Dene appeals to be mediated as part of Stage 3, once there is further clarity about the relief being sought through those appeals, and therefore which topic the appeals could be allocated to.

5 Minute of the Environment Court dated 9 June 2021 (relating to Tussock Rise Limited).

6 ENV-2018-CHC-147; ENV-2019-CHC-049; ENV-2021-CHC-057.

7 Minute of the Environment Court dated 30 July 2021 in relation to Glen Dene Limited and S Burdon appeal (ENV-2019-CHC-049) and Glen Dene Limited, R & S Burdon and Glen Dene Holdings Limited appeal (ENV-2021-CHC-057).

- 42.** In relation to the Stage 1 and Stage 3 appeals filed by Arthur’s Point Land Trust (the ‘**Trust**’), counsel for the Trust has confirmed that although the appeals relate to the same property (182 Arthur’s Point Road), the two appeals relate to different parcels of land, and consequently the appeals do not overlap. The Council proposes to mediate both appeals as part of Topic 39.
- 43.** The Council has communicated with those appellants that did not lodge an appeal on Stage 3, but have a ‘live’ Stage 1 or Stage 2 appeal. Specifically, the Council has requested that these parties confirm whether or not they intend to pursue their Stage 1 or Stage 2 appeal. The Council has received a response from the following parties:
- 43.1** Matakauri Lodge Limited - confirmed, by way of email dated 30 July 2021, that it would withdraw its Stage 1 appeal (ENV-2018-CHC-066). Matakauri Lodge Limited has subsequently filed a memorandum with the Court formally withdrawing its Stage 1 appeal;<sup>8</sup>
- 43.2** Te Anau Developments Limited (ENV-2018-CHC-106) – counsel for this appellant has requested that this appeal remain on hold until a decision has been issued by Council on Walter Peak<sup>9</sup> (Hearing Stream 19). The Council has not included this appeal in the mediation scheduling for Stage 3;
- 43.3** Clark Fortune McDonald and Associates (ENV-2018-CHC-065) – counsel for this appellant has confirmed, by way of email dated 11 August 2021, that Universal Developments Hāwea Limited is the successor to this appeal. Counsel for the appellant has requested that this appeal be mediated alongside the Stage 3 appeal lodged by Universal Developments Hāwea Limited (ENV-2021-CHC-037), which has been allocated to Topic 37. The Council agrees to this approach.

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8 Dated 5 August 2021.  
9 Relating to the submission filed by Wayfare Group Limited.

**44.** In relation to the remaining appeals (Halfway Bay Lands Limited (ENV-2018-CHC-119), Willowridge Developments Limited (ENV-2018-CHC-115) and Loch Linnhe Station Limited (ENV-2018-CHC-068)), the Council proposes to file a further reporting memorandum with the Court, once it has heard back from these appellants, confirming:

**44.1** which appellants continue to rely on their Stage 1 or Stage 2 relief; and

**44.2** which Stage 3 Topic (and subtopic, if applicable) those appeals should be allocated to.

*Group B*

**45.** Six appeals seek deletion of Chapter 39 (Wāhi Tūpuna) in its entirety – K Muir (ENV-2021-CHC-027), Kingston Lifestyle Properties Limited (ENV-2021-CHC-028), Gibbston Valley Station Limited (ENV-2021-CHC-029), Cardrona Village Limited (ENV-2021-CHC-032), Glen Dene Limited & Sarah Burdon (ENV-2021-CHC-057) and Beech Cottage Limited (ENV-2021-CHC-058).

**46.** As mentioned at paragraph 41 above, the Glen Dene appeals are currently being managed separately to Stage 3. In relation to the other five appeals, while the Council is prepared to mediate these appeals, the basis on which mediation can take place is on the more detailed, alternative relief set out in these appeals (ie. amendments to the Chapter 39 provisions). The Council fundamentally opposes the primary relief sought, which seeks to withdraw or delete the entire Chapter and associated mapping. If the parties wish to pursue this relief, it will require hearing time.

## Further particulars

47. The Council has identified a number of appeals where clarification and/or further detail by way of further particulars is considered necessary. The Council has communicated with the relevant appellants during June and July 2021 to request that information.
48. **Appendix C** lists the appeals where further particulars have been requested and provided to date. This information will be reflected in the Council's Stage 3 appeals spreadsheet, which will be available on Council's website and/or reflected in the WMA.
49. **Appendix D** lists the appeals where information has been requested but not yet provided. For completeness, these appellants have generally indicated they are willing to provide the information in **Appendix D**, but either require more time to do so, or would like to wait until closer to mediation. The Council considers those requests to be reasonable given the appeals are not proposed to be mediated until the last quarter of the year.
50. Therefore, in respect of the appeals where the requested information is yet to be provided, the Council respectfully seeks directions as follows:
- 50.1 All further particulars requested and listed in **Appendix D** to be filed with the Court and served on the Council and all relevant section 274 parties by **Friday 17 September 2021**.

## Council's proposed directions

51. In summary, the Council respectfully proposes the following case management directions at this time:
- 51.1 that the Stage 3 appeals and relief be grouped into the topics and subtopics as set out in **Appendix A**:
- 51.2 that mediation on the Stage 3 topics be scheduled generally in accordance with **Appendix B**, noting that all mediation dates

are at the Court's discretion and that exact dates will be confirmed closer to the time (with associated lead-in directions);

**51.3** that the further particular requests made by the Council and listed in **Appendix D** be filed with the Court and served on the Council and all relevant section 274 parties by **Friday 17 September 2021**.

**DATED** this 11<sup>th</sup> day of August 2021



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R P Mortiaux / H P Harwood  
Secondment counsel for Queenstown Lakes  
District Council

## APPENDIX A

### PROPOSED ALLOCATION FOR ALL TOPICS AND SUBTOPICS

#### Topic 34: Wāhi Tūpuna

*Subtopic 1: relief on text*

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
Aurora Energy Limited ENV-2021-CHC-026	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Transpower New Zealand Limited
Ken Muir ENV-2021-CHC-027	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited
Kingston Lifestyle Properties Limited ENV-2021-CHC-028	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited

<sup>10</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 34: Wāhi Tūpuna</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>10</sup></b>
Gibbston Valley Station Limited ENV-2021-CHC-029	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others J Boyd &amp; N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited</p>
Cardrona Village Limited ENV-2021-CHC-032	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited</p>
Queenstown Park Limited and Remarkables Park Limited ENV-2021-CHC-052	<p>Otago Regional Council Kā Rūnaka</p> <p>Dynamic Guest House Limited and Others Scope Resources Limited J Boyd &amp; N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Wayfare Group Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir</p>
Wayfare Group Limited ENV-2021-CHC-053	<p>Otago Regional Council Kā Rūnaka</p>

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
	Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited
Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station ENV-2021-CHC-054	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited Sunnyheights Limited Run 505 Limited
Kā Rūnaka ENV-2021-CHC-055	Otago Regional Council Dynamic Guest House Limited and Others Aurora Energy Limited Hansen Family Partnership Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited New Zermatt Properties Limited Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station Sunnyheights Limited Glen Dene Limited and Others Beech Cottage Trustees Limited Tomanovich Investments Limited Run 505 Limited Cardrona Cattle Company Limited

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>10</sup>
	<p>Cardrona Village Limited  Gibbston Valley Station Limited  Kingston Lifestyle Properties Limited  Ken Muir</p>
<p>Beech Cottage Trustees Limited  ENV-2021-CHC-058</p>	<p>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  Hansen Family Partnership  Mt Christina Limited and Others  Kelvin Capital Limited as Trustee for Kelvin Grove Trust  Queenstown Park Limited and Remarkables Park Limited  Glen Dene Limited and Others</p>
<p>Chard Farm Limited  ENV-2021-CHC-062</p>	<p>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  J Boyd &amp; N Gutzewitz  Queenstown Park Limited and Remarkables Park Limited  Gibbston Valley Station Limited</p>

## Topic 34: Wāhi Tūpuna

### Subtopic 2: relief on mapping

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>11</sup>
Ken Muir ENV-2021-CHC-027	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited Wayfare Group Limited
Kingston Lifestyle Properties Limited ENV-2021-CHC-028	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Gibbston Valley Station Limited ENV-2021-CHC-029	Otago Regional Council Kā Rūnaka Dynamic Guest House Limited and Others J Boyd & N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Queenstown Park Limited and Remarkables Park Limited
Cardrona Village Limited ENV-2021-CHC-032	Otago Regional Council Kā Rūnaka

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

<b>Topic 34: Wāhi Tūpuna</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>11</sup></b>
	Dynamic Guest House Limited and Others Mt Christina Limited and Others Queenstown Park Limited and Remarkables Park Limited
Queenstown Park Limited and Remarkables Park Limited ENV-2021-CHC-052	<b>Otago Regional Council</b> <b>Kā Rūnaka</b> Dynamic Guest House Limited and Others Scope Resources Limited J Boyd & N Gutzewitz Mt Christina Limited and Others Kelvin Capital Limited as Trustee for Kelvin Grove Trust Wayfare Group Limited Cardrona Village Limited Gibbston Valley Station Limited Kingston Lifestyle Properties Limited Ken Muir
Wayfare Group Limited ENV-2021-CHC-053	<b>Otago Regional Council</b> <b>Kā Rūnaka</b> Dynamic Guest House Limited and Others Queenstown Park Limited and Remarkables Park Limited
Kā Rūnaka ENV-2021-CHC-055	Otago Regional Council Dynamic Guest House Limited and Others <b>Aurora Energy Limited</b> <b>Hansen Family Partnership</b> <b>Mt Christina Limited and Others</b> <b>Kelvin Capital Limited as Trustee for Kelvin Grove Trust</b> <b>Queenstown Park Limited and Remarkables Park Limited</b>

Topic 34: Wāhi Tūpuna	
Appellants Court Numbers	Section 274 Parties <sup>11</sup>
	<p>Wayfare Group Limited  New Zermatt Properties Limited  Minaret Station Limited, West Wanaka Station and Aspiring Helicopters Limited and Cattle Flat Station  Sunnyheights Limited  Glen Dene Limited and Others  Beech Cottage Trustees Limited  Tomanovich Investments Limited  Run 505 Limited  Cardrona Cattle Company Limited  Cardrona Village Limited  Gibbston Valley Station Limited  Kingston Lifestyle Properties Limited  Ken Muir</p>
<p>Chard Farm Limited  ENV-2021-CHC-062</p>	<p>Otago Regional Council  Kā Rūnaka  Dynamic Guest House Limited and Others  J Boyd &amp; N Gutzewitz  Queenstown Park Limited and Remarkables Park Limited  Gibbston Valley Station Limited</p>

**Topic 35: General Industrial Zone**

*Subtopic 1: relief on text*

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
Michael Thomas ENV-2021-CHC-024	Bush Creek Investments Limited Cardrona Cattle Company Limited
Cardrona Cattle Company Limited ENV-2021-CHC-034	Rock Supplies NZ Limited The Station at Waitiri Limited <b>Scope Resources Limited</b>
J C Breen Family Trust ENV-2021-CHC-041	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited <b>Willowridge Developments Limited</b>

<sup>12</sup> Black text = support or conditional support. **Red text** = opposition.

<b>Topic 35: General Industrial Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>12</sup></b>
NPR Trading Limited ENV-2021-CHC-042	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
	Cardrona Cattle Company Limited Willowridge Developments Limited
Bush Creek Investments Limited ENV-2021-CHC-044	Arrow Irrigation Company Limited Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
Upper Clutha Transport Limited ENV-2021-CHC-047	N/A
Queenstown Airport Corporation Limited ENV-2021-CHC-048	Reavers (NZ) Limited
Schist Holdings Limited ENV-2021-CHC-051	Reavers (NZ) Limited Bush Creek Investments Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>12</sup>
	Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited
The Station at Waitiri Limited ENV-2021-CHC-061	Rock Supplies NZ Limited Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Cardrona Cattle Company Limited

## Topic 35: General Industrial Zone

### Subtopic 2: rezoning relief

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>13</sup>
Michael Thomas ENV-2021-CHC-024	Bush Creek Investments Limited Cardrona Cattle Company Limited
Cardrona Cattle Company Limited ENV-2021-CHC-034	Rock Supplies NZ Limited The Station at Waitiri Limited Scope Resources Limited
J C Breen Family Trust ENV-2021-CHC-041	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited

<b>Topic 35: General Industrial Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>13</sup></b>
NPR Trading Limited ENV-2021-CHC-042	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
86 Ballantyne Road Partnership ENV-2021-CHC-043	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited <b>Queenstown Airport Corporation Limited</b> Anne Salmond Family Trust Ngapipi Holdings Limited

Topic 35: General Industrial Zone	
Appellants Court Numbers	Section 274 Parties <sup>13</sup>
	Cardrona Cattle Company Limited Willowridge Developments Limited
Bush Creek Investments Limited ENV-2021-CHC-044	Arrow Irrigation Company Limited Cardrona Cattle Company Limited
Alpine Nominees Limited ENV-2021-CHC-045	Reavers (NZ) Limited Maureen Clinton-Baker as trustee of the Clinton-Baker Family Trust Two Big Bears Limited Bush Creek Investments Limited The Abinghurst Trust Yedmandale Holdings Limited Hill-Jones Holdings Limited Castor & Pollux Limited Paul Kelly Properties Limited Green Belt Limited Queenstown Airport Corporation Limited Anne Salmond Family Trust Ngapipi Holdings Limited Cardrona Cattle Company Limited Willowridge Developments Limited
Upper Clutha Transport Limited ENV-2021-CHC-047	N/A
The Station at Waitiri Limited ENV-2021-CHC-061	Rock Supplies NZ Limited Bush Creek Investments Limited Paul Kelly Properties Limited Green Belt Limited

Topic 35: General Industrial Zone	
<b>Appellants</b> <b>Court Numbers</b>	<b>Section 274 Parties<sup>13</sup></b>
	Queenstown Airport Corporation Limited Cardrona Cattle Company Limited

**Topic 36: Three Parks Commercial Zone and Three Parks Business Zone**

<b>Topic 36: Three Parks Commercial Zone and Three Parks Business Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>14</sup></b>
Aurora Energy Limited ENV-2021-CHC-026	Ballantyne Properties Limited
Ballantyne Properties Limited ENV-2021-CHC-046	Aurora Energy Limited Queenstown Lakes Community Housing Trust Three Parks Properties Limited

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

**Topic 37: Settlement Zone**

*Subtopic 1: relief on text*

<b>Topic 37: Settlement Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>15</sup></b>
Cardrona Village Limited ENV-2021-CHC-050	N/A
Quartz Commercial Group Limited ENV-2021-CHC-056	Hāwea Community Association Incorporated Queenstown Airport Corporation Limited

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<sup>15</sup> Black text = support or conditional support. Red text = opposition.

## Topic 37: Settlement Zone

### Subtopic 2: rezoning relief

Topic 37: Settlement Zone	
Appellants Court Numbers	Section 274 Parties <sup>16</sup>
Streat Developments Limited ENV-2021-CHC-025	Universal Developments Hawea Limited Hāwea Community Association Incorporated
Lake McKay Limited Partnership ENV-2021-CHC-036	N/A
Universal Developments Hawea Limited ENV-2021-CHC-037 ENV-2018-CHC-065	ENV-2021-CHC-037 Hāwea Community Association Incorporated Cardrona Cattle Company Limited  ENV-2018-CHC-065 Otago Regional Council Queenstown Country Club Remarkables Park Limited Steve Xins Hāwea Community Association Incorporated FII Holdings Limited Hansen Family Partnership
Kingston Lifestyle Properties Limited ENV-2021-CHC- 049	Kingston Village Limited
Cardrona Village Limited	N/A

<sup>16</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 37: Settlement Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>16</sup></b>
ENV-2021-CHC-050	

**Topic 38: Rural Visitor Zone**

*Subtopic 1: relief on text*

<b>Topic 38: Rural Visitor Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>17</sup></b>
Marc Scaife ENV-2021-CHC-022	Heron Investments Limited Matakauri Lodge Limited Silverlight Studios Limited Barnhill Corporate Trustee and DE, ME Bunn & LA Green Gibbston Valley Station Limited Malaghans Investments Limited Cardrona Cattle Company Limited
Malaghans Investments Limited ENV-2021-CHC-030	Matakauri Lodge Limited
Cardrona Cattle Company Limited ENV-2021-CHC-031	The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited
Gibbston Valley Station Limited ENV-2021-CHC-033	Matakauri Lodge Limited Otago Regional Council
Corbridge Estates Limited Partnership ENV-2021-CHC-038	Silverlight Studios Limited Queenstown Airport Corporation Limited Matakauri Lodge Limited Cardrona Cattle Company Limited Gibbston Valley Station Limited

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

<b>Topic 38: Rural Visitor Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>17</sup></b>
	Malaghans Investments Limited

## Topic 38: Rural Visitor Zone

### Subtopic 2: rezoning relief

Topic 38: Rural Visitor Zone	
Appellants Court Numbers	Section 274 Parties <sup>18</sup>
Barnhill Corporate Trustee Limited ENV-2021-CHC-017	Matakauri Lodge Limited Gibbston Valley Station Limited Malaghans Investments Limited
Marc Scaife ENV-2021-CHC-022	Heron Investments Limited Matakauri Lodge Limited Silverlight Studios Limited Barnhill Corporate Trustee and DE, ME Bunn & LA Green Gibbston Valley Station Limited Malaghans Investments Limited Cardrona Cattle Company Limited
Malaghans Investments Limited ENV-2021-CHC-030	Matakauri Lodge Limited
Cardrona Cattle Company Limited ENV-2021-CHC-031	The Station at Waitiri Limited Matakauri Lodge Limited Scope Resources Limited
Queenstown Airport Corporation Limited ENV-2021-CHC-048	N/A
The Station at Waitiri Limited ENV-2021-CHC-060	Gibbston Valley Station Limited Malaghans Investments Limited

<sup>18</sup> Black text = support or conditional support. Red text = opposition.

<b>Topic 38: Rural Visitor Zone</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>18</sup></b>
Corbridge Estates Limited Partnership ENV-2021-CHC-038	Silverlight Studios Limited Queenstown Airport Corporation Limited Matakauri Lodge Limited Cardrona Cattle Company Limited Gibbston Valley Station Limited Malaghans Investments Limited

**Topic 39: Arthur's Point**

Topic 39: Arthur's Point rezoning	
Appellants Court Numbers	Section 274 Parties <sup>19</sup>
Robert Stewart ENV-2021-CHC-023	Arthurs Point Outstanding Natural Landscape Society Incorporated
Mandalea Properties Limited ENV-2021-CHC-035	Arthurs Point Outstanding Natural Landscape Society Incorporated
Arthurs Point Land Trust ENV-2021-CHC-040 ENV-2018-CHC-076	ENV-2021-CHC-040 Arthurs Point Outstanding Natural Landscape Society Incorporated Robert Stewart  ENV-2018-CHC-076 Arthurs Point Outstanding Natural Landscape Society Incorporated

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

**Topic 40: Variations Plan Maps and Design Guidelines for the Business Mixed Use and Residential Zones**

<b>Topic 40: Variations and Plan Maps</b>	
<b>Appellants Court Numbers</b>	<b>Section 274 Parties<sup>20</sup></b>
C & J Properties Limited ENV-2021-CHC-039	N/A
Queenstown Airport Corporation Limited ENV-2021-CHC-048	N/A
Wayfare Group Limited ENV-2021-CHC-053	N/A

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<sup>20</sup> Black text = support or conditional support. Red text = opposition.

**APPENDIX B**

**PROPOSED INDICATIVE TIMETABLE FOR MEDIATION**

<b>Topic Number</b>	<b>Topic Name</b>	<b>Proposed mediation timing</b>	<b>Number of appellants</b>
<b>Topic 35</b>	General Industrial Zone – Chapter 18A	November 2021 (10 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>5 days – Subtopic 1</i>	11 appellants: <ul style="list-style-type: none"> <li>• Michael Thomas (ENV-2021-CHC-024)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-034)</li> <li>• J C Breen Family Trust (ENV-2021-CHC-041)</li> <li>• NPR Trading Limited (ENV-2021-CHC-042)</li> <li>• 86 Ballantyne Road Partnership (ENV-2021-CHC-043)</li> <li>• Bush Creek Investments Limited (ENV-2021-CHC-044)</li> <li>• Alpine Nominees Limited (ENV-2021-CHC-045)</li> <li>• Upper Clutha Transport Limited (ENV-2021-CHC-047)</li> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-051)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-061)</li> <li>• Schist Holdings Limited (ENV-2021-CHC-051)</li> </ul>
<i>Subtopic 2</i>	<i>Rezoning</i>	<i>5 days – Subtopic 2</i>	9 appellants: <ul style="list-style-type: none"> <li>• Michael Thomas (ENV-2021-CHC-024)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-034)</li> <li>• J C Breen Family Trust (ENV-</li> </ul>

			2021-CHC-041) <ul style="list-style-type: none"> <li>• NPR Trading Limited (ENV-2021-CHC-042)</li> <li>• 86 Ballantyne Road Partnership (ENV-2021-CHC-043)</li> <li>• Bush Creek Investments Limited (ENV-2021-CHC-044)</li> <li>• Alpine Nominees Limited (ENV-2021-CHC-045)</li> <li>• Upper Clutha Transport Limited (ENV-2021-CHC-047)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-061)</li> </ul>
<i>Break during December / January for Christmas and to allow for Court close-down period</i>			
<b>Topic 38</b>	Rural Visitor Zone – Chapter 46	February 2022 (8 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>3 days – Subtopic 1</i>	5 appellants: <ul style="list-style-type: none"> <li>• Marc Scaife (ENV-2021-CHC-022)</li> <li>• Malaghans Investments Limited (ENV-2021-CHC-030)</li> <li>• Cardrona Cattle Company Limited (ENV-2021-CHC-031)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-033)</li> <li>• Corbridge Estates Limited Partnership (ENV-2021-CHC-038)</li> </ul>
<i>Subtopic 2</i>	<i>Rezoning</i>	<i>5 days – Subtopic 2</i>	7 appellants: <ul style="list-style-type: none"> <li>• Barnhill Corporate Trustee (ENV-2021-CHC-017)</li> <li>• Marc Scaife (ENV-2021-CHC-022)</li> <li>• Malaghans Investments Limited (ENV-2021-CHC-030)</li> <li>• Cardrona Cattle Company</li> </ul>

			<p>Limited (ENV-2021-CHC-031)</p> <ul style="list-style-type: none"> <li>• Queenstown Airport Corporation (ENV-2021-CHC-048)</li> <li>• The Station at Waitiri Limited (ENV-2021-CHC-060)</li> <li>• Corbridge Estates Limited Partnership (ENV-2021-CHC-038)</li> </ul>
<b>Topic 34</b>	Wāhi Tūpuna	March 2022 (12 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>8 days – Subtopic 1</i>	<p>11 appellants:</p> <ul style="list-style-type: none"> <li>• Aurora Energy Limited (ENV-2021-CHC-026)</li> <li>• Ken Muir (ENV-2021-CHC-027)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC-028)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-029)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-032)</li> <li>• Queenstown Park Limited &amp; Remarkables Park Limited (ENV-2021-CHC-052)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> <li>• Minaret Station Limited &amp; Ors (ENV-2021-CHC-054)</li> <li>• Kā Rūnaka (ENV-2021-CHC-055)</li> <li>• Beech Cottage Trustees Limited (ENV-2021-CHC-058)</li> <li>• Chard Farm Limited (ENV-2021-CHC-062)</li> </ul>

<i>Subtopic 2</i>	<i>Relief on mapping</i>	<i>4 days – Subtopic 2</i>	8 appellants: <ul style="list-style-type: none"> <li>• Ken Muir (ENV-2021-CHC-027)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC-028)</li> <li>• Gibbston Valley Station Limited (ENV-2021-CHC-029)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-032)</li> <li>• Queenstown Park Limited &amp; Remarkables Park Limited (ENV-2021-CHC-052)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> <li>• Kā Rūnaka (ENV-2021-CHC-055)</li> <li>• Chard Farm Limited (ENV-2021-CHC-062)</li> </ul>
<b>Topic 36</b>	Three Parks Commercial and Three Parks Business Zones – Chapters 19A and 19B (rezonings only)	March 2022 (2 days total)	2 appellants: <ul style="list-style-type: none"> <li>• Aurora Energy Limited (ENV-2021-CHC-026)</li> <li>• Ballantyne Properties Limited (ENV-2021-CHC-046)</li> </ul>
<b>Topic 37</b>	Settlement Zone – Chapter 20	April 2022 (5 days total)	
<i>Subtopic 1</i>	<i>Relief on text</i>	<i>2 days – Subtopic 1</i>	2 appellants: <ul style="list-style-type: none"> <li>• Cardrona Village Limited (ENV-2021-CHC-050)</li> <li>• Quartz Commercial Group Limited (ENV-2021-CHC-056)</li> </ul>
<i>Subtopic 2</i>	<i>Rezonings</i>	<i>3 days – Subtopic 2</i>	5 appellants: <ul style="list-style-type: none"> <li>• Streat Developments Limited (ENV-2021-CHC-025)</li> <li>• Lake McKay Limited Partnership (ENV-2021-CHC-036)</li> </ul>

			<ul style="list-style-type: none"> <li>• Universal Developments Hāwea Limited (ENV-2021-CHC-037 and ENV-2018-CHC-065)</li> <li>• Kingston Lifestyle Properties Limited (ENV-2021-CHC- 049)</li> <li>• Cardrona Village Limited (ENV-2021-CHC-050)</li> </ul>
<b>Topic 39</b>	Arthur's Point	April 2022 (3.5 days total)	3 appellants: <ul style="list-style-type: none"> <li>• Arthurs Point Land Trust (ENV-2021-CHC-040 and ENV-2018-CHC-076)</li> <li>• Mandalea Properties Limited (ENV-2021-CHC-035)</li> <li>• Robert Stewart (ENV-2021-CHC-023)</li> </ul>
<b>Topic 40</b>	Variations, plan maps and Design Guidelines for the Business Mixed Use and Residential Zones	April / May 2022 (2 days total)	Variations and plan maps - 3 appeals: <ul style="list-style-type: none"> <li>• C &amp; J Properties Limited (ENV-2021-CHC-039)</li> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-048)</li> <li>• Wayfare Group Limited (ENV-2021-CHC-053)</li> </ul> Design Guidelines - 1 appeal: <ul style="list-style-type: none"> <li>• Queenstown Airport Corporation Limited (ENV-2021-CHC-048)</li> </ul>

**APPENDIX C**

**FURTHER PARTICULARS PROVIDED TO COUNCIL BY 10 AUGUST 2021**

<b>Appeal</b>	<b>Appellant Name</b>
ENV-2021-CHC-036	Lake McKay Limited Partnership
ENV-2021-CHC-052	Queenstown Park Limited & Remarkables Park Limited
ENV-2021-CHC-055	Kā Rūnaka
ENV-2021-CHC-056	Quartz Commercial Group Limited
ENV-2021-CHC-062	Chard Farm Limited
ENV-2021-CHC-027	Ken Muir
ENV-2021-CHC-036	Lake McKay Limited Partnership
ENV-2021-CHC-048	Queenstown Airport Corporation
ENV-2021-CHC-053	Wayfare Group Limited
ENV-2021-CHC-029	Gibbston Valley Station Limited
ENV-2021-CHC-028	Kingston Lifestyle Properties Limited
ENV-2021-CHC-032	Cardrona Village Limited

**APPENDIX D**

**FURTHER PARTICULARS REQUESTED**

<b>Appellant Name Appeal Point Topic</b>	<b>Summary of relief</b>	<b>Detailed relief (where relevant)</b>	<b>Alternative relief (where relevant)</b>	<b>Further Particulars</b>
Streat Developments Limited ENV-2021-CHC-025-05	Add a new policy in Chapter 20 for Lake Hāwea - Domain Acres to support the environmental outcomes sought			Appellant to provide wording
Streat Developments Limited ENV-2021-CHC-025-08	Add a new objective and policy for Lake Hāwea - Domain Acres to support the plan environmental outcomes sought			Appellant to provide wording
Malaghans Investment Limited ENV-2021-CHC-030-03	Amend Chapter 27 to add objectives, policies and rules for the Skippers Rural Visitor Zone			Appellant to provide wording
Cardrona Cattle Company Limited ENV-2021-CHC-031-02	Amend Chapter 46 to add rules for the Victoria Flats Rural Visitor Zone			Appellant to provide wording
Cardrona Cattle Company Limited ENV-2021-CHC-031-03	Amend Chapter 27 to add objectives, policies and rules for the Victoria Flats Rural Visitor Zone			Appellant to provide wording
Gibbston Valley Station ENV-2021-CHC-033-02	Amend Chapter 46 to add an enabling policy for Developable Areas			Appellant to provide wording
Cardrona Cattle Company ENV-2021-CHC-034-05	Amendments to Chapter 18A for the Victoria Flats industrial zone			Appellant to specify what changes are sought
Cardrona Cattle Company ENV-2021-CHC-034-06 to 11	Add site specific objectives, policies, rules and other methods to Chapters 25, 27, 29, 31 and 36 to provide for the Victoria Flats industrial zone			Appellant to provide wording
J C Breen Trust	Amend policy 18A.2.1.3 to clarify that activities with			Appellant to provide wording

ENV-2021-CHC-041-06	resource consent are captured by the policy			
J C Breen Trust ENV-2021-CHC-041-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-13	Amend policy 18A.2.2.3			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
J C Breen Trust ENV-2021-CHC-041-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-25	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
J C Breen Trust ENV-2021-CHC-041-26	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
NPR Trading	Amend policy 18A.2.1.7 to			Appellant to

Limited ENV-2021-CHC-042-09	provide for needs of other activities			provide wording
NPR Trading Limited ENV-2021-CHC-042-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
NPR Trading Limited ENV-2021-CHC-042-13	Amend policy 18A.2.2.3			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
NPR Trading Limited ENV-2021-CHC-042-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
NPR Trading Limited ENV-2021-CHC-042-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021-CHC-043-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
86 Ballantyne	Amend policy 18A.2.2.2 to			Appellant to

Road Partnership ENV-2021- CHC-043-12	enable trade suppliers to be engaged in retailing activities that service the general public			provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-13	Amend policy 18A.2.2.3			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities/building			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
86 Ballantyne Road Partnership ENV-2021- CHC-043-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021- CHC-045-06	Amend policy 18A.2.1.3 to clarify that activities with resource consent are captured by the policy			Appellant to provide wording
Alpine Nominees Limited ENV-2021- CHC-045-07	Amend policy 18A.2.1.4 to not restrict the operation of food and beverage retail activities			Appellant to provide clarity / wording

Alpine Nominees Limited ENV-2021-CHC-045-09	Amend policy 18A.2.1.7 to provide for needs of other activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-12	Amend policy 18A.2.2.2 to enable trade suppliers to be engaged in retailing activities that service the general public			Appellant to provide further clarity / wording
Alpine Nominees Limited ENV-2021-CHC-045-13	Amend policy 18A.2.2.3			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-15	Amend policy 18A.2.2.5 to remove extra requirements on existing activities / buildings			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-17	Amend policy 18A.2.3.2 to reduce restrictions on office, retail and commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary			Appellant to provide further clarity / wording
Alpine Nominees Limited ENV-2021-CHC-045-18	Amend Rule 18A.4.5 to provide greater clarity for existing resource consents			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-24	Amend Rule 18A.4.19 to provide a consent pathway for residential activities			Appellant to provide wording
Alpine Nominees Limited ENV-2021-CHC-045-25	Amend Rule 18A.4.20 to provide a consent pathway for visitor activities			Appellant to provide wording