

**ENVIRONMENT COURT OF NEW ZEALAND
CHRISTCHURCH REGISTRY
I MUA I TE KOOTI TAIAO O AOTEAROA
ŌTAUTAHI ROHE**

Under the

RESOURCE MANAGEMENT ACT 1991

In the matter

of appeals against the Waimakariri Partially Operative District Plan under clause 14(1) of the First Schedule of the Act

Between

THE BROKEN RIVER TRUST

(ENV-2025-CHC-49)

(and other appellants as listed in Appendix A attached to this memorandum)

Appellants

And

WAIMAKARIRI DISTRICT COUNCIL

Respondent

**INITIAL CASE MANAGEMENT MEMORANDUM ON BEHALF OF
WAIMAKARIRI DISTRICT COUNCIL FOR
APPEALS ON THE WAIMAKARIRI PARTIALLY OPERATIVE DISTRICT PLAN**

Dated 10 October 2025

BUDDLE FINDLAY

Barristers and Solicitors
Christchurch

Solicitor Acting: **Jenna Silcock / Cedric Carranceja**

Email: jenna.silcock@buddlefindlay.com / cedric.carranceja@buddle.findlay.com

Tel 64 3 353 2323 Fax 64 3 379 5659 PO Box 322 DX WX11135 Christchurch 8011

MAY IT PLEASE THE COURT:

1. INTRODUCTION

- 1.1 This memorandum is filed on behalf of the Waimakariri District Council (**Council**) in response to the 5 September 2025 Minute of the Environment Court (**Minute**), as amended by the Court's further directions,¹ which directed the Council to file an initial case management memorandum in respect of the 21 appeals on the Waimakariri Partially Operative District Plan (**PODP**) by 10 October 2025.
- 1.2 The Council filed a memorandum on 26 September 2025 (**September Memorandum**) advising the Court on the matters the Council had completed in respect of the Court's directions at paragraph [3], [4] and [9] of the Minute and the Council's progress on the initial case management matters.
- 1.3 As outlined in the September Memorandum, the Council maintains a website for the District Plan review process which includes information about and copies of all appeals and s274 notices.² The PODP itself is an E-Plan and accessible online.³ Different versions of the E-Plan are available by clicking the "Change" icon in the top left-hand corner. All of the public notices, Minutes, memoranda, section 42A reports, evidence and the Hearings Panels' Recommendation Reports are also available online. References to relevant documents and the associated webpages are provided in footnotes in this memorandum.
- 1.4 This memorandum provides the Court with the Council's position on the case management matters outlined at paragraph [6] of the Minute, and seeks corresponding directions.
- 1.5 In preparing this memorandum, counsel for the Council have endeavoured to liaise with counsel and representatives for most Appellants, and some s274 parties, to discuss the Council's proposed approach to case management, identify preliminary issues and to seek clarification regarding appeal points.

¹ Further directions dated 26 September 2025.

² The Waimakariri District Council's appeal page is found [here](#).

³ PODP E-Plan found [here](#).

- 1.6 The Council's proposed case management approach has been informed by those discussions and reflects what the Council considers is the most efficient and appropriate approach to the management of the appeals.
- 1.7 Counsel understand that some Appellants and s274 parties have alternative views to those outlined below. Where appropriate, counsel have identified differences of opinion as to the approach with a view to assisting the Court.
- 1.8 This memorandum has been served on all Appellants and s274 parties involved in the PODP appeal proceedings. Directions are also sought later in this memorandum to require Appellants and s274 parties to file memoranda if they object to the Council's case management proposal.
- 1.9 Before addressing the Court's case management directions at paragraph [6] of the Minute, this memorandum:
 - (a) Summarises the background to the PODP to provide the Court with context relevant to the PODP and issues raised on appeal; and
 - (b) Outlines the structure and key features of the PODP which provide context for the proposed sequencing of the appeals.

2. BACKGROUND TO THE WAIMAKARIRI PODP

- 2.1 The Council commenced its review of the 2005 Waimakariri Operative District Plan (**ODP**) in 2015. Initially, the Council undertook a rolling review but progressed to a full district plan review process in 2016. The plan review process involved extensive public consultation over a number of years.
- 2.2 On 5 April 2019, the National Planning Standards were released following the 2017 amendments to the Resource Management Act 1991 (**RMA**).⁴ The National Planning Standards were introduced to provide national consistency for the structure, form, definitions and electronic accessibility of RMA plans and policy statements.
- 2.3 The Waimakariri Proposed District Plan (**PDP**), as notified, was prepared in accordance with the National Planning Standards. The National Planning Standards dictate, amongst other things, the structure of the PDP (and

⁴ National Planning Standards 2019 found [here](#).

PODP), specific content, and the naming conventions and abbreviations used.

2.4 To assist the Court, counsel have appended a glossary, as **Appendix B**, of the abbreviations used in the PODP (relevant to appeals) and the terms used in this memorandum.

Provisions with immediate legal effect

2.5 On 14 July 2021, the Council sought and obtained orders from the Environment Court pursuant to s86D of the RMA for the following provisions to have immediate legal effect from the date of notification of the PDP:⁵

- (a) GRUZ-R41 Residential Unit;
- (b) GRUZ-R42 Minor Residential Unit;
- (c) Definition for 'minor residential unit' and 'residential unit'; and
- (d) SUB-R10 Subdivision in General Rural Zone (**GRUZ**).

2.6 The effect of the above rules was that the minimum lot size for subdivision and residential development in the General Rural Zone was amended from 4ha in the ODP to 20ha in the PDP. Some sub-20ha development rights were retained through proposed "legacy" provisions. While the provisions which had immediate legal effect by order of the Court are not directly the subject of an appeal, there are appeals which seek exemptions for subdivision consent applications (and their associated land use applications) lodged before notification of the PDP.

2.7 For completeness, counsel note other provisions also had immediate legal effect by virtue of s86B(3) of the RMA. The E-Plan identified all the provisions which had immediate legal effect.

Public notification of PDP

2.8 The PDP was publicly notified on 18 September 2021.⁶ The PDP was progressed as a standard Part 1, Schedule 1 plan change process.

⁵ *Re Waimakariri District Council* [2021] NZEnvC 142.

⁶ Public notification of the Waimakariri Proposed District Plan found [here](#).

2.9 Following public notification of the PDP the Council received a total of 411 submissions, with the formal submission period ending on 26 November 2021.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

2.10 On 20 December 2021, the Government introduced the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**).

2.11 The Amendment Act required Tier 1 territorial authorities (including the Council) to notify an Intensification Planning Instrument (**IPI**) implementing the intensification policies in the National Policy Statement on Urban Development 2020 (**NPS-UD**) and including the Medium Density Residential Standards (**MDRS**) into their district plans via the Intensification Streamlined Planning Process (**ISPP**) by 20 August 2022.⁷

2.12 The Amendment Act required Councils that had already notified a proposed District Plan (before the Amendment Act came into effect) to notify a variation to their proposed District Plan to implement the intensification policies of the NPS-UD including the MDRS.

2.13 The process for notifying and deciding an IPI via the ISPP is provided for in Part 6, Schedule 1 of the RMA.

2.14 The Council resolved to put the PDP process on hold while the Council prepared and notified its IPI to enable an integrated approach to plan and decision making.

2.15 The Council, as a Tier 1 territorial authority, publicly notified its IPI through Variation 1 (Housing Intensification) to the PDP on 13 August 2022.⁸

2.16 The Council also publicly notified another variation – Variation 2 (Financial Contributions),⁹ using the standard Part 1, Schedule 1 RMA process on 13 August 2022.

2.17 The formal submission period for both Variation 1 and Variation 2 ended on 9 September 2022. There were 81 submissions lodged on Variation 1 and 78 on Variation 2.

⁷ Waimakariri District Council is a Tier 1 territorial authority under Table 1 of the NPS-UD.

⁸ Public notification of the Proposed Waimakariri District Plan Variation 1: Housing Intensification found [here](#).

⁹ Public notification of the Proposed Waimakariri District Plan Variation 2: Financial Contributions found [here](#).

Further submissions

2.18 Further submissions on the PDP, Variation 1 and Variation 2 matters were called for by the Council on 5 November 2022 and closed on 21 November 2022. There were 137 further submissions on the PDP, 23 on Variation 1 and 5 on Variation 2.

Hearing Panels

2.19 The Council appointed the PDP Hearings Panel to hear and make recommendations on submissions on the PDP and Variation 2 on 21 August 2021.

2.20 The Council also appointed an Independent Hearings Panel,¹⁰ to hear and make recommendations to the Council on the Variation 1 matters raised in submissions in accordance with clause 96, Schedule 1 of the RMA.

2.21 The composition of the Hearings Panels was similar, with the only difference being the Waimakariri District Councillors on the PDP Hearings Panel were not appointed to the Independent Hearings Panel. The Chair – Ms Gina Sweetman – was the same for both Hearings Panels.

Extensions of time for making decisions

2.22 The Council was required to make decisions on the PDP and Variation 2 by 17 September 2023 and Variation 1 by 20 August 2023.¹¹

2.23 On 20 December 2022, the Council sought an extension of time from the Minister to make decisions on the PDP, Variation 1 and Variation 2 to 17 December 2024. That extension request was subsequently granted on 20 March 2023.

2.24 A further extension request was also granted in February 2025 to extend the time for making decisions on the PDP, Variation 1 and Variation 2 to 14 July 2025.

Summary of the hearing process and recommendation reports

2.25 All submissions on the PDP, Variation 2 and Variation 1 were organised into 'Hearing Streams' to assist in an efficient hearing process. The

¹⁰ As required under s34A(1) and clause 96 of Schedule 1 of the RMA.

¹¹ Clause 10(4)(a) of Schedule 1 of the RMA, and clause 2 of the Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Notice 2022 (**Gazette Notice**).

respective submissions were heard at their allocated Hearing Stream between 15 May 2023 and 4 November 2024.

- 2.26 The PDP Hearings Panel and the Independent Hearings Panel made recommendations to the Council on the provisions of, and submissions on, the PDP / Variation 2 and Variation 1 (respectively) on 12 June 2025 in a series of topic-based recommendation reports.¹²
- 2.27 The PDP Hearings Panel and the Independent Hearings Panel prepared a total of 37 recommendation reports, with Report 1 – the Overview Report recording background and procedural matters, the report format, approach to recommendations and a summary of overarching recommendations. Amongst other things, Report 1 explains that the majority of the recommendations of the Independent Hearings Panel on Variation 1 match the recommendations of the PDP Hearings Panel. However in those instances where the recommendations differ, the recommendations of the Independent Hearings Panel on Variation 1 supersede the recommendations of the PDP Hearings Panel.
- 2.28 At a Council meeting on 24 June 2025, the Council resolved to adopt all of the recommendations of both the PDP Hearings Panel and the Independent Hearings Panel on the provisions and matters raised in submissions and further submissions on the PDP, Variation 1, and Variation 2. The Council's decision to accept the recommendations in full was publicly notified on 12 July 2025.¹³

Appeals

- 2.29 The appeal period for any appeals to be lodged on the Council's decision on the PDP ended on 22 August 2025,¹⁴ with the s274 period for any persons wishing to be a party to any appeals ending on 12 September 2025. A list of all the appeals is included in **Appendix A**.
- 2.30 As discussed below, there is no right of appeal in respect of Variation 1 decisions.
- 2.31 Twenty one appeals were lodged, along with a number of s274 notices.

¹² All recommendation reports can be found [here](#) under "accepted recommendations".

¹³ Public Notice of the Council's decision found [here](#). For completeness, please note the Minister for the Environment / Minister for RMA Reform approved an extension for the Council to notify its decisions on its IPI and PDP on or before 17 December 2024, a further extension was sought and approved for the Council to notify its decisions on its IPI and PDP to 14 July 2025.

¹⁴ Except for non-Council designations, for which appeals on the requiring authorities' decisions on Council's recommendations closes on 10 November 2025.

2.32 The Council gave public notice of the existence of the 21 appeals on the PODP in accordance with the Court's directions.¹⁵

3. SUMMARY OF PODP CONTENT AND STRUCTURE

3.1 The interrelated parts of the PDP (and now PODP) are described below to provide an overview of the content and structure of the plan.

3.2 **Part 1 – Introduction and general provisions** – includes sections on “Te whakamahi māhere – How the plan works” (**HPW**), “Te whakamāramatanga – Interpretation” covering both abbreviations and definitions, “Ngā taputapu ahunga ā motu – National Directions instruments” and “Mana whenua”;

3.3 **Part 2 – District wide matters** – which commences with "Strategic directions". The National Planning Standards direct that:

- (a) Strategic direction objectives that address key strategic or significant resource management matters for the district and guide decision making at a strategic level must be located under the "strategic direction" heading.
- (b) An Urban form and development (**UFD**) chapter must be included under the "strategic direction" heading.¹⁶

3.4 The "Strategic directions" chapter which provides the overarching objectives to provide high level direction for the PODP contains the following subparts:

- (a) "Rautaki ahunga – Strategic directions" (**SD**) which relevantly includes objectives concerning the Urban Development (**SD-O3**) and Energy and Infrastructure (**SD-O4**).
- (b) "Āhuatanga auaha ā tāone – Urban form and development" (**UFD**) which includes feasible development capacity objectives, as well as policies concerning the identification and location of new residential areas (**UFD-P2**) and large lot residential zone areas (**UFD-P3**) and managing reverse sensitivity effects from new development within residential zones (**UFD-P9**).

¹⁵ Public Notice of the existence of the appeals on the PODP found [here](#).

¹⁶ National Planning Standards 2019 clause 7.

- 3.5 The matters covered in the "Strategic directions" chapter are addressed in more detail in the district wide and area specific objectives and policies in other chapters in the PODP.
- 3.6 The **District-wide matters in Part 2** also include (relevantly) chapters on Pūngao me te hanganga hapori – Energy, Infrastructure (**EI**), Ranga waka – Transport (**TRAN**), Historic and cultural values, Natural environment values, Wāwāhia whenua – Subdivision (**SUB**) and General District-wide matters including Ketuketu whenua – Earthworks (**EW**), Te ororo – Noise (**NOISE**), Ngā tohu – Signs and Ngā mahi taupua – Temporary activities (**TEMP**).
- 3.7 **Part 3 – Area-specific matters** include Zones, Wāhanga waihanga – Development Areas (**DEV**) and Āpitihanga – Appendices. The zone groupings that are relevant to the appeals on the PODP are the Whaitua Nohonoho – Residential Zones (**RESZ**), Whaitua Taiwhenua – Rural Zones (**RURZ**), Whaitua Arumoni – Commercial and Mixed Use Zones (**CMUZ**), Whaitua Tākaro – Open Space and Recreation Zones (**OSRZ**) and Whaitua Motuhake – Special Purpose Zones (**SPZ**).
- 3.8 **Part 5 – Planning Map.** The planning map is searchable by property and there are features which enable the various District Plan layers to be turned off and on. There is a legend in the bottom right-hand corner of the planning map page. The map can also be viewed on a District wide basis and is interactive allowing you to "zoom in and out" to focus on different areas.

4. CASE MANAGEMENT MATTERS

- 4.1 This section of the memorandum sets out the Council's position in respect of the 21 appeals lodged on the PODP.
- 4.2 Counsel have undertaken an initial analysis of each of the appeals in order to assist the Court and respond to the various case management matters raised at paragraph [6] of the Minute. The summary of counsel's approach is provided below and is supported by the following documents appended to this memorandum:
 - (a) A spreadsheet of the appeal matters is appended as **Appendix C**; and

(b) A flow diagram of interrelationships between appeal matters appended as **Appendix D**.

Spreadsheet – summary

4.3 The spreadsheet, appended as **Appendix C**, divides the 21 appeals into 58 appeal "matter"¹⁷ numbers (in the far-left column). The numbers are used to identify appeal matter groupings in the "Appeal status" column and in the flowchart in **Appendix D**.

4.4 Counsel have included columns in the spreadsheet which:

- (a) Identify the appeal **topic**, which generally follows the topic description and order as they appear in the E-Plan indexing (on the left-hand side of the E-Plan);
- (b) Lists the **appellant** and the relevant **s274 parties** for each appeal matter;
- (c) Briefly summarises the **relief sought** for each appeal matter;
- (d) Identifies the PDP Hearings Panel / Independent Hearings Panel **report number** adopted as Council decisions that is (or are) of particular relevance to an appeal matter.
- (e) Records the **preliminary issues** counsel have identified at this stage in the appeals process;
- (f) Records the **appeal status** of the appeal matter using the following terminology:
 - (i) "Independent": The appeal matter can be progressed on its own (whether by consent order, mediation or Court hearing) at any time because it does not rely on other appeal points being resolved beforehand.
 - (ii) "Independent Group": The group of numbered appeal matters should be progressed together as a group (whether by consent order, mediation or Court hearing) at any time because they do not rely on other appeal matters being resolved beforehand.

¹⁷ The phrase "matters" is used to avoid the potential for confusion with "appeal points" for the respective appeals.

- (iii) "Dependent": The appeal matter cannot be progressed at this time because other appeal points must be resolved first (as described in the "Directions sought column").
- (iv) "Dependent Group": The group of numbered appeal matters cannot be progressed together at this time because other appeal points must be resolved first (as described in the "Directions sought column").

(g) Summarises the **directions sought** by the Council for each appeal matter;

4.5 The information in the spreadsheet is summarised below in response to the Court's specific directions in paragraph [6] of the Minute.

Flowchart – summary

4.6 The flowchart, appended as **Appendix D**, identifies where there are interrelationships between appeal matters and are intended to reflect a top-down approach i.e. the Council considers that the matters listed at the top of the flowchart should be resolved before the matters listed further down.

4.7 The numbers contained in each box within the flowchart correspond with the appeal matter numbers in the spreadsheet in **Appendix C**.

4.8 The flowchart does not include appeal matters which are wholly 'independent' and have no interrelationships. The rationale behind this is that these appeal matters can be referred to mediation without the need for other appeal matters to be resolved first.

4.9 Counsel now address each of the directions at paragraph [6] of the Minute.

Preliminary issues

4.10 The preliminary legal issues that counsel has identified following review of the appeals on the PODP are recorded in the spreadsheet in **Appendix C** and discussed further below.

4.11 While counsel consider all identified preliminary legal issues will need to be resolved in advance of addressing the substantive issues, it is considered that in some cases, they could be resolved through discussions with the parties without the need for a formal preliminary hearing and determination.

4.12 Counsel sets out below the preliminary issues that should be set down for a preliminary hearing, and those which may be able to be resolved without the need for a hearing and/or determination from the Court.

Variation 1 related preliminary issues for hearing as a priority

4.13 Two preliminary issues which counsel consider should be set down for a preliminary hearing and determination as a priority arise because they impact the ability to seek substantive relief, affecting a significant area of the district, particularly urban areas beneath the airport noise contours.

4.14 Both preliminary issues have arisen in the unusual circumstances of the PODP, which required the District Plan review pursuant to a standard Part 1, Schedule 1 process to progress along with progressing an IPI (Variation 1) using the Part 6, Schedule 1 ISPP process.

4.15 Notably, the Council's decisions on Variation 1 are unable to be appealed to the Environment Court under clause 14 of Schedule 1 and such decisions are considered as being operative once made. In particular:

- (a) Clause 103 of Schedule 1 applies when the Council's decision is to accept all of the Independent Hearings Panel recommendations on Variation 1. On notification of the Council's decision on 12 July 2025, all recommendations of the Independent Hearings Panel are incorporated into the PODP, and the plan as altered by those recommendations is deemed to have been approved by the Council under clause 17(1) and becomes operative in accordance with clause 20. All Variation 1 provisions are therefore in the operative part of the PODP.
- (b) Clause 107 of Schedule 1 provides that there is no right of appeal against the Respondent's decision accepting all of the Independent Hearings Panel's recommendations on Variation 1. IPI decisions can however be judicially reviewed.¹⁸

4.16 Put simply, the Part 1, Schedule 1 and Part 6, Schedule 1 processes have material differences regarding appeal rights and when provisions are made operative.

4.17 There are three appeals that raise appeal matters that are considered to challenge provisions that were subject to Independent Hearings Panel

¹⁸ Clause 108 of Schedule 1 of the RMA.

decisions on Variation 1, and thus impacted by the Part 6, Schedule 1 ISPP that applies to Variation 1:

- (a) Christchurch International Airport Limited (**CIAL**) – appeal matters #15, 22, 32, 42 and 45;
- (b) Robert Paterson RJ Paterson Family Trust (**Paterson**) – appeal matter #53;
- (c) Michael Patrick Schluter and Jean Margaret Schluter (**Schluter**) – appeal matter #54.

4.18 There are s274 parties to the CIAL, Paterson and Schluter appeals.

4.19 Council propose that the two preliminary issues could be articulated in question form as follows:

- (a) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the Independent Hearings Panel's recommendations on Variation 1 on the same matter?
- (b) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6, Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1, Schedule 1 of the RMA?

4.20 For completeness, counsel note that CIAL also lodged an application for judicial review of the Council's decision on Variation 1 in the High Court.¹⁹ The Council is the Respondent in that proceeding. The s274 parties to CIAL's appeal have been served with a copy of CIAL's judicial review application. At this time, no parties have applied to join or intervene in CIAL's judicial review proceeding.

4.21 Having regard to s296 of the RMA and the novel legal issues raised by the CIAL, Paterson and Schluter appeals, the Council considers it is appropriate for the Environment Court to consider and determine the questions in paragraph 4.19 above. Hearing these questions in the Environment Court will also afford s274 parties the opportunity to participate

¹⁹ CIV-2025-409-551.

in a hearing, enabling greater public participation. The Environment Court may be in a position to hear and potentially determine the questions before a High Court hearing date will be available (from August next year based on inquiries by counsel).

- 4.22 While the hearing time required will be influenced by the level of interest and parties' participation, counsel anticipates a preliminary hearing could be concluded within 1-2 days.
- 4.23 As noted above, the Council consider that these preliminary issues should be progressed as a priority.
- 4.24 The s274 notices for Momentum Land Limited (**Momentum**) and Mike Greer Homes NZ Limited (**Mike Greer**) on the CIAL appeal raise the question of the Court's jurisdiction to hear the parts of CIAL's appeal which relate to Variation 1. Counsel understands that Momentum and Mike Greer consider the High Court judicial review proceedings should be determined prior to the Environment Court hearing any part of CIAL's appeal.

Other preliminary issues relevant to CIAL's appeal

- 4.25 Counsel have identified two other preliminary issues relevant to CIAL's appeal but anticipate these may be able to be resolved without the need for a preliminary hearing at this stage:
 - (a) Whether there is scope from the Appellant's submission to appeal the part of Policy UFD-P2 dealing with primary production and industrial activities? (See appeal matter #3).
 - (b) Whether the Court has jurisdiction to consider remodelled contours that includes areas extending beyond areas covered by contours sought in the Appellant's submissions? (See appeal matter #44).
- 4.26 Counsel understands that counsel for CIAL accepts it cannot seek relief that extends beyond that sought in its original submission.
- 4.27 Counsel accordingly seeks a direction that CIAL confirm its position in respect of the scope matters raised in paragraphs 4.25 above. If the issue of scope on those matters cannot be resolved, a preliminary determination from the Environment Court may be required and may be able to be considered as part of a preliminary hearing set down for the matters raised in paragraph 4.19 above.

Horticulture New Zealand's (HortNZ) appeal - specific preliminary issues

- 4.28 On reviewing HortNZ's appeal, counsel identified that there is a scope issue with HortNZ's appeal point 2 which refers to Energy and Infrastructure Objective 3 (**EI-O3**). That objective was not addressed in HortNZ's submission or further submission on the PDP.
- 4.29 However, HortNZ's representative has advised counsel that objective EI-O3 was referred to in error and that the "Provision or Decision" column for appeal point 2 should refer to "New definition" rather than EI-O3.
- 4.30 Accordingly, counsel do not consider a preliminary hearing is required. However, the Court may wish to receive confirmation of HortNZ's position directly from HortNZ's representative.

*Andrew McAllister & Survus Consultants Ltd's (**McAllister and Survus**) – specific preliminary issues*

- 4.31 In summary, this appeal is seeking a Large Lot Residential Zone (**LLRZ**) in respect of the properties at 1275, 1379, 1401, 1419 Tram Road and 937 Two Chain Road, Swannanoa. However, McAllister's original submission only sought a Large Lot Residential Zone Overlay, and only in relation to one property.
- 4.32 Counsel has not yet had an opportunity to discuss this potential scope issue with counsel for the Appellants, Mr Gerard Cleary, and it is accordingly identified here for the benefit of the Appellants and the Court.
- 4.33 Counsel requests directions for the Appellants to file a memorandum outlining their position on this potential scope issue.

Preliminary legal issues relating to s274 parties

- 4.34 The s274 party preliminary legal issues arise in the context of four appeals:
 - (a) Survus Consultants (**Survus**) (appeal matter #38);
 - (b) Paterson (appeal matter #53);
 - (c) Schluter (appeal matter #54); and
 - (d) Woodwater Limited (**Woodwater**) (appeal matter #56).

4.35 In respect of the Survis appeal, the preliminary legal issues are:

- (a) Whether s274 party Geoff Mehrtens has standing to be a s274 party to this appeal (given he did not lodge a submission or further submission on the relief sought by this appeal or otherwise demonstrated an interest greater than the public generally relevant to the relief sought)?
- (b) Whether s274 party Geoff Mehrtens can seek relief not sought by the Survis appeal?

4.36 In respect of the Schluter, Paterson and Woodwater appeals:

- (a) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential Limited have standing to be a s274 party to these appeals (given they did not lodge a submission or further submission on the relief sought by this appeal or otherwise demonstrate an interest greater than the public generally relevant to the relief sought)?
- (b) Whether s274 parties Townsend Fields Limited, Geoff Mehrtens and CVI Residential Limited can seek relief not sought by these appeals?

4.37 The s274 preliminary legal issues concern the same legal principles such that it would be most efficient for the Court to hear and determine these scope issues together, in the event the s274 parties maintain they have standing and/or scope to raise issues outside the scope of the relevant appeal. Directions seeking clarification of the s274 parties' positions are set out below.

4.38 Counsel invite correspondence and engagement from parties on the scope issues identified above to see if the issues can be resolved without the need for a hearing and/or determination from the Court.

Appeals requiring priority

4.39 The Council does not consider that any appeals require a priority hearing at this time. As noted below, "Independent" appeals can be referred to mediation or be adjourned to enable negotiation with a view to lodging a consent memorandum.

4.40 However, the Council considers the Variation 1 related preliminary issues identified at paragraph 4.19 above should be heard and determined as a priority.

Appeals that should be heard

4.41 The Council considers that there are no appeals that should be referred to a substantive hearing at this stage.

Appeals which relate to each topic / grouping

4.42 As mentioned at paragraph 4.4(a) above, the spreadsheet in **Appendix C** allocates each appeal matter to a **topic**, which generally follows the topic description and order as they appear in the E-Plan indexing (see the left-hand side of the E-Plan).

4.43 However, appeal matters have been grouped based on what counsel consider would be most efficient to hear together as they raise common or related issues that can be covered by similar evidence, even though the matter group can cover multiple topics (e.g. provisions within multiple chapters and topics). These proposed groupings are identified in the “Appeal status” column in the spreadsheet in **Appendix C** (with groups identified by appeal matter number). In summary, the groups are:

- (a) Appeal matters #1-4, which deal with overarching provisions within the Strategic Directions and Urban Form and Development parts of the PODP;
- (b) Appeal matters #6-8, which deal with Energy and Infrastructure objectives and policies;
- (c) Appeal matters #9-11, 17-20 and 24, which deal with electricity infrastructure related provisions;
- (d) Appeal matters #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45, which deal with CIAL's appealed provisions generally concerned about adverse effects and reverse sensitivity of noise sensitive activities within airport noise contour areas impacting on CIAL and the management of bird strike risk;
- (e) Appeal matters #21 and 35 dealing with rural issues of concern raised by HortNZ;

- (f) Appeal matters #36-38 as they seek similar relief on the same issue (a bespoke exemption for extant consents lodged before 18 September 2021);
- (g) Appeal matters #48-50 as they seek rezoning of various land in the Mandeville / Swannanoa area which is subject to the same infrastructural constraints;
- (h) Appeal matters #53-54 as they seek rezoning within the same development area.

4.44 Counsel are cognisant that there could still be some overlap between appeal matters allocated to separate groups, with changes proposed to common plan provisions (albeit addressing different issues). The identified overlaps are highlighted in yellow and green in the flowchart in **Appendix D**. Appeal matters #13 and #14 seek changes to subdivision objective SUB-O1 and policy SUB-P6, and appeal matters #15 and #16 seek to changes to subdivision rule SUB-S3, but #14 and #15 are CIAL appeals that are concerned about different aspects of those provisions from those raised by #13 and #16. Co-ordination may be required in resolving these matters and any other which arise as the appeals progress. Any provisions subject to more than one appeal point will not be the subject of consent orders unless and until all appeal points on a particular provision are able to be resolved.

Appeal sequencing

4.45 With regards to sequencing of preliminary issues, counsel consider the Variation 1 related preliminary issues identified in paragraph 4.19 above, affecting the appeal matters listed in paragraph 4.17 above, should be heard and determined as a priority.

4.46 With regards to sequencing of the substance raised by the appeal matters:

- (a) The flowchart in **Appendix D** outlines the Council's proposed approach to appeal matters that need to be sequenced. In summary, appeal matters at the top of the flowchart need to be substantively resolved before proceeding with appeal matters further down the flowchart. The spreadsheet in **Appendix C** summarises the orders below to adjourn appeal matters in the lower parts of the flowchart until the appeal matters identified higher up the flowchart have been substantively resolved.

- (b) Appeal matters identified as "Independent" or "Independent Group" in the spreadsheet in **Appendix C** (and set out in 4.47 below) need not be sequenced and can be progressed at any time in no particular order. As noted below, in most cases the Council requests these be referred to mediation.
- (c) Substantive consideration of appeal matters listed in paragraph 4.17 above should be adjourned until the Variation 1 related preliminary issues identified in paragraph 4.19 above have been determined.
- (d) If other preliminary issues outlined 4.25 are unable to be resolved without the need for a preliminary hearing, then any substantive hearing of affected appeal matters may need to be deferred pending any preliminary hearing.

4.47 In summary, the "Independent" or "Independent Group" appeal topics that could be referred to mediation are:

- (a) Appeal matters #1-4: Strategic Directions and Urban Form and Development
- (b) Appeal matters #21 and 35: Earthworks (Rules and advice note) and General Rural Zone (Rules);
- (c) Appeal matter #23: Noise (Bespoke Rule and overlay – Clay Target Club Activity);
- (d) Appeal matter #40: Rural Lifestyle Zone (Large Lot Residential Zone Overlay);
- (e) Appeal matter #46: Rezoning – Depot Road, Oxford;
- (f) Appeal matter #52: Rezoning – Pegasus;
- (g) Appeal matter #55: Sites and Areas of Significance to Māori / Natural Character / Waimakariri ONF overlays.

4.48 Appeal matter #36–38: General Rural Zone (Exemption for Extant Applications) could be referred to mediation provided preliminary issues identified for appeal matter #38 are able to be resolved prior to mediation. To this end, directions are sought below requesting that s274 party Geoff Mehrtens file a memorandum addressing his standing to be a s274 party to

the Survis appeal (appeal matter #38) and scope to seek relief not sought by the Survis appeal.

- 4.49 The dates for mediation of the above 'independent' appeal matters can be dictated by the availability of the Environment Court Commissioner appointed to manage and facilitate mediation, the availability of the parties to the respective appeals and the time necessary for the Appellants to obtain and provide any additional information required to support the relief sought in an appeal in advance of mediation.
- 4.50 For the benefit of the parties who are unfamiliar with the mediation process, counsel note that mediation is a form of alternative dispute resolution which provides an opportunity for the parties to an appeal (or appeal point) to engage directly with one another with a view to:
 - (a) Better understanding the matter(s) in issue and the parties' perspectives
 - (b) Refining or narrowing the issue(s) in dispute;
 - (c) Potentially resolving some or all of the matters in issue;
 - (d) Agreeing on the issues to be brought to the Court.
- 4.51 Counsel proposes to liaise with the Environment Court Registrar to compile a timetable for mediation and a proposal for the preliminary steps to occur in advance of mediation, including the exchange of additional information. The timetable and proposal will be put to the Environment Court Commissioner appointed by the Court to manage and facilitate the mediation process for consideration.
- 4.52 For completeness, counsel anticipate that some matters may be able to be resolved without Court-facilitated mediation.
- 4.53 The Council has already been engaging with some Appellants with a view to resolving appeals without the need for formal mediation. Directions are sought below to adjourn the following appeals to enable negotiation and consent memoranda to be filed:
 - (a) Appeal matter #43: Development Areas (Mill Road Ōhoka ODP) (Wayne and Madelene Godfrey); and

(b) Appeal matter #56: Replace incorrect Outline Development Plan (Woodwater).

Other matters

4.54 In reviewing the appeals on the PODP, the Council has considered whether any of the appeal points could be resolved pursuant to clause 16, Schedule 1 of the RMA. The Council has made two clause 16 amendments in response to Transpower New Zealand Limited's (**Transpower**) appeal. The clause 16 changes were to:

- (a) Delete the redundant cross-referencing phrase "in the context of HH-P7", in the Historic Heritage chapter under the heading "Other potentially relevant District Plan provisions", as policy HH-P7 has been deleted (raised in Transpower's appeal point 3);
- (b) Replace "National Grid Subdivision Corridor" with "National Grid Yard" in rule SUB-R7 (Subdivision within the National Grid Subdivision Corridor) (raised in Transpower's appeal point 5).

4.55 Counsel for Transpower has advised counsel that the clause 16 changes resolve Transpower's corresponding appeal points (appeal matters #57 and 58 in the spreadsheet in **Appendix C**).

5. DIRECTIONS SOUGHT

5.1 At this time, the proposed directions sought by the Council are as follows:

- (a) Within 10 working days of the Court issuing finalised directions:
 - (i) Any party who has an interest in the Variation 1 related preliminary issues identified in paragraph 4.19 above is to file a memorandum recording their interest;
 - (ii) That CIAL file a memorandum confirming its position in respect of the scope matters raised in paragraph 4.25 above;
 - (iii) That HortNZ advise if appeal matter #5 can be withdrawn;
 - (iv) That McAllister and Survus file a memorandum outlining their position on the potential scope issue outlined in paragraph 4.31 above;

(v) That s274 party Geoff Mehrtens file a memorandum addressing his standing to be a s274 party on, and his scope to seek relief not sought by, the following appeals matters:

- (1) #38 (Survus appeal);
- (2) #53 (Paterson appeal);
- (3) #54 (Schluter appeal);
- (4) #56 (Woodwater appeal);

(vi) That s274 party CVI Residential Limited file a memorandum addressing its standing to be a s274 party on, and the scope to seek relief not sought by, the following appeals matters:

- (1) #53 (Paterson appeal);
- (2) #54 (Schluter appeal);
- (3) #56 (Woodwater appeal);

(vii) That s274 party Townsend Fields Limited file a memorandum addressing its standing to be a s274 party on, and its scope to seek relief not sought by, the following appeals matters:

- (1) #53 (Paterson appeal);
- (2) #54 (Schluter appeal);
- (3) #56 (Woodwater appeal).

(viii) That Transpower advise if appeal matters #57 and 58 can be formally withdrawn;

(b) That all appeal matters that are dependent on the resolution of other appeal points (as outlined in the spreadsheet in **Appendix C** and summarised in the flowchart in **Appendix D**) be adjourned until such time as those other appeal points are resolved;

(c) All the independent appeals listed in paragraph 4.48 above be referred to mediation;

(d) Adjourning the Woodwater and Godfrey appeals to enable negotiation and consent memoranda to be filed;

(e) A preliminary hearing be set down to address the Variation 1 related preliminary issues at the earliest opportunity.

5.2 Counsel are conscious that parties may have alternative views on the matters set out in this memorandum and may seek alternative directions. Accordingly counsel respectfully request the following interim directions:

- (a) Any party who objects to the Council's case management approach and proposed directions as sought in this memorandum is to file a memorandum outlining that objection, with reasons within 10 working days of the Court's directions;
- (b) If memoranda containing objections are received, convene a pre-hearing conference not less than 15 working days following receipt of such memoranda;
- (c) In the absence of memoranda containing objections, that the proposed directions sought by the Council in paragraph 5.1 are confirmed.

5.3 Counsel are available to attend a telephone conference if that would assist the Court.

Dated 10 October 2025



Jenna Silcock / Cedric Carranceja
Counsel for the Respondent

APPENDIX A – LIST OF ALL APPELLANTS

(ENV-2025-CHC-49) The Broken River Trust

(ENV-2025-CHC-50) North Canterbury Clay Target Association

(ENV-2025-CHC-51) Black

(ENV-2025-CHC-54) Godfrey & Godfrey

(ENV-2025-CHC-55) Prosser & Prosser

(ENV-2025-CHC-56) McCormick

(ENV-2025-CHC-57) Allaway & Larsen

(ENV-2025-CHC-58) Survus Consultants

(ENV-2025-CHC-59) Wyatt & Wyatt

(ENV-2025-CHC-60) Waller

(ENV-2025-CHC-61) Schluter & Schluter

(ENV-2025-CHC-62) Transpower New Zealand Limited

(ENV-2025-CHC-63) Mainpower NZ Limited

(ENV-2025-CHC-64) Rolleston Industrial Developments Limited & Ors

(ENV-2025-CHC-65) Dairy Holdings Limited

(ENV-2025-CHC-66) Christchurch Internation Airport Limited

(ENV-2025-CHC-67) DEXIN Investment Limited

(ENV-2025-CHC-68) Paterson & Ors

(ENV-2025-CHC-69) Woodwater

(ENV-2025-CHC-71) McAllister & Ors

(ENV-2025-CHC-72) Horticulture New Zealand

APPENDIX B – GLOSSARY

DEV-K – Kaiapoi Development Area

DEV-MILL – Mill Road Ohoka Development Area

DEV-SEWD – South East Woodend Development Area

DEV-WKP – West Kaiapoi Development Area **EI** – Energy and Infrastructure

EW – Earthworks

GIZ – General Industrial Zone

GRUZ – General Rural Zone

GRZ – General Residential Zone

HH – Historic heritage **HIZ** – Heavy Industrial Zone

HPW – How the Plan Works

LCZ – Local Centre Zone

LFRZ – Large Format Retail Zone

LIZ – Light Industrial Zone

LLRZ – Large Lot Residential Zone

LLRZO – Large Lot Residential Zone Overlay

MRZ – Medium Density Residential Zone

MUZ – Mixed Use Zone

NATC – Natural character of freshwater bodies

NCZ – Neighbourhood Centre Zone

NOISE – Noise

NOSZ – Natural Open Space Zone

NPS-ET – National Policy Statement on Electricity Transmission

ONF – Outstanding Natural Features

OSZ – Open Space Zone

RESZ – Residential Zones

RLZ – Rural Lifestyle Zone

RURZ – Rural Zones

SARZ – Sport and Active Recreation Zone

SASM – Sites and areas of significance to Māori

SD – Strategic Directions

SETZ – Settlement Zone

SIGN – Signs

SPZ(HOS) – Special Purpose Zone Hospital

SPZ(KN) – Special Purpose Zone Kainga Nohoanga

SPZ(KR) – Special Purpose Zone Kaiapoi Regeneration

SPZ(MCC) – Special Purpose Zone Museum and Conference Centre

SPZ(PBKR) – Special Purpose Zone Pines Beach and Kairaki Regeneration

SPZ(PR) – Special Purpose Zone Pegasus Resort

SPZ(RA) – Special Purpose Zone Rangiora Airfield

SUB – Subdivision

TCZ – Town Centre Zone

TEMP – Temporary Activities

TRAN – Transport

UFD – Urban Form and Development

APPENDIX C – SPREADSHEET

Key to spreadsheet

#	Appeal matter number
Topic	Topic group description
Report #	The main recommendation report number that considered
Appeal Status	<p>The status descriptions are set out below:</p> <ul style="list-style-type: none">• “Independent”: The appeal matter can be progressed on its own (whether by consent order, mediation or Court hearing) at any time because it does not rely on other appeal points being resolved beforehand.• “Independent Group”: The group of numbered appeal matters can be progressed together as a group (whether by consent order, mediation or Court hearing) at any time because they do not rely on other appeal matters being resolved beforehand.• “Dependent”: The appeal matter cannot be progressed at this time because other appeal points must be resolved first (as described in the “Directions sought column”).• “Dependent Group”: The group of numbered appeal matters cannot be progressed together at this time because other appeal points must be resolved first (as described in the “Directions sought column”).

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
1	Strategic Directions (Objectives)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited MainPower New Zealand Limited (only in relation to SD-O3, SD-O4, UFD-P2, UFD-P9, EI-P1, EI-P5, EI-P6) Transpower New Zealand Limited (only in relation to SD-O4, EI-P5, SUB-O1) Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend Objective SD-O3 (Urban Development) - to refer to not affecting efficient operation, use, development, appropriate upgrading and safety of strategic infrastructure, critical infrastructure, and regionally significant infrastructure. * Amend Objective SD-O4 (Energy and Infrastructure) - various amendments to recognise and provide for benefits of strategic infrastructure, critical infrastructure, and regionally significant infrastructure, and protection by avoiding adverse effects from incompatible development and activities including reverse sensitivity. * Amend definition of "Reverse Sensitivity" to include reference to intensification.	2		Independent Group #1-4	Refer to mediation.
2	Strategic Directions (Objectives)	MainPower New Zealand Limited ENV-2025-CHC-063	Christchurch International Airport Limited	* Amend Objective SD-O4 (Energy and Infrastructure) - replacing "managing" adverse effects on infrastructure and reverse sensitivity with "avoiding".	2		Independent Group #1-4	Refer to mediation.
3	Urban Form and Development (Policies)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited MainPower New Zealand Limited (only in relation to SD-O3, SD-O4, UFD-P2, UFD-P9, EI-P1, EI-P5, EI-P6) Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend Policy UFD-P2 (Identification / location of new Residential Areas) - various amendments including to avoid (rather than avoid or mitigate) development that is incompatible with or adversely affects primary production and industrial activities, and strategic infrastructure. * Amend Policy UFD-P9 (Managing reverse sensitivity effects from new development within Residential Zones) - various amendments including to avoid (rather than manage) residential activity and development).	3	Whether there is scope from Appellant's submission to appeal that part of Policy UFD-P2 dealing with primary production and industrial activities?	Independent Group #1-4	Refer to mediation.
4	Urban Form and Development (Policies)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Developments Limited, Carter Group Property Limited, CSI Property Limited	* Amend Policy UFD-P2 (Identification / location of new Residential Areas) - amendments to notified version of UFD-P2 which appear aimed at removing or loosening constraints on residential land development across the district. * Amend Policy UFD-P3 (Identification/location and extension of Large Lot Residential Zone areas) - amendments to notified version of UFD-P3 which appear aimed at enabling Large Lot Residential Zone at the edge of townships, including the main towns of Rangiora, Kaiapoi and Woodend.	3		Independent Group #1-4	Refer to mediation.
5	Energy and Infrastructure (Objectives)	Horticulture New Zealand ENV-2025-CHC-072		* The notice of appeal purports to appeal Objective EI-O3 , but relief sought relates to definitions and earthworks.	None	Whether there is scope from Appellant's submission to appeal EI-O3?	Independent	Direct appellant to confirm that EI-O3 can be withdrawn.
6	Energy and Infrastructure (Policies)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited MainPower New Zealand Limited (only in relation to SD-O3, SD-O4, UFD-P2, UFD-P9, EI-P1, EI-P5, EI-P6) Transpower New Zealand Limited (only in relation to SD-O4, EI-P5, SUB-O1) Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend Policy EI-P1 (Recognising the benefits of, and providing for, energy and infrastructure) - amend to enable use and development of energy and infrastructure. * Amend Policy EI-P5 (Manage adverse effects of energy and infrastructure) - amend to have regard to practical, technical and operational requirements of infrastructure. * Amend Policy EI-P6 (Effects of other activities and development on energy and infrastructure) - various amendments including replacing "manage" adverse effects including reverse sensitivity on energy and infrastructure with "avoid" and management of bird strike risk. * Amend HPW to include reference to CIAL and the need for protection of CIAL from reverse sensitivity effects and management of bird strike risk.	17		Dependent Group #6-8	Adjourn till matters 1-4 resolved.
7	Energy and Infrastructure (Policies)	MainPower New Zealand Limited ENV-2025-CHC-063	Christchurch International Airport Limited	* Amend Policy EI-P6 (Effects of other activities and development on energy and infrastructure) - replacing "manage" adverse effects including reverse sensitivity on energy and infrastructure with "avoid".	17		Dependent Group #6-8	Adjourn till matters 1-4 resolved.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
8	Energy and Infrastructure (Policies)	Transpower New Zealand Limited ENV-2025-CHC-062		* Amend Policy EI-P5 (Manage adverse effects of energy and infrastructure) - various amendments relating to National Grid Infrastructure to give effect to the NPS-ET.	17		Dependent Group #6-8	Adjourn till matters 1-4 resolved.
9	Energy and Infrastructure (Rules)	MainPower New Zealand Limited ENV-2025-CHC-063		* Amend Rule EI-R12 (Replacement of a pole or tower) to allow for a 40% (instead of 15%) increase in height as of the date the District Plan was made operative.	17		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
10	Energy and Infrastructure (Rules)	Transpower New Zealand Limited ENV-2025-CHC-062		* Amend " How to interpret and apply the rules " to exclude application of rules in Earthworks chapter to National Yard Grid, except for EW-R7 and EW-R9.	17		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
11	National Grid Yard (Rules)	Transpower New Zealand Limited ENV-2025-CHC-062		* Amend the following rules relating to "Activities and development (other than earthworks) within a National Grid Yard" to include reference to the handling or storage of hazardous substances to give effect to Policy 10 of the NPS-ET: rules SIGN-R7, LLRZ-R18, GRZ-R18, MRZ-R16, SETZ-R21, GRUZ-R18, RLZ-R19, NCZ-R12, LCZ-R21, LFRZ-R13, MUZ-R23, TCZ-R25, LIZ-R16, GIZ-R15, HIZ-R14, NOSZ-R20, OSZ-R16, SARZ-R18, SPZ(HOS)-R6, SPZ(KN)-R28, SPZ(KR)-R28, SPZ(PBKR)-R17, SPZ(PR)-R9, SPZ(MCC)-R15 and SPZ(RA)-R8 . The rule was originally notified as EI-R51 but has been relocated into various chapters.	17		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
12	Transport (Policy)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend Policy TRAN-P15 (Effects of activities on the transport system) amend to avoid (instead of avoid, remedy and mitigate) adverse effects and reverse sensitivity on the safe, effective and efficient transport system.	18, 29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
13	Subdivision (Objective and Policies)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Delete subclause (2) of objective SUB-O1 (Subdivision design) which refers to consolidating urban development and maintaining rural character. * Amend subclause (2)(c) of notified version of policy SUB-P6 (Criteria for Outline Development Plans), replacing "no less than 12 households per ha" with "a reduced density standard or density exemption shall apply". * Replace notified version of policy SUB-P7 (Requirements of Outline Development Plans) with "Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met".	25		Dependent Group #13, 16, 27, 29, 30	Adjourn till matters 1-4 resolved.
14	Subdivision (Objective and Policies)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Transpower New Zealand Limited (only in relation to SD-O4, EI-P5, SUB-O1) Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend objective SUB-O1 (Subdivision design) - insert subclause (5) in Subdivision Objective 1 to include "does not facilitate development that gives rise to adverse effects on strategic infrastructure." * Amend policy SUB-P1 (Design and amenity) - insert subclause (4) which reads "avoids noise sensitive activities intensifying or establishing within the 50 dBA Ldn Air Noise Contour so as not to compromise the efficient operation of Christchurch International Airport or the health, well-being and amenity of people". * Amend policy SUB-P6 (Criteria for Outline Development Plans) - amend subclauses (i) and add new subclause (j).	25		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
15	Subdivision (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend rule SUB-R14 to apply non-complying activity status for subdivision resulting in an allotment less than the minimum lot size for all zones within the 50 dB Ldn noise contour. * Amend rule SUB-S1 to refer to the 50dBA Ldn Air Noise Contour and change minimum allotment areas within General Residential Zone and Medium Density Residential Zone. * Amend rule SUB-S3 (Residential yield) to provide the following exception: "except where located within the 50dBA Ldn Air Noise Contour".	25	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
16	Subdivision (Rules)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Various amendments to rule SUB-S3 (Residential yield) to provide for lower minimum densities.	25		Dependent Group #13, 16, 27, 29, 30	Adjourn till matters 1-4 resolved.
17	Subdivision (Rule exception)	Transpower New Zealand Limited ENV-2025-CHC-062		* Amend rule SUB-R2 (Subdivision) to reinstate the exemption (as notified) "except where the allotment is for any unstaffed infrastructure, accessway or road." * Consequential change to Table SUB-S1 (Minimum allotment sizes and dimensions).	25		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
18	Earthworks (Policy)	Transpower New Zealand Limited ENV-2025-CHC-062		* Amend policy EW-P1 (Enabling earthworks) to enable earthworks for the operation, maintenance, repair, upgrade or development of the National Grid in a manner to give effect to the NPS-ET.	12		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
19	Earthworks (Rules)	Transpower New Zealand Limited ENV-2025-CHC-062		* Delete clause (5) of rule EW-R7 (Earthworks and the disturbance of land for the installation of fence posts within a National Grid Yard) which relates to the activity not being located in Sites and Areas of Significance to Māori. * Delete clause (5) of rule EW-R9 (Earthworks within a National Grid Yard) which relates to the activity not being located in Sites and Areas of Significance to Māori, and clarify that network utility operators in relation to the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes are not captured by the exemption.	12, 17		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
20	Earthworks (Rules)	MainPower New Zealand Limited ENV-2025-CHC-063		* Various amendments to rule EW-R8 (Earthworks adjacent to a major electricity distribution line), including making breaches of a 6m setback standard a non-complying activity instead of restricted discretionary. * Amend rule EW-S2 (General Setbacks) to clarify that all earthworks associated with linear infrastructure are exempt from setbacks provided any open trenches do not exceed 1m in width.	12, 17		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
21	Earthworks (Rules and advice note)	Horticulture New Zealand ENV-2025-CHC-072	New Zealand Pork Industry Board	* Change advice note EW-AN4 to an exemption and amend the wording of the exemption to allow for the ability to bury material infected by unwanted organisms as declared by Ministry for Primary Industries Chief Technical Officer; or * Insert a PER rule for earthworks that covers a biosecurity emergency.	12		Independent Group #21 and 35	Refer to mediation.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
22	Noise (Introduction, Objectives, Policies and Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend Introduction to provide additional wording in relation to the Air Noise Contours. * Amend objective NOISE-O3 (Rangiora Airfield) to also apply to Christchurch International Airport within the 50dB Ldn Noise Contour. * Various amendments to policy NOISE-P4 (Airport Noise Contour). * Various amendments to rule NOISE-R14 (Buildings in the 55 dB Ldn Noise Contour for Christchurch International Airport). * Amend Table Noise-1 (Noise Contour Indoor Design Levels) to include an advisory note. * Various amendments to rule NOISE-R17 (Noise sensitive activities).	13, 29	Particularly in relation to the relief sought for NOISE-O3 and NOISE-P4: (1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
23	Noise (Bespoke Rule and Overlay)	North Canterbury Clay Target Association ENV-2025-CHC-0050		Include a new bespoke NOISE rule to permit the Appellant's activities at its Boundary Road site and include a "Sport Facility" overlay on the land owned by NCCTA.	13		Independent	Refer to mediation.
24	Temporary Activities	Transpower New Zealand Limited ENV-2025-CHC-062		* Various amendments to " Other potentially relevant District Plan provisions " to more clearly achieve the relief sought in Transpower's submission.	32		Dependent Group #9-11, 17-20, 24	Adjourn till matters 6-8 resolved.
25	Temporary Activities (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend rule TEMP-R4 (Filming) to include restrictions within the 50 dBA Ldn air noise contour. * Amend rule TEMP-R7 (Any temporary building or structure incidental to construction work) to restrict temporary accommodation within the 50 dBA Ldn air noise contour.	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
26	Residential Zones (General Objectives and Policies for all Residential Zones)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Add paragraph to Introduction regarding controls on residential density within the 50 dBA Ldn air noise contour. * Add a subclause to objective RESZ-O1 (Residential growth, location and timing) for sustainable residential growth that "allows critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by incompatible activities". * Add a subclause to objective RESZ-O3 (Residential form, scale, design and amenity values) for residential development that "avoids adverse effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure". * Insert a new policy to protect critical infrastructure, regionally significant infrastructure, and strategic infrastructure by avoiding adverse effects from incompatible activities.	21, 29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
27	Residential Zones (General Objectives and Policies for all Residential Zones)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Replace objective RESZ-O5 (Housing Choice) to read "A wide range of housing types, sizes and densities are available in each township to meet housing needs". * Various amendments to policy RESZ-P13 (Development density) to enable a wider variety of development densities. Referred to as RESZ-P14 in appeal.	21		Dependent Group #13, 16, 27, 29, 30	Adjourn till matters 1-4 resolved.
28	Residential Zones (Matters of Discretion for all Residential Zones)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Insert a new matter of discretion for all residential zones relating to amenity and reverse sensitivity.	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
29	Large Lot Residential Zone (Introduction, Objectives, Policies)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Various amendments to Introduction for lower density residential development at the edge of townships, and removing reference to achieving density requirements directed by the RPS. * Various alternative amendments to objective LLRZ-O1 (Purpose, character and amenity values of Large Lot Residential Zone) generally to allow for alternative lower density residential development. * Various alternative amendments to policy LLRZ-P1 (Maintaining the qualities and character - amend Large Lot Residential Zone) to limit application to the LLR-SCA D1 zone. * Amend subclause (2) of policy LLRZ-P4 (Amenity values) - to only apply to the LLR-SCA D1 zone.	21		Dependent Group #13, 16, 27, 29, 30	Adjourn till matters 1-4 resolved.
30	Large Lot Residential Zone (Rules)	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend rule LLRZ-BFS1 (Site Density) to increase maximum density from 1 unit per 5000m ² to a unit per 1500m ² net site area. * Amend rule LLRZ-BFS4 (Impermeable surface) so that 20% maximum impermeable surface standard does not apply to LLR-SCA D2 zone.	21		Dependent Group #13, 16, 27, 29, 30	Adjourn till matters 1-4 resolved.
31	General Residential Zone (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend rule GRZ-BFS1 (Site Density) to minimum site areas of 600m ² / 300m ² within parts of Kaiapoi.	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
32	Medium Density Residential Zone (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Amend rule MRZ-BFS1 (Site Density) to increase minimum site areas to 600m ² / 300m ² within parts of Kaiapoi.	29	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
33	Rural Zones (General Objectives and Policies for all Rural Zones)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited	* Add a subclause to objective RURZ-O1 (Rural Environment) to recognise the importance of "allowing critical infrastructure, regionally significant infrastructure, and strategic infrastructure to develop and operate without being compromised by reverse sensitivity or incompatible activities". * Various amendments to policies RURZ-P8 (Reverse Sensitivity) and RURZ-P9 (Managing adverse effects on sensitive activities) to address maximum residential unit densities and birdstrike	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
34	General Rural Zone (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited	* Amend rule GRUZ-R3 (Residential Unit) so that exceptions enabling densities higher than 1 residential unit per 20ha do not apply within the 50 dBA Ldn air noise contour. * Amend rule GRUZ-R5 (Workers Accommodation Unit) so that workers' accommodation unit must be outside the 50 dBA Ldn air noise contour to be permitted.	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
35	General Rural Zone (Rules)	Horticulture New Zealand ENV-2025-CHC-072		<ul style="list-style-type: none"> * Add new subclause to rule GRUZ-R15 (Rural Tourism) to require "any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of the internal boundary of site in different ownership of any primary production activity". * Amend setbacks in rule GRUZ-R16 (Artificial Crop Protection Structures). * Change activity status of rule GRUZ-R37 (Industrial Activity) - from discretionary to non-complying. * Change advisory note in rule GRUZ-BFS1 (Building coverage) to exemption for Artificial Crop Protection Structures. * Amend rule GRUZ-BFS4 (Buildings and structure setbacks) for Artificial Crop Protection Structures. * Change advisory note in rule GRUZ-BSF6 (Gross floor area) to exemption for Artificial Crop Protection Structures. * Insert new definition of "Artificial Crop Protection Structures". 	19		Independent Group #21 and 35	Refer to mediation.
36	General Rural Zone (Exemption for Extant Applications)	John Waller ENV-2025-CHC-060	Landowner Group	* Amendments to create a bespoke exemption for all extant consents lodged prior to the 18th of September 2021 and formally received by Council to be processed under Operative District Plan subdivision and land use rules.	25		Independent Group #36-38	Refer to mediation if preliminary issues for #38 can be resolved.
37	General Rural Zone (Exemption for Extant Applications)	Paul Martin Wyatt and Julie Anne Wyatt ENV-2025-CHC-059	Landowner Group	* Amendments to create a bespoke exemption for all extant consents lodged prior to the 18th of September 2021 and formally received by Council to be processed under Operative District Plan subdivision and land use rules.	25		Independent Group #36-38	Refer to mediation if preliminary issues for #38 can be resolved.
38	General Rural Zone (Exemption for Extant Applications)	Survis Consultants ENV-2025-CHC-058	Geoff Mehrdens Landowner Group	* Amendments to create a bespoke exemption for all extant consents lodged prior to the 18th of September 2021 and formally received by Council to be processed under Operative District Plan subdivision and land use rules.	25	(1) Whether s274 party Geoff Mehrdens can seek relief not sought by the appeal? (2) Whether s274 party Geoff Mehrdens has standing to be a s274 party to this appeal?	Independent Group #36-38	Refer to mediation if preliminary issues for #38 can be resolved.
39	Rural Lifestyle Zone (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited	<ul style="list-style-type: none"> * Amend rule RLZ-R3 (Residential unit) so that exceptions enabling densities higher than 1 residential unit per 40ha do not apply within the 50 dBA Ldn air noise contour. * Insert advice notes in rules RLZ-R34 (Waste management facility) and RLZ-R35 (Composting facility) regarding potential to increase bird strike and this issue must be considered in an application. 	19, 29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.
40	Rural Lifestyle Zone (Large Lot Residential Zone Overlay)	Michael McCormick ENV-2025-CHC-056		* Identify 59 Dixons Road, Loburn and 125 Boundary Road, Ashley as a RLZ (Rural Lifestyle Zone) subject to the Large Lot Residential Zone Overlay .	34		Independent	Refer to mediation.
41	Special Purpose Zone - Kaiapoi Regeneration (Rules)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Include rules to avoid noise sensitive activities land in these the Development Area is within the 50 dBA Ldn air noise contour.	29		Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	Adjourn till matters 6-8 resolved.

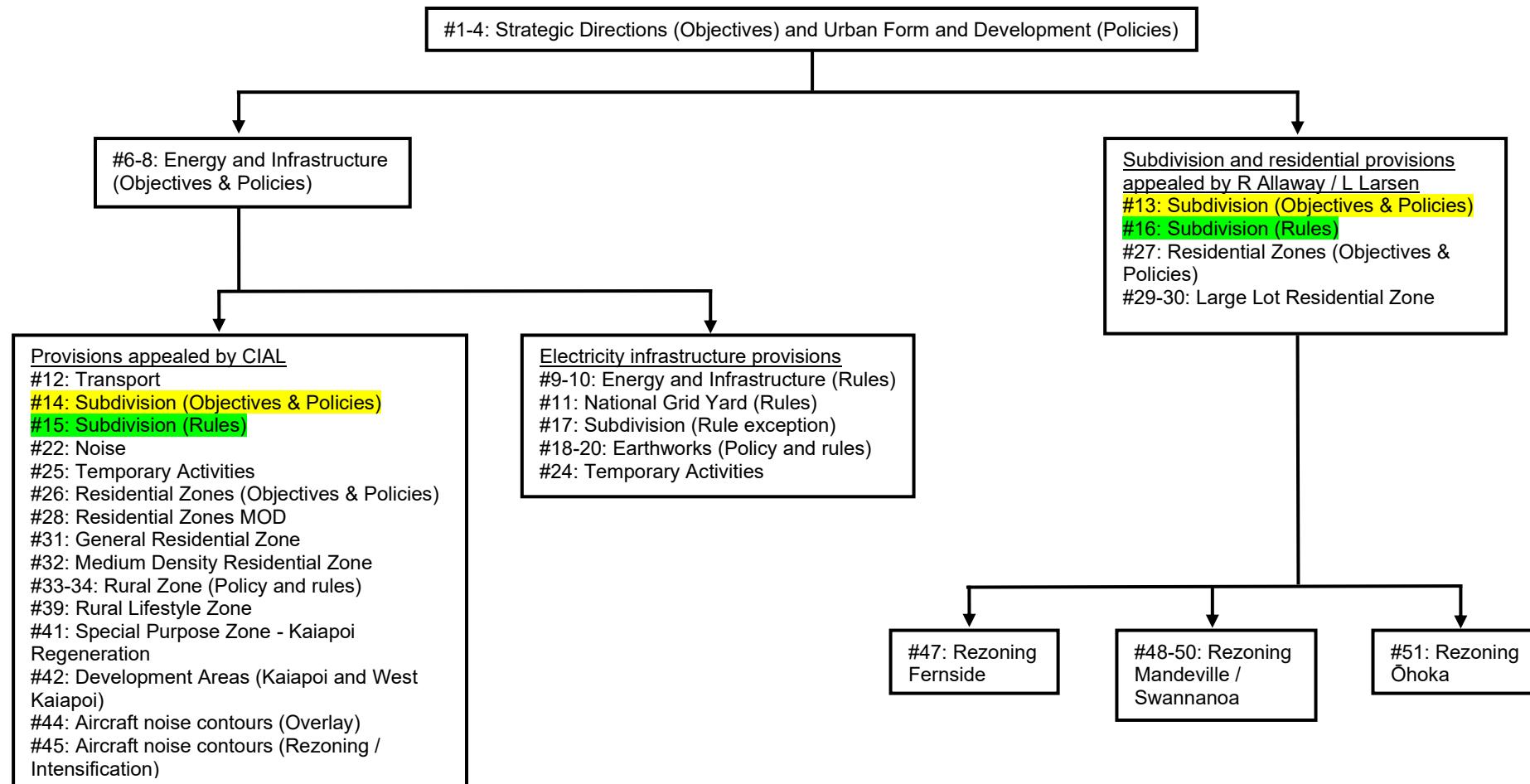
#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
42	Development Areas (Kaiapoi and West Kaiapoi)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Include rules to avoid noise sensitive activities land in DEV-K and DEV-WKP (Kaiapoi and West Kaiapoi Development Areas) within the 50 dBA Ldn air noise contour.	29	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
43	Development Areas (Mill Road Ohoka ODP)	Wayne and Madelene Godfrey ENV-2025-CHC-054		* Amend DEV-MILL-APP1 (Mill Road Ohoka ODP) to remove the extension of the Mill Road Development Area onto 53 Threlkelds Road.	34		Independent	Adjourn to enable negotiation + consent memo.
44	Aircraft noise contours (Overlay)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* The insertion of Remodelled 50dB Ldn Air Noise Contours into the planning maps as a new overlay.	29	Whether the Court has jurisdiction to consider remodelled contours that includes areas extending beyond areas covered by contours sought in the Appellant's submissions?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
45	Aircraft noise contours (Rezoning / Intensification)	Christchurch International Airport Limited ENV-2025-CHC-066	Kāinga Ora Mike Greer Homes NZ Limited Momentum Land Limited Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* The rezoning and/or intensification of land to enable noise sensitive activities within the Operative 50 dB Ldn Air Noise Contour and the Remodelled 50 dB Ldn Air Noise Contour be rejected, including but not limited to, the existing Kaiapoi 'urban area', the Kaiapoi Development Area, the South Kaiapoi Development Area.	29	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1?	Dependent Group #12, 14, 15, 22, 25, 26, 28, 31-34, 39, 41, 42, 44, 45	(1) Set down for preliminary issues hearing. (2) Adjourn substance till matters 6-8 resolved.
46	Rezoning - Depot Road, Oxford	The Broken River Trust ENV-2025-CHC-049		* Rezone 685 Depot Road from GRUZ (General Rural Zone) to RLZ (Rural Lifestyle Zone).	19		Independent	Refer to mediation.
47	Rezoning - Lehmans Road, Fernside	Rick Allaway and Lionel Larsen ENV-2025-CHC-057	L de Lacy Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Rezone land at Lehmans Road, Fernside from RLZ (Rural Lifestyle Zone) to LLRZ (Large Lot Residential), LLRZ SCA D1 (Large Lot Residential - Specific Control Area Density 1), LLRZ SCA D2 (Large Lot Residential - Specific Control Area Density 2), LRZ (Low Density Residential Zone) or GRZ (General Residential Zone).	34		Dependent	Adjourn till matters 13, 16, 27 and 29-30 resolved.
48	Rezoning - Mandeville / Swannanoa	Andrew McAllister & Survus Consultants Ltd ENV-2025-CHC-071	Prosser and Prosser Rolleston Industrial Development Limited, Carter Property Group Limited and CSI Property Limited	* Rezone 1275, 1379, 1401, 1419 Tram Road and 937 Two Chain Road, Swannanoa from RLZ (Rural Lifestyle Zone) to LLRZ (Large Lot Residential Zone) and in accordance with Outline Development Plan included with the appeal.	34	Whether there is scope in the submissions to seek a LLRZ for all of the identified properties?	Dependent Group #48-50	Adjourn till matters 13, 16, 27 and 29-30 resolved.

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
49	Rezoning - Mandeville / Swannanoa	Mark Prosser and Melissa Prosser ENV-2025-CHC-055	McAllister Rolleston Industrial Development Limited, Carter Property Group Limited and CSI Property Limited	* Rezone 2 Ashworths Road, Manderville from RLZ (Rural Lifestyle Zone) to LLRZ (Large Lot Residential Zone). * Insert corresponding Outline Development Plan / any provisions required to manage wastewater constraints.	34		Dependent Group #48-50	Adjourn till matters 13, 16, 27 and 29-30 resolved.
50	Rezoning - Mandeville / Swannanoa	Richard Wayne Black ENV-2025-CHC-051	Martin Pinkham Prosser and Prosser Rolleston Industrial Development Limited, Carter Property Group Limited, CSI Property Limited	* Rezone 82 and 83 Ohoka Meadows Drive and 859 Tram Road, Mandeville from RLZ (Rural Lifestyle Zone) to LLRZ (Large Lot Residential Zone).	34		Dependent Group #48-50	Adjourn till matters 13, 16, 27 and 29-30 resolved.
51	Rezoning - Ohoka	Rolleston Industrial Developments Ltd & Carter Group Property Ltd ENV-2025-CHC-064	Canterbury Regional Council Ohoka Residents Association Oxford-Ohoka Community Board	* Rezone land located southwest of Mill Road and bounded by Bradleys Road and Whites Road, Ohoka from RLZ (Rural Lifestyle Zone) to a SETZ (Settlement Zone) or a GRZ (General Residential Zone) including an overlay providing for education and retirement village activities, LLRZ (Large Lot Residential), LCZ (Local Centre Zone) and OSC (Open Space Zone).	35		Dependent	Adjourn till matters 13, 16, 27 and 29-30 resolved.
52	Rezoning - Pegasus	DEXIN Investment Limited ENV-2025-CHC-067		* Rezone 1250 Main North Road, Pegasus from RLZ (Rural Lifestyle Zone) to SPZ(PR) (Special Purpose Zone - Pegasus Resort) in terms set out in original submission.	33		Independent	Refer to mediation.
53	Rezoning - West Rangiora Development Area	Robert Paterson RJ Paterson Family Trust ENV-2025-CHC-068	Schluter and Schluter Townsend Fields Limited Geoff Mehrtens CVI Residential Limited	* Rezone the southern part of 205, 217 and 237 Johns Road, West Rangiora Development Area from OSZ (Open Space Zone) to MRZ (Medium Density Residential Zone). * Amend the West Rangiora Outline Development Plan to remove reference to general and medium density residential areas that are inconsistent with the underlying Medium Density Residential zoning. * Amend rule DEV-WR-R1 to require development "to be in general accordance" with the Outline Development Plan.	1, 22, 36	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 of Schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1? (3) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential can seek relief not sought by the appeal? (4) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential have standing to be a s274 party to this appeal?	Independent Group #53-54	Set down preliminary issues (1) and (2) for a preliminary issues hearing. Directions sought for s274 parties to respond to preliminary issues (3) and (4).

#	Topic	Appellant	S 274 Parties	Brief summary of relief sought	Report #	Preliminary issues	Appeal status	Directions sought
54	Rezoning - West Rangiora Development Area	Michael Patrick Schluter and Jean Margaret Schluter ENV-2025-CHC-061	Robert Paterson & RJ Paterson Family Trust Townsend Fields Limited Geoff Mehrtens CVI Residential Limited	* Rezone the southern part of 237 Johns Road, West Rangiora from OSZ (Open Space Zone) to MRZ (Medium Density Residential Zone). * Remove the Open Space Reserve notation from the southern part of the Property in the West Rangiora Development Area Outline Development Plan.	1, 22, 36	(1) Whether the Appellant's ability to appeal the Respondent's decision to accept the PDP Hearings Panel's recommendations on the PDP in relation to the Appellant's PDP submission is undermined or negated by the Appellant's inability to appeal the Respondent's decision to accept the IHP's recommendations on Variation 1 on the same matter? (2) Whether the Court has jurisdiction to amend PODP provisions made operative under Variation 1 pursuant to Part 6 schedule 1, when considering an appeal on the PODP under clause 14 of Part 1 of Schedule 1? (3) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential can seek relief not sought by the appeal? (4) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential have standing to be a s274 party to this appeal?	Independent Group #53-54	Set down preliminary issues (1) and (2) for a preliminary issues hearing. Directions sought for s274 parties to respond to preliminary issues (3) and (4).
55	Sites and Areas of Significance to Māori / Natural Character / Waimakariri ONF overlays	Dairy Holdings Limited ENV-2025-CHC-065	Canterbury Regional Council	* Amend or remove the following overlays from the appellant's properties from those areas that are developed farmland: SASM 014 (Ngā Tūranga Tūpuna Overlay), SASM 022 (Ngā Wai Overlay), NATC-SCHED-1 (Natural Character Overlay) and Waimakariri River ONF Overlay .	1, 4, 9, 10		Independent	Refer to mediation.
56	Replace incorrect Outline Development Plan	Woodwater Limited ENV-2025-CHC-069	Townsend Fields Limited Geoff Mehrtens CVI Residential Limited	Replace erroneous DEV-SWD-APP1 (Outline Development Plans) for the South East Woodend Development Area to reflect underlying Medium Density Residential Zone.	1, 22, 36	(1) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential can seek relief not sought by the appeal? (2) Whether s274 parties Townsend Fields Ltd, Geoff Mehrtens and CVI Residential have standing to be a s274 party to this appeal?	Independent	Adjourn to enable negotiation + consent memo
57	Alteration of minor effect / minor error	Transpower New Zealand Limited ENV-2025-CHC-062		* Delete redundant cross-referencing phrase "in the context of HH-P7" in "Other potentially relevant District Plan provisions" as policy HH-P7 has been deleted.	15		Independent	Direction for Appellant to confirm it his matter can be withdrawn.
58	Alteration of minor effect / minor error	Transpower New Zealand Limited ENV-2025-CHC-062		* Replace "National Grid Subdivision Corridor" with "National Grid Yard" in rule SUB-R7 (Subdivision within the National Grid Subdivision Corridor).	25		Independent	Direction for Appellant to confirm it his matter can be withdrawn.

APPENDIX D

Flow diagram of interrelationships between appeal topics



Note: Although the highlighted matters raise separate issues, they seek changes to common plan provisions. Accordingly, some coordination may be required in resolving these matters.