
Resource Consent Appeals: Status Report 13 September 2018

File No.:

Purpose

1. To provide an update of all current resource consent appeals lodged with the Environment Court.

Executive summary

2. This report provides a summary of current resource consent appeals to which the Auckland Council is a party. It updates our report of 9 August 2018 to the Regulatory Committee.
3. If committee members have detailed questions concerning specific appeals, it would be helpful if they could raise them prior to the meeting with Robert Andrews (phone: 353-9254) or email: robert.andrews@aucklandcouncil.govt.nz) in the first instance.

Recommendation/s

That the Regulatory Committee:

- a) receive the Resource Consents Appeals: Status Report 13 September 2018.

Comments

4. As at 3 September 2018, there are 23 resource consent appeals to which Auckland Council is a party. These are grouped by Local Board Area geographically from north to south as set out in **Attachment A**. Changes since the last report and new appeals received are shown in bold italic text.
5. The principal specialist planners - resource consents, continue to resolve these appeals expeditiously. In the period since preparing the previous status report, there has been one new appeal and four appeals resolved.
6. The appeal by Summerset Villages (St Johns) Limited opposes the decision to refuse consent to an application to construct and operate a retirement village consisting of 7 buildings with 344 residential units at 55-57 Ripon Cres, Meadowbank. The proposal involves a mix of 1-3 bedroom apartments, serviced apartments and care beds in buildings up to 7 levels in height. The resource consent application was publicly notified and drew a large number of submissions. The reasons for the decline of consent primarily related to adverse amenity effects from the height, bulk and form of buildings proposed.

Local board views and implications

7. Not applicable.

Māori impact statement

8. The decision requested of the Regulatory Committee is to receive this progress report rather than to decide each appeal.
9. The Resource Management Act 1991 includes a number of matters under Part 2, which relate to the relationship of Tangata Whenua to the management of air, land and water resources. Maori values associated with the land, air and freshwater bodies of the Auckland Region are based on whakapapa and stem from the long social, economic and cultural associations and experiences with such taonga.

Implementation

10. Environment Court appeal hearings can generate significant costs in terms of commissioning legal counsel and expert witnesses and informal mediation and negotiation processes seek to limit these costs. Although it can have budget implications, it is important that Auckland Council, when necessary, ensure that resource consents maintain appropriate environmental outcomes and remain consistent with the statutory plan policy framework through the appeal process.

Attachments

No.	Title	Page
A	Current Resource Consent Appeals as at 3 September 2018	

Signatories

Author	Robert Andrews - Resolutions Team Manager
Authorisers	Ian Smallburn - General Manager Resource Consents Penny Pirrit - Director Regulatory Services

RODNEY – Local Board Area (3 appeals)

Appellant	Sharley Haddon	Received	18 June 2018
References	ENV-2018-AKL-000118 Haddon v Auckland Council - BUN20440131		
Site address	488 Rahuikiri Rd & 1294 Pakiri Rd, Pakiri.		
Other parties	n/a		
Description	An appeal to the refusal of subdivision that seeks to protect 3.01ha of wetland (including buffer) at 488 Rahuikiri in return for a subsequent subdivision entitlement. The applicant is proposing a combination of one in-situ lot at 488 Rahuikiri as well as the transfer of one lot to the site at 1294 Pakiri Road.		
Iwi comments	none		
Status	Court assisted mediation took place on 12 th of July. Mediation agreement reached. Appeal can be resolved when the conditions of the agreement are met, which may take approximately 6 months.		

Appellant	Kumeu Baptist Church	Received	11 June 2018
References	ENV-2018-AKL-000101 Kumeu Baptist Church v Auckland Council - BUN60069525		
Site address	68 Old Railway Road, Kumeu		
Other parties	n/a		
Description	Applicant appeal to the conditions of a consent that permits construction of a new church complex, including an auditorium, hall area, gymnasium, caretakers dwelling and school. The maximum occupancy of the church is to be 360 people, with a maximum occupancy of the school to be 200 pupils and 10 teachers. Wedding receptions, seminars and functions associated with the church and school will occur. Earthworks of approximately 9,500m ² , and 3,344m ³ .		
Iwi comments	Cultural values assessment prepared		
Status	Appeal relates to conditions only. Court assisted mediation took place on 2 August 2018. Agreement reached at mediation subject to conditions, which may take approximately 1-2 further months.		

Appellant	Rahopara Farms Ltd and Cabra Rural Developments Ltd	Received	12 December 2017
References	ENV-2017-AKL-000182 Rahopara Farms Ltd and Cabra Rural Developments Ltd v Auckland Council - BUN60069542		
Site address	1502 Weranui Road & 909 Haruru Road, Wainui.		
Other parties	n/a		
Description	The appeal relates to refusal of the consents applied for to undertake a four stage 31 lot rural residential subdivision and lot relocation at 1502 Weranui Road and 909 Haruru Road, Wainui.		
Iwi comments	-		
Status	Proceeding to Environment Court hearing, possibly in late 2018, prior to the resolution of the High Court appeal with respect to the Environment Court decision relating to the Rural Subdivision provisions of the AUP OP. Court assisted meditation to occur before the end of October 2018.		

Hibiscus and Bays - Local Board Area (1 appeal)

Appellant	Auckland Council (Community Facilities)	Received	22 December 2017
References	ENV-2017-AKL-00075 Council – SUB60069647		
Site address	Orewa Beach Esplanade Reserve, between Kohu Street and Marine View		
Other parties	Four 274 parties		
Description	Appeal by the applicant against council's decision to refuse consent to the construction of a seawall, walkway and accessory access structures at the Orewa Beach Esplanade Reserve, between Kohu Street and Marine View.		
Iwi comments	Cultural values assessments were prepared by Ngati Manuhiri and Ngai Tai Ki Tamaki that confirmed conditional support for the application. The environment is highly modified and accidental discovery protocols are sought. The application was publically notified and no submissions from Iwi were submitted.		
Status	Court has heard from the parties and issued a minute on 22 February 2018 setting down the matter for a pre-hearing on jurisdiction over the right to appeal and determining that amicus curiae should be appointed. Affidavits have been prepared for the pre-hearing set for 9 April 2018 that proceeded as scheduled. The Court released on 2 May 2018 its decision confirming jurisdiction over the Council's right to appeal. A pre-hearing has been set for 31 July to discuss timetabling and possible mediation dates. <i>The Court has asked the appellant to clarify the nature of the appeal and issues, the council to then respond and with mediation likely after 10 October.</i>		

UPPER HARBOUR - Local Board Area (2 appeals)

Appellant	Trevor Hobson and Oliver Hobson	Received	3 May 2018
References	ENV-2018-AKL-000072		
Site address	355 Dairy Flat Highway, Lucas Heights, Auckland		
Other parties	Forest and Bird Protection Society		
Description	An appeal by the applicant against Hearing Commissioners' decision to decline consent to a 4-lot subdivision in the Countryside Living Zone.		
Iwi comments	The application did not trigger any requirement for a Cultural Impact Assessment, or raise any iwi or Treaty issues.		
Status	<i>Mediation held on 29 August 2018. Agreement reached for possible settlement between all parties at mediation.</i>		

Appellant	Scanlon, New Kiwis Limited & The Swim Centre Limited v Auckland Council	Received	27 January 2017
References	ENV-2017-AKL-009 Council – SUB60032697		
Site address	364, 378, 382, 404 Upper Harbour Drive & 128 Albany Highway, Greenhithe		
Other parties	None.		
Description	Appeal by submitters against the granting of subdivision consent for 44 residential lots.		
Iwi comments	Ngati Whatua Orakei Iwi Authority – Neutral. Main reasons for concern were discharge of stormwater, removal of trees, and earthworks. Recommended cultural monitoring by NWO, use of Accidental Discovery Protocol, and cultural heritage induction for all contractors involved.		

Status	Appeal reported to the Regulatory Committee on 12 April 2017. Mediations held 20 April 2017 and 25 May 2017 without success. <i>A settlement agreement was reached on 15 August 2018. Draft consent order documents are currently being prepared to be filed with the Court.</i>
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DEVONPORT TAKAPUNA – Local Board Area (1 appeal)

Appellant	Loxley Hall Development Limited	Received	19 July 2018
References	ENV-2018-AKL-000119		
Site address	32-34 Tennyson St, Takapuna		
Other parties	None		
Description	Appeal against condition 22 (relating to construction hours of operation) of a resource consent for 47 apartments (BUN60069941).		
Iwi comments	The application was publicly notified and no submissions from Iwi were submitted		
Status	Memo updating status due to the Environment Court on 30 July 2018. Matter left to resolve between the parties. <i>Discussions continuing between parties.</i>		

WAITAKERE – Local Board Area (1 appeal)

Appellant	Trustees of Forest Trust and Successors	Received	19 July 2018
References	ENV-2018-AKL-000145 Council: SUB-2011-63		
Site address	199 Anzac Valley Road, Waitakere		
Other parties	None		
Description	Appeal against hearing decision to uphold in part and dismiss in part a section 357 objection to conditions and costs of a subdivision resource consent (SUB-2011-63)		
Iwi comments	The application did not trigger any requirement for a Cultural Impact Assessment, or raise any Iwi or Treaty issues.		
Status	Appeal lodged on 26 July 2018. <i>Awaiting directions from the Court.</i>		

ALBERT-EDEN –Local Board Area (1 appeal)

Appellant	View West Limited v Auckland Council	Received	29 September 2017
References	ENV-2017-AKL-000151 Council – R/LUC/2016/2243, LUC60114213		
Site address	31 Esplanade Road, Mount Eden		
Other Parties	Civic Trust		
Description	Appeal against a hearing commissioner's decision to refuse resource consent for the demolition of the St James Church Hall, a Category B Historic Heritage building, located at 31 Esplanade Road, Mt Eden. The hall was constructed in the 1880's and is currently subject to a Dangerous Building Notice which has seen it fenced off and unused for the past five years. It sits beside the Category B St James Church that has consent to be re-purposed into four residential apartments.		
Iwi comments	The application did not trigger any requirement for a Cultural Impact Assessment, attract submissions from Iwi or raise Treaty issues.		

Status	Court directions received on 24 October 2017. The Court requires a response by 7 November as to whether parties agree to mediation. Mediation attended Wednesday, 14 th February 2018. Parties agreed a timeline for an alternative proposal to be developed that would see the building retained and re-used. An evidence exchange timetable has been set that runs during June and July. The Council has prepared all its evidence and expert caucusing progressed during the weeks 9 th and 30 th July. <i>A second 8 August mediation was abandoned and the applicant and 274 parties are preparing evidence.</i>
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PUKETAPAPA –Local Board Area (1 appeal)

Appellant	Cadwallader v Auckland Council	Received	17 July 2018
References	ENV-2018-AKL-000139 Council -		
Site address	14 Parfitt Street, Mount Roskill		
Other Parties	Transpower		
Description	Appeal against a decision to refuse consent to relocate and modify and existing dwelling, construct two new dwellings and carry out a three lot subdivision within the National Grid Corridor Overlay.		
Iwi comments	The application was publicly notified, no submissions from iwi. No CIA requirements.		
Status	Appellant discussing modifications to the proposal with Transpower. Appeal to be allocated to the “Parties On-Hold” category. <i>The Court issued directions with a reporting date for 31 August 2018. This has been extended as the appellant remains in discussion with Transpower.</i>		

WAIHEKE –Local Board Area (2 appeals)

Appellants	Haydan Investments Ltd v Auckland Council	Received	21 June 2018
References	ENV-2017-AKL-		
Site address	22 Kuaka Road, Waiheke Island		
Applicant	Haydan Investments Limited		
Other parties	n/a		
Description	Appeal against council’s decision to refuse resource consent (non-notified) to establish two visitor accommodation units. The development does not provide for wastewater servicing due to current capacity constraints at the Owhanake Wastewater Treatment Plant (OWTP). The consent application was made on the basis that the commencement of the consent would be delayed until such time as the development could be serviced by the OWTP.		
Iwi comments	No iwi issues. The application was considered in accordance with the RMA.		
Status	Awaiting directions from the Court and confirmation of a mediation date. Mediation scheduled for 6 August 2018. <i>The parties agreed to settle this appeal on the basis that the adverse effects of the proposal could be appropriately mitigated by the conditions of consent as offered by the applicant. The Council’s decision incorrectly applied s116 RMA, insofar as the consent will commence but cannot be given effect to until the condition precedent is met. A joint memorandum of counsel was submitted to the Court and the Consent Order was issued on 17 August 2018. The appeal is now complete in all respects.</i>		

Appellants	Cable Bay Wines Ltd v Auckland Council	Received	2 February 2018
References	ENV-2017-AKL-000010 Council – LUC60127798		
Site address	12 Nick Johnston Drive, Waiheke Island		
Applicant	Cable Bay Wines Limited		
Other parties	Stephen & Suzanne Edwards, Julie Loranger & Lindsay Niemann, Michael & Christine Poland.		
Description	Cable Bay appeal Council's decision to refuse retrospective consent relating to the unlawful establishment and use of an additional dining area known as 'The Verandah'. The principal issues in contention relate to the scale and intensity of the activity and the general amenity / noise effects associated with the use of the structure.		
Iwi comments	The application was limited-notified to neighbours. No iwi group indicated a need for a cultural impact assessment. The Hearing Commissioners considered the application in accordance with the requirements of the RMA 1991 and in particular Part 2 of the RMA.		
Status	The Environment Court has directed court-assisted mediation after the expiry of the section 274 period which is 15 March 2018. Council is to file and serve a reporting memorandum by 4 May 2018. Three s274 parties have joined. Awaiting confirmation of Environment Court mediation date. Mediation will involve both the consent appeal and the enforcement order application. The mediation scheduled for 27 April abandoned and now scheduled for 2 July 2018. Mediation held on 2 July 2018. No agreements reached between the parties. Caucusing between noise experts to on 5 July 2018 and a further mediation to be scheduled. No agreement reached at second mediation and matter to be set down for a hearing. <i>The Court has confirmed a joint resource consent appeal and enforcement order hearing commencing on 7 November 2018. The appellant's evidence is due by 7 September and the Council's evidence is due by 21 September. Council to call Planning and Noise expert witnesses.</i>		

ORAKEI (1 appeal)

Appellants	Summerset Villages (St John) Limited v Auckland Council	Received	10 August 2018
References	ENV-2018-AKL-000160		
Site address	55-57 Ripon Crescent, Meadowbank		
Applicant	Summerset Villages (St John) Limited		
Other parties	Andrew and Jeanette Hayes		
Description	<i>An appeal against a decision to refuse an application to construct and operate a retirement village consisting of 7 buildings with 344 residential units at 55-57 Ripon Cres, Meadowbank</i>		
Iwi comments	<i>The resource consent application was publicly notified and determined by commissioners in accordance with the RMA. Involved stormwater discharge and removal of SEA. CIA provided by Ngai Tai ki Tamaki.</i>		
Status	<i>Council directed to report back to the Court by 24 September 2018 on progress regarding any negotiation/mediation.</i>		

MAUNGAKIEKIE TAMAKI (1 appeal)

Appellants	Windward Properties Ltd v Auckland Council	Received	28 June 2018
References	ENV-2017-AKL-000130		
Site address	57 Walls Road, Panmure		
Applicant	Windward Properties Limited		
Other parties	n/a		
Description	Appeal against council's decision to refuse resource consent (non-notified) to establish non-accessory office space within an existing building in the Business – Light Industry zone.		
Iwi comments	No iwi issues. The application was considered in accordance with the RMA.		
Status	Awaiting directions from the Court and confirmation of a mediation date. Council to provide a memorandum to the Court by 7 August 2018 stating the outcome of any negotiation / mediation between the parties, and a timetable for the filling and exchange of evidence and expert caucusing. <i>The parties have met twice - 6 and 24 August 2018 to narrow the scope of the issues and discuss possible resolution. A joint memorandum has been submitted to the Court requesting court-assisted mediation.</i>		

MANGERE-OTAHUHU (1 appeal)

Appellants	Travama Trust Company Limited v Auckland Council	Received	13 June 2018
References	ENV-2018-AKL-000110 LUC60129019		
Site address	91 Huia Road Otahuhu		
Applicant	Travama Trust Company Limited		
Other parties	None presently		
Description	Appeal against council's decision to refuse retrospective resource consent for a boarding house activity within an existing building in the Business – Light Industry zone.		
Iwi comments	No iwi submissions or known issues.		
Status	Awaiting directions from the Court and confirmation of a mediation date. The Court has confirmed mediation however a date is yet to be set. <i>The appeal proceeded to mediation on 30 August without settlement. The parties are to inform the Court of a propose evidence timetable in the coming week.</i>		

HOWICK (1 appeal)

Appellant	Drinkrow Industrial Estates Ltd	Received	12 June 2018
References	ENV-2018-AKL 0000107 Council – LUC60292029		
Site address	11 Cryers Road		
Applicant	Drinkrow Industrial Estates Ltd		
Other Parties	Waste Management NZ Ltd, Lewis Holdings Ltd, David Levene Foundation – s274 parties		
Description	Appeal by appellants against the decline of their consent application to establish a mixed use development comprising a retail, commercial and office building and a separate childcare centre and gym building, with associated outdoor areas and parking in the Heavy Industry zone. Main issues in contention include appropriateness of the proposed activities in the HIZ, adverse air quality effects for children, potential health and safety risks, reverse sensitivity effects on existing activities.		
Iwi comments	No iwi issues. The application was considered in accordance with the RMA.		
Status	New appeal that has a number of interested parties. The Court has asked parties to confirm whether they agree to Court assisted mediation. Council has requested that the matter of activity status be determined at a preliminary hearing. A judicial teleconference was held on 31 July and the legal counsel for all parties will caucus regarding the interpretation of the relevant provisions and report to the Court before the Court decides a course of action. <i>A pre-hearing conference held on 27 August has set a mediation date of 27 September.</i>		

MAUNGAKIEKIE TAMAKI and HOWICK (1 appeal)

Appellant	Panmure Bridge Marina Ltd and Barry Scott Family Trust	Received	19 March 2018
References	ENV-2018-AKL 0000048 Council – LUC60123881, LUC60289131, DIS6008373, CST60082989, DIS60083720 and DIS60277558, WAT60152193		
Site address	AMETI		
Applicant	Auckland Transport		
Description	Appeal by submitters relating to the resource consent application by Auckland Transport for the AMENTI Stage 2A project, that were heard at the same time as the associated Notice of Requirement. The consents relate to a new busway and bridge crossing the Tamaki River. The main area of contention for the appellants is around the impact on Panmure Marina and a failure to consider alternative alignment options for the bridge.		
Iwi comments	The application included a Cultural Values Assessment by the Ngāti Paoa Iwi Trust which contained a number of recommendations. Ngāti Paoa also submitted on the proposal. AT commissioned an Independent Assessment of Effects on Māori Heritage following the submission period, taking into account the points raised in the submission, along with other submissions that identified potential cultural effects.		
Status	New appeal that is part a number of appeals against the grant of resource consents and the confirmation of the Notice of Requirement by AT. Parties are in discussion in regards to seeking a mediation date with the Court. The Court has set the appeal down for a hearing in the month of August. Auckland Council was required to file our evidence by 18 May 2018. <i>The appeals have since been withdrawn and therefore complete.</i>		

FRANKLIN – Local Board Area (5 appeals)

Appellant	Waharau Trust	Received	20 July 2018
References	ENV-2018-AKL 000143 Council – CST60082314		
Site address	Western Firth of Thames		
Applicant	Western Firth Marine Farming Consortium		
Other parties	<i>The Pukorokoro Miranda Shorebirds Centre; Te Whānau-A-Haunui (Royal Family); The Kaiaua Citizens and Ratepayers Association; The Kaiaua Boating Club ; Ngati Whanaunga ki Wharewaka and Surfbreak Protection Society Inc.</i>		
Description	Appeal by a submitter opposing the grant of consent to establish, operate and maintain a marine farm in the western Firth of Thames. The farm will be used to grow and harvest New Zealand Green-lipped mussels. The application is for a 447ha farm within a total application area of 664ha located some 5km to 8km offshore. The appellant seek conditions that will better address concerns around water quality and marine ecology effects, visual amenity and effects on recreational opportunities. Other matters raised at the hearing concerned possible effects on wave breaks and landscape effects.		
Iwi comments	A number of cultural matters were canvassed at the hearing. The Hauraki Maori Trust Board (that represents 12 iwi of Hauraki) has a longstanding participation in aquaculture in Tikapa Moana(Hauraki Gulf) and is a member of the applicant consortium. Te Whanau–A-Haunui as a submitter raised issues to ensure kaitiaki, the mauri and customary practices are not adversely effected.		
Status	A direction from the Court seeks the parties to summarise issues, a possible mediation and evidence timetable and the likely witnesses to be called. <i>Reporting date extended to 28 September 2018 following lodgement of multiple 274 notices.</i>		

Appellant	Fulton Hogan Limited	Received	15 March 2018
References	ENV-2018-AKL 0000046 Council – 53124, 53125, 53126		
Site address	546 McNicol Road Clevedon		
Applicant	Fulton Hogan Limited		
Other parties	Auckland Transport, Clevedon Protection Society, Clevedon Cares Incorporated, Clevedon School Board of Trustees and Clevedon Conversations - 274 parties		
Description	Appeal by the applicant relates to two conditions of consent imposed on the grant of consent to expand its quarry at 546 McNicol Road Clevedon. Condition 23 relates to a restriction that prevents quarry truck movements to and from Clevedon Quarry after 12 pm (noon) on Saturday. Condition 19 (b) and (c) are references in the review condition regarding adverse truck noise along McNicol Road (south of Tourist Road) and Tourist Road.		

Iwi comments	There were no cultural value assessments submitted or later submissions from Iwi following public notification.
Status	Parties are in discussion in regards to seeking a mediation date with the Court in early May. Mediation proceeded on 21 and 22 May 2018. Further discussion continues between the parties with the intention of either settlement or minimising the outstanding matters. A draft consent order was lodged with the Court on 10 June that deals with all party matters (except those of Auckland Transport) and incorporates changes to conditions as generally agreed at the mediation. The Court granted a court order that modifies the agreed conditions apart from those (conditions 65 -66) relating to the Auckland Transport road pavement rehabilitation issues that remain outstanding. An application to commence consent with the exception of the AT matters was granted unopposed. AT and FHL are to report to the Court as to the unresolved matters by 21 September 2018.

Appellant	Clevedon Protection Society 2017 Incorporated	Received	15 March 2018
References	ENV-2018-AKL 0000044 Council – Council – 53124, 53125, 53126		
Site address	546 McNicol Road Clevedon		
Applicant	Fulton Hogan Limited		
Other parties	Auckland Transport and Clevedon Conversations - 274 parties		
Description	Appeal by a submitter to particular conditions imposed on the consent for the application by Fulton Hogan to expand the size of its Clevedon Quarry and increased activity to an annual production of approximately 3 million tonnes per year. The conditions relate to the Community liaison Group, monitoring and review, truck management, numbers, speed and road parking and safety, operation hours and noise, stream ecology and discharge to air.		
Iwi comments	There were no cultural value assessments submitted or later submissions from Iwi following public notification.		
Status	Parties are in discussion in regards to seeking a mediation date with the Court in early May. Mediation proceeded 21 and 22 May 2018. Further discussion continues between all parties with the intention of either settlement or minimising the outstanding matters. The consent order lodged with the Court on 10 June deals with all Clevedon Protection Society matters and incorporates changes to conditions as generally agreed at mediation. The Court has approved the amendment to conditions and therefore this appeal is complete.		

Appellant	Giles and Third	Received	16 August 2017
References	ENV-2017-AKL-000118 Council – SUB60300057 (MC53131)		
Site address	340 Clevedon Kawakawa Bay Road		
Applicant	Dianne Giles and Lynette Colleen Third		
Description	Appeal against a decision refusing consent to subdivide a rural site to create two lots. Consent refused on a non-notified basis		
Iwi comments	The application was non-notified. No Iwi group indicated a need for a cultural impact assessment. The delegated decision maker considered the application in accordance with the requirements of the RMA 1991 and in particular Part 2 of the RMA.		

Status	<p>Appeal on hold to allow applicant to see if reasons for refusal can be addressed. Currently exploring design options to see if policy matters can be addressed. Next court report date on 23 February 2018. An amended proposal has been submitted by the applicant for consideration by Council as to whether it addresses the reasons for refusal. The next reporting date is 31 March. Consent order docs are being prepared as the revised proposal now addresses the reasons for refusal. Awaiting signed and sealed consent order docs from the Court. <i>The Court has declined to sign the consent order as it requires further information regarding potential landscape and character effects. The appellant is considering their options.</i></p>
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Appellant	Ahuareka Trustees (No. 2) Ltd	Received	19 November 2015
References	ENV-2015-AKL-000147 Council – 42081		
Site address	650-680 Whitford Maraetai Road, Whitford		
Other parties	Whitford Residents and Ratepayers Association		
Description	Appeal against Council's decision to refuse consent to establish a hamlet of 186 households and ancillary buildings, a country pub and restaurant, retail and commercial units and carpark in the Whitford Rural B zone.		
Iwi comments	No iwi submissions		
Status	<p>Appeal reported to the Committee in December 2015. Mediation held 11 February 2016. Appeal reported to the Regulatory Committee on 1 December 2016. Evidence exchange occurred in February/March 2017 although no hearing date set. Judicial teleconference held 30 March. Rebuttal evidence due 28 April with hearing possible in July. Court hearing proceeded within the week 3 July 2017, with the applicants reply to be filed in writing and subsequently the Court's decision. Awaiting Court decision. Decision of the Court received 15 December 2017 – appeal declined. Significant policy-based decision supporting provisions of AUP (OP). Court costs being sought, otherwise appeal matters complete. The Environment Court decision since appealed by the appellant to the High Court on 26 January 2018. A case management conference is scheduled for 6 March. <i>Council filed its submissions on 31 August and a hearing has been set for 9 October 2018.</i></p>		