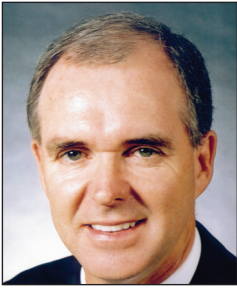


CHAIR



Derek Nolan, Russell McVeagh, Auckland

Derek Nolan is a partner in the environmental and resource management law group of Russell McVeagh, and chair of the partnership. He is the editor and an author of the LexisNexis text book “*Environmental and Resource Management Law*”, past convener of the New Zealand Law Society Environmental Law Committee and past president of the Resource Management Law Association.

SPEAKERS



Russell Bartlett, Barrister, Auckland

Russell Bartlett is a barrister practising at Shortland Chambers, Auckland. He specialises in environmental and resource management law, acting principally for applicants in a range of major retailing, CBD, urban renewal and land subdivision matters. He has also been involved in a number of financial contribution and development contribution cases.



Professor Barry Barton, School of Law, University of Waikato, Hamilton

Barry Barton’s general fields of research are natural resources law and environmental law, with particular interests in property and natural resources, aboriginal claims to oil and gas, mining, energy, and regulation. He teaches property law, environmental law and natural resources law. Barry is chairperson of the Academic Advisory Group of the Section on Energy, Environment, Natural Resources and Infrastructure Law (SEERIL) in the International Bar Association, and is Editor of the Australian Resources and Energy Law Journal published by AMPLA.



Christopher Day, Marshall Day Acoustics, Auckland

Christopher Day is a principal in the internationally renowned consulting practice, Marshall Day Acoustics Ltd. He has considerable experience with the presentation of expert evidence in the Environment Court and is enthusiastic about possible changes to the way in which evidence is presented to the court. Marshall Day Acoustics is Australasia’s leading acoustic consulting practice specialising in environmental noise and acoustics design. Chris has worked on a number of major international auditoria projects and is currently working on a new concert hall for Paris.



Judge Dwyer, Environment Court, Wellington

Judge Dwyer was appointed to the Environment Court in September 2006. Prior to his appointment he acted as counsel to Marlborough District Council, a unitary authority, for some 15 years. This role involved him in a wide range of litigation at all levels, particularly arising from the development of the marine farming industry, which at times required the management of over 100 current Environment Court appeals. He brings to the intensive the perspective of both an experienced counsel and recent judicial experience.

SPEAKERS



Bill Loutit, Simpson Grierson, Auckland

Bill Loutit is a partner in the Local Government & Environment Group in the Auckland office of Simpson Grierson. He specialises in the areas of local government, resource management and environmental law. A significant part of Bill's work relates to litigation and alternative dispute resolution. He regularly appears before the Environment Court, the High Court, the Court of Appeal and the Supreme Court in a wide variety of resource management cases. Many of his cases have collectively helped shape how New Zealand's environmental legislation is interpreted and administered.



Margo Perpick, Wynn Williams and Co, Christchurch

Margo Perpick leads the resource management and local government specialist team of Wynn Williams & Co. She is the main external legal adviser for the Canterbury Regional Council, and also acts for other local authorities, Te Runanga o Ngai Tahu, property developers, Crown entities, and other individuals. Her hearing experience is diverse, including urban development, retailing location, air quality, water quantity and quality, forestry, mining and landfills. Margo holds an engineering degree in addition to her law degree, which has given her a heightened ability to deal with the engineering and scientific evidence which is ubiquitous in environmental law cases.



Sue Simons, Ellis Gould, Auckland

Sue Simons has been practising RMA and Local Government law for 20 years. As a partner with Ellis Gould her experience encompasses all manner and scale of applications affecting air, land and water. She has had some recent success in the High Court challenging Territorial Authorities and their development contributions regimes. Sue is a member of the Auckland Executive of the Property Council of New Zealand and chairs its National Compliance and Legislation Committee.



Dr Royden Somerville QC, Dunedin

Former chair of the Environmental Law Committee of the section of Business Law of the International Bar Association; former convener of the Resource Management Law Committee of the New Zealand Law Society. Royden is currently chair of the Environmental Legal Assistance Fund and chair of the Board of Inquiry into the draft National Policy Statement for Renewable Electricity.



Martin Williams, Barrister, Auckland and Napier

Martin Williams has thirteen years' experience practising in resource management. After five years at Russell McVeagh, he became a barrister sole. Martin's practice is based in Napier and Auckland. He acts for both corporate and private clients in the processes associated with resource consent applications and notices of requirement for designation, including preparation for and attendance at local authority, Environment Court and High Court hearings.

CONTENTS

AN ANALYSIS OF RECENT CASE LAW DEVELOPMENTS.....	1
DEVELOPMENT CONTRIBUTIONS	1
<i>Introduction</i>	1
<i>Neil Construction Ltd v North Shore City Council</i>	1
<i>Domain Nominee Ltd v Auckland City Council</i>	3
<i>Ballintoy Developments Limited v Tauranga City Council</i>	4
<i>Comments</i>	5
THE ELDAMOS TEST AND THE LONG BAY DECISION	6
<i>Introduction</i>	6
<i>The Long Bay decision</i>	7
<i>Comments</i>	8
THE SUPERMARKET WARS	8
<i>Introduction</i>	8
<i>Wairau Pak 'N Save</i>	9
<i>Te Awamutu Pak 'N Save</i>	11
<i>Comments</i>	14
<i>What impact will the RMA reforms have on these supermarket wars?</i>	14
NOTIFICATION & THE RELEVANCE OF REGIONAL DOCUMENTS	15
<i>Introduction</i>	15
<i>High Court</i>	15
<i>Court of Appeal</i>	17
<i>Comments</i>	18
APPENDIX 1	19
EXISTING USE RIGHTS – EYRES ECO-PARK.....	21
INTRODUCTION	21
THE FACTS OF THE CASE	21
THE ENVIRONMENT COURT JUDGMENT	21
THE HIGH COURT JUDGMENT.....	22
THE JUDGMENT OF THE COURT OF APPEAL	24
COMMENTS	26
PROHIBITED ACTIVITIES – THE COROMANDEL WATCHDOG CASE.....	29
INTRODUCTION	29
THE FACTS OF THE CASE	29
THE ENVIRONMENT COURT JUDGMENT	29
THE HIGH COURT JUDGMENT.....	30
THE JUDGMENT OF THE COURT OF APPEAL	32
DISCUSSION	33
PRIORITY AND NOTIFIABILITY OF APPLICATIONS FOR CONSENT – CENTRAL PLAINS WATER.....	35
INTRODUCTION	35
COMPETING APPLICATIONS FOR WATER	35
TIMELINES	35
THE QUESTION TO BE DECIDED.....	37
THE ENVIRONMENT COURT DECISION	38
THE HIGH COURT DECISION	40
THE COURT OF APPEAL DECISION	41
THE SUPREME COURT INTERIM DECISION	46
COMMENTS	46
APPELLANTS GIVING EVIDENCE AS EXPERT WITNESSES - BRIGGS.....	49
INTRODUCTION	49
THE FACTS OF THE CASE	49
THE CONCERN OF THE COURT.....	49

COMMENTS	50
THE NATURE OF RESOURCE CONSENTS: STATUTORY PERMITS OR PROPERTY RIGHTS.....	51
RMA CASES: PROPERTY CONCEPTS TO EXPLAIN THE RIGHTS HELD UNDER A RESOURCE CONSENT	53
RMA CASES: PROPERTY CONCEPTS TO DETERMINE OWNERSHIP OF A RESOURCE CONSENT	56
LEGISLATIVE HISTORY	58
THE BROADER CONTEXT OF THE QUESTION	58
NEWCREST MINING (WA) LTD V COMMONWEALTH.....	60
WIK PEOPLES V STATE OF QUEENSLAND	61
SAULNIER V ROYAL BANK OF CANADA	62
RE CELTIC EXTRACTION LTD.....	64
HOW DO WE DECIDE?	65
(1) <i>Assimilation</i>	65
(2) <i>Analogy</i>	66
(3) <i>One incident or another of property</i>	66
(4) <i>Administrative or statutory aspects</i>	67
(5) <i>Commercial reality, expectations, intention of the parties</i>	67
DIFFICULTY OF SEPARATING PROPERTY AND STATUTE.....	68
INADEQUATE STATUTE LAW	69
THE RESPONSE OF THE COURTS	70
FORMALISM	71
RESTRICTIONS ON THE CREATION OF NEW KINDS OF PROPERTY RIGHT	73
A POSSIBLE DISTINCTION BETWEEN PRIVATE ORDERING AND THE CONTENT OF A RESOURCE CONSENT....	74
CONCLUSION.....	77
RMA REFORM – CONSENT PROCESSING AND DETERMINATION	79
BACKGROUND AND INTRODUCTION	79
CASE STUDY.....	82
APPLICATION PHASE	82
<i>Existing position</i>	82
<i>New position</i>	83
NOTIFICATION AND SUBMISSIONS	84
<i>Existing situation</i>	84
<i>New position</i>	84
HEARING OF APPLICATIONS.....	85
<i>Existing position</i>	85
<i>New position</i>	86
DETERMINATION OF APPLICATION	87
<i>Existing position</i>	87
<i>New position</i>	87
APPEAL PHASE	87
<i>Existing position</i>	87
<i>New position</i>	88
OTHER MATTERS.....	89
PHASE 2 REFORMS.....	89
CONCLUSION.....	90
ENVIRONMENTAL STANDARDS AND POLICY STATEMENTS	93
BACKGROUND AND CONTEXT	93
NATIONAL ENVIRONMENTAL STANDARDS RELATING TO CERTAIN AIR POLLUTANTS, DIOXINS AND OTHER TOXICS	94
NATIONAL ENVIRONMENTAL STANDARDS FOR TELECOMMUNICATION FACILITIES.....	96
NATIONAL ENVIRONMENTAL STANDARDS FOR SOURCES OF HUMAN DRINKING WATER.....	98
PROPOSED NATIONAL STANDARDS	99
MEASUREMENT OF WATER TAKES	99
ECOLOGICAL FLOWS AND WATER LEVELS	99
ELECTRICITY TRANSMISSION	100
ONSITE WASTEWATER SYSTEMS.....	101
NATIONAL POLICY STATEMENTS.....	101

ELECTRICITY TRANSMISSION	101
PROPOSED NATIONAL POLICY STATEMENT FOR RENEWABLE ELECTRICITY GENERATION	103
PROPOSED NATIONAL POLICY STATEMENT FOR FRESH WATER MANAGEMENT	104
FLOOD RISK MANAGEMENT	106
URBAN DESIGN	106
CONCLUSION	106
CHANGES TO DISTRICT PLAN REVIEW AND PLAN CHANGE PROCEDURES.....	109
INTRODUCTION – PART ONE	109
LIMITING ENVIRONMENT COURT APPEALS TO MATTERS OF LAW	109
<i>Applying the factors</i>	110
<i>Loss of opportunity for further review</i>	110
FURTHER SUBMISSIONS	111
COUNCIL DECISIONS.....	111
POINT AT WHICH PLAN PROVISIONS HAVE LEGAL EFFECT.....	112
REMOVAL OF NON-COMPLYING CATEGORY.....	112
REMOVAL OF NEED FOR 10 YEAR REVIEWS	113
CONSTRAINTS ON ROLE OF TRADE COMPETITORS ON DISTRICT PLAN REVIEWS AND PLAN CHANGES	113
<i>Trade competition</i>	113
<i>Trade competition and resource consents</i>	114
<i>Private and council initiated plan changes</i>	115
<i>Implications</i>	115
USE OF CALL IN PROCEDURE	117
INTRODUCTION – PART TWO.....	117
USE OF CALL-IN PROCEDURE.....	117
TRANSPOWER'S NORTH ISLAND GRID UPGRADE – CASE STUDY	119
BACKGROUND.....	119
REQUIREMENTS AND APPLICATIONS.....	119
MINISTERIAL CALL-IN.....	120
BOARD OF INQUIRY	120
PROPOSED REFORM.....	121
PROPOSED CHANGES TO THE MINISTER’S POWER TO INTERVENE	121
PROPOSALS OF NATIONAL SIGNIFICANCE	122
BOARD OF INQUIRY	123
CONDUCT OF INQUIRY.....	124
BOARD OF INQUIRY REPORTS	124
DISCUSSION	125
<i>One stop shop</i>	125
<i>Role of council</i>	125
<i>Negotiated solutions</i>	126
<i>Disparity of resources</i>	126
CONCLUSION	126
EXPERT WITNESSES.....	127
INTRODUCTION	127
WHAT IS LEFT FOR THE LAYMAN?	127
ARE ALL EXPERTS BORN EQUAL?	128
THE COURT AS THE PRIME FORUM FOR EVALUATION OF EXPERT EVIDENCE.....	129
CODE OF CONDUCT	129
ONE PARTY HAS NO EXPERT EVIDENCE - STRIKE-OUT OR SYMPATHY VOTE?	130
SUBJECTIVE VALUES VERSUS VISUAL ANALYSIS EXPERTISE	131
ARE WE BECOMING BOGGED DOWN WITH EXPERTISE?	132
CONCLUSION	132