

Planning & Strategy Committee

4 February 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [4]

Department: Planning & Development

Title | Taitara: Update on Progress on the Proposed District Plan and Other Key Projects

Purpose of the Report | Te Take mō te Pūroko


The purpose of this report is to update the Planning & Strategy Committee on key projects being progressed by the Planning Policy Team (the Team).

Recommendation | Kā Tūtohuka

That the Planning & Strategy Committee:

- 1. Note** the contents of this report;
- 2. Note** the updates on timing and progress on projects undertaken by the Planning Policy team.

Prepared by:



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23 December 2024

Reviewed and Authorised by:



Name: David Wallace
Title: GM Planning & Development
17 January 2025

Context | Horopaki

1. This report provides an update on the progress with the District Plan Review, which commenced in 2015. The Council made the decision to review the Operative District Plan in stages, and then this approach turned into a rolling review. This is a resource heavy process which means at any time the Planning Policy team are undertaking District Plan monitoring, developing new or amended provisions, preparing for and participating in Council hearings and defending Council's position in the Environment Court.
2. This report provides a summary of progress on the Proposed District Plan and provides indications of existing and future workstreams. The report also provides summary on progress on other projects undertaken by the Planning Policy Team.
3. The key workstreams of the team can be summarised as deriving from the following requirements:
 - Reviewing the Operative District Plan in a timely manner and in accordance with statutory requirements, and providing statutory support to other Council direction, such as the Climate & Biodiversity Plan, Joint Housing Action Plan, and the Mode Shift Plan
 - Giving effect to central government direction – such as the National Policy Statement – Urban Development and National Planning Standards
 - Implementing the Spatial Plan through variations to the Proposed District Plan
 - Consistency and giving effect to the Otago Regional Policy Statement(s) (RPS) including participating in the 1st schedule process for the RPS
 - Making complicated processes easier for the public and using opportunities to provide technology assistance (including EPlan, implementing the National Planning Standards, preparing guidance material to assist plan users, and providing a duty planner service)
 - Processing Private Plan Changes

Analysis and Advice | Tatāritaka me kā Tohutohu

4. **Attachment A** is a table that provides progress updates on the team's key work streams.
5. The activities occurring in relation to the Environment Court appeals are in accordance with the guidelines and parameters set by the Planning & Strategy Committee or Appeals Subcommittee.
6. This report assists elected members, stakeholders and the community to understand the future work programme and interrelationships of the work being undertaken.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

7. This matter is of medium significance as determined by reference to the Council's Significance and Engagement Policy 2024 because it is a matter relating to the administration of Council affairs.

8. The persons who are affected by or interested in the District Plan Review and related projects are residents/ratepayers of the Queenstown Lakes District community. Particular individuals and entities affected have opportunities to participate in plan development and pre-notification consultation, submitting on the notified provisions and participating in hearings, appealing the decisions and joining the appeals.

Māori Consultation | Iwi Rūnaka

9. Consultation with tangata whenua under the Resource Management Act 1991 (RMA) is a legal requirement before notifying a district plan and it is noted that legal requirements are being met on an on-going basis, and that many of these matters will not be relevant to, or require specific consultation with, tangata whenua.
10. It is also noted that meaningful iwi consultation beyond the minimum will be undertaken where possible as it is generally best practice and can lead to a stronger understanding of the issues, and result in better environmental outcomes.
11. This is an update report, so no consultation on the contents of this report is required.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

12. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the Queenstown Lakes District Council Risk Register. This risk has been assessed as having a moderate residual risk rating.
13. Measures have been put in place to implement to manage any risk as required for each project for the district plan review. This will be achieved by putting measures in place, which directly reduce the risk.

Financial Implications | Kā Riteka ā-Pūtea

14. There are no new operational and capital expenditure requirements additional to existing approved budget in the Annual/Long Term Plan as a result of items in this report. The continuation of the projects undertaken by the Planning Policy team can be implemented through current funding under the Long Term Plan and Annual Plan.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

15. The consistency of these matters with Council effects and views, policies, strategies and bylaws will be covered under separate agenda items where appropriate.

16. The following Council policies, strategies and bylaws were considered:

- Operative District Plan
- Proposed District Plan
- Spatial Plan/Future Development Strategy
- Climate & Biodiversity Plan
- Joint Housing Action Plan
- Mode Shift Plan

17. This matter is included in the Long Term Plan/Annual Plan

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

18. There are particular legal considerations that need to be taken into account under the RMA in relation to undertaking a 1st Schedule process to create or amend a District Plan. Where needed legal advice is taken and reported to the Planning & Strategy Committee directly or within the associated report.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

19. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The Proposed District Plan provides a framework for the future development communities in the Queenstown Lakes District, contributing to their wellbeing. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

20. The review of the District Plan:

- Can be implemented through current funding under the Long Term Plan and Annual Plan
- Is consistent with the Council's plans and policies
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council

Attachments | Kā Tāpirihaka

A	Update on Planning Policy Projects
B	General Update on Operative Status of PDP Chapters and Outstanding Appeals

Attachment A - Update on Planning Policy Projects

Proposed District Plan Project – Changes since the previous meeting are shown in **bold**.

Stage 1 Proposed District Plan		
<p>Notified August 2015 Council Decisions Issued Some provisions still under appeal</p>	<p>Chapter 1: Introduction Chapter 2: Definitions Chapter 3: Strategic Direction Chapter 4: Urban Development Chapter 5: Tangata Whenua Chapter 6: Landscapes Chapter 7: Lower Density Suburban Residential Zone Chapter 8: Medium Density Residential Zone Chapter 9: High Density Residential Zone Chapter 10: Arrowtown Residential Historic Management Zone Chapter 11: Large Lot Residential Zone Chapter 12: Queenstown Town Centre Zone Chapter 13: Wānaka Town Centre Zone Chapter 14: Arrowtown Town Centre Zone Chapter 15: Local Shopping Centre Zone Chapter 16: Business Mixed Use Zone Chapter 17: Airport Zone Chapter 21: Rural Zone Chapter 22: Rural Residential & Rural Lifestyle Zone Chapter 23: Gibbston Character Zone Chapter 26: Historic Heritage Chapter 27: Subdivision & Development Chapter 28: Natural Hazards Chapter 30: Energy & Utilities Chapter 32: Protected Trees</p>	<p>The following chapters still have outstanding appeals:</p> <p>Chapter 2: Definitions Chapter 4: Urban Development Chapter 17: Airport Zone Chapter 22: Rural Residential and Rural Lifestyle Chapter 27: Subdivision and development Chapter 29: Transport</p>

	<p>Chapter 33: Indigenous Vegetation Biodiversity Chapter 34: Wilding Exotic Trees Chapter 35: Temporary Activities Chapter 36: Noise Chapter 37: Designations Chapter 41: Jacks Point Chapter 42: Waterfall Park Chapter 43: Millbrook Chapter 45: Gibbston Valley Resort Zone</p>	
Stage 2 Proposed District Plan		
<p>Notified November 2017 Council decision issued</p>	<p>Chapter 24: Wakatipu Basin Rural Amenity Zone Chapter 25: Earthworks Chapter 29: Transport Chapter 31: Signs Chapter 38: Open Space & Recreation Zones Visitor Accommodation Variation</p>	<p>The following chapters have appeals outstanding.</p> <p>Chapter 24 (mapping requests) Chapter 25: Earthworks Chapter 29: Transport Chapter 38: Open Space and Recreation</p>
Stage 3 & 3B Proposed District Plan		
<p>Stage 3 Notified September 2019 Council decision issued</p>	<p>Chapter 18A: General Industrial & Service Zone Chapter 19A: Three Parks Commercial Zone Chapter 19B: Three Parks Business Zone Chapter 20: Settlement Zone Chapter 39: Wāhi Tūpuna Business Mixed Use & Residential Design Guidelines Variation</p>	<p>The following chapters have appeals outstanding.</p> <p>Chapter 18A: General Industrial & Service Zone (mapping requests and upzoning)</p>
<p>Stage 3B Notified October 2019 Council decision issued</p>	<p>Chapter 46: Rural Visitor Zone</p>	<p>Chapter 46: Under appeal</p>

<p>Arthurs Point Re-notification (Stage 1 of the PDP) March 2022 Council decision issued</p>	<p>An amended Summary of Decisions Requested for two submissions made on the Queenstown Lakes Proposed District Plan (Stage 1), by Gertrude’s Saddlery Limited and Larchmont Developments Limited.</p> <p>The submissions seek relief associated with land at Arthurs Point. The relief sought has been summarised in the amended Summary of Decisions Requested, which has been made available as an Addendum to the Summary of Decisions Requested for Stage 1 of the PDP. The process was undertaken in accordance with an Enforcement Order issued by the Environment Court dated 11 September 2019.</p>	<p>Parameters for mediation were set at the November 2023 P&S meeting (in public excluded).</p> <p>Preliminary hearing time in May or June 2025 is anticipated to determine what the most appropriate land classification(s) for the appeal site – where the boundary of the Outstanding Natural Landscape and Outstanding Natural Feature will be drawn.</p> <p>Council will provide planning and landscape architecture evidence.</p>
<p>Variations Currently being Processed & Status</p>		
<p>Landscape Schedules - Priority Landscapes Notified June 2022</p>	<p>This proposal is a variation to Chapter 21 Rural Zone of the PDP, to introduce landscape schedules 21.22 and 21.23.</p>	<p>A decision has been ratified by the Council on 6 June.</p> <p>Council received 16 appeals (and one late appeal pending confirmation) on the PA Variation and a number of s274 notices.</p> <p>The issues raised by the appeal cover a broad range of topics including the preambles to the schedules, changes to specific landscape schedules and process issues.</p> <p>Other issues raised by the appeals include the mapping of PA boundaries and ONL/F boundaries, methodology, legal weighting and potential for higher order policy and consequential changes.</p>

		<p>Council is currently engaging with appellants and the Environment Court to confirm case management and timeframes for mediation and hearings.</p> <p>8 days of mediation are proposed commencing from 7 May 2025.</p>
<p>Urban Intensification Variation Notified August 2023</p>	<p>This proposal seeks to amend the PDP by increasing heights and densities in some zones in the Urban environment as well as rezoning land close to the commercial areas in Queenstown, Frankton and Wānaka to enable intensification of development. The proposed variation also includes amendments to planning provisions to recognise the benefits of intensification; to ensure adequate amenity values are provided for within intensification areas; and to ensure that intensification can be serviced.</p> <p>The proposed amendments to planning provisions would apply to the following PDP chapters:</p> <ul style="list-style-type: none"> • Chapter 2 – Definitions • Chapter 4 – Urban Development • Chapter 7 - Lower Density Suburban Residential Zone • Chapter 8 – Medium Density Residential Zone • Chapter 9 - High Density Residential Zone • Chapter 12 - Queenstown Town Centre Zone • Chapter 13 - Wānaka Town Centre Zone 	<p>Over 1250 submissions were received (comprising over 5000 submissions points).</p> <p>A hearing will then be scheduled to hear submissions in 2025. The hearing schedule will be confirmed via a Minute to be issued by the Hearings Panel.</p> <p>The timing of the schedule will account for the timing of the new Housing & Business Development Capacity Assessment. All submitters will receive the Minute when it is issued, and it will be publicly available via the UIV webpage.</p> <p>Commissioners have been appointed to hear the submission on this Variation: David Allen (Chair) Ian Munro Lyal Cocks</p> <p>Work is continuing on preparation of s42A reports, expert evidence and legal submissions in preparation for the hearing. A timetable for the hearing will be confirmed as soon as the timing of the updated Housing</p>

	<ul style="list-style-type: none"> • Chapter 15 – Local Shopping Centre Zone • Chapter 16 - Business Mixed Use Zone • Chapter 27 – Subdivision and Development 	& Business Development Capacity Assessment is completed.
Landscape Schedules - Upper Clutha Landscapes	This proposal is a variation to Chapter 21 Rural Zone of the PDP, to apply landscape schedules to the Upper Clutha Rural Character Landscapes and the Clutha Mata-au ONL.	<p>Council staff have now corrected the mapping for the Mata-au Clutha River and made consequential amendments to other affected RCL maps.</p> <p>Clause 34 consultation was undertaken between 19 August and 30 August 2024. In total 15 persons provided comment on the material which equated to 68 feedback points.</p> <p>The Upper Clutha Landscape Schedules Variation was renotified on 15 November 2024. Submissions closed on 13 December 2024. 50 submissions were received, with two submitters indicating that their submissions would be withdrawn (which would account for 48 in total). A summary of decisions requested is being prepared and will be notified for further submissions in early 2025.</p> <p>Commissioners have been appointed to hear the submission on this Variation: Peter Kensington (Chair) Richard Blakely Quentin Smith</p>
Final Stage – District Plan Review		
Special Zones Review	<p>The following special zones are scheduled to be reviewed in 2024 – they are the remaining chapters of the Operative District Plan to be brought into the Proposed District Plan.</p> <ul style="list-style-type: none"> • Arrowtown South 	Monitoring reports, background research and options analysis are being undertaken. A consultation approach (strategy) with key stakeholders is being created.

	<ul style="list-style-type: none"> • Meadow Park • Bendemeer Park • Frankton Flats A • Frankton Flats B • Remarkables Park • Kingston Village • Mount Cardrona Station • Penrith Park • Quail Rise Zone • Shotover Country • Plan Change 50/Queenstown Town Centre Extension • Northlake 	<p>A Councillor workshop was held on 26 November 2024 and a Storymap (consultation tool) was presented which highlighted the work being undertaken across the Special Zones.</p> <p>A webpage has been set up to outline progress on the review of the Special Zones. Section 35 monitoring reports are being added as they are completed.</p> <p>QLDC - Special Zones Review</p>
Spatial Plan Priority Areas Rezoning	<p>Te Tapuae Southern Corridor - Draft Structure Plan</p> <p>Frankton Priority Area</p>	<p>Supporting the Spatial Planning team to create a Structure Plan.</p> <p>Preparing Variation(s) to give effect to the Te Tapuae Southern Corridor Structure Plan in the Proposed District Plan.</p> <p>Being undertaken as part of the Special Zones review (Remarkables Park Zone, Frankton Flats A & B zones)</p>
Amendments to support and provide a statutory weight for Council policies.	<p>Climate and Biodiversity Strategy</p> <p>Travel Demand Management</p>	<p>Research and cost/benefit analysis being undertaken.</p>
Natural Hazards	<p>Gorge Road</p> <p>Glenorchy</p>	<p>Research and preparation of changes/variations to the Proposed District Plan (if required)</p>

<p>The Hills Private Plan Change</p>	<p>The Hills Special Zone</p>	<p>A private plan change has been received which seeks the following:</p> <ol style="list-style-type: none"> 1. To ensure amendments to the location of Activity Areas arising from design changes to the golf course are reflected in the Structure Plan and provisions for the Zone; and 2. To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort. <p>The proposed change will be processed in accordance with the Act, and a subsequent agenda item will be presented to P&S in order to provide delegations for any next steps in the process (accept, reject, adopt, process as a resource consent).</p> <p>A further information request has been sent to the applicant.</p>
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Other Projects

Making the Proposed District Plan Operative

An important step in the plan making process is making provisions formally operative in accordance with Clause 17(1) of the 1st schedule. Essentially this means that provisions can be relied on in their entirety. Up until that formal point, planners rely on Clause 86F (as there are no outstanding submissions or appeals to a provision). This point also makes the commencement of the 10 year “clock” where provisions need to be reviewed within 10 years of becoming operative.

A requirement of the Te Pūtahi Ladies Mile Streamlined Planning Process is for the provisions (if confirmed by the Ministry of the Environment) to be made operative. As significant parts of the Proposed District Plan are no longer subject to appeal, whole chapters are now able to be made operative. Operative status makes the implementation of the plan much easier. A careful analysis will be undertaken to ensure that operative status only applies to the provisions that are no longer subject to appeal or amendment.

The Te Pūtahi Ladies Mile Variation has been made formally operative; all affected provisions are marked on the Eplan. Significant additional parts of the Proposed District Plan will be made operative early in 2025.

Gorge Road Hazards

Queenstown Lakes District Council (QLDC) has been investigating risk from natural hazards (rockfall and debris flow risk) in the Brewery Creek and Reavers Lane areas. Assessments show there are a range of risk levels in these areas, with elevated levels of risk in some places.

Council staff are now working on a further work programme to inform if and where the different elements recommended by the preferred response package will be applied and next steps for this project.

It is noted that this project is different from the post 2023 storm event cleanup which was not directly attributed to the natural hazards.

Glenorchy Natural Hazards

In the event that any planning implications arise from this project – i.e changes to the District Plan, then a project plan, resourcing and plan change process will be undertaken.

Housing and Business Capacity Analysis (HBCA)

Under the NPS-UD, Housing and Business Capacity Assessments (HBA) are required to be prepared by all Tier 1 and 2 Councils every three years. The HBA is designed to provide local authorities with a robust evidence base for housing and business land markets so that it can be used to inform plans, planning decisions, and related strategies.

The purpose of the NPS-UD is to recognise the national significance of urban environments and the need to enable such environments to develop and change; and in particular, providing sufficient development capacity within plans to meet the needs of people and communities and future generations in urban environments.

The NPS-UD requires QLDC and ORC to develop a highly detailed understanding of supply and demand for residential capacity as well as the needs of the community, the property and development market and competing market factors. It also requires a comprehensive understanding of holiday homes and visitor accommodation, and how these impact residential land capacities.

QLDC has commissioned a consultant to develop in partnership with Council a new online and interactive Housing and Business Capacity and Feasibility Model (growth model). This model will allow Council to understand the housing and business market by testing scenarios in-house to understand how changes in planning assumptions or infrastructure investment could impact on the results of capacity or feasibility in the district. This model is due to be completed in early 2025 and will be used to inform the HBA (the written document). That document needs to be written to meet the needs of Subpart 5 of the National Policy Statement Urban Development.

3.19 *Obligation to prepare HBA*

- (1) *Every tier 1 and tier 2 local authority must prepare, and make publicly available, an HBA for its tier 1 or tier 2 urban environments every 3 years, in time to inform the relevant local authority's next long-term plan.*
- (2) *The HBA must apply, at a minimum, to the relevant tier 1 or tier 2 urban environments of the local authority (ie, must assess demand and capacity within the boundaries of those urban environments), but may apply to any wider area.*

Due to a delay in acquiring all the relevant data required for the growth model, **including updated demand projections and infrastructure modelling**, the completion of the HBCA is now programmed to be completed and adopted in **May 2025**.

Proposed Otago Regional Policy Statement

Queenstown Lakes District Council (QLDC) have participated in the submission process and are now appealing specific parts of the Regional Policy Statement, as well as joining as s274 party to various appeals to ensure the Council's interests are protected.

QLDC have expanded significant resources on reviewing the Proposed District Plan, which sets the strategic direction for the growth and development in the district. It is therefore essential that this policy framework is retained, hence our involvement in the Otago Regional Policy Statement.

High Court mediation has been held for the Freshwater parts of the pRPS (High Court). A consent order has been issued which confirms the resolution

Environment Court mediation will commence in November and run through until early next year. The Council are either appellants or parties the following sections of the pRPS

- Integrated Management
- Mana Whenua and Māori Land
- Land, freshwater and soil

- Energy, infrastructure and transport
- Ecosystems and indigenous biodiversity
- Natural Hazards
- Historical Heritage and cultural values
- Natural features and landscapes
- Urban Form and Development

Attachment B - General Update on Operative Status of PDP Chapters and Outstanding Appeals

Changes since the previous meeting are shown in **bold**.

Summary of Appeals Resolution:

Stage 1	Stage 2	Stage 3	Landscape Schedules
107 Appeals	86 Appeals	43 Appeals	16 appeals
98 appeals resolved	76 appeals resolved	33 appeals resolved	n/a
9 still live	10 still live	10 still live	16 live

Summary of Appeals detail by Chapter:

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 1	Introduction	No outstanding appeals	
Chapter 2	Definitions	Cardrona Cattle Company ENV-2021-CHC-034	Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Definitions The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 3	Strategic Direction	No outstanding appeals	
Chapter 4	Urban Development	Cardrona Cattle Company NEV-2021-CHC-034	Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Chapter 4 Urban Development.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 5	Tangata Whenua	No outstanding appeals	
Chapter 6	Landscapes and Rural Character	No outstanding appeals	
Chapter 7	Lower Density Suburban Residential	No outstanding appeals	
Chapter 8	Medium Density Residential	No outstanding appeals	
Chapter 9	High Density Residential	No outstanding appeals	
Chapter 10	Arrowtown Residential Historic Management Zone	No outstanding appeals	
Chapter 11	Large Lot Residential	No outstanding appeals	
Chapter 12	Queenstown Town Centre	No outstanding appeals	
Chapter 13	Wanaka Town Centre	No outstanding appeals	
Chapter 14	Arrowtown Town Centre		
Chapter 15	Local Shopping Centre		
Chapter 16	Business Mixed Use		
Chapter 17	Airport Zone	Jeremy Bell Investments Limited ENV-2018-CHC-062	Seek rezoning of property opposite Wanaka Airport to an Airport Mixed Use Zone
Chapter 18	General Industrial and Service Zone	Queenstown Airport Corporation ENV-2021-CHC-048	Remaining relief sought regarding changes to the residential design guide – appropriate tree species near the Airport.
Chapter 19A	Three Parks Commercial	No outstanding appeals	
Chapter 19B	Three Parks Business	No outstanding appeals	
Chapter 20	Settlement Zone	No outstanding appeals	
Chapter 21	Rural Zone	No outstanding appeals	
Chapter 22	Rural Residential and Rural Lifestyle	No outstanding appeals	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 23	Gibbston Character Zone	No outstanding appeals	
Chapter 24	Wakatipu Basin	Well and Strain ENV-2019-CHC-056	Rezone land legally described as Section 2 SO 90, Block V, located on Slopehill Road, Shotover Survey District from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct Consent order has been received, this appeal is now resolved.
		Wakatipu Equities ENV-2019-CHC-065	Consent order has been received, this appeal is now resolved.
		Barnhill Corporate Trustee ENV-2019-CHC-086	Creation of a Morven Ferry Road Visitor Precinct. Environment Court decision received.
		Morven Ferry Ltd ENV-2019-CHC-088	Insert a new Policy 24.2.2.x so that if the proposed Morven Ferry Sub-Zone rezoning is approved, policy recognition should be included in the policies of Chapter 24. Environment Court decision received.
		Williamson S ENV-2019-CHC-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. On hold.
		Boxer Hill Trust ENV-2019-CHC-038	Rezone the land located adjacent to the intersection of Arrowtown-Lake Hayes and Hogans Gully Roads (Lot 6 DP392663 and Lot 2 DP 501981) from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Wood C ENV-2019-CHC-064	To require all but infrequent landings of helicopters to obtain consent (Informal airports provisions). Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.
		Faifax A ENV-2019-CHC-071	Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for. Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.
		Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072	Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for. Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.
Chapter 24 Landscape Character Units	Landscape Character Units	Williamson S ENV-2019-CHC-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. On hold

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Wakatipu Equities ENV-2019-CHC-065	Awaiting court date for a hearing – to be confirmed to be heard in June 2024 Environment Court decision received.
		Boxer Hill Trust ENV-2019-CHC-038	Rezone the land located adjacent to the intersection of Arrowtown-Lake Hayes and Hogans Gully Roads (Lot 6 DP392663 and Lot 2 DP 501981) from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Under appeal
		Barnhill Corporate Trustee ENV-2109-CHC-086	Creation of a Morven Ferry Road Visitor Precinct. Environment Court decision received.
		Morven Ferry Ltd ENV-2019-CHC-088	Creation of a Morven Ferry Road Visitor Precinct. Environment Court decision received.
Chapter 25	Earthworks	Cardrona Cattle Company Ltd ENV-2021-CHC-034	Amendments to the Earthworks provisions to enable the rezoning to industrial zoning. The Environment Court hearing has been vacated to allow further Environment Court led mediation.
		Barnhill Corporate Trustee ENV-2021-CHC-017	Seeks increased thresholds for earthworks – relating to amended zoning sought.
Chapter 26	Historic Heritage	No outstanding appeals	
Chapter 27	Subdivision and Development	Cardrona Cattle Company Ltd ENV-2021-CHC-034	Seeks rezoning of land in Gibbston to enable urban development

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			The Environment Court hearing has been vacated to allow further Environment Court led mediation.
		Boxer Hill Trust ENV-2019-CHC-038	Rezone the land located adjacent to the intersection of Arrowtown-Lake Hayes and Hogans Gully Roads (Lot 6 DP392663 and Lot 2 DP 501981) from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Under appeal.
		Alexandra Schrantz and Jayne Schrantz ENV-2018-CHC-061	Relief sought relating to policy drafting. It is allocated to Topic 22. Under appeal
		Waterfall Park Developments Ltd ENV-2019-CHC-090	Seeking site specific zone at Arrowtown Lakes Hayes Road Environment Court decision received.
		Malaghans Investments Limited ENV-2021-CHC-031	Rezoning land adjacent to Skippers Road to Rural Visitor Zone Environment Court mediation being undertaken.
		Cardrona Cattle Company Ltd ENV-2021-CHC-031	Seeks Rural Visitor Zoning at Gibbston The Environment Court hearing has been vacated to allow further Environment Court led mediation.
		The Station at Waitiri Limited ENV-2021-CHC-060	Seeks Industrial rezoning at Gibbston

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			On hold awaiting outcome of Cardrona Cattle Company appeal.
		Barnhill Corporate Trustee ENV-2019-CHC-086	Creation of a Morven Ferry Road Visitor Precinct. Environment Court decision received.
		Williamson S ENV-2019-CHC-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. On hold.
Chapter 28	Natural Hazards	No outstanding appeals	
Chapter 29	Transport	Cardona Cattle Company Ltd ENV-2021-CHC-034	Amendments to the Transport provisions to enable the rezoning to industrial zoning. The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 30	Energy and Utilities	No outstanding appeals	
Chapter 31	Signs	No outstanding appeals	
Chapter 32	Protected Trees	No outstanding appeals	
Chapter 33	Indigenous Vegetation Biodiversity	No outstanding appeals	
Chapter 34	Wilding Exotic Trees	No outstanding appeals	
Chapter 35	Temporary Activities and Related Buildings	No outstanding appeals	
Chapter 36	Noise	No outstanding appeals	
Chapter 37	Designations	No outstanding appeals	
Chapter 38	Open Space and Recreation	Queenstown Airport Corporation	Seeks amendments to ensure that Activities Sensitive to Airport Noise are Avoided.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		ENV-2019-CHC-039	Under appeal
Chapter 39	Wahi Tupuna	No outstanding appeals	
Chapter 41	Jacks Point Zone	No outstanding appeals	
Chapter 42	Waterfall Park	No outstanding appeals	
Chapter 43	Millbrook	No outstanding appeals	
Chapter 44	Coneburn Industrial Zone	No outstanding appeals	
Chapter 45	Gibbston Valley Resort Zone	No outstanding appeals	
Chapter 46	Rural Visitor Zone	Barnhill Corporate Trustee Limited ENV-2021-CHC-017	Creation of a Morven Ferry Road Visitor Precinct. Awaiting resolution of Wakatipu Basin Zone appeal.
Chapter 47	The Hills Resort Zone	No outstanding appeals	
Chapter 48	Hogans Gully resort Zone	No outstanding appeals	
Web Mapping Application		Jemery Bell Investments Limited ENV-2018-CHC-62	Rezone to Rural Industrial or similar airport related zoning Under Appeal
		Te Anau Investments Limited ENV-2018-CHC-106	Rezoning at Walter Peak Environment Court mediation being undertaken.
		Tussock Rise ENV-2018-CHC-121	Rezone industrial land to Business Mixed Use Environment Court hearing was held in December 2024, awaiting a decision from the Environment Court following the lodgement of closing submissions.
		Alexandra Schrantz and Jayne Schrantz	Relief sought relating to policy drafting. It is allocated to Topic 22.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		ENV-2018-CHC-061	Under appeal
		Micheal Thomas ENV-2021-CHC-024	Rezoning industrial land to Business Mixed Use Awaiting an evidence timetable and hearing date
		Well and Strain ENV-2019-CHC-056	Rezoning land legally described as Section 2 SO 90, Block V, located on Slopehill Road, Shotover Survey District from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct Environment Court decision received.
		Boyd D ENV-2019-CHC-059	Remove Building Line Restriction Area On hold pending Ladies Mile Variation
		Wakatipu Equities ENV-2019-CHC-065	Wakatipu Basin rezoning Environment Court decision received.
		Waterfall Park Developments Ltd ENV-2019-CHC-090	Rezoning request for land adjacent to Arrowtown Lake-Hayes Road Environment Court decision received.
		Trustees of the Burgess Duke Trust ENV-2019-CHC-036	Rezoning in the Wakatipu Basin Environment Court decision received.
		Bridesdale Farm Developments Ltd ENV-2019-CHC-097	Rezoning below Lakes Hayes Estate in ONL Being withdrawn
		Barnhill Corporate Trustee ENV-2021-CHC-017	Seeks rezoning of land in Morven Ferry Road. Environment Court decision received.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Williamson S ENV-20-CCH-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. On hold.
		Malaghans Investments Limited ENV-2021-CHC-030	Rezoning land adjacent to Skippers Road as a Rural Visitor Zone Environment Court mediation being undertaken
		Cardrona Cattle Company Limited ENV-2021-CHC-031	Seeks Rural Visitor Zone at land Gibbston On hold
		Cardrona Cattle Company Limited ENV-2021-CHC-034	Seeks Industrial zoning at land Gibbston Environment Court mediation being undertaken
		The Station at Waitiri Limited ENV-2021-CHC-061	Seeks Industrial rezoning at Gibbston On hold awaiting outcome of Cardrona Cattle Company.