

### Planning & Strategy Committee

17 July 2025

#### Report for Agenda Item | Rīpoata moto e Rāraki take [2]

**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

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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

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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:**



**Name:** Alyson Hutton  
**Title:** Manager Planning Policy  
1 July 2025

**Reviewed and Authorised by:**



**Name:** David Wallace  
**Title:** GM Planning & Development  
3 July 2025

### Context | Horopaki

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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 1<sup>st</sup> schedule process for the RPS ; and
  - 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

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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

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### 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 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**

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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**

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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**

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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

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18. There are particular legal considerations that need to be taken into account under the RMA in relation to undertaking a 1<sup>st</sup> 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

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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; and
- 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

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A	Update on Planning Policy Projects
B	General Update on Operative Status of Proposed District Plan Chapters and Outstanding Appeals

## Attachment A: Update on Planning Policy Projects

### Attachment A: Summary of Projects and Timelines

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

Stage 1 Proposed District Plan		
Notified August 2015 Council Decisions Issued Some provisions still under appeal	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	The following chapters still have outstanding appeals:  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

	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 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	
Stage 2 Proposed District Plan		
Notified November 2017	Chapter 24: Wakatipu Basin Rural Amenity Zone Chapter 25: Earthworks Chapter 29: Transport	The following chapters have appeals outstanding.  Chapter 24 (mapping requests) Chapter 25: Earthworks

Council decision issued	Chapter 31: Signs Chapter 38: Open Space & Recreation Zones Visitor Accommodation Variation	Chapter 29: Transport Chapter 38: Open Space and Recreation
Stage 3 & 3B Proposed District Plan		
Stage 3 Notified September 2019 Council decision issued	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	The following chapters have appeals outstanding.  Chapter 18A: General Industrial & Service Zone (mapping requests)
Stage 3B Notified October 2019 Council decision issued	Chapter 46: Rural Visitor Zone	Chapter 46: Under appeal
Arthurs Point Re-notification (Stage 1 of the PDP) March 2022 Council decision issued	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.	Parameters for mediation were set at the November 2023 P&S meeting (in public excluded) and updated at the P&S meeting of 3 April 2005  <b>The following directions are confirmed:</b> <b>(a) this matter is set down for a five-day fixture commencing Monday 24 November 2025 at Queenstown;</b> <b>(b) GSL is to file and serve by memorandum its updated revised relief by Wednesday 18 June 2025;</b>

	<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><b>(c) any party seeking resumption of facilitated mediation must confer with other parties and seek leave for those purposes by memorandum filed by Friday 25 July 2025;</b>  <b>(d) the following evidence exchange timetable applies:</b>  <b>(i) GSL evidence-in-chief by Wednesday 3 September 2025;</b>  <b>(ii) QLDC evidence by Wednesday 24 September 2025;</b>  <b>(iii) s274 parties' evidence by Wednesday 15 October 2025;</b>  <b>(iv) GSL rebuttal by Wednesday 29 October 2025.</b></p> <p>In the meantime, informal mediation will be undertaken to try and resolve the matter with without a hearing.</p> <p>Council will provide planning and landscape architecture evidence and may provide open space and infrastructure evidence.</p>
<b>Section 293 – Bunker and Rouse “Sticky Forest”</b>		
Stage 1 Proposed District Plan	<p>This Section 293 application arises from the Court’s second interim decision that addressed the appropriate zoning of decision of a site in Hāwea/Wānaka Sticky Forest known locally as “Sticky Forest”.</p>	<p>The Environment Court has issued directions for a Section 293 application to be publicly notified.</p> <p>Under section 293 of the RMA, to enable consideration of a change from Rural Zone to a Large Lot Residential Area A Zone, an amended Urban Growth Boundary (<i>UGB</i>), changes to the provisions, and other consequential changes affecting the south western strip of land within Hāwea / Wānaka Sticky Forest (the <i>Remnant Area</i>).</p> <p><b>Submissions opened on 9 of May and closed on 23 June 2023. 3 submissions were received and they will be summarised for the Environment Court.</b></p>
<b>Variations Currently being Processed &amp; Status</b>		



<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. 2 appeals have now been resolved by consent order [UCT Properties Limited and Alpine Deer Holdings LP and Treespace No1 Limited Partnership].</p> <p>The issues raised by the appeals 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>8 days of mediation are proposed commencing from 7 May 2025.</p> <p>Environment Court has now confirmed the Council's case management proposal and issued directions.</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</p>	<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 &amp; Business Development Capacity Assessment.</p> <p>Commissioners have been appointed to hear the submission on this Variation: David Allen (Chair) Ian Munro Lyal Cocks</p> <p>The following timetable has been confirmed, and the 1<sup>st</sup> minute of the commissioners has been sent to all submitters and further submitters.</p>

<p>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"><li>• Chapter 2 – Definitions</li><li>• Chapter 4 – Urban Development</li><li>• Chapter 7 - Lower Density Suburban Residential Zone</li><li>• Chapter 8 – Medium Density Residential Zone</li><li>• Chapter 9 - High Density Residential Zone</li><li>• Chapter 12 - Queenstown Town Centre Zone</li><li>• Chapter 13 - Wānaka Town Centre Zone</li><li>• Chapter 15 – Local Shopping Centre Zone</li><li>• Chapter 16 - Business Mixed Use Zone</li><li>• Chapter 27 – Subdivision and Development</li></ul>	<p><b>APPENDIX 1: SUMMARY OF KEY DATES</b></p> <table><tr><th>Step</th><th>Date</th></tr><tr><td>Section 42A report, including any supporting expert reports/evidence by the Council's expert advisors, and provide it to the Hearing Administrator</td><td>12 Noon <b>6 June 2025</b></td></tr><tr><td>Lay Witness Evidence</td><td>12 Noon <b>4 July 2025</b></td></tr><tr><td>Expert Witness Evidence</td><td>12 Noon <b>4 July 2025</b></td></tr><tr><td>Expert Witness Conferencing (as required) 10-16 July</td><td><b>10 to 16 July 2025</b></td></tr><tr><td>Site Visit Requests</td><td>12 Noon <b>11 July 2025</b></td></tr><tr><td>Rebuttal Evidence</td><td>12 Noon <b>25 July 2025</b></td></tr><tr><td><b>Hearing Commences:</b></td><td></td></tr><tr><td>Week 1: 28 July to 01 August 2025 at the Arrowtown Athenaeum Hall</td><td><b>28 July to 01 August 2025</b></td></tr><tr><td>Week 2: 04 August to 08 August 2025 at the Queenstown Memorial Centre Auditorium</td><td><b>04 August to 08 August 2025</b></td></tr><tr><td>Week 3: 25 August 2025 to 29 August 2025 at the Wānaka Community Hub</td><td><b>25 August to 29 August 2025</b></td></tr></table>	Step	Date	Section 42A report, including any supporting expert reports/evidence by the Council's expert advisors, and provide it to the Hearing Administrator	12 Noon <b>6 June 2025</b>	Lay Witness Evidence	12 Noon <b>4 July 2025</b>	Expert Witness Evidence	12 Noon <b>4 July 2025</b>	Expert Witness Conferencing (as required) 10-16 July	<b>10 to 16 July 2025</b>	Site Visit Requests	12 Noon <b>11 July 2025</b>	Rebuttal Evidence	12 Noon <b>25 July 2025</b>	<b>Hearing Commences:</b>		Week 1: 28 July to 01 August 2025 at the Arrowtown Athenaeum Hall	<b>28 July to 01 August 2025</b>	Week 2: 04 August to 08 August 2025 at the Queenstown Memorial Centre Auditorium	<b>04 August to 08 August 2025</b>	Week 3: 25 August 2025 to 29 August 2025 at the Wānaka Community Hub	<b>25 August to 29 August 2025</b>
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		<b>Council has lodged expert evidence and is preparing rebuttal evidence.</b>
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>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).</p> <p>A summary of decisions requested has been notified for further submissions on 20 February 2025 and was open for further submissions until 7 March 2025.</p> <p>Commissioners have been appointed to hear the submission on this Variation:  Peter Kensington (Chair)  Richard Blakely  Quentin Smith</p> <p>Given the timing of the Urban Intensification Variation (evidence deadlines) and the local body elections, this hearing is now scheduled to take place after the elections.</p> <p>The Hearing will be held between 17 and 21 November 2025, with a notice of hearing and evidence exchange timetable currently being prepared.</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"> <li>• Arrowtown South</li> <li>• Meadow Park</li> <li>• Bendemeer Park</li> <li>• Frankton Flats A</li> <li>• Frankton Flats B</li> </ul>	<p>Monitoring reports, background research and options analysis are being undertaken. A consultation approach (strategy) with key stakeholders is being created.</p> <p>A Councillor workshop was held on 1 July 2025 to update the elected members on progress and seek direction as to the resource management issues and options for the review.</p> <p>A webpage has been set up to outline progress on the review of the Special Zones.</p> <p><a href="#">QLDC - Special Zones Review</a></p>

	<ul style="list-style-type: none"> <li>• Remarkables Park</li> <li>• Kingston Village</li> <li>• Mount Cardrona Station</li> <li>• Penrith Park</li> <li>• Quail Rise Zone</li> <li>• Shotover Country</li> <li>• Plan Change 50/Queenstown Town Centre Extension</li> <li>• Northlake</li> </ul>	<p>A dedicated email address has been created, community members or interested parties are invited to email and be updated on progress on this project:  <a href="mailto:qldcspecialzonesreview@qldc.govt.nz">qldcspecialzonesreview@qldc.govt.nz</a></p>
Wāhi Tūpuna Layers	At the time of notification Wāhi Tūpuna were only applied to the Proposed District Plan.	<p>Officers' will seek Council's strategic steer and guidance on an upcoming full council workshop (1<sup>st</sup> July) on recommended broad zoning options for nine special zones as they aim to bring these zones into the PDP through the standard plan-making process.</p> <p>In addition to seeking strategic steer on the broad options and pre-consultation; the officers will provide the Council with the information and update on bringing in the remaining Wāhi Tūpuna sites into the Plan - because the special zones do not have Wāhi Tūpuna overlay currently applying to them.</p> <p>Officers are partnering with the Rūnaka planners, and they have planned an engagement as to the best approach and methodology to bring this overlay to the remaining Special zones.</p>
Spatial Plan Priority Areas Rezoning	Te Tapuae Southern Corridor - Draft Structure Plan	<p>Supporting the Spatial Planning team to create a Structure Plan. This is currently being consulted on. Staff supported the two public drop in sessions at Jacks Point which discussed the future options for development of Te Tapuae Southern Corridor.</p> <p>Preparing Variation(s) to give effect to the Te Tapuae Southern Corridor Structure Plan in the Proposed District Plan once the structure Plan has been confirmed to give it statutory weight under the RMA.</p>

	Frankton Priority Area	Being undertaken as part of the Special Zones review (Remarkables Park Zone, Frankton Flats A & B zones)
Amendments to support and provide a statutory weight for Council policies.	Climate and Biodiversity Strategy  Travel Demand Management	Research and cost/benefit analysis being undertaken.
Natural Hazards	Gorge Road Glenorchy	Research and preparation of changes/variations to the Proposed District Plan (if required)
The Hills Private Plan Change	The Hills Special Zone	<p>A private plan change has been received which seeks the following:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort.</li> </ol> <p>The proposed change will be processed in accordance with the Act, and a subsequent agenda item will be presented to P&amp;S in order to provide delegations for any next steps in the process (accept, reject, adopt, process as a resource consent).</p> <p><b>The P&amp;S committee resolved to accept the Private Plan Change at its meeting on 23 June 2025. The Council has 3 months to notify the Private Plan Change, this is expected to happen in the next month.</b></p>

## **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 1<sup>st</sup> 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 as soon as possible.

### 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.

**Council has engaged Beca to undertake additional fieldwork in the area to further understand the nature of the natural hazards present.**

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. The model 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.*

**The model is being completed concurrently with the HBA report which will be taken to the 4 September Council meeting for adoption. This will then inform the HBA report due to be completed end of June.**

## Attachment B: General Update on Operative Status of Proposed District Plan Chapters and Outstanding Appeals

### Attachment 2: Outstanding Environment Court Appeals: By Chapter of the Proposed District Plan

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
<b>99 appeals resolved</b>	76 appeals resolved	<b>34 appeals resolved</b>	2 appeals resolved
<b>8 still live</b>	10 still live	<b>9 still live</b>	14 live

The appeals resolved are Tussock Rise ENV-2018-CHC-121 & ENV-2021-CHC-059. Decision is [2025] NZEnvC 74

Summary of Appeals detail by Chapter:

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
<b>Chapter 1</b>	<b>Introduction</b>	<b>No outstanding appeals</b>	
<b>Chapter 2</b>	<b>Definitions</b>	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.
<b>Chapter 3</b>	<b>Strategic Direction</b>	No outstanding appeals	



Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
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.  The Environment Court hearing has been vacated to allow further Environment Court led mediation.
<b>Chapter 5</b>	<b>Tangata Whenua</b>	<b>No outstanding appeals</b>	
<b>Chapter 6</b>	<b>Landscapes and Rural Character</b>	<b>No outstanding appeals</b>	
<b>Chapter 7</b>	<b>Lower Density Suburban Residential</b>	<b>No outstanding appeals</b>	
<b>Chapter 8</b>	<b>Medium Density Residential</b>	<b>No outstanding appeals</b>	
<b>Chapter 9</b>	<b>High Density Residential</b>	<b>No outstanding appeals</b>	
<b>Chapter 10</b>	<b>Arrowtown Residential Historic Management Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 11</b>	<b>Large Lot Residential</b>	<b>No outstanding appeals</b>	
<b>Chapter 12</b>	<b>Queenstown Town Centre</b>	<b>No outstanding appeals</b>	
<b>Chapter 13</b>	<b>Wanaka Town Centre</b>	<b>No outstanding appeals</b>	
<b>Chapter 14</b>	<b>Arrowtown Town Centre</b>		
<b>Chapter 15</b>	<b>Local Shopping Centre</b>		
<b>Chapter 16</b>	<b>Business Mixed Use</b>		
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. Informal mediation nearly complete which should resolve this appeal.
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.
<b>Chapter 19A</b>	<b>Three Parks Commercial</b>	<b>No outstanding appeals</b>	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
<b>Chapter 19B</b>	<b>Three Parks Business</b>	<b>No outstanding appeals</b>	
<b>Chapter 20</b>	<b>Settlement Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 21</b>	<b>Rural Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 22</b>	<b>Rural Residential and Rural Lifestyle</b>	<b>No outstanding appeals</b>	
<b>Chapter 23</b>	<b>Gibbston Character Zone</b>	<b>No outstanding appeals</b>	
		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.  <b>Mediation dates are being organised.</b>
		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.
		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.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			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.  Mediation dates are being organised.
		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.  Under appeal.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Morven Ferry Ltd ENV-2019-CHC-088	Creation of a Morven Ferry Road Visitor Precinct.  Under appeal.
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.
<b>Chapter 26</b>	<b>Historic Heritage</b>	<b>No outstanding appeals</b>	
Chapter 27	Subdivision and Development	Cardrona Cattle Company Ltd ENV-2021-CHC-034	Seeks rezoning of land in Gibbston to enable urban development  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
		Malaghans Investments Limited ENV-2021-CHC-031	Rezoning land adjacent to Skippers Road to Rural Visitor Zone

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			<b>Environment Court mediation being undertaken and consent documentation is being drafted.</b>
		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  On hold awaiting outcome of Cardrona Cattle Company appeal.
		Barnhill Corporate Trustee ENV-2019-CHC-086	Creation of a Morven Ferry Road Visitor Precinct.  Awaiting outcome of Wakatipu Basin appeal.
		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.  Under appeal.
Chapter 28	Natural Hazards	<b>No outstanding appeals</b>	
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.
<b>Chapter 30</b>	<b>Energy and Utilities</b>	<b>No outstanding appeals</b>	
<b>Chapter 31</b>	<b>Signs</b>	<b>No outstanding appeals</b>	
<b>Chapter 32</b>	<b>Protected Trees</b>	<b>No outstanding appeals</b>	
<b>Chapter 33</b>	<b>Indigenous Vegetation Biodiversity</b>	<b>No outstanding appeals</b>	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
<b>Chapter 34</b>	<b>Wilding Exotic Trees</b>	<b>No outstanding appeals</b>	
<b>Chapter 35</b>	<b>Temporary Activities and Related Buildings</b>	<b>No outstanding appeals</b>	
<b>Chapter 36</b>	<b>Noise</b>	<b>No outstanding appeals</b>	
<b>Chapter 37</b>	<b>Designations</b>	<b>No outstanding appeals</b>	
Chapter 38	Open Space and Recreation	Queenstown Airport Corporation ENV-2019-CHC-039	Seeks amendments to ensure that Activities Sensitive to Airport Noise are Avoided.  Under appeal
<b>Chapter 39</b>	<b>Wahi Tupuna</b>	<b>No outstanding appeals</b>	
<b>Chapter 41</b>	<b>Jacks Point Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 42</b>	<b>Waterfall Park</b>	<b>No outstanding appeals</b>	
<b>Chapter 43</b>	<b>Millbrook</b>	<b>No outstanding appeals</b>	
<b>Chapter 44</b>	<b>Coneburn Industrial Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 45</b>	<b>Gibbston Valley Resort Zone</b>	<b>No outstanding appeals</b>	
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.
<b>Chapter 47</b>	<b>The Hills Resort Zone</b>	<b>No outstanding appeals</b>	
<b>Chapter 48</b>	<b>Hogans Gully resort Zone</b>	<b>No outstanding appeals</b>	
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.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Alexandra Schrantz and Jayne Schrantz ENV-2018-CHC-061	Relief sought relating to policy drafting. It is allocated to Topic 22.  Under appeal
		Boyd D ENV-2019-CHC-059	Remove Building Line Restriction Area  On hold pending Ladies Mile Variation
		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.  Under appeal.
		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.