

**Planning & Strategy Committee**

**3 December 2024**

**Report for Agenda Item | Rīpoata moto e Rāraki take [1]**

**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:**



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**Title:** Manager Planning Policy  
18 November 2024

**Reviewed and Authorised by:**



**Name:** David Wallace  
**Title:** GM Planning & Development  
19 November 2024

## 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 resource heavy process which means at any time the Planning Policy team is 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); 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. The approval of the recommended option will allow Council to implement additional controls for this risk. 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-Kīaka

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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 recommended option:

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

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|   | <p>Chapter 30: Energy &amp; Utilities<br/> Chapter 32: Protected Trees<br/> Chapter 33: Indigenous Vegetation Biodiversity<br/> Chapter 34: Wilding Exotic Trees<br/> Chapter 35: Temporary Activities<br/> Chapter 36: Noise<br/> Chapter 37: Designations<br/> Chapter 41: Jacks Point<br/> Chapter 42: Waterfall Park<br/> Chapter 43: Millbrook<br/> Chapter 45: Gibbston Valley Resort Zone</p> |  |
| <b>Stage 2 Proposed District Plan</b>                               |  |  |
| <p>Notified November 2017<br/> Council decision issued</p>          | <p>Chapter 24: Wakatipu Basin Rural Amenity Zone<br/> Chapter 25: Earthworks<br/> Chapter 29: Transport<br/> Chapter 31: Signs<br/> Chapter 38: Open Space &amp; Recreation Zones<br/> Visitor Accommodation Variation</p>   | <p>The following chapters have appeals outstanding.</p> <p>Chapter 24 (mapping requests)<br/> Chapter 25: Earthworks<br/> Chapter 29: Transport<br/> Chapter 38: Open Space and Recreation</p> |
| <b>Stage 3 &amp; 3B Proposed District Plan</b>                      |  |  |
| <p>Stage 3 Notified September 2019<br/> Council decision issued</p> | <p>Chapter 18A: General Industrial &amp; Service Zone<br/> Chapter 19A: Three Parks Commercial Zone<br/> Chapter 19B: Three Parks Business Zone<br/> Chapter 20: Settlement Zone<br/> Chapter 39: Wāhi Tūpuna<br/> Business Mixed Use &amp; Residential Design<br/> Guidelines Variation</p>   | <p>The following chapters have appeals outstanding.</p> <p>Chapter 18A: General Industrial &amp; Service Zone (mapping requests and upzoning)</p>  |
| <p>Stage 3B Notified October 2019<br/> Council decision issued</p>  | <p>Chapter 46: Rural Visitor Zone</p>  | <p>Chapter 46: Under appeal</p>  |

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| <p>Arthurs Point Re-notification (Stage 1 of the PDP) March 2022<br/>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>Under appeal – mediation scheduled for 22 August 2024.</p> <p>Parameters for mediation were set at the November 2023 P&amp;S meeting (in public excluded).</p>  |
| <p>Variations Currently being Processed &amp; Status</p>   |  |  |
| <p>Landscape Schedules - Priority Landscapes<br/>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 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> |

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|   |  | <b>Council staff and experts are now working to resolve appeals through informal discussions and mediation with appellants in advance of an Environment Court hearing.</b>  |
| Te Pūtahi Ladies Mile<br>Notified April 2023            | <p>The proposal seeks to rezone an area of land from a mix of Rural, Rural Lifestyle and Large Lot Residential under the Proposed District Plan (PDP), into a new Special Purpose Zone, the Te Pūtahi Ladies Mile Zone. The Variation amends the PDP by adding a new chapter and amending existing District Wide chapters:</p> <p>Chapter 49: Te Pūtahi Ladies Mile Zone to Part Six of the PDP. It also includes changes to Chapter 3 - Strategic Direction</p> <ul style="list-style-type: none"> <li>• Chapter 4 - Urban Development</li> <li>• Chapter 25 – Earthworks</li> <li>• Chapter 27 - Subdivision and Development</li> <li>• Chapter 29 – Transport</li> <li>• Chapter 31 – Signs</li> <li>• Chapter 36 - Noise.</li> </ul> | <p>Hearing has been held, and the commissioners released a draft recommendation in support of the Variation.</p> <p><b>The Minister for the Environment has confirmed the Te Pūtahi Ladies Mile Variation and it will be publicly notified as a decision on 28 November 2024 and will be made formally operative on 6 December 2024</b></p>   |
| Urban Intensification Variation<br>Notified August 2023 | <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</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. All submitters will receive the Minute when</p> |



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|  | <p>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>it is issued, and it will be publicly available via the UIV webpage.</p> <p>The following commissioners were appointed by Council resolutions on 27 June 2024 to hear all submissions and further submissions:</p> <p>Jane Taylor (Chair)<br/>Ilan Munro<br/>Lyal Cocks</p> <p>However, Ms Taylor advised verbally on 4 October 2024 that she is now unavailable due to unforeseen personal reasons. A new commissioner will need to be appointed. Recommendations will be put to Councillors via a public excluded agenda item at the next available meeting of Full Council (12 December 2024).</p> <p><b>Work is continuing on preparation of s42A reports, expert evidence and legal submissions in preparation for the hearing.</b></p> |
| <p>Landscape Schedules - Upper Clutha Landscapes</p> | <p>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>   | <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 20204. In total 15 persons provided comment on the material which equated to 68 feedback points.</p> <p><b>The Upper Clutha Landscape Schedules Variation was renotified on 15 November 2024. Submissions close on</b></p>  |

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|                                    |   | <p><b>13 December 2024. Following the submission period a summary of submissions will be prepared and notified for further submissions, as required by Schedule 1 of the RMA.</b></p> <p><b>Jane Taylor was previously appointed to Chair both the Priority and Upper Clutha Landscape Schedules hearings. Ms Taylor advised verbally on 4 October 2024 that she is now unavailable due to unforeseen personal reasons. A new commissioner will need to be appointed. Recommendations will be put to Councillors via a public excluded agenda item at the next available meeting of Full Council (12 December 2024).</b></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> <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> </ul> | <p>Monitoring reports, background research and options analysis are being undertaken. A consultation approach (strategy) with key stakeholders is being created.</p> <p><b>A Councillor workshop was held on 26 November 2024.</b></p> <p><b>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.</b></p>  |

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|  | <ul style="list-style-type: none"> <li>• Plan Change 50/Queenstown Town Centre Extension</li> <li>• Northlake</li> </ul> |  |
| 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 &amp; 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>  |
| <b>The Hills Private Plan Change</b>                                       | <b>The Hills Special Zone</b>  | <p><b>A private plan change has been received which seeks the following:</b></p> <ol style="list-style-type: none"> <li><b>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</b></li> <li><b>2. To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort.</b></li> </ol> <p><b>The proposed change will be processed in accordance with the Act, and a subsequent agenda item will be</b></p> |

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|  |  | <b>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).</b> |
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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 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 Pūtahī 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.

Timing on this will depend on when the Council makes the Te Pūtahī Ladies Mile formally operative.

### 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 **-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, the completion of the HBCA is now programmed to be completed and adopted in **April 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).

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

An agenda item seeking delegations for mediation is included in the Public Excluded part of the agenda.

## 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>97 appeals resolved</b> | <b>70 appeals resolved</b> | 33 appeals resolved | n/a                 |
| <b>10 still live</b>       | <b>16 still live</b>       | 10 still live       | 16 live             |

The above table does not include the resolution of Bunker & Rouse and Waterfall Park which are in the final stages of confirming wording through the Court processes.

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<br>ENV-2021-CHC-034 | Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Definitions<br><br>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<br>NEV-2021-CHC-034         | Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Chapter 4 Urban Development.<br><br>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>No outstanding appeals</b>                       |  |
| <b>Chapter 15</b>  | <b>Local Shopping Centre</b>                          | <b>No outstanding appeals</b>                       |  |
| <b>Chapter 16</b>  | <b>Business Mixed Use</b>                             | <b>No outstanding appeals</b>                       |  |
| Chapter 17         | Airport Zone  | Jeremy Bell Investments Limited<br>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<br>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>                       |  |
| <b>Chapter 19B</b> | <b>Three Parks Business</b>                           | <b>No outstanding appeals</b>                       |  |

| Chapter #         | Chapter Name                                 | Appeals  | Summary of appeals/appeal points   |
|-------------------|--|--|--|
| <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>                  |  |
| Chapter 24        | Wakatipu Basin                               | Well and Strain<br>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<br><br>Consent memorandum has been lodged with the Environment Court.       |
|                   |  | Wakatipu Equities<br>ENV-2019-CHC-065          | Consent memorandum has been lodged with the Environment Court.   |
|                   |  | Barnhill Corporate Trustee<br>ENV-2019-CHC-086 | Creation of a Morven Ferry Road Visitor Precinct.<br><br>Environment Court hearing held, interim recommendation from the Court have been received.   |
|                   |  | Morven Ferry Ltd<br>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.<br><br>Environment Court hearing held, interim recommendation from the Court have been received. |
|                   |  | Williamson S<br>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.   |

| Chapter # | Chapter Name | Appeals   | Summary of appeals/appeal points  |
|-----------|--------------|---|---|
|           |              |   | On hold.  |
|           |              | Boxer Hill Trust<br>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<br>ENV-2019-CHC-064  | To require all but infrequent landings of helicopters to obtain consent (Informal airports provisions).<br><br><b>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</b>                        |
|           |              | Faifax A<br>ENV-2019-CHC-071  | Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for.<br><br><b>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</b> |
|           |              | Aircraft Owners and Pilots Association (NZ) Inc<br>ENV-2019-CHC-072 | Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for.<br><br><b>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</b> |

| Chapter #                            | Chapter Name              | Appeals  | Summary of appeals/appeal points   |
|--------------------------------------|---------------------------|--|--|
|                                      |                           |  |  |
| Chapter 24 Landscape Character Units | Landscape Character Units | Williamson S<br>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.<br><br>On hold  |
|                                      |                           | Wakatipu Equities<br>ENV-2019-CHC-065          | Awaiting court date for a hearing – to be confirmed to be heard in June 2024<br><br>Consent memorandum has been lodged with the Environment Court.   |
|                                      |                           | Boxer Hill Trust<br>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.<br><br>Under appeal |
|                                      |                           | Barnhill Corporate Trustee<br>ENV-2109-CHC-086 | Creation of a Morven Ferry Road Visitor Precinct.<br><br>Environment Court hearing held, interim recommendation from the Court have been received.   |
|                                      |                           | Morven Ferry Ltd<br>ENV-2019-CHC-088           | Creation of a Morven Ferry Road Visitor Precinct.<br><br>Environment Court hearing held, interim recommendation from the Court have been received.   |

| Chapter #         | Chapter Name                | Appeals   | Summary of appeals/appeal points  |
|-------------------|-----------------------------|---|---|
| Chapter 25        | Earthworks                  | Cardrona Cattle Company Ltd<br>ENV-2021-CHC-034           | Amendments to the Earthworks provisions to enable the rezoning to industrial zoning.<br><br>The Environment Court hearing has been vacated to allow further Environment Court led mediation.  |
|                   |                             | Barnhill Corporate Trustee<br>ENV-2021-CHC-017            | Seeks increased thresholds for earthworks – relating to amended zoning sought.<br><br>Environment Court hearing held, interim recommendation from the Court have been received.   |
| <b>Chapter 26</b> | <b>Historic Heritage</b>    | <b>No outstanding appeals</b>                             |   |
| Chapter 27        | Subdivision and Development | Cardrona Cattle Company Ltd<br>ENV-2021-CHC-034           | Seeks rezoning of land in Gibbston to enable urban development<br><br>The Environment Court hearing has been vacated to allow further Environment Court led mediation.  |
|                   |                             | Boxer Hill Trust<br>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.<br><br>Under appeal. |
|                   |                             | Alexandra Schrantz and Jayne Schrantz<br>ENV-2018-CHC-061 | Relief sought relating to policy drafting. It is allocated to Topic 22.<br><br>Under appeal   |

| Chapter #  | Chapter Name    | Appeals   | Summary of appeals/appeal points   |
|------------|-----------------|---|--|
|            |                 | Waterfall Park Developments Ltd<br>ENV-2019-CHC-090 | Seeking site specific zone at Arrowtown Lakes Hayes Road<br><br>Awaiting final decision  |
|            |                 | Malaghans Investments Limited<br>ENV-2021-CHC-031   | Rezoning land adjacent to Skippers Road to Rural Visitor Zone<br><br>Environment Court mediation being undertaken.   |
|            |                 | Cardrona Cattle Company Ltd<br>ENV-2021-CHC-031     | Seeks Rural Visitor Zoning at Gibbston<br><br>The Environment Court hearing has been vacated to allow further Environment Court led mediation.   |
|            |                 | The Station at Waitiri Limited<br>ENV-2021-CHC-060  | Seeks Industrial rezoning at Gibbston<br><br>On hold awaiting outcome of Cardrona Cattle Company appeal.   |
|            |                 | Barnhill Corporate Trustee<br>ENV-2019-CHC-086      | Creation of a Morven Ferry Road Visitor Precinct.<br><br>Awaiting outcome of Wakatipu Basin appeal.  |
|            |                 | Williamson S<br>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.<br><br>On hold. |
| Chapter 28 | Natural Hazards | <b>No outstanding appeals</b>                       |  |
| Chapter 29 | Transport       | Cardona Cattle Company Ltd<br>ENV-2021-CHC-034      | Amendments to the Transport provisions to enable the rezoning to industrial zoning.  |

| Chapter #         | Chapter Name                                      | Appeals  | Summary of appeals/appeal points  |
|-------------------|---|--|---|
|                   |   |  | 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>                          |   |
| <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<br>ENV-2019-CHC-039     | Seeks amendments to ensure that Activities Sensitive to Airport Noise are Avoided.<br><br>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<br>ENV-2021-CHC-017 | Creation of a Morven Ferry Road Visitor Precinct.<br><br>Awaiting resolution of Wakatipu Basin Zone appeal. |
|                   |   | Halfway Bay Lands Limited                              | Rezoning the land from Rural to Rural Visitor.<br><br>Under Appeal  |

| Chapter #               | Chapter Name                    | Appeals   | Summary of appeals/appeal points   |
|-------------------------|---------------------------------|---|--|
| <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<br>ENV-2018-CHC-62        | Rezone to Rural Industrial or similar airport related zoning<br><br>Under Appeal   |
|                         |                                 | Te Anau Investments Limited<br>ENV-2018-CHC-106           | Rezoning at Walter Peak<br><br>Environment Court mediation being undertaken.   |
|                         |                                 | Tussock Rise<br>ENV-2018-CHC-121                          | Rezone industrial land to Business Mixed Use<br><br>Evidence exchanged, set down for a hearing – potentially week of 9 December 2024.  |
|                         |                                 | Alexandra Schrantz and Jayne Schrantz<br>ENV-2018-CHC-061 | Relief sought relating to policy drafting. It is allocated to Topic 22.<br><br>Under appeal  |
|                         |                                 | Micheal Thomas<br>ENV-2021-CHC-024                        | Rezone industrial land to Business Mixed Use<br><br>Awaiting an evidence timetable and hearing date  |
|                         |                                 | Well and Strain<br>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<br><br>Consent memorandum has been lodged with the Environment Court. |
|                         |                                 | Boyd D<br>ENV-2019-CHC-059                                | Remove Building Line Restriction Area<br><br>On hold pending Ladies Mile Variation   |



| Chapter # | Chapter Name | Appeals  | Summary of appeals/appeal points   |
|-----------|--------------|--|--|
|           |              | Wakatipu Equities<br>ENV-2019-CHC-065                  | Wakatipu Basin rezoning<br><br>Consent memorandum has been lodged with the Environment Court.  |
|           |              | Waterfall Park Developments Ltd<br>ENV-2019-CHC-090    | Rezoning request for land adjacent to Arrowtown Lake-Hayes Road<br><br>Interim decision received, awaiting final decision  |
|           |              | Trustees of the Burgess Duke Trust<br>ENV-2019-CHC-036 | Rezoning in the Wakatipu Basin<br><br>Informal mediation underway  |
|           |              | Bridesdale Farm Developments Ltd<br>ENV-2019-CHC-097   | Rezoning below Lakes Hayes Estate in ONL<br><br><b>Being withdrawn</b>   |
|           |              | Barnhill Corporate Trustee<br>ENV-2021-CHC-017         | Seeks rezoning of land in Morven Ferry Road.<br><br>Environment Court hearing held, interim recommendation from the Court have been received.  |
|           |              | Williamson S<br>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.<br><br>On hold. |
|           |              | Malaghans Investments Limited<br>ENV-2021-CHC-030      | Rezoning land adjacent to Skippers Road as a Rural Visitor Zone<br><br>Environment Court mediation being undertaken  |

| Chapter # | Chapter Name | Appeals   | Summary of appeals/appeal points  |
|-----------|--------------|---|---|
|           |              | Cardrona Cattle Company Limited<br>ENV-2021-CHC-031 | Seeks Rural Visitor Zone at land Gibbston<br><br>On hold  |
|           |              | Cardrona Cattle Company Limited<br>ENV-2021-CHC-034 | Seeks Industrial zoning at land Gibbston<br><br>Environment Court mediation being undertaken      |
|           |              | The Station at Waitiri Limited<br>ENV-2021-CHC-061  | Seeks Industrial rezoning at Gibbston<br><br>On hold awaiting outcome of Cardrona Cattle Company. |