

## 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

	<p>Chapter 16: Business Mixed Use Zone</p> <p>Chapter 17: Airport Zone</p> <p>Chapter 21: Rural Zone</p> <p>Chapter 22: Rural Residential &amp; Rural Lifestyle Zone</p> <p>Chapter 23: Gibbston Character Zone</p> <p>Chapter 26: Historic Heritage</p> <p>Chapter 27: Subdivision &amp; Development</p> <p>Chapter 28: Natural Hazards</p> <p>Chapter 30: Energy &amp; Utilities</p> <p>Chapter 32: Protected Trees</p> <p>Chapter 33: Indigenous Vegetation Biodiversity</p> <p>Chapter 34: Wilding Exotic Trees</p> <p>Chapter 35: Temporary Activities</p> <p>Chapter 36: Noise</p> <p>Chapter 37: Designations</p> <p>Chapter 41: Jacks Point</p> <p>Chapter 42: Waterfall Park</p> <p>Chapter 43: Millbrook</p> <p>Chapter 45: Gibbston Valley Resort Zone</p>	
Stage 2 Proposed District Plan		
Notified November 2017	<p>Chapter 24: Wakatipu Basin Rural Amenity Zone</p> <p>Chapter 25: Earthworks</p> <p>Chapter 29: Transport</p>	<p>The following chapters have appeals outstanding.</p> <p>Chapter 24 (mapping requests)</p> <p>Chapter 25: Earthworks</p>

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 and upzoning)
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).  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.  Council will provide planning and landscape architecture evidence.

	<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>Variations Currently being Processed &amp; Status</b></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. <b>2 appeals have now been resolved by consent order [UCT Properties Limited And Alpine Deer Holdings LP and Treespace No1 Limited Partnership].</b></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><b>8 days of mediation are proposed commencing from 7 May 2025.</b></p>

		<p><b>Environment Court has now confirmed the Council’s case management proposal and issued directions.</b></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"> <li>• Chapter 2 – Definitions</li> <li>• Chapter 4 – Urban Development</li> <li>• Chapter 7 - Lower Density</li> </ul>	<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><b>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.</b></p>

- 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
  - Chapter 15 – Local Shopping Centre Zone
  - Chapter 16 - Business Mixed Use Zone
  - Chapter 27 – Subdivision and Development

**APPENDIX 1: SUMMARY OF KEY DATES**

<b>Step</b>	<b>Date</b>
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 <b>Arrowtown Athenaeum Hall</b>	<b>28 July to 01 August 2025</b>
Week 2: 04 August to 08 August 2025 at the <b>Queenstown Memorial Centre Auditorium</b>	<b>04 August to 08 August 2025</b>
Week 3: 25 August 2025 to 29 August 2025 at the <b>Wānaka Community Hub</b>	<b>25 August to 29 August 2025</b>

<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>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><b>A summary of decisions requested has been notified for further submissions on 20 February 2025 and is open for further submissions until 7 March 2025.</b></p> <p><b>Commissioners have been appointed to hear the submission on this Variation:</b>  <b>Peter Kensington (Chair)</b>  <b>Richard Blakely</b>  <b>Quentin Smith</b></p> <p><b>The commissioners will issue their minute as soon as possible to enable a hearing to be held prior to the Local Body Elections.</b></p>
<p>Final Stage – District Plan Review</p>		
<p>Special Zones Review</p>	<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> </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 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><a href="#">QLDC - Special Zones Review</a></p>

	<ul style="list-style-type: none"> <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>	
<b>Wahi Tapuna Layers</b>	<b>At the time of notification wahi tapuna were only applied to the Proposed District Plan. An assessment will be undertaken to determine any locations where these layers may be applied over the remaining zones to be reviewed.</b>	<b>Work to commence as resources allow.</b>
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>	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>A further information request has been sent to the applicant.</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 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.

The Te Pūtahī 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