

Smart Growth Committee

21 May 2026

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

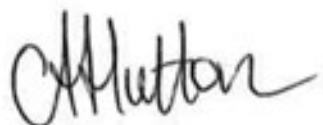
The purpose of this report is to update the Smart Growth Committee on key projects being progressed by the Planning Policy Team (the Team).

Recommendation | Kā Tūtohuka

That the Smart Growth Committee:

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

Prepared by:



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23 April 2026

Reviewed and Authorised by:



Name: David Wallace
Title: GM Planning & Development
4 May 2026

Context | Horopaki

1. This report provides an update on the progress with the District Plan Review, which commenced in 2015. The Council made the decision to review the Operative District Plan in stages, and then this approach turned into a rolling review. This is a resource heavy process which means at any time the Planning Policy team are undertaking District Plan monitoring, developing new or amended provisions, preparing for and participating in Council hearings and defending Council's position in the Environment Court.
2. This report provides a summary of progress on the Proposed District Plan (PDP) and provides indications of existing and future workstreams. The report also provides summary on progress on other projects undertaken by the Planning Policy Team.
3. The key workstreams of the team can be summarised as deriving from the following requirements:
 - Reviewing the Operative District Plan in a timely manner and in accordance with statutory requirements, and providing statutory support to other Council direction, such as the Climate & Biodiversity Plan, Joint Housing Action Plan, and the Mode Shift Plan;
 - Giving effect to central government direction – such as the National Policy Statement – Urban Development and National Planning Standards;
 - Implementing the Spatial Plan through variations to the Proposed District Plan;
 - Consistency and giving effect to the Otago Regional Policy Statement(s) (RPS) including participating in the 1st schedule process for the RPS;
 - Making complicated processes easier for the public and using opportunities to provide technology assistance (including EPlan, implementing the National Planning Standards, preparing guidance material to assist plan users, and providing a duty planner service); and
 - Processing Private Plan Changes.
4. Government priorities have changed throughout the evolution of the Proposed Plan. More recently the government in August 2025 has implemented “Plan Stop”. The intention of this is for local authorities to not expend resources unnecessarily by stopping parts of the plan-making process between the time when the Act comes into force and when legislation to replace the Resource Management Act 1991 (RMA) comes into force. This policy intends to achieve greater efficiency for local authorities in view of the changes expected to be in force by the end of 2027.
5. Since that time the Planning Policy team has been amending our work programme and assisting other parts of the Planning & Development resource requirements. We also contribute to the planning and development strategic planning projects in Frankton and Wānaka.

6. Work has also been undertaken to understand the outstanding work programme (especially in relation to the review of the Special Zones) and how this relates to the Government's direction on the efficiencies of the continuation of planning work in the interim period until new legislation is enacted and direction provided regarding future District Planning. An agenda item was presented to Council on 19 March 2026 to consider requesting exemptions to continue growth related work for some Zones and suggested that landowners consider Private Plan Changes (as still provided for by the Act) for Special Zones in single ownerships. This was accepted by the Council, and an apparition has now been made to the Minister.
7. An exemption request was made to the Minister to consider an exemption to the Upper Clutha Landscape Variation to continue. It was approved on 13 March 2026. An evidence timetable and hearing date have been confirmed and are discussed in this agenda item.
8. Private Plan Changes (PPC) are still provided for under the "Plan Stop" legislation. Although the PDP is yet to be made formally operative, many of the zones have been operative (under Section 86(f)) for over two years and therefore application for the private plan changes can be considered by the Council.
9. Currently we are processing PPCs for The Hills Resort Zone and the Arrowtown South Special Zone. Other private plan changes are anticipated to be lodged in the first and second quarters of this year. Where staff resources allow these will be processed by the Planning Policy team.

Analysis and Advice | Tatāritaka me kā Tohutohu

10. **Attachment A** is a table that provides progress updates on the team's key work streams.
11. The activities occurring in relation to the Environment Court appeals are in accordance with the guidelines and parameters set by the Smart Growth Committee. These are discussed in **Attachment B**.
12. This report assists elected members, stakeholders and the community to understand the future work programme and interrelationships of the work being undertaken.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

13. 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.
14. 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

15. Consultation with Tangata Whenua under the 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.
16. 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.
17. 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

18. 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.
19. Measures have been put in place 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

20. 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.
21. Private Plan Changes are funded by the applicant and do not influence the approved budget unless decisions on those changes are appealed to the Environment Court.

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

22. The consistency of these matters with Council effects and views, policies, strategies and bylaws will be covered under separate agenda items where appropriate.
23. 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

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

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

25. There are particular legal considerations that need to be taken into account under the RMA in relation to undertaking a First Schedule process to create or amend a District Plan. Where needed legal advice is taken and reported to the Smart Growth Committee directly or within the associated report.

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

26. 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.

27. 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

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 17: Airport Zone Chapter 22: Rural Residential and Rural Lifestyle Chapter 27: Subdivision and development

	<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 & Rural Lifestyle Zone</p> <p>Chapter 23: Gibbston Character Zone</p> <p>Chapter 26: Historic Heritage</p> <p>Chapter 27: Subdivision & Development</p> <p>Chapter 28: Natural Hazards</p> <p>Chapter 30: Energy & 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 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	
Stage 3B Notified October 2019 Council decision issued	Chapter 46: Rural Visitor Zone	
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 An Environment Court was held in Queenstown commencing 25 November 2026. The hearing was not concluded and the Court directed timeframes for filing supplementary evidence and further memorandum by 27 January 2026. The Environment Court hearing has been concluded and closing submissions by the Council have been lodged with the Environment Court. A decision can be expected in due course.

	<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>Variations Currently being Processed & Status</p>		
<p>Landscape Schedules - Priority Landscapes Notified June 2022</p>	<p>This proposal is a variation to Chapter 21 Rural Zone of the PDP, to introduce landscape schedules 21.22 and 21.23.</p>	<p>A decision has been ratified by the Council on 6 June.</p> <p>The following appeals are still subject to mediation and/or Environment Court hearings or consent orders:</p> <p>Mt Cardrona Station Limited (ENV-2024-CHC-060) Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP (ENV-2024-CHC-066) Hawthenden Limited (ENV-2024-CHC-057) Gertrude's Saddlery Limited(ENV-2024-CHC-056) Arthurs Point Outstanding Natural Landscape Society Incorporated (APONLS) (ENV-2024-CHC-095) Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Limited (ENV-2024-CHC-068)</p>

<p>Urban Intensification Variation Notified August 2023</p>	<p>This proposal seeks to amend the PDP by increasing heights and densities in some zones in the Urban environment as well as rezoning land close to the commercial areas in Queenstown, Frankton and Wānaka to enable intensification of development. The proposed variation also includes amendments to planning provisions to recognise the benefits of intensification; to ensure adequate amenity values are provided for within intensification areas; and to ensure that intensification can be serviced.</p> <p>The proposed amendments to planning provisions would apply to the following PDP chapters:</p> <ul style="list-style-type: none"> • Chapter 2 – Definitions • Chapter 4 – Urban Development • Chapter 7 - Lower Density Suburban Residential Zone • Chapter 8 – Medium Density Residential Zone 	<p>Commissioners were appointed and hear the submitters who wanted to speak to their submissions over 3 weeks in 3 venues (Arrowtown, Wanaka and Queenstown). David Allen (Chair) Ian Munro Lyal Cocks</p> <p>A Commissioner’s Recommendation was presented to Council for ratification at its meeting on 5 February 2026. The appeal period closed on 8 April 2026.</p> <p>19 Environment Court Appeals have been received. A summary has been provided in Attachment C to this item.</p> <p>A report will be brought to the next Smart Growth committee to seek authorisation for mediation, preparation of environment court evidence (if required) and resolution of appeals subject to the parameters provided by this committee.</p> <p>Robert Phelong [ENV-2026-CHC-012] Universal Developments Hawea Limited and LAC Property Trustees Ltd [ENV-2026-CHC-028] Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd [ENV-2026-CHC-018] Canterbury Helicopters Limited [ENV-2026-CHC-027] Carter Queenstown 2015 Limited (Carter Group) [ENV-2026-CHC-026] Arrowtown Village Association [ENV-2026-CHC-020] Matthew Laming [ENV-2026-CHC-023] No 1 Hansen Road [ENV-2026-CHC-036] Camden Pyke [ENV-2026-CHC-030] City Impact Church [ENV-2026-CHC-021] Scott O’Donnell and Jocelyn O’Donnell [ENV-2026-CHC-034] Warrick Osborne [ENV-2026-CHC-035] Scenic Hotel Group Ltd and Queenstown Residential Group Ltd [ENV-2026-CHC-033] Fortune Fountain Group [ENV-2026-CHC-029] Arvida Group Limited [ENV-2026-CHC-024]</p>
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	<ul style="list-style-type: none"> • 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 	<p>Daniel Cruickshank [ENV-2026-CHC-022] Well Smart Investment Holding Limited [ENV-2026-CHC-025] Pro-Invest Property 1 Limited Partnership [ENV-2026-CHC-031] Nives Invest Limited [ENV-2026-CHC-032]</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>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>An application for exemption under the “Plan Stop” legislation has been made to the Minister of the Environment to continue the Variation. It was accepted by Minister Bishop on Friday 13 March 2026.</p>

		The amended hearing dates are confirmed for 1-4 September 2026 at the Wanaka Community Hub 34 McDougall Street.
Final Stage – District Plan Review		
Special Zones Review	<p>The following special zones are scheduled to be reviewed in 2024 – they are the remaining chapters of the Operative District Plan to be brought into the Proposed District Plan.</p> <ul style="list-style-type: none"> • Arrowtown South <ul style="list-style-type: none"> • Meadow Park • Bendemeer Park • Frankton Flats A • Frankton Flats B • Remarkables Park • Kingston Village • Mount Cardrona Station • Penrith Park • Quail Rise Zone • Shotover Country • Plan Change 50/Queenstown Town Centre Extension • Northlake 	<p>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>QLDC - Special Zones Review</p> <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: qldcspecialzonesreview@qldc.govt.nz</p> <p>Council staff have determined which parts of this part of the District Plan review may be suitable for an exemption by the Minister and an agenda item was presented to Council on 19 March 2026.</p> <p>Pre-application meetings have been held with MfE staff and the exemption request has been lodged.</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 (1st 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> <p>"Plan Stop" affects this work.</p>
Spatial Plan Priority Areas Rezoning	<p>Te Tapuae Southern Corridor - Draft Structure Plan</p> <p>Frankton Priority Area</p>	<p>Supporting the Spatial Planning team to create a Structure Plan. The Structure Plan was ratified by the Council on 4 September.</p> <p>Council staff are preparing a request for an exemption by the Minister.</p> <p>Currently being undertaken as part of the Special Zones review (Remarkables Park Zone, Frankton Flats A & B zones) and implementation of the Spatial Plan.</p> <p>Policy staff are also assisting in the Frankton Structure Plan process.</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"> 1. To ensure amendments to the location of Activity Areas arising from design changes to the golf course are reflected in the Structure Plan and provisions for the Zone; and 2. To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort. <p>The Private Plan change was accepted for Notification by the Planning and Strategy Committee on June 23rd, 2025. The Private Plan change request was publicly notified on August 15th, 2025. The Summary of Decisions Requested from Submitters was notified on October 23rd, 2025, and it open for Further Submissions for 10 working days. The period for Further Submissions closed on November 7th, 2025.</p> <p>A hearing was held on 14-16 April 2026. Once a recommendation has been received from the commissioners it will be presented to the Full Council for ratification as a Council decision.</p>
Arrowsouth Private Plan Change	Arrowtown South Special Zone	<p>A private plan change has been received which seeks the following:</p> <ol style="list-style-type: none"> 1. Rezone a portion of the Arrowtown South Special Zone to Suburban Residential Zoning. 2. The inclusion of Building Restriction Areas to protect sensitive land such as watercourses, a steep escarpment and geological features. <p>The PPC request was lodged on the 9th of March. Further information has been requested by the applicant.</p> <p>Following satisfaction that all information has been received, we will present an agenda item for the Smart Growth Committee to either adopt, accept or reject this PPC request. If accepted a 1st schedule process including notification for submissions will be undertaken.</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 1st schedule. Essentially, this means that provisions can be relied on in their entirety. Up until that formal point, planners rely on Clause 86F (as there are no outstanding submissions or appeals to a provision). This point also makes the commencement of the 10 year “clock” where provisions need to be reviewed within 10 years of becoming operative (though this is no longer relevant under “Plan Stop”).

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.

Council is assessing the project in relation to new government direction – the National Policy Statement – Natural Hazards which came into force on 15 January 2026. An agenda item will be presented to the Council on this project later this year.

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.

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	Urban Intensification Variation
107 Appeals	86 Appeals	43 Appeals	17 appeals	19 appeals
101 appeals resolved	77 appeals resolved	42 appeals resolved	11 appeals resolved	-
6 still live	9 still live	1 still live	6 live	19 live

Summary of Appeals detail by Chapter:

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 1	Introduction	No outstanding appeals	
Chapter 2	Definitions	No outstanding appeals	
Chapter 3	Strategic Direction	No outstanding appeals	
Chapter 4	Urban Development	No outstanding appeals	
Chapter 5	Tangata Whenua	No outstanding appeals	
Chapter 6	Landscapes and Rural Character	No outstanding appeals	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 7	Lower Density Suburban Residential	No outstanding appeals	
Chapter 8	Medium Density Residential	No outstanding appeals	
Chapter 9	High Density Residential	No outstanding appeals	
Chapter 10	Arrowtown Residential Historic Management Zone	No outstanding appeals	
Chapter 11	Large Lot Residential	No outstanding appeals	
Chapter 12	Queenstown Town Centre	No outstanding appeals	
Chapter 13	Wanaka Town Centre	No outstanding appeals	
Chapter 14	Arrowtown Town Centre	No outstanding appeals	
Chapter 15	Local Shopping Centre	No outstanding appeals	
Chapter 16	Business Mixed Use	No outstanding appeals	
Chapter 17	Airport Zone	No outstanding appeals	
Chapter 18	General Industrial and Service Zone	No outstanding appeals	
Chapter 19A	Three Parks Commercial	No outstanding appeals	
Chapter 19B	Three Parks Business	No outstanding appeals	
Chapter 20	Settlement Zone	No outstanding appeals	
Chapter 21	Rural Zone	No outstanding appeals	
Chapter 22	Rural Residential and Rural Lifestyle	No outstanding appeals	
Chapter 23	Gibbston Character Zone	No outstanding appeals	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 24	Wakatipu Basin	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. Draft consent order documentation lodged with the Environment Court.
		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. Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		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. Draft consent order documentation lodged with the Environment Court.
		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, informal mediation ongoing.
Chapter 25	Earthworks	No outstanding appeals	
Chapter 26	Historic Heritage	No outstanding appeals	
Chapter 27	Subdivision and Development	Boxer Hill Trust ENV-2019-CHC-038	Rezone the land located adjacent to the intersection of Arrowtown-Lake Hayes and Hogans Gully Roads (Lot 6 DP392663 and Lot 2 DP 501981) from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			Under appeal.
		Gertrude's Saddlery (Arthurs Point) ENV-2023-CHC-088	Seeks rezoning of ONF in Arthur's Point Awaiting a final Environment Court decision following the hearing.
		The Station at Waitiri Limited ENV-2021-C1C-061	Seeks Industrial rezoning at Gibbston A timetable for evidence exchange has been confirmed: 13 February 2026: Appellant to confirm details of relief sought. 20 February 2026: Section 274 parties to confirm involvement in appeal. 27 February 2026: Exchange of evidence for the Appellant. 10 April 2026: Exchange of evidence for the Respondent. 8 May 2026: Exchange of evidence for section 274 parties. A hearing date is yet to be confirmed.
		Williamson S ENV-2019-CHC-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Draft consent order documentation lodged with the Environment Court.
Chapter 28	Natural Hazards	No outstanding appeals	
Chapter 29	Transport	No outstanding appeals	
Chapter 30	Energy and Utilities	No outstanding appeals	
Chapter 31	Signs	No outstanding appeals	
Chapter 32	Protected Trees	No outstanding appeals	
Chapter 33	Indigenous Vegetation Biodiversity	No outstanding appeals	
Chapter 34	Wilding Exotic Trees	No outstanding appeals	
Chapter 35	Temporary Activities and Related Buildings	No outstanding appeals	
Chapter 36	Noise	No outstanding appeals	
Chapter 37	Designations	No outstanding appeals	
Chapter 38	Open Space and Recreation	Queenstown Airport Corporation ENV-2019-CHC-039	Seeks amendments to ensure that Activities Sensitive to Airport Noise are Avoided. Under appeal
		Skyline Enterprises ENV-2019-CHC-043	Seeks a change in the boundary of the Bob's Peak Area and provide a structure plan. Draft consent order documentation lodged with the Environment Court.
Chapter 39	Wahi Tupuna	No outstanding appeals	
Chapter 41	Jacks Point Zone	Coneburn ENV-2018-CHC-137	Landscape and Urban development matters in relation to Jacks Point Special Zone.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 42	Waterfall Park	No outstanding appeals	
Chapter 43	Millbrook	No outstanding appeals	
Chapter 44	Coneburn Industrial Zone	No outstanding appeals	
Chapter 45	Gibbston Valley Resort Zone	No outstanding appeals	
Chapter 46	Rural Visitor Zone	No outstanding appeals	
Chapter 47	The Hills Resort Zone	No outstanding appeals	
Chapter 48	Hogans Gully Resort Zone	No outstanding appeals	
		Boyd D ENV-2019-CHC-059	Remove Building Line Restriction Area Consent memorandum documents lodged with the Environment Court.
		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. Draft consent order documentation lodged with the Environment Court.
		The Station at Waitiri Limited ENV-2021-CHC-061	Seeks Industrial rezoning at Gibbston A timetable for evidence exchange has been confirmed: 13 February 2026: Appellant to confirm details of relief sought. 20 February 2026: Section 274 parties to confirm involvement in appeal.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			<p>27 February 2026: Exchange of evidence for the Appellant.</p> <p>10 April 2026: Exchange of evidence for the Respondent.</p> <p>8 May 2026: Exchange of evidence for section 274 parties.</p> <p>A hearing date is yet to be confirmed.</p>