

Smart Growth Committee

22 September 2026

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

Department: Planning & Development

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

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to update the Smart Growth Committee on key projects being progressed by the Planning Policy 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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Title: Manager Planning Policy
1 September 2026

Reviewed and Authorised by:



Name: David Wallace
Title: GM Planning & Development
3 September 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 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 application was been made to the Minister.
7. The application was accepted on 11 August 2026 (**Attachment C**). Work has begun immediately to progress the Hawea mapping change (to correct zoning) as a limited notified Variation.
8. The team is then working on preparing timelines, resourcing requirements and priorities for the remaining proposed Variations. This work is being balanced with work to prepare for Transitional consenting (takes effect 1 month post royal assent of the Reforms Bills) and our work to support the Regional Spatial Plan. It may be that some of the work undertaken is used to feed directly into new landuse chapters (under the Planning Bill) as the timing may not support the notification and resolution of a 1st Schedule or Streamlined Planning Process prior to the notification of new zones. However, the work undertaken, including supporting structure plans, and choosing appropriate zoning densities is still required no matter which statutory process is used. Further discussions on this prioritisation will be provided at subsequent Smart Growth meetings.
9. 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.
10. The PPC for The Hills Resort Zone has completed the Council process and no appeal were received. Three further PPCs (Arrowsouth, Frankton site specific rules and Corbridge in Wanaka) have been lodged and are being processed. Where staff resources allow these will be processed by the Planning Policy team, otherwise consultant assistance will be sourced so staff can concentrate their efforts on Smart Growth planning priorities.

Analysis and Advice | Tatāritaka me kā Tohutohu

11. **Attachment A** is a table that provides progress updates on the team's key work streams.
12. 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**.

13. 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

14. 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.
15. 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

16. 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.
17. 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.
18. 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

19. 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.
20. 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

21. 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.

22. 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

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

24. 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

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

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

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

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

27. 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.

28. 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
C	Letter Approving Plan Stop Applications – Hon Chris Bishop

Attachment A: Summary of Projects and Timelines

Stage 1 Proposed District Plan		
Notified August 2015	Chapter 1: Introduction Chapter 2: Definitions Chapter 3: Strategic Direction Chapter 4: Urban Development Chapter 5: Tangata Whenua Chapter 6: Landscapes Chapter 7: Lower Density Suburban Residential Zone Chapter 8: Medium Density Residential Zone Chapter 9: High Density Residential Zone Chapter 10: Arrowtown Residential Historic Management Zone Chapter 11: Large Lot Residential Zone Chapter 12: Queenstown Town Centre Zone Chapter 13: Wānaka Town Centre Zone Chapter 14: Arrowtown Town Centre Zone Chapter 15: Local Shopping Centre Zone Chapter 16: Business Mixed Use Zone Chapter 17: Airport Zone Chapter 21: Rural Zone Chapter 22: Rural Residential & Rural Lifestyle Zone Chapter 23: Gibbston Character Zone Chapter 26: Historic Heritage Chapter 27: Subdivision & Development Chapter 28: Natural Hazards Chapter 30: Energy & Utilities Chapter 32: Protected Trees Chapter 33: Indigenous Vegetation Biodiversity	3 outstanding appeals.

	Chapter 34: Wilding Exotic Trees Chapter 35: Temporary Activities Chapter 36: Noise Chapter 37: Designations Chapter 41: Jacks Point Chapter 42: Waterfall Park Chapter 43: Millbrook Chapter 45: Gibbston Valley Resort Zone	
Stage 2 Proposed District Plan		
Notified November 2017	Chapter 24: Wakatipu Basin Rural Amenity Zone Chapter 25: Earthworks Chapter 29: Transport Chapter 31: Signs Chapter 38: Open Space & Recreation Zones Visitor Accommodation Variation	1 outstanding appeal
Stage 3 & 3B Proposed District Plan		
Stage 3 Notified September 2019	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	1 outstanding appeal
Stage 3B Notified October 2019 Council decision issued	Chapter 46: Rural Visitor Zone	No outstanding appeals
Site Specific Variations		

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. 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.	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 2025. An Environment Court hearing was held in Queenstown commencing 25 November 2025. The hearing was not concluded and the Court directed timeframes for filing supplementary evidence and a 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.
Landscape Schedules - Priority Landscapes Notified June 2022	This proposal is a variation to Chapter 21 Rural Zone of the PDP, to introduce landscape schedules 21.22 and 21.23.	A decision was ratified by the Council on 6 June. The following appeals are still subject to mediation and/or Environment Court hearings or consent orders: • Mt Cardrona Station Limited (ENV-2024-CHC-060) • Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP (ENV-2024-CHC-066) • 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)
Urban Intensification Variation Notified August 2023	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. The proposed amendments to planning provisions would apply to the following PDP chapters: • Chapter 2 – Definitions • Chapter 4 – Urban Development • Chapter 7 - Lower Density Suburban Residential Zone • Chapter 8 – Medium Density Residential Zone • Chapter 9 - High Density Residential Zone • Chapter 12 - Queenstown Town Centre Zone • Chapter 13 - Wānaka Town Centre Zone • Chapter 15 – Local Shopping Centre Zone • Chapter 16 - Business Mixed Use Zone • Chapter 27 – Subdivision and Development	Commissioners were appointed and heard the submitters who wanted to speak to their submissions over three weeks in three venues (Arrowtown, Wānaka and Queenstown). David Allen (Chair) Ian Munro Lyal Cocks 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, and 19 Environment Court Appeals have been received: • Robert Phelong [ENV-2026-CHC-012] • Universal Developments Hāwea 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] • 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]
Landscape Schedules - Upper Clutha Landscapes	This proposal is a variation to Chapter 21 Rural Zone of the PDP, to apply landscape schedules to the Upper Clutha Rural Character Landscapes and the Clutha Mata-au ONL.	The Upper Clutha Landscape Schedules Variation was renotified on 15 November 2024. Submissions closed on 13 December 2024 A summary of decisions requested was notified for further submissions on 20 February 2025 and was open for further submissions until 7 March 2025. Commissioners have been appointed to hear submissions on this Variation: Peter Kensington (Chair) Richard Blakely

		Quentin Smith An application for exemption under the Plan Stop legislation was made to the Minister of Resource Management Reform to continue the Variation. It was accepted by Minister Bishop on Friday 13 March 2026. The amended hearing dates are confirmed for 1-4 September 2026 at the Wānaka Community Hub, 34 McDougall Street.
Hāwea Mapping Variation (Limited Notification)	The Variation addresses two discrete PDP mapping issues. The Variation seeks to rezone two residential lots within the Longview Subdivision to Suburban Residential Zone (SRZ) and update PDP mapping to rezone land zoned SRZ to an appropriate Open Space and Recreation Zone, to formally acknowledge that the land is now vested in Council for reserves purposes.	Only persons who have been determined to be “directly affected” by the variation and have been served the limited notification notice under clause 5A(3) of Schedule 1 of the Resource Management Act 1991 (the Act) may make a submission on this proposal. Submissions closed on 30 September; only those directly notified were eligible to make submissions. On 25 May 2026, an exemption application was submitted to the Minister of Resource Management Reform for this variation to proceed under section 80V of the RMA following the enactment of the Plan Stop legislation on 21 August 2025. On 11 August 2026, this exemption application was accepted. The feedback received from the Minister stated that the variation met the criteria under section 80W(2)(b) of the Act.

Final Stage – District Plan Review		
Outstanding parts of the Proposed District Plan Review Project.	Special Zones: • Meadow Park • Bendemeer Park • Kingston Village • Mount Cardrona Station • Penrith Park • Quail Rise Zone • Shotover Country • Northlake Wāhi Tūpuna Layers Spatial Plan Priority Areas Rezoning Natural Hazards	These special zones were not included in the May 2026 application to the Minister under the Plan Stop legislation because they either did not meet the exemption criteria, were mostly or fully developed, or remained in single ownership and could be progressed through a Private Plan Change process. Wāhi Tūpuna layers do not meet the exemption criteria. The Frankton Masterplan areas (Frankton Flats Zone and Remarkables Park Zone) were approved by the Minister to progress, as was Te Tapuae Southern Corridor. Wānaka will be processed at a later date, either through a subsequent application to the Minister, a Streamlined Planning Process or by inclusion in the land use chapters under the Resource Management Reform. Natural Hazards variations can be processed as an exemption under the Plan Stop legislation. An agenda item that discusses the Gorge Road hazard area will be presented to Council in October 2026.

Zones approved under Plan Stop Exemption	The following special zones were approved by the Minister to continue. • Frankton Flats A • Frankton Flats B • Remarkables Park • Plan Change 50/Queenstown Town Centre Extension • Gorge Road Non-Hazard Area • Hāwea mapping (covered in above row).	Policy staff are currently assessing timeframes, procuring expert reports, and identifying the work required to progress the review of these zones. This work will also be assessed alongside work currently being undertaken to prepare for Resource Management Reform.
Private Plan Changes		
The Hills Private Plan Change (PPC1)	The Hills Special Zone	A private plan change has been received which seeks the following: 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. The Private Plan Change was accepted for notification by the Planning and Strategy Committee on 23 June 2025. The Private Plan Change request was publicly notified on 15 August 2025. The Summary of Decisions Requested from Submitters was notified on 23 October 2025 and was open for further submissions for 10 working days. The period for further submissions closed on 7 November 2025. A hearing was held on 14-16 April 2026. The commissioner's recommendation was ratified as a

		Council decision at the Council meeting of 25 June 2026. The appeal period closed on 21 August 2026. No appeals were received, and the PPC can be treated as operative.
Arrowsouth Private Plan Change (PPC2)	Arrowtown South Special Zone	A private plan change has been received which seeks the following: 1. Rezone a portion of the Arrowtown South Special Zone to Suburban Residential Zoning. The inclusion of Building Restriction Areas to protect sensitive land such as watercourses, a steep escarpment and geological features. The PPC request was lodged on 9 March 2026. Further information was requested on 9 April 2026, and additional information was requested on 5 August 2026. An agenda item is being presented to the Smart Growth meeting.
Queenstown Gateway (5M) Limited (PPC3)	Changes to the Rural Zone and the Frankton Flats Zone (Operative District Plan)	The request applies to 28-30 Grant Road and 3 Murchison Road, which are zoned Rural under Chapter 21 of the Proposed District Plan, and seeks to enable a 900m² healthcare facility on either parcel of land. The activity would be prohibited otherwise. The PPC request was lodged on 20 July 2026. A further information request was sent on 14 August 2026.

South Island Office Limited (PPC4)	Corbridge Resort Zone - Wānaka	A private plan change has been lodged for 707 Wānaka-Luggate Highway, which is zoned Rural under Chapter 21 of the Proposed District Plan. The request seeks to rezone the site as a Resort Zone to enable the development of two golf courses and associated residential activity, visitor accommodation, staff accommodation, and related activities. The PPC request was lodged on 24 August 2026. Council staff are currently assessing the information provided.
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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 First Schedule. Essentially, this means that provisions can be relied on in their entirety. Up until that formal point, planners rely on Clause 86F, where there are no outstanding submissions or appeals to a provision. This point also starts the 10-year “clock” for provisions to be reviewed within 10 years of becoming operative, though this is no longer relevant under the Plan Stop legislation.

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 developing a further work programme to determine if, and where, the different elements recommended by the preferred response package should be applied, and to identify 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.

A presentation was made to a Council workshop on 21 July 2026. Next steps include:

- Seek a formal Council decision to retire the 2022 package as the implementation pathway.
- Implement and apply the National Policy Statement for Natural Hazards 2025 through resource consenting processes.
- Communicate and engage with affected landowners, update public-facing information, and publish a practice and guidance note to support understanding and application of the National Policy Statement for Natural Hazards 2025.
- Monitor and review baseline information, and consider a plan change only where monitoring demonstrates it is necessary.

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

Attachment B: 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
104 appeals resolved	80 appeals resolved	42 appeals resolved	12 appeals resolved	-
3 live	6 live	1 live	5 live	19 live

Summary of Appeals detail by Chapter:

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 1	Introduction	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 2	Definitions	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 3	Strategic Direction	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 4	Urban Development	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 5	Tangata Whenua	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 6	Landscapes and Rural Character	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 7	Suburban Residential Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Appeals on Urban Intensification Variation ENV-2026-CHC-028 - Universal Developments Hawea Ltd and LAC Property Trustees Ltd Appeal lodged ENV-2026-CHC-018 - Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd Appeal lodged ENV-2026-CHC-020 - Arrowtown Village Association ENV-2026-CHC-030 - Camden Pyke Appeal lodged	
Chapter 8	Medium Density Residential	No outstanding appeals to Stages 1, 2, 3 of the PDP Appeals on Urban Intensification Variation ENV-2026-CHC-028 - Universal Developments Hawea Ltd and LAC Property Trustees Ltd Appeal lodged ENV-2026-CHC-020 - Arrowtown Village Association Appeal lodged ENV-2026-CHC-012 - Robert Phelong Appeal lodged ENV-2026-CHC-032 - Nives Invest Limited Appeal lodged	
Chapter 8A	Medium Density Residential A	New Zone created as part of the Urban Intensification Variation ENV-2026-CHC-018 - Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd Appeal lodged ENV-2026-CHC-032 - Nives Invest Limited Appeal lodged ENV-2026-CHC-034 - Scott O'Donnell and Jocelyn O'Donnell Appeal lodged ENV-2026-CHC-035 - Warrick Osborne & Marie Osborne Appeal Lodged	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 9	High Density Residential	No outstanding appeals to Stages 1, 2, 3 of the PDP Appeals on Urban Intensification Variation ENV-2026-CHC-018 - Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd Appeal lodged ENV-2026-CHC-022 - Daniel Cruickshank Appeal Lodged ENV-2026-CHC-029 - Fortune Fountain Group Limited Appeal Lodged	
Chapter 9A	High Density Residential A	New Zone created as part of the Urban Intensification Variation ENV-2026-CHC-018 - Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd Appeal lodged ENV-2026-CHC-034 - Scott O'Donnell and Jocelyn O'Donnell Appeal lodged ENV-2026-CHC-035 - Warrick Osborne & Marie Osborne Appeal Lodged ENV-2026-CHC-027 – Canterbury Helicopters Appeal Lodged ENV-2026-CHC-031 - Pro-Invest Property 1 Limited Partnership Appeal Lodged ENV-2026-CHC-033 - Scenic Hotel Group Ltd and Queenstown Residential Group Ltd Appeal lodged ENV-2026-CHC-025 - Well Smart Investment Holding (THOM) Pty Limited Appeal lodged	
Chapter 10	Arrowtown Residential Historic Management Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 11	Large Lot Residential	Gertrude's Saddlery (Arthurs Point)	Seeks rezoning of ONF in Arthur's Point

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		ENV-2023-CHC-088	Awaiting a final Environment Court decision following the hearing.
Chapter 12	Queenstown Town Centre	No outstanding appeals to Stages 1, 2, 3 of the PDP Appeals on Urban Intensification Variation ENV-2026-CHC-025 - Well Smart Investment Holding (THOM) Pty Limited Appeal lodged ENV-2026-CHC-026 - Carter Queenstown 2015 Limited (Carter Group) Appeal lodged	
Chapter 13	Wanaka Town Centre	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 14	Arrowtown Town Centre	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 15	Local Shopping Centre	No outstanding appeals to Stages 1, 2, 3 of the PDP Appeals on Urban Intensification Variation ENV-2026-CHC-028 - Universal Developments Hawea Ltd and LAC Property Trustees Ltd Appeal lodged ENV-2026-CHC-023 - Matthew Laming Appeal lodged	
Chapter 16	Business Mixed Use	No outstanding appeals to Stages 1, 2, 3 of the PDP Appeals on Urban Intensification Variation ENV-2026-CHC-036 - No 1 Hansen Road ENV-2026-CHC-021 - City Impact Church Queenstown Incorporated	
Chapter 17	Airport Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 18	General Industrial and Service Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 19A	Three Parks Commercial	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 19B	Three Parks Business	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 20	Settlement Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 21	Rural Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP Priority Landscape Areas Variation ENV-2024-CHC-068 - Coneburn Preserve Holdings Limited and Henley Downs Farm Holdings Ltd ENV-2024-CHC-056 - Gertrude's Saddlery Limited ENV-2024-CHC-095 - Arthurs Point Outstanding Natural Landscape Society Incorporated (APONLS) ENV-2024-CHC-060 - Mount Cardrona Station Limited ENV-2024-CHC-066 - Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	
Chapter 22	Rural Residential and Rural Lifestyle	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 23	Gibbston Character Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 24	Wakatipu Basin	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. Resolution has been agreed between Council and Boxer Hill Trust, a consent memorandum and

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			supporting information has been lodged with the Environment Court for consideration.
		Wood C ENV-2019-CHC-064	To require all but infrequent landings of helicopters to obtain consent (Informal airports provisions). Resolution has been agreed between Council and all parties to the appeal, a consent memorandum and supporting information has been lodged with the Environment Court for consideration.
		Faifax A ENV-2019-CHC-071	Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for. Resolution has been agreed between Council and all parties to the appeal, a consent memorandum and supporting information has been lodged with the Environment Court for consideration.
		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. Resolution has been agreed between Council and all parties to the appeal, a consent memorandum and supporting information has been lodged with the Environment Court for consideration.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 24 Landscape Character Units	Landscape Character Units	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. Resolution has been agreed between Council and Boxer Hill Trust, a consent memorandum and supporting information has been lodged with the Environment Court for consideration.
Chapter 25	Earthworks	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 26	Historic Heritage	No outstanding appeals to Stages 1, 2, 3 of the PDP	
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. Resolution has been agreed between Council and Boxer Hill Trust, a consent memorandum and supporting information has been lodged with the Environment Court for consideration.
		Appeals on Urban Intensification Variation ENV-2026-CHC-028 - Universal Developments Hawea Ltd and LAC Property Trustees Ltd ENV-2026-CHC-018 - Willowridge Developments Ltd, Orchard Road Holdings Ltd and Three Parks Properties Ltd ENV-2026-CHC-024 - Arvida Group Limited	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		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.
Chapter 28	Natural Hazards	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 29	Transport	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 30	Energy and Utilities	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 31	Signs	No outstanding appeals to Stages 1, 2, 3 of the PDP	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 32	Protected Trees	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 33	Indigenous Vegetation Biodiversity	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 34	Wilding Exotic Trees	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 35	Temporary Activities and Related Buildings	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 36	Noise	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 37	Designations	No outstanding appeals to Stages 1, 2, 3 of the PDP	
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. An agreement was made prior to the Environment Court hearing - all documents have been sent to the Court.
Chapter 39	Wahi Tupuna	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 41	Jacks Point Zone	Coneburn ENV-2018-CHC-137	Landscape and Urban development matters in relation to Jacks Point Special Zone. Awaiting an interim from the Environment Court.
Chapter 42	Waterfall Park	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 43	Millbrook	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 44	Coneburn Industrial Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 45	Gibbston Valley Resort Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
Chapter 46	Rural Visitor Zone	No outstanding appeals to Stages 1, 2, 3 of the PDP	
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

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			Consent memorandum documents 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. 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.

Hon Chris Bishop

Attorney-General
Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Associate Minister of Finance



11 August 2026

CB-COR3182

Amy Bowbyes
Principal Policy Planner
Queenstown Lakes District Council
By email: Amy.Bowbyes@qldc.govt.nz

Cc: John Glover, Mayor
john.glover@qldc.govt.nz

Dear Amy,

Thank you for applying for exemptions to the plan stop policy under section 80V of the Resource Management Act 1991 (the Act). I have considered each application separately against the criteria in section 80W of the Act. This letter records my decisions on the following exemption applications:

1. Te Tapuae Southern Corridor Plan Variation
2. Hāwea Mapping Variation
3. Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change
4. Gorge Road Non-Hazard Affected Areas Plan Change
5. Plan Change 50 (Queenstown Town Centre Extension Zone Review)
6. Remarkables Park Special Zone Plan Change

Having considered each application, I have decided to approve all six exemption applications in full. My decisions are as follows:

Te Tapuae Southern Corridor Plan Variation

Queenstown Lakes District Council applied for an exemption for the Te Tapuae Southern Corridor Plan Variation under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that the Te Tapuae Southern Corridor Plan Variation meets the criteria under s80W(2)(b) and s80W(2)(h) of the Act and should proceed in full. This is because this plan change will address inefficient and unintended outcomes of existing plan provisions and will enable progression of a strategically significant growth area.

Hāwea Mapping Variation

Queenstown Lakes District Council applied for an exemption for Hāwea Mapping Variation (Variation) under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that Variation meets the criteria under s80W(2)(b) of the Act and should proceed in full. This is because this variation is a limited, corrective change that addresses planning provisions that have had unintended consequences or have led to inefficient outcomes.

Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change

Queenstown Lakes District Council applied for an exemption for the Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that for the Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will provide for greater development capacity and well-functioning urban environments, as well as remove overly stringent and unnecessary barriers to development through the introduction of more standardised zoning. This will reduce the complexity of provisions and increase the effectiveness and efficiency of the consenting process. In addition, the rezoning component of the two adjacent rural zones will better reflect the current use and location of the sites.

Gorge Road Non-Hazard Affected Areas Plan Change

Queenstown Lakes District Council applied for an exemption for the Gorge Road Non-Hazard Affected Areas Plan Change under s80W(2)(d) and s80W(2)(h) of the Act.

I am satisfied that the Gorge Road Non-Hazard Affected Areas Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will support intensification in the non-hazard affected areas of Gorge Road.

Plan Change 50 (Queenstown Town Centre Extension Zone Review)

Queenstown Lakes District Council applied for an exemption for Plan Change 50 (Queenstown Town Centre Extension Zone Review) under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that Plan Change 50 (Queenstown Town Centre Extension Zone Review) meets the criteria under s80W(2)(b) and s80W(2)(h) of the Act and should proceed in full. This is because this plan change will be more enabling of development as the reworked provisions will rectify unintended consequences that have hindered development, and will improve efficiency by ensuring zone-specific standards are aligned.

Remarkables Park Special Zone Plan Change

Queenstown Lakes District Council applied for an exemption for the Remarkables Park Special Zone Plan Change under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that the Remarkables Park Special Zone Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will enable approximately 200 additional homes beyond previously anticipated capacity, as well as 350,000sqm of ground-floor commercial space. The review will also promote greater consistency across the planning frameworks including overall alignment with QLDC's strategic planning documents and national direction.

Should you have any questions regarding these decisions or the process from here, please contact my officials at plan.exemptions@mfe.govt.nz.

Yours sincerely,



Hon Chris Bishop
Minister Responsible for RMA Reform