

Planning & Strategy Committee

28 August 2025

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

Department: Planning & Development

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

Purpose of the Report | Te Take mō te Pūroko

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

Recommendation | Kā Tūtohuka

That the Planning & Strategy 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:



Name: Alyson Hutton
Title: Manager Planning Policy
1 August 2025

Reviewed and Authorised by:



Name: David Wallace
Title: GM Planning & Development
11 August 2025

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. This report has been prepared in advance of having any clarification of the final working of the Bill that gives effect to “Plan Stop”, an initiative by government to ensure unnecessary work is not undertaken by Council's in advance of the new planning regime. A further update will be provided at the next available opportunity which discusses how the forward workload will be reallocated.

Analysis and Advice | Tatāritaka me kā Tohutohu

5. **Attachment A** is a table that provides progress updates on the team's key work streams.
6. The activities occurring in relation to the Environment Court appeals are in accordance with the guidelines and parameters set by the Planning & Strategy Committee or Appeals Subcommittee.
7. 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

8. 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.
9. 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

10. Consultation with tangata whenua under the Resource Management Act 1991 (RMA) is a legal requirement before notifying a district plan and it is noted that legal requirements are being met on an on-going basis, and that many of these matters will not be relevant to, or require specific consultation with, tangata whenua.
11. 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.
12. 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

13. 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.
14. Measures have been put in place to implement to manage any risk as required for each project for the district plan review. This will be achieved by putting measures in place, which directly reduce the risk.

Financial Implications | Kā Riteka ā-Pūtea

15. There are no new operational and capital expenditure requirements additional to existing approved budget in the Annual/Long Term Plan as a result of items in this report. The continuation of the projects undertaken by the Planning Policy team can be implemented through current funding under the Long Term Plan and Annual Plan.

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

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

17. 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

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

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

19. 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 Planning & Strategy Committee directly or within the associated report.

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

20. 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.

21. 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 2: Definitions Chapter 4: Urban Development Chapter 17: Airport Zone Chapter 22: Rural Residential and Rural Lifestyle Chapter 27: Subdivision and development Chapter 29: Transport

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

Council decision issued	Chapter 31: Signs Chapter 38: Open Space & Recreation Zones Visitor Accommodation Variation	Chapter 29: Transport Chapter 38: Open Space and Recreation
Stage 3 & 3B Proposed District Plan		
Stage 3 Notified September 2019 Council decision issued	Chapter 18A: General Industrial & Service Zone Chapter 19A: Three Parks Commercial Zone Chapter 19B: Three Parks Business Zone Chapter 20: Settlement Zone Chapter 39: Wāhi Tūpuna Business Mixed Use & Residential Design Guidelines Variation	The following chapters have appeals outstanding. Chapter 18A: General Industrial & Service Zone (mapping requests)
Stage 3B Notified October 2019 Council decision issued	Chapter 46: Rural Visitor Zone	Chapter 46: Under appeal
Arthurs Point Re-notification (Stage 1 of the PDP) March 2022 Council decision issued	An amended Summary of Decisions Requested for two submissions made on the Queenstown Lakes Proposed District Plan (Stage 1), by Gertrude's Saddlery Limited and Larchmont Developments Limited.	Parameters for mediation were set at the November 2023 P&S meeting (in public excluded) and updated at the P&S meeting of 3 April 2005 The following directions are confirmed: (a) this matter is set down for a five-day fixture commencing Monday 24 November 2025 at Queenstown; (b) GSL is to file and serve by memorandum its updated revised relief by Wednesday 18 June 2025;

	<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>(c) any party seeking resumption of facilitated mediation must confer with other parties and seek leave for those purposes by memorandum filed by Friday 25 July 2025;</p> <p>(d) the following evidence exchange timetable applies:</p> <ul style="list-style-type: none"> (i) GSL evidence-in-chief by Wednesday 3 September 2025; (ii) QLDC evidence by Wednesday 24 September 2025; (iii) s274 parties' evidence by Wednesday 15 October 2025; (iv) GSL rebuttal by Wednesday 29 October 2025. <p>In the meantime, informal mediation will be undertaken to try and resolve the matter with without a hearing.</p> <p>Council will provide planning and landscape architecture evidence and may provide open space and infrastructure evidence.</p>
Section 293 – Bunker and Rouse “Sticky Forest”		
Stage 1 Proposed District Plan	<p>This Section 293 application arises from the Court's second interim decision that addressed the appropriate zoning of decision of a site in Hāwea/Wānaka Sticky Forest known locally as “Sticky Forest”.</p>	<p>The Environment Court has issued directions for a Section 293 application to be publicly notified.</p> <p>Under section 293 of the RMA, to enable consideration of a change from Rural Zone to a Large Lot Residential Area A Zone, an amended Urban Growth Boundary (<i>UGB</i>), changes to the provisions, and other consequential changes affecting the south western strip of land within Hāwea / Wānaka Sticky Forest (the <i>Remnant Area</i>).</p> <p>Submissions opened on 9 of May and closed on 23 June 2023. 3 submissions were received and they will be summarised for the Environment Court.</p>
Variations Currently being Processed & Status		

<p>Landscape Schedules - Priority Landscapes Notified June 2022</p>	<p>This proposal is a variation to Chapter 21 Rural Zone of the PDP, to introduce landscape schedules 21.22 and 21.23.</p>	<p>A decision has been ratified by the Council on 6 June.</p> <p>Council received 16 appeals (and one late appeal pending confirmation) on the PA Variation and a number of s274 notices. 2 appeals have now been resolved by consent order [UCT Properties Limited and Alpine Deer Holdings LP and Treespace No1 Limited Partnership]. All other appeals have now been through Court-assisted mediation.</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>A preliminary decision from the Environment Court confirmed that it is beyond jurisdictional scope to pursue any changes or removal of mapped ONF/Ls or RCL overlays. The Environment Court confirmed that it was otherwise within scope to see any specific areas of land to be excluded from specified Priority Areas.</p> <p>The Mount Alpha Schedule 21.22.19 is still under appeal and resolution may be required from an Environment Court Hearing. The notice of appeal seeks amendments to the ONL classification and PA classification of Hawthen's land (noting that the ONL amendment has been determined to be out of scope in accordance with the Preliminary decision).</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</p>	<p>Over 1250 submissions were received (comprising over 5000 submissions points).</p> <p>A hearing will then be scheduled to hear submissions in 2025. The hearing schedule will be confirmed via a Minute to be issued by the Hearings Panel.</p> <p>The timing of the schedule will account for the timing of the new Housing & Business Development Capacity Assessment.</p> <p>Commissioners have been appointed to hear the submission on this Variation: David Allen (Chair)</p>

	<p>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 • 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 	<p>Ian Munro Lyal Cocks</p> <p>The following timetable has been confirmed, and the 1st minute of the commissioners has been sent to all submitters and further submitters.</p>
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- Chapter 27 – Subdivision and Development

APPENDIX 1: SUMMARY OF KEY DATES

Step	Date
Section 42A report, including any supporting expert reports/evidence by the Council's expert advisors, and provide it to the Hearing Administrator	12 Noon 6 June 2025
Lay Witness Evidence	12 Noon 4 July 2025
Expert Witness Evidence	12 Noon 4 July 2025
Expert Witness Conferencing (as required) 10-16 July	10 to 16 July 2025
Site Visit Requests	12 Noon 11 July 2025
Rebuttal Evidence	12 Noon 25 July 2025
Hearing Commences:	
Week 1: 28 July to 01 August 2025 at the Arrowtown Athenaeum Hall	28 July to 01 August 2025
Week 2: 04 August to 08 August 2025 at the Queenstown Memorial Centre Auditorium	04 August to 08 August 2025
Week 3: 25 August 2025 to 29 August 2025 at the Wānaka Community Hub	25 August to 29 August 2025

		The hearing has commenced, and the recommendations of the commissioners (in response to submissions) will be presented to Council for ratification as a Council decision as soon as possible after their recommendation is made. It is anticipated that this will be late 2025 or early 2026.
Landscape Schedules - Upper Clutha Landscapes	This proposal is a variation to Chapter 21 Rural Zone of the PDP, to apply landscape schedules to the Upper Clutha Rural Character Landscapes and the Clutha Mata-au ONL.	<p>The Upper Clutha Landscape Schedules Variation was renotified on 15 November 2024. Submissions closed on 13 December 2024. 50 submissions were received, with two submitters indicating that their submissions would be withdrawn (which would account for 48 in total).</p> <p>A summary of decisions requested has been notified for further submissions on 20 February 2025 and was open for further submissions until 7 March 2025.</p> <p>Commissioners have been appointed to hear the submission on this Variation: Peter Kensington (Chair) Richard Blakely Quentin Smith</p> <p>Given the timing of the Urban Intensification Variation (evidence deadlines) and the local body elections, this hearing is now scheduled to take place after the elections.</p> <p>The Hearing will be held between 17 and 21 November 2025, with a notice of hearing and evidence exchange timetable currently being prepared.</p>
Final Stage – District Plan Review		
Special Zones Review	<p>The following special zones are scheduled to be reviewed in 2024 – they are the remaining chapters of the Operative District Plan to be brought into the Proposed District Plan.</p> <ul style="list-style-type: none"> • Arrowtown South • Meadow Park 	<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>

	<ul style="list-style-type: none"> • 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>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>
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>
Spatial Plan Priority Areas Rezoning	Te Tapuae Southern Corridor - Draft Structure Plan	Supporting the Spatial Planning team to create a Structure Plan. This is currently being consulted on. Staff supported the two public drop in sessions at Jacks Point which discussed the future options for development of Te Tapuae Southern Corridor.

	Frankton Priority Area	<p>Preparing Variation(s) to give effect to the Te Tapuae Southern Corridor Structure Plan in the Proposed District Plan once the structure Plan has been confirmed to give it statutory weight under the RMA.</p> <p>Being undertaken as part of the Special Zones review (Remarkables Park Zone, Frankton Flats A & 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"> 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 proposed change will be processed in accordance with the Act, and a subsequent agenda item will be presented to P&S in order to provide delegations for any next steps in the process (accept, reject, adopt, process as a resource consent).</p> <p>The P&S committee resolved to accept the Private Plan Change at its meeting on 23 June 2025. The Council has 3 months to notify the Private Plan Change. The Private Plan Change will be publicly notified on 15 August 2025. Submissions will be due on 11 September 2025.</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.

A requirement of the Te Pūtahi Ladies Mile Streamlined Planning Process is for the provisions (if confirmed by the Ministry of the Environment) to be made operative. As significant parts of the Proposed District Plan are no longer subject to appeal, whole chapters are now able to be made operative. Operative status makes the implementation of the plan much easier. A careful analysis will be undertaken to ensure that operative status only applies to the provisions that are no longer subject to appeal or amendment.

The Te Pūtahi Ladies Mile Variation has been made formally operative; all affected provisions are marked on the Eplan. Significant additional parts of the Proposed District Plan will be made operative as soon as possible.

Gorge Road Hazards

Queenstown Lakes District Council (QLDC) has been investigating risk from natural hazards (rockfall and debris flow risk) in the Brewery Creek and Reavers Lane areas. Assessments show there are a range of risk levels in these areas, with elevated levels of risk in some places.

Council staff are now working on a further work programme to inform if and where the different elements recommended by the preferred response package will be applied and next steps for this project.

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

It is noted that this project is different from the post 2023 storm event cleanup which was not directly attributed to the natural hazards.

Glenorchy Natural Hazards

In the event that any planning implications arise from this project – i.e changes to the District Plan, then a project plan, resourcing and plan change process will be undertaken.

Housing and Business Capacity Analysis (HBCA)

Under the NPS-UD, Housing and Business Capacity Assessments (HBA) are required to be prepared by all Tier 1 and 2 Councils every three years. The HBA is designed to provide local authorities with a

robust evidence base for housing and business land markets so that it can be used to inform plans, planning decisions, and related strategies.

The purpose of the NPS-UD is to recognise the national significance of urban environments and the need to enable such environments to develop and change; and in particular, providing sufficient development capacity within plans to meet the needs of people and communities and future generations in urban environments.

The NPS-UD requires QLDC and ORC to develop a highly detailed understanding of supply and demand for residential capacity as well as the needs of the community, the property and development market and competing market factors. It also requires a comprehensive understanding of holiday homes and visitor accommodation, and how these impact residential land capacities.

QLDC has commissioned a consultant to develop in partnership with Council a new online and interactive Housing and Business Capacity and Feasibility Model (growth model). This model will allow Council to understand the housing and business market by testing scenarios in-house to understand how changes in planning assumptions or infrastructure investment could impact on the results of capacity or feasibility in the district. The model will be used to inform the HBA (the written document). That document needs to be written to meet the needs of Subpart 5 of the National Policy Statement Urban Development.

3.19 *Obligation to prepare HBA*

- (1)** *Every tier 1 and tier 2 local authority must prepare, and make publicly available, an HBA for its tier 1 or tier 2 urban environments every 3 years, in time to inform the relevant local authority's next long-term plan.*
- (2)** *The HBA must apply, at a minimum, to the relevant tier 1 or tier 2 urban environments of the local authority (ie, must assess demand and capacity within the boundaries of those urban environments), but may apply to any wider area.*

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

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

Attachment 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
107 Appeals	86 Appeals	43 Appeals	16 appeals
99 appeals resolved	76 appeals resolved	34 appeals resolved	2 appeals resolved
8 still live	10 still live	9 still live	14 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	Cardrona Cattle Company ENV-2021-CHC-034	Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Definitions The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 3	Strategic Direction	No outstanding appeals	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
Chapter 4	Urban Development	Cardrona Cattle Company NEV-2021-CHC-034	Rezoning of a site at Gibbston to enable Industrial Zoning including any related changes to Chapter 4 Urban Development. The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 5	Tangata Whenua	No outstanding appeals	
Chapter 6	Landscapes and Rural Character	No outstanding appeals	
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		
Chapter 15	Local Shopping Centre		
Chapter 16	Business Mixed Use		
Chapter 17	Airport Zone	Jeremy Bell Investments Limited ENV-2018-CHC-062	Seek rezoning of property opposite Wanaka Airport to an Airport Mixed Use Zone. Informal mediation nearly complete which should resolve this appeal.
Chapter 18	General Industrial and Service Zone	Queenstown Airport Corporation ENV-2021-CHC-048	Remaining relief sought regarding changes to the residential design guide – appropriate tree species near the Airport.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			Awaiting feedback from QAC on the amended guideline.
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	
		Williamson S ENV-2019-CHC-084	<p>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.</p> <p>Environment Court led mediation is scheduled for 2 September 2025.</p>
		Boxer Hill Trust ENV-2019-CHC-038	<p>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.</p>
		Wood C ENV-2019-CHC-064	<p>To require all but infrequent landings of helicopters to obtain consent (Informal airports provisions).</p> <p>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</p>

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Faifax A ENV-2019-CHC-071	<p>Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for.</p> <p>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</p>
		Aircraft Owners and Pilots Association (NZ) Inc ENV-2019-CHC-072	<p>Informal airports are an established recreational activity within the Wakatipu Basin which should continue to be provided for.</p> <p>Council has sent parties a position paper in order to promote discussions and hopeful resolution of these appeals.</p>
Chapter 24 Landscape Character Units	Landscape Character Units	Williamson S ENV-2019-CHC-084	<p>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.</p> <p>Environment Court led mediation is scheduled for 2 September 2025.</p>
		Boxer Hill Trust ENV-2019-CHC-038	<p>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.</p>

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			Under appeal
		Barnhill Corporate Trustee ENV-2109-CHC-086	Creation of a Morven Ferry Road Visitor Precinct. Under appeal.
		Morven Ferry Ltd ENV-2019-CHC-088	Creation of a Morven Ferry Road Visitor Precinct. Under appeal.
Chapter 25	Earthworks	Cardrona Cattle Company Ltd ENV-2021-CHC-034	Amendments to the Earthworks provisions to enable the rezoning to industrial zoning. The Environment Court hearing has been vacated to allow further Environment Court led mediation.
Chapter 26	Historic Heritage	No outstanding appeals	
Chapter 27	Subdivision and Development	Cardrona Cattle Company Ltd ENV-2021-CHC-034	Seeks rezoning of land in Gibbston to enable urban development The Environment Court hearing has been vacated to allow further Environment Court led mediation.
		Boxer Hill Trust ENV-2019-CHC-038	Rezone the land located adjacent to the intersection of Arrowtown-Lake Hayes and Hogans Gully Roads (Lot 6 DP392663 and Lot 2 DP 501981) from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Under appeal.
		Alexandra Schrantz and Jayne Schrantz ENV-2018-CHC-061	Relief sought relating to policy drafting. It is allocated to Topic 22. Under appeal

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Malaghans Investments Limited ENV-2021-CHC-031	Rezoning land adjacent to Skippers Road to Rural Visitor Zone Environment Court mediation being undertaken and consent documentation is being drafted.
		Cardrona Cattle Company Ltd ENV-2021-CHC-031	Seeks Rural Visitor Zoning at Gibbston The Environment Court hearing has been vacated to allow further Environment Court led mediation.
		The Station at Waitiri Limited ENV-2021-CHC-060	Seeks Industrial rezoning at Gibbston On hold awaiting outcome of Cardrona Cattle Company appeal.
		Barnhill Corporate Trustee ENV-2019-CHC-086	Creation of a Morven Ferry Road Visitor Precinct. Awaiting outcome of Wakatipu Basin appeal.
		Williamson S ENV-2019-CHC-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Environment Court led mediation is scheduled for 2 September 2025.
Chapter 28	Natural Hazards	No outstanding appeals	
Chapter 29	Transport	Cardona Cattle Company Ltd ENV-2021-CHC-034	Amendments to the Transport provisions to enable the rezoning to industrial zoning.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
			The Environment Court hearing has been vacated to allow further Environment Court led mediation.
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
		ZIV (NZ) Ltd ENV-2019-CHC-030	Seeks an extension of the Bob's Peak Area of the Ben Lomond Sub-zone and additional amendments. 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. Under appeal
Chapter 39	Wahi Tupuna	No outstanding appeals	
Chapter 41	Jacks Point Zone	No outstanding appeals	
Chapter 42	Waterfall Park	No outstanding appeals	

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
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	Barnhill Corporate Trustee Limited ENV-2021-CHC-017	Creation of a Morven Ferry Road Visitor Precinct. Awaiting resolution of Wakatipu Basin Zone appeal.
Chapter 47	The Hills Resort Zone	No outstanding appeals	
Chapter 48	Hogans Gully resort Zone	No outstanding appeals	
Web Mapping Application		Jemery Bell Investments Limited ENV-2018-CHC-62	Rezone to Rural Industrial or similar airport related zoning Under Appeal
		Te Anau Investments Limited ENV-2018-CHC-106	Rezoning at Walter Peak Environment Court mediation being undertaken.
		Alexandra Schrantz and Jayne Schrantz ENV-2018-CHC-061	Relief sought relating to policy drafting. It is allocated to Topic 22. Under appeal
		Boyd D ENV-2019-CHC-059	Remove Building Line Restriction Area On hold pending Ladies Mile Variation
		Williamson S ENV-20-CCH-084	Rezone parts of the Williamson Land, located between Malaghans, Mooney and Speargrass Flat Roads, from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct. Environment Court led mediation is scheduled for 2 September 2025.

Chapter #	Chapter Name	Appeals	Summary of appeals/appeal points
		Malaghans Investments Limited ENV-2021-CHC-030	Rezoning land adjacent to Skippers Road as a Rural Visitor Zone Environment Court mediation being undertaken
		Cardrona Cattle Company Limited ENV-2021-CHC-031	Seeks Rural Visitor Zone at land Gibbston On hold
		Cardrona Cattle Company Limited ENV-2021-CHC-034	Seeks Industrial zoning at land Gibbston Environment Court mediation being undertaken
		The Station at Waitiri Limited ENV-2021-CHC-061	Seeks Industrial rezoning at Gibbston On hold awaiting outcome of Cardrona Cattle Company.