

Attachment A: Summary of Projects and Timelines

Proposed District Plan Project

Stage 1 Proposed District Plan		
<p>Notified August 2015 Council Decisions Issued Some provisions still under appeal</p>	<p>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</p>	<p>The following chapters still have outstanding appeals:</p> <p>Chapter 2: Definitions Chapter 4: Urban Development Chapter 17: Airport Zone Chapter 22: Rural Residential and Rural Lifestyle Chapter 27: Subdivision and development Chapter 29: Transport</p>

	<p>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</p>	
Stage 2 Proposed District Plan		
<p>Notified November 2017 Council decision issued</p>	<p>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</p>	<p>The following chapters have appeals outstanding.</p> <p>Chapter 24 (mapping requests) Chapter 25: Earthworks Chapter 29: Transport Chapter 38: Open Space and Recreation</p>
Stage 3 & 3B Proposed District Plan		
<p>Stage 3 Notified September 2019 Council decision issued</p>	<p>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</p>	<p>The following chapters have appeals outstanding.</p> <p>Chapter 18A: General Industrial & Service Zone (mapping requests and upzoning)</p>
<p>Stage 3B Notified October 2019 Council decision issued</p>	<p>Chapter 46: Rural Visitor Zone</p>	<p>Chapter 46: Under appeal</p>

<p>Arthurs Point Re-notification (Stage 1 of the PDP) March 2022 Council decision issued</p>	<p>An amended Summary of Decisions Requested for two submissions made on the Queenstown Lakes Proposed District Plan (Stage 1), by Gertrude’s Saddlery Limited and Larchmont Developments Limited.</p> <p>The submissions seek relief associated with land at Arthurs Point. The relief sought has been summarised in the amended Summary of Decisions Requested, which has been made available as an Addendum to the Summary of Decisions Requested for Stage 1 of the PDP. The process was undertaken in accordance with an Enforcement Order issued by the Environment Court dated 11 September 2019.</p>	<p>Under appeal – mediation scheduled for later in 2024</p>
<p>Variations Currently being Processed & Status</p>		
<p>Inclusionary Housing Notified October 2022</p>	<p>This proposal seeks to amend the PDP by including a requirement for a financial contribution from residential subdivision and residential development in specified PDP zones. The financial contribution would be used to fund retained affordable housing that would be developed by the Queenstown Lakes Community Housing Trust or another registered Community Housing Provider approved by the Council. The housing would assist low to moderate income residents into affordable housing. Developments that have already paid a financial contribution to affordable housing via an existing stakeholder deed would be exempt from the proposal. The</p>	<p>Expert witness conferencing on 30 and 31 of January. Hearing was held in February – March 2024 and Council is awaiting the Independent Hearing Panel’s recommendation report.</p> <p>Commissioners:</p> <p>Jan Caunter (Chair) Jane Taylor Ken Fletcher Lee Beattie</p>

	variation would amend the PDP by inserting a new Objective and Policies into PDP Chapter 3: Strategic Directions, and by adding proposed Chapter 40: Inclusionary Housing to Part 5 of the PDP.	
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.	Hearing has been held; the recommendation is being presented to Council for ratification at the June 3 2024 Council meeting. Commissioners: Jane Taylor (Chair) Peter Kensington Quentin Smith (Cr)
Te Pūtahi Ladies Mile Notified April 2023	The proposal seeks to rezone an area of land from a mix of Rural, Rural Lifestyle and Large Lot Residential under the Proposed District Plan (PDP), into a new Special Purpose Zone, the Te Pūtahi Ladies Mile Zone. The Variation amends the PDP by adding a new chapter and amending existing District Wide chapters: Chapter 49: Te Pūtahi Ladies Mile Zone to Part Six of the PDP. It also includes changes to Chapter 3 - Strategic Direction <ul style="list-style-type: none"> • Chapter 4 - Urban Development • Chapter 25 – Earthworks • Chapter 27 - Subdivision and Development • Chapter 29 – Transport • Chapter 31 – Signs 	Hearing has been held, and the commissioners released a draft recommendation in support of the Variation. This is currently with the Minister of the Environment for formal ratification as a Decision. Commissioners: David Allen (Chair) Gillian Crowcroft Hoani Langsbury Judith Makinson Ian Munro

	<ul style="list-style-type: none"> • Chapter 36 - Noise. 	
Urban Intensification Variation Notified August 2023	<p>This proposal seeks to amend the PDP by increasing heights and densities in some zones in the Urban environment as well as rezoning land close to the commercial areas in Queenstown, Frankton and Wānaka to enable intensification of development. The proposed variation also includes amendments to planning provisions to recognise the benefits of intensification; to ensure adequate amenity values are provided for 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 • Chapter 27 – Subdivision and Development 	<p>Over 1250 submissions were received (comprising over 5000 submissions points).</p> <p>Summary of decisions requested is currently being prepared and will be notified for further submissions in May (10 working days).</p> <p>A hearing will then be scheduled to hear submissions early in 2025.</p>
Landscape Schedules - Upper Clutha Landscapes	<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>In final drafting stages, awaiting the recommendation on the Priority Landscapes to ensure consistency between the two approaches. Following this, it will be presented to Council to seek endorsement for notification.</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 • 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>
Spatial Plan Priority Areas Rezoning	Te Tapuae Southern Corridor - Draft Structure Plan	<p>Supporting the Spatial Planning team to create a Structure Plan.</p> <p>Preparing Variation(s) to give effect to the Te Tapuae Southern Corridor Structure Plan in the Proposed District Plan.</p>

	Frankton Priority Area	Being undertaken as part of the Special Zones review (Remarkables Park Zone, Frankton Flats A & B zones)
Amendments to support and provide a statutory weight for Council policies.	Climate and Biodiversity Strategy Travel Demand Management	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)

Other Projects

Eplan

The Eplan project aims to improve the way both professional and lay-people can interact with the Operative and Proposed District Plans. The District Plan review is being undertaken in four stages, and as such the staging of the Plan has meant that functionally, there are two Plans to consider (the Operative and Proposed Plans). This has led to complexity, requiring plan-users to navigate through two plans when going through the resource consent process.

The Eplan will improve the plan user experience by including definition links for defined words in the Plans, including links to external resources where applicable (such as including links to sections of the Resource Management Act 1991 and material incorporated by reference in the Plans), and to highlight provisions which are still under appeal. The Eplan will also combine the Councils GIS maps with the relevant District Plan, which allows plan users to see what layers or precincts apply to individual properties.

Public information sessions with high user groups (i.e. consultants, real estate agents etc) have been undertaken to explain how the Eplan works. Related work is also being undertaken to update the Council website, and to produce informational resources regarding the Eplan for users.

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.

Gorge Road Hazards

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

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

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

Glenorchy Natural Hazards

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

Housing and Business Capacity Analysis (HBCA)

Under the NPS-UD, Housing and Business Capacity Assessments (HBA) are required to be prepared by all Tier 1 and 2 Councils every three years. The HBA is designed to provide local authorities with a robust evidence base for housing and business land markets so that it can be used to inform plans, planning decisions, and related strategies.

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

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

QLDC has commissioned a consultant to develop in partnership with Council a new online and interactive Housing and Business Capacity and Feasibility Model (**growth model**). This model will allow Council to understand the housing and business market by testing scenarios in-house to understand how changes in planning assumptions or infrastructure investment could impact on the results of capacity or feasibility in the district. This model is due to be completed mid-2024 and will be used to inform the HBA (the written document). That document needs to be written to meet the needs of Subpart 5 of the National Policy Statement Urban Development.

3.19 Obligation to prepare HBA

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

The completed HBCA is expected to be completed in November 2024.