Full Council

12 November 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [10]

Department: Planning & Development

Title | Taitara: Council Decisions on the Hāwea Mapping Variation to the Proposed District Plan

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to seek Council decisions on the Hāwea Mapping Variation (Variation) to the Proposed District Plan (PDP) in accordance with Clause 10 of the First Schedule of the Resource Management Act 1991 (RMA).

The purpose of the Variation is to amend the PDP planning maps for an area within Hāwea to resolve mapping errors and inconsistencies. The Variation was limited notified to 31 Hāwea properties between 31 August 2026 - 30 September 2026. The changes to PDP maps that would result from this Variation are included as Attachment A to this report.

No submissions were received, and a hearing was therefore not required. It is recommended that Council adopt the notified Variation as a Council decision.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of this report;

2. **Adopt** the Hāwea Mapping Variation to the Proposed District Plan as a Council decision; and

3. **Direct** staff to notify the decision in accordance with the First Schedule of the Resource Management Act 1991.

Prepared by:



Name: Charlotte Clark
Title: Intermediate Policy Planner

14 October 2026

Reviewed and Authorised by:



Name: David Wallace
Title: Planning & Development General Manager
19 October 2026

Context | Horopaki

Background

1. The Variation addresses two discrete PDP mapping issues in Hāwea, described in turn below.

Mapping Issue A

2. A mapping inconsistency was identified in Longview, Hāwea, whereby a strip of PDP Informal Recreation zoning was placed across the two residential lots (17 Ellacott Lane (Lot 17 DP 578363), and 28 Riley Street (Lot 40 DP 578363) that were intended to be zoned PDP Suburban Residential Zone (SRZ). See Attachment B for a map showing the location.

3. This mapping inconsistency resulted from information being supplied by the developer Universal Developments in respect of the arrangement of residential lots and the location of reserves in the Longview development during their Environment Court Appeal (Decision [2023] NZEnvC 110). The appeal has been resolved; therefore, the current PDP mapping approved under the Environment Court Decision is treated as operative.

4. The Variation subject of this report updates the PDP mapping to correct the mapping error in the PDP Informal Recreation zoning across these properties and show the correct zoning, being the SRZ.

Mapping Issue B

5. The Variation updates the mapping of the wider Hāwea area for land already vested to QLDC for the purpose of reserves and accessways by changing the zoning error on the operative mapping from SRZ to Informal Recreation Zone. This mapping change reflects what is already existing and can be considered as a general amendment to reflect the correct zoning and the intended uses of these parcels of land, which are now reserves vested in Council. See Attachment B for a map showing the location of these reserves and accessways.

Variation Process and Timeline

6. Due to the localised nature of the mapping issues, the Variation was notified using an alternative plan change process to the standard full notification required by the RMA.

7. On 10 June 2025 the Planning and Strategy Committee (now Smart Growth Committee) authorised the Manager of Planning Policy to use their delegation to prepare a Section 32 Report and undertake limited notification to amend the PDP maps to correct minor errors and recognise vested open space, which was served on all persons directly affected by the proposed variation, in accordance with Clause 5(A) of the First Schedule of the RMA.[1]

[1] item-4-hāwea-mapping-variation-to-the-proposed-district-plan.pdf

8. The Plan Stop legislation came into force on 21 August 2025. This resulted in the Variation being paused due to the requirement for a Plan Stop exemption for the Variation to be progressed. An exemption application was submitted to the Minister for the Environment on 25 May 2026; the exemption was formally approved by the Minister in a letter dated 11 August 2026.[2]

9. Thirty-one properties (see Attachment C) were identified as being directly affected pursuant to cl5(A) of the First Schedule of the RMA. These properties were served formal notice of the Variation on 31 August 2026. The submission period was open for the statutory 20 working days, closing on 30 September 2026.

10. No submissions were received; enabling the Variation to proceed without the need for a hearing under Clause 8(C) of the Act.

Analysis and Advice | Tatāritaka me kā Tohutohu

11. The Hāwea Mapping Variation has been through a thorough process under Schedule 1 of the RMA. This submission process gave all persons identified as directly affected by the proposal the opportunity to submit on the notified proposal.

12. Clause 5(A) of Schedule 1 of the RMA allows for limited notification of plan changes in some cases.[3]

13. Given that no submissions were made on the Variation there was no need to hold a hearing, and no Environment Court appeals can be lodged. This has resulted in an efficient and cost-effective process.

Options

14. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

15. Option 1 Adopt the Hāwea Mapping Variation, as notified under cl5(A) of the First Schedule of the RMA, as a Council Decision.

Advantages:

- The Variation allows Council to resolve two matters related to Hāwea, notified in one variation: Mapping Issue A (correct the erroneous zoning) and Mapping Issue B (update the wider reserve land vested in Council to an Open Space & Recreation Zone).

[2] https://www.qldc.govt.nz/media/to0hituf/exemption-decision.pdf
[3] The local authority may give limited notification, but only if it is able to identify all the persons directly affected by the proposed change or a variation of a proposed policy statement or plan. The local authority must serve limited notification on all persons identified as being directly affected by the proposed change or variation. Resource Management Act 1991 No 69 (as at 05 April 2025), Public Act 5A Option to give limited notification of proposed change or variation – New Zealand Legislation

Disadvantages:

- None identified.

16. Option 2 Reject the Hāwea Mapping Variation, in full or in part, as notified under cl5(A) of the First Schedule of the RMA.

Advantages:

- Whilst this is a legal option available to Council, no advantages have been identified.

Disadvantages:

- Known unintended mapping errors would not be resolved.
- Pursuant to cl10(1) of the First Schedule of the RMA, a local authority must give a decision on the provisions and the matters raised in submissions, whether or not a hearing is held. As no submissions were received on the Variation, no scope has been created to modify the notified Variation. Therefore, a decision to reject or reject in part the Variation may result in legal risk.
- It may be a long period of time before there is another opportunity to notify this matter, in the meantime the two properties with the erroneous zoning will be restricted with what activities can occur on their land.
- This option may necessitate a requirement to submit another Plan Stop exemption application to the Minister, resulting in time delays and inefficiency.
- This option would not provide a return on the investment to date in progressing this Variation. Additional costs would be incurred if the Variation was withdrawn and pursued at a later date.

17. Option 3 Withdraw the Hāwea Mapping Variation.

Advantages:

- Whilst this is a legal option available to Council, no advantages have been identified.

Disadvantages:

- It may be a long period of time before there is another opportunity to notify or find another solution to this matter, in the meantime the two properties with the erroneous zoning will be restricted with what activities can occur on their land.

18. This report recommends **Option 1** for addressing the matter because it is the most effective and efficient method to undertake the Hāwea Mapping Variation.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

19. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it aligns with existing policies within the District Plan and will unlikely have any impact on social, economic, environmental and cultural wellbeing.

20. The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district who are directly affected by the proposal, refer to Attachment C.

21. Following approval from the Planning and Strategy Committee, Council undertook initial consultation with the property owners directly affected by the Variation in the form of a letter sent in June 2025. Additionally, a copy of the Variation was provided to the Minister for the Environment, the Otago Regional Council and iwi authorities. Further engagement was undertaken through the limited notification process in accordance with Clause 5(A) of the First Schedule, whereby only the persons directly affected were served the notification and were given the opportunity to make a submission. The Variation details were also publicly available on the Council website and within the District's central public libraries.

Māori Consultation | Iwi Rūnaka

22. The Council has undertaken consultation with iwi in accordance with the requirements Clause 5(A) of the First Schedule of the RMA, which requires the local authority to provide a copy of the proposed change or variation, without charge to tangata whenua of the area, through iwi authorities.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

23. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating due to the erroneous zoning currently applied to the residential land at Hāwea.

24. Approval of the recommended option will allow Council to avoid the risk. This will be achieved by having the erroneous zoning removed on the two residential properties. The rezoning of the new reserves from SRZ to an Open Space & Recreation Zone will formalise the ongoing use of this land for appropriate reserves activities. Additionally, it enables the Open Space & Recreation Zone rule framework to apply to the land, which is a more effective and efficient method compared to the current residential zoning.

Financial Implications | Kā Riteka ā-Pūtea

25. Council's costs preparing this variation, and the notification process have already been met from existing budgets. It is very unlikely that any further costs will be incurred, should Option 1 be approved by Council. As no submissions were received, there is no risk of appeals.

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

26. The following Council policies, strategies and bylaws were considered:

- The Proposed District Plan

27. The recommended option is consistent with the principles set out in the named plan.

28. This matter is not included in the Long-Term Plan/Annual Plan.

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

29. Legal advice was provided, which advised that it was appropriate to use the limited notification process under Clause 5(A) of the First Schedule of the RMA to progress the Variation.

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

30. 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; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local — (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b). 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.

31. The recommended option:

- 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	Recommended amendments to Proposed District Plan Planning Maps
B	Map showing zoning inconsistency and additional reserves to be rezoned to Informal Recreation
C	Directly Affected Parties identified for the Limited Notification pursuant to Clause 5A of Schedule 1 of the RMA