

15 August 2025

Tēnā koe,

**PUBLIC NOTIFICATION OF A REQUEST FOR CHANGES TO THE PROPOSED QUEENSTOWN LAKES
DISTRICT PLAN – CHANGES TO THE HILLS RESORT ZONE**

Private Plan Change 1 – The Hills Resort Zone

On August 15th 2025, the Queenstown Lakes District Council publicly notified the following private plan change to parts of the Proposed Queenstown Lakes District Plan (PDP) and is now inviting submissions.

You will find a copy of the public notice **attached**. The notice details the proposal, where to find more information, and how to get involved in the process.

Private Plan Change 1 requests to amend Chapter 47 (The Hills Resort Zone) and consequential amendments to District Wide Chapters 25 (Earthworks) and 27 (Subdivision and Development) of the Proposed District Plan (PDP).

The proposed change to the PDP includes two main elements:

A) Proposed Changes to the Hills Resort Zone Structure Plan, including:

1. The removal of or amendment to the location or shape of some of the Activity Areas shown on the Hills Resort Zone Structure Plan to accommodate the rerouting of parts of the existing golf course.
2. The introduction of a new Sports Court and Gardens Activity Area, a new Golf Training Facility Activity Area, changes to road access, new Homesite Activity Areas and associated Structural Planting Areas (**SPA**) and Landscape Management Amenity Areas (**LAMA**).

B) Proposed Changes to other PDP provisions, including:

1. Section 47.1 (Zone Purpose, Activity Areas and SPAs). *SPAs are a new provision.*
2. Section 47.2 (Zone Objectives and Policies).
3. Section 47.4 (Zone Rules).
4. Section 47.5 (Zone Standards).
5. Section 47.7 (Zone Structure Plan).
6. Section 47.8 (Zone Indicative LAMA Plans).
7. Section 47.9 (Zone Plant List). *The Zone Plant List is a new provision.*
8. Section 25.5 (Earthworks Rules - Zone Specific).

9. Section 27.7 (Subdivision and Development Rules - Zone and Location Specific).

10. Section 27.13.16 (Subdivision and Development - Hills Resort Zone Structure Plan).

Where to view Private Plan Change 1 to the PDP

You can view the notified proposals online at <https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-application-the-hills-resort-zone/>.

The private plan change is available to be viewed online at the Queenstown, Wānaka, Arrowtown, Makarora, Glenorchy, Lake Hāwea, Frankton or Kingston Libraries, and at Council offices.

How to get involved in the process

The best way to get involved is to make a submission. Please tell us about which parts of the proposals you agree with, as well as what you disagree with or want changed. The easiest way to make a submission is using our online form, which can be found at <https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-application-the-hills-resort-zone/>

Options for making a submission are:

- **Online:** <https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-1-the-hills-resort-zone/> (Link to Consult 24 page for submission on QLDC page).
- **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Operative District Plan Submission
- **Email:** pdpsubmission@qldc.govt.nz (subject line: Plan Change 1 The Hills Submission)
- **Deliver:** 10 Gorge Road Queenstown or 47 Ardmore Street Wanaka

Submissions close on **12 September 2025**.

Need help understanding the proposal?

A duty policy planner at the Council will be available to help during normal office hours until submissions close. Call 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) to talk on the phone or make an appointment.

Yours sincerely, Nāku noa nā



Alyson Hutton

Planning Policy Manager