

Date of Public Notice: 31st of August 2026

Variation to Queenstown Lakes Proposed District Plan (PDP)

Limited Notification of the Hāwea Mapping Variation

Queenstown Lakes District Council has prepared the following Variation to the Queenstown Lakes Proposed District Plan (PDP) under Clause 5A of Schedule 1 of the Resource Management Act 1991 (RMA).

Only persons who are given limited notification under clause 5A(3) of Schedule 1 of the Resource Management Act 1991 (the Act) may make a submission on this proposal.

This Variation proposes to amend PDP maps to address two discrete mapping issues within the Hāwea area. These issues are summarised as follows:

- a. Correct a mapping error by rezoning two residential lots at Longview to Suburban Residential Zone (SRZ), which were erroneously zoned Informal Recreation Subzone via an Environment Court Consent Order; and
- b. Amend PDP mapping to rezone seven lots that are currently zoned PDP Suburban Residential Zone or Large Lot Residential A Zone to the Informal Recreation Subzone of the Open Space and Recreation Zone. These lots have been vested in Council for reserves purposes, and the current zone is no longer appropriate.

Where to view the Variation

You can view the variation:

- <https://www.qldc.govt.nz/your-council/district-plan/hawea-mapping-variation-limited-notification/>
- **In person at 47 Ardmore Street, Wānaka, Monday to Friday, 8.30am - 5.00pm**

Physical copies are not available at public libraries, but Council's website can be accessed at the following locations free of charge:

Public libraries, opening hours vary, please check <https://codc-qldc.govt.nz/> for details:

- Queenstown Library: 10 Gorge Road
- Wānaka Library: Dunmore Street
- Arrowtown Library: 58 Buckingham Street
- Makarora Library: Rata Road
- Glenorchy Library: 13 Islay Street
- Lake Hāwea Library: Myra Street
- Kingston Library: 48 Kent Street
- Frankton Library: Hawthorne Drive

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Submissions

Options for making a submission are:

- **Post:** Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: Proposed District Plan Submission
- **Email:** pdpsubmission@qldc.govt.nz (subject line: Proposed District Plan Submission)

Important: Any written submissions that do not use the online form must be made using Form 5, as prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003. All submissions must state whether or not you wish to be heard in support of your submission at a hearing. The submission form (Form 5) is available from the locations listed above, as well as the Ministry for the Environment and New Zealand Legislation websites.

The closing date for submissions is Wednesday 30 September 2026.

If you do not wish to make a submission on this proposed variation, you may provide written notice via email or post confirming that no submission is to be made.

If all parties identified as directly affected confirm that they will not submit, council may formally close the submission period earlier than 30 September 2026.

What happens after the submission period closes?

If no submissions are received:

- There will be no summary of decisions requested by submitters.
- A hearing will not be held. If no submissions are received, or if no submitter has said they wish to be heard, a decision on the Variation to the plan change can be made without a hearing.

Submissions are received:

- A summary of decisions requested by submitters will be prepared and notified to those who are directly affected by this variation (i.e. limited to those persons who received this limited notification notice under clause 5A(3));
- The persons given limited notification under clause 5A(3) may make a further submission, in the prescribed form within 10 working days of notification of the summary of decisions sought, either supporting or opposing submissions already made;
- A copy of the further submission must also be served on the Council and the person who made the original submission to which the further submission relates;

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- Submitters may speak in support of their submission(s) at a hearing if they have indicated in their submission that they wish to be heard;
- Following the hearing, the Council will give public notice of its decisions and matters raised in submissions, including its reasons for accepting or rejecting submissions;
- Every submitter then has the right to appeal the Council's decisions on the proposal to the Environment Court.

Need more information or help understanding the proposal?

Visit <https://www.qldc.govt.nz/your-council/district-plan/hawea-mapping-variation-limited-notification/> or refer to the attached fact sheet. A Duty Planner will also be available during normal office hours during the notification period.

- Queenstown: 03 441 0499
- Wānaka: 03 443 0024
- Email: pdpenquiries@qldc.govt.nz.

This notice is in accordance with clause 5A of Schedule 1 of the Resource Management Act 1991.