



11 August 2026

CB-COR3182

Amy Bowbyes
Principal Policy Planner
Queenstown Lakes District Council
By email: Amy.Bowbyes@qldc.govt.nz

Cc: John Glover, Mayor
john.glover@qldc.govt.nz

Dear Amy,

Thank you for applying for exemptions to the plan stop policy under section 80V of the Resource Management Act 1991 (the Act). I have considered each application separately against the criteria in section 80W of the Act. This letter records my decisions on the following exemption applications:

1. Te Tapuae Southern Corridor Plan Variation
2. Hāwea Mapping Variation
3. Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change
4. Gorge Road Non-Hazard Affected Areas Plan Change
5. Plan Change 50 (Queenstown Town Centre Extension Zone Review)
6. Remarkables Park Special Zone Plan Change

Having considered each application, I have decided to approve all six exemption applications in full. My decisions are as follows:

Te Tapuae Southern Corridor Plan Variation

Queenstown Lakes District Council applied for an exemption for the Te Tapuae Southern Corridor Plan Variation under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that the Te Tapuae Southern Corridor Plan Variation meets the criteria under s80W(2)(b) and s80W(2)(h) of the Act and should proceed in full. This is because this plan change will address inefficient and unintended outcomes of existing plan provisions and will enable progression of a strategically significant growth area.

Hāwea Mapping Variation

Queenstown Lakes District Council applied for an exemption for Hāwea Mapping Variation (Variation) under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that Variation meets the criteria under s80W(2)(b) of the Act and should proceed in full. This is because this variation is a limited, corrective change that addresses planning provisions that have had unintended consequences or have led to inefficient outcomes.

Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change

Queenstown Lakes District Council applied for an exemption for the Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that for the Frankton Flats Special Zone and Frankton Flats Special Zone (B) Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will provide for greater development capacity and well-functioning urban environments, as well as remove overly stringent and unnecessary barriers to development through the introduction of more standardised zoning. This will reduce the complexity of provisions and increase the effectiveness and efficiency of the consenting process. In addition, the rezoning component of the two adjacent rural zones will better reflect the current use and location of the sites.

Gorge Road Non-Hazard Affected Areas Plan Change

Queenstown Lakes District Council applied for an exemption for the Gorge Road Non-Hazard Affected Areas Plan Change under s80W(2)(d) and s80W(2)(h) of the Act.

I am satisfied that the Gorge Road Non-Hazard Affected Areas Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will support intensification in the non-hazard affected areas of Gorge Road.

Plan Change 50 (Queenstown Town Centre Extension Zone Review)

Queenstown Lakes District Council applied for an exemption for Plan Change 50 (Queenstown Town Centre Extension Zone Review) under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that Plan Change 50 (Queenstown Town Centre Extension Zone Review) meets the criteria under s80W(2)(b) and s80W(2)(h) of the Act and should proceed in full. This is because this plan change will be more enabling of development as the reworked provisions will rectify unintended consequences that have hindered development, and will improve efficiency by ensuring zone-specific standards are aligned.

Remarkables Park Special Zone Plan Change

Queenstown Lakes District Council applied for an exemption for the Remarkables Park Special Zone Plan Change under s80W(2)(b) and s80W(2)(h) of the Act.

I am satisfied that the Remarkables Park Special Zone Plan Change meets the criteria under s80W(2)(h) of the Act and should proceed in full. This is because this plan change will enable approximately 200 additional homes beyond previously anticipated capacity, as well as 350,000sqm of ground-floor commercial space. The review will also promote greater consistency across the planning frameworks including overall alignment with QLDC's strategic planning documents and national direction.

Should you have any questions regarding these decisions or the process from here, please contact my officials at plan.exemptions@mfe.govt.nz.

Yours sincerely,



Hon Chris Bishop
Minister Responsible for RMA Reform