

**BEFORE THE INDEPENDENT HEARING PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

<b>Under the</b>	Resource Management Act 1991
<b>In the matter</b>	of the Urban Intensification Variation to the proposed Queenstown Lakes District Plan

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**MEMORANDUM OF COUNSEL FOR QUEENSTOWN LAKES DISTRICT COUNCIL  
PROVIDING MAP OF 'URBAN ENVIRONMENT'**

**9 October 2025**

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## MAY IT PLEASE THE PANEL

### Introduction

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) in relation to the Urban Intensification Variation to the proposed Queenstown Lakes District Plan (**PDP**) (**Variation** or **UIV**).
2. This memorandum responds to a request from the Panel for a plan(s) expressly identifying the geographic extent of the Tier 2 urban environment of “Queenstown” (**Urban Environment Maps**). It is understood the request relates to the questions asked in the Panel’s Minute 6, and which Council responded to in its Reply Evidence and Legal Submissions.
3. The Urban Environment Maps are attached as **Appendix A** to this memorandum.

### Hāwea/ Wānaka Sticky Forest

4. The Panel will see that on the attached maps, part of Hāwea/ Wānaka Sticky Forest located between Northlake, Kiromoko and Forest Heights, is shown as being within the urban environment / Urban Growth Boundary and is zoned a combination of Low Density Residential Suburban Zone (**LDSRZ**) and Large Lot Residential Zone. In a decision issued last week, an additional part of Sticky Forest has been rezoned to Large Lot Residential and therefore when the Court directs the Council to update the PDP, the Urban Growth Boundary will move to include a further portion of Sticky Forest.
5. Changes made to the PDP LDSRZ through the UIV will not apply to the LDSRZ part of Sticky Forest. Sticky Forest was rezoned in part from PDP Rural Zone to LDSRZ *after* the UIV was notified. While part of Sticky Forest has been rezoned to LDSRZ, the ‘intensification’ enabled by the UIV has not been tested for Sticky Forest and Sticky Forest was not notified as subject to any LDSR zoning.

6. The Council is not asking for any particular recommendation on this issue, except to record the Court's findings on the appropriate provisions for Sticky Forest (alongside the current version of the PDP) will apply to the LDSRZ part of Sticky Forest, rather than any LDSRZ provisions as amended by decisions on the UIV.

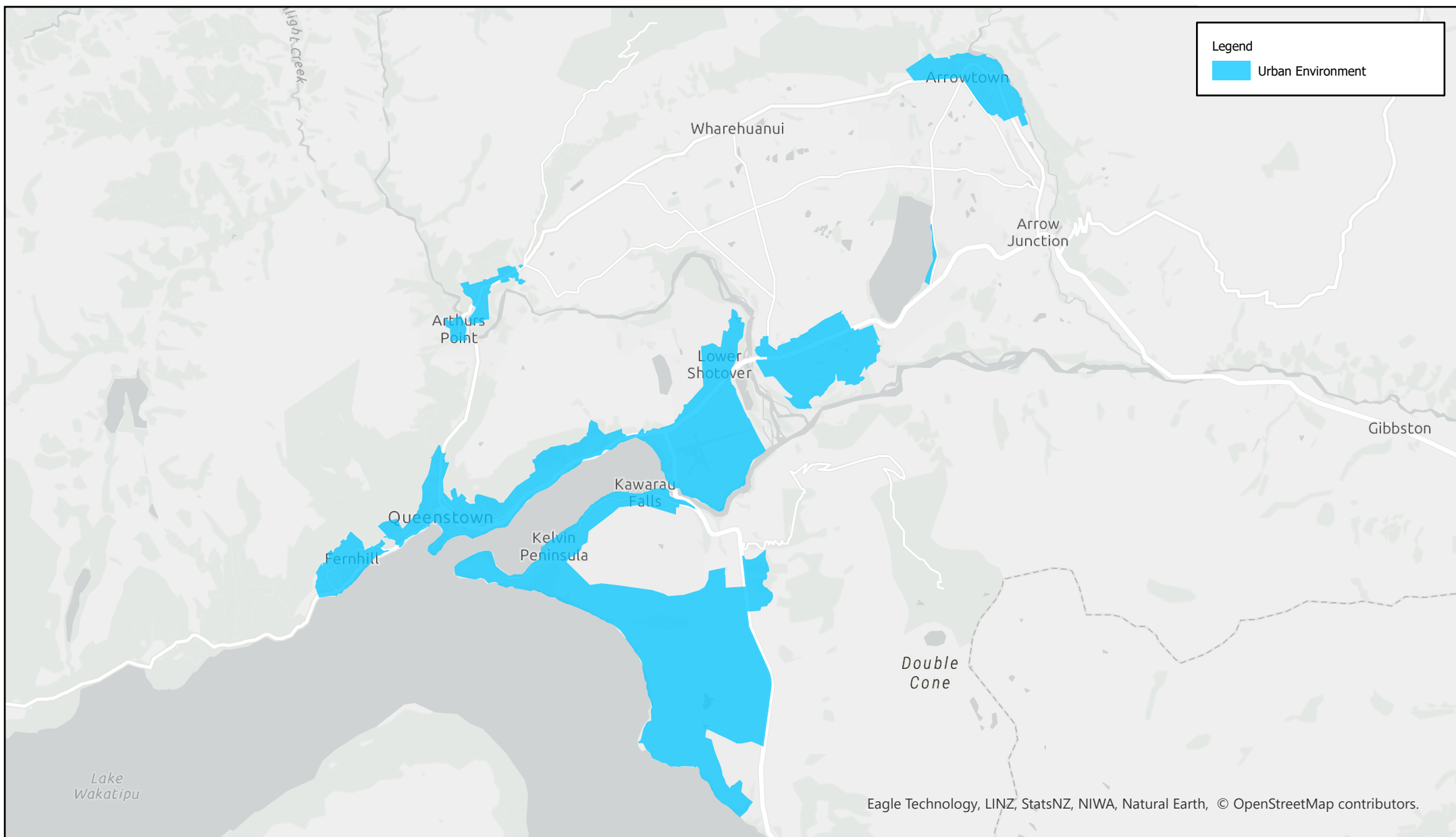
**DATED** this 9<sup>th</sup> day of October 2025



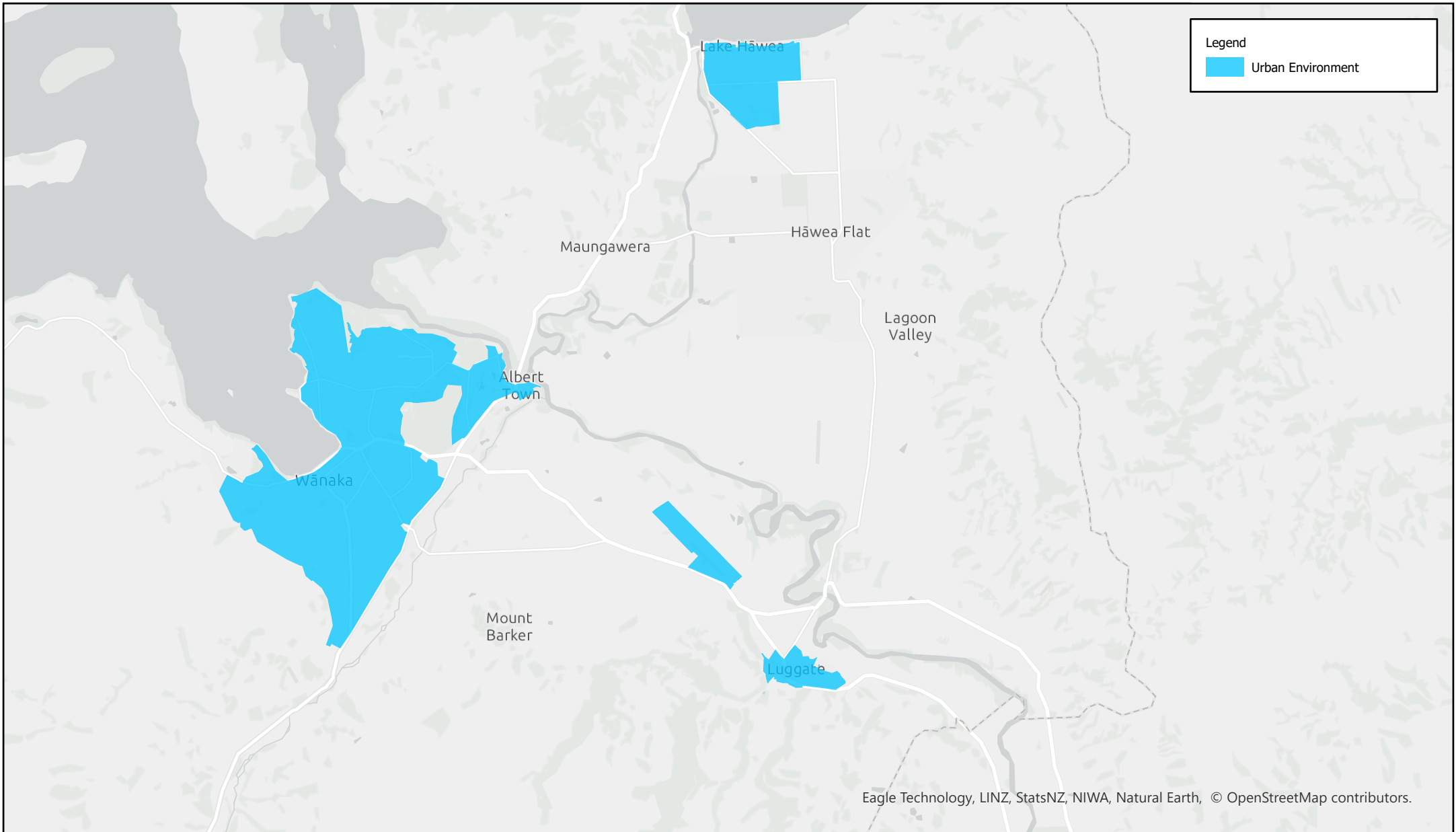
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Counsel for Queenstown Lakes District Council

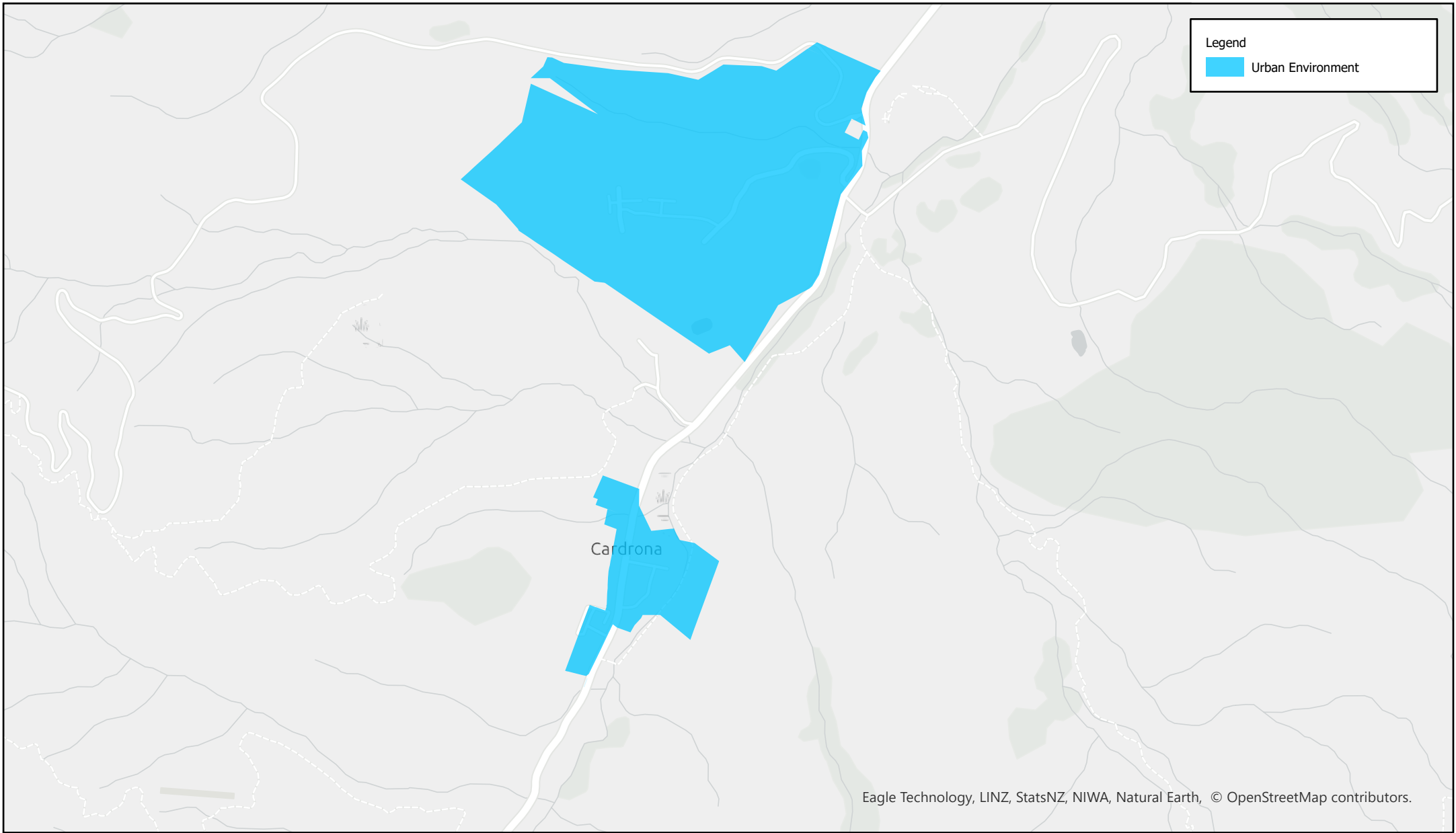
## **Appendix A - Urban Environment Maps**



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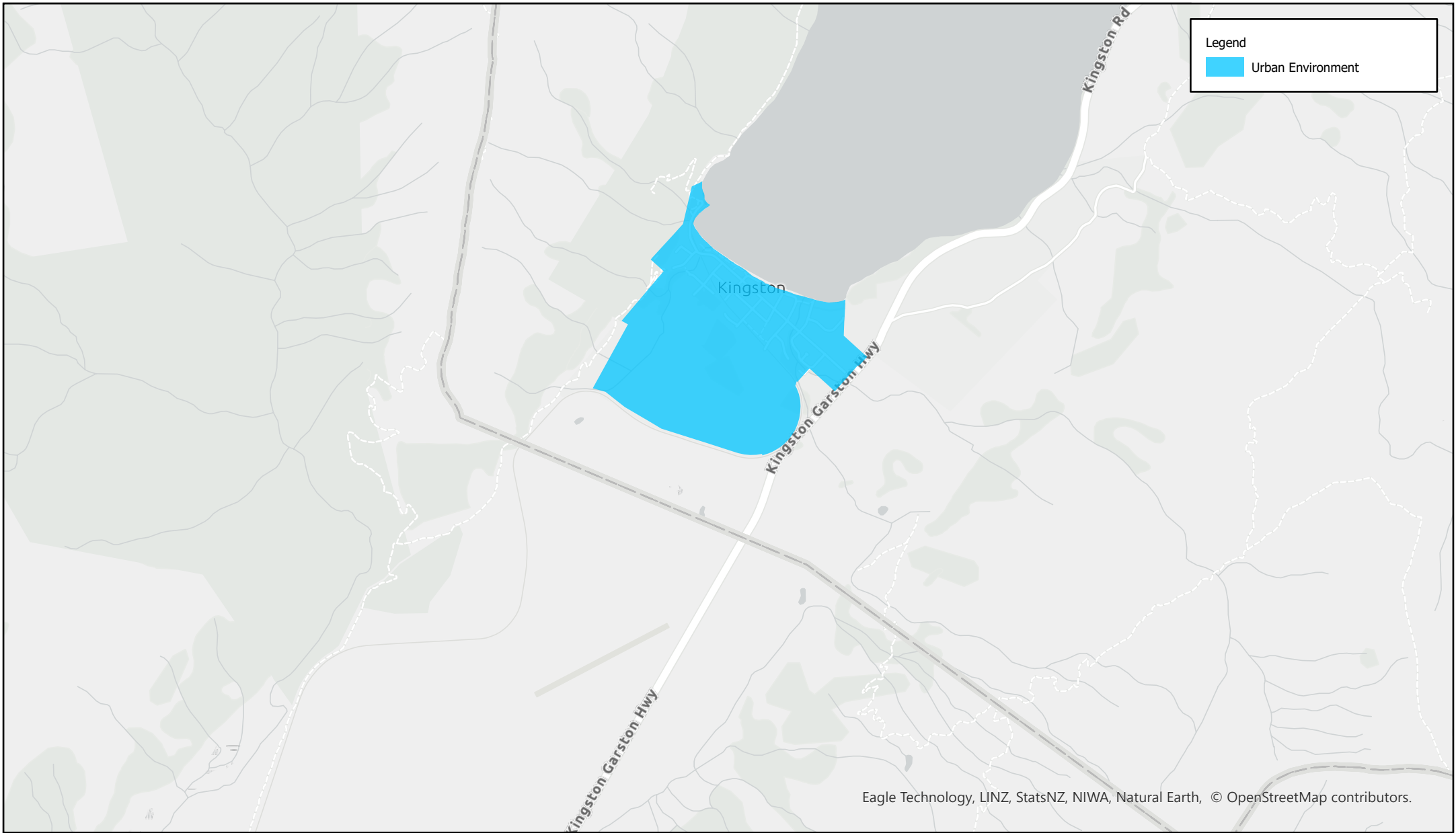
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