



## **PUBLIC NOTICE OF BERESFORD, ROUSE AND BUNKER (STICKY FOREST) ENVIRONMENT COURT APPEAL, SECTION 293 PROPOSAL:**

### **PROPOSED LARGE LOT RESIDENTIAL AREA A REZONING AND URBAN GROWTH BOUNDARY AMENDMENT AT THE SOUTH-WESTERN EDGE OF HĀWEA / WĀNAKA STICKY FOREST**

Queenstown Lakes District Council (**Council**) gives public notice as of **9 May 2025** of a Section 293 proposal directed by the Environment Court<sup>1</sup> in relation to a proposed alteration to the Queenstown Lakes Proposed District Plan (**PDP**). The proposed alteration is to the planning maps and text of the PDP, and follows decisions made by the Environment Court on an appeal by Beresford, Bunker and Rouse (**Appellant**) on Stage 1 of the Queenstown Lakes District Plan review.

The Proposal is to:

- rezone a 7 hectare strip of remnant land along the south western edge of Hāwea / Wānaka Sticky Forest (**Remnant Area**) from Rural Zone to Large Lot Residential Area A Zone;
- move the Urban Growth Boundary (**UGB**) to include the Remnant Area; and
- amend provisions in Chapter 11 (Large Lot Residential Zone) and Chapter 27 (Subdivision and Development), and consequential changes. (**Proposal**)

The Proposal is site specific in that the amendments to the PDP text apply only to the Remnant Area. The amendments to the PDP text are focused on integrating the development with the adjoining Council reserve land.

#### **Documentation**

A summary document outlining the Proposal, a map that depicts the proposed map alteration, consultation package, and a copy of the relevant procedural directions, can be:

- viewed online at: <https://www.qldc.govt.nz/your-council/district-plan/proposed-districtplan/appeals>
- inspected at any of the following locations during business hours. (Council offices 8.30-5pm. Library opening hours vary, please check [www.codc-qldc.govt.nz](http://www.codc-qldc.govt.nz) for details).

Council offices:

- 10 Gorge Road, Queenstown
- Wānaka Service Centre, 47 Ardmore Street Wānaka

Public Libraries:

- Queenstown Library: 10 Gorge Road
- Frankton Library: Remarkables House, 26 Hawthorne Drive
- 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

- requested by contacting Queenstown Lakes District Council:
  - Call: 03 441 1499 (Queenstown) or 03 443 0024 (Wānaka)
  - Email: [PDPenquiries@qldc.govt.nz](mailto:PDPenquiries@qldc.govt.nz)

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<sup>1</sup> *Beresford v Queenstown Lakes District Council* [2025] NZEnvC 119.

## Written feedback on the Proposal and Section 274 notices

- A. Any person may provide written comments and any supporting expert evidence to Council, no later than **23 June 2025**.
- B. In addition, any person who has an interest in the Proposal that is greater than the interest of the general public and wants to formally join the Beresford, Rouse and Bunker appeal as a Section 274 party, must give notice under Section 274 of the RMA (using Form 33) to join as a party. That notice must be filed with the Environment Court, and served on Council and the Appellant no later than **23 June 2025**. If those who seek to join as a Section 274 party also wish to make written comments on the Proposal they must do so in that manner outlined in (A) above.

Written comments, any supporting expert evidence and service of S274 notices must be lodged with the Council by:

- Email to [pdpsubmission@qldc.govt.nz](mailto:pdpsubmission@qldc.govt.nz) (subject line: QLDC PDP Beresford, Rouse and Bunker appeal - Hāwea / Wānaka Sticky Forest Section 293 for Remnant Area).
- Post: Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: PDP Beresford, Rouse and Bunker appeal, Hāwea / Wānaka Sticky Forest Section 293 for Remnant Area.

Section 274 notices must also be lodged with the Environment Court by:

- Email to [Christine.McKee@justice.govt.nz](mailto:Christine.McKee@justice.govt.nz) (subject line: QLDC PDP Beresford, Rouse and Bunker appeal, Hāwea / Wānaka Sticky Forest Section 293 for Remnant Area).
- Post: Environment Court, Christchurch Registry, PO Box 2069, Christchurch 8013 (Attention: C McKee. Re: QLDC PDP Beresford, Rouse and Bunker appeal, Hāwea / Wānaka Sticky Forest Section 293 for Remnant Area).

Section 274 notices must also be lodged with the Appellant by:

- Email to [jonathan@planzconsultants.co.nz](mailto:jonathan@planzconsultants.co.nz) c- Jonathan Cleese at Planz Consultants (subject line: QLDC PDP Beresford, Rouse and Bunker appeal, Hāwea / Wānaka Sticky Forest Section 293 for Remnant Area).

## What happens next?

After all written comments and expert evidence has been received, Queenstown Lakes District Council is required to provide to the Court, a link to all material received. Council must also provide a report summarising that material and providing recommendations for the Court's consideration. After that, the Court will consider the material provided by the parties and the Council's report and either determine the Proposal on the papers, or, if required, issue further directions, including whether it wishes to hear from any party who has joined the appeal via Section 274, in person.

A full copy of the relevant procedural directions is available online and for inspection at the locations specified above.