

2 March 2026

To Whom It May Concern

Arrowsouth Properties Limited – Private Plan Change

1. Arrowsouth Properties Limited (**Arrowsouth**) are writing to you to provide an update on the McDonnell Road Development – Stage 2 Private Plan Change (**Plan Change**) application, which we intend to submit to Queenstown Lakes District Council (**QLDC**), in early March 2026. Arrowsouth are the developers of the existing residential subdivision on Brodie Avenue. The Plan Change is sought over land adjacent to Brodie Avenue and McDonnell Road, shown in blue below in Figure 1 (**Site**).



Figure 1: Plan Change Site

2. Currently the land shaded in blue in Figure 1 is zoned as Arrowtown South Special Zone under the Operative District Plan (**ODP**). The proposed rezoning includes the twenty existing residential sections which have been developed in the past by Arrowsouth and which have been sold to the current individual owners. The plan change area also includes Lot 104 DP 535793 to the east of the existing residential sections which is jointly and privately held by multiple owners.
3. Specifically, the Plan Change seeks to change the zoning of the Site to Suburban Residential Zone (previously known as Lower Density Suburban Residential Zone)¹ under the Proposed District Plan (**PDP**), so as to enable low density residential subdivision and development within the southern portion of the Site. An overlay, likely in the form of Building Restriction Area (**BRA**) is also proposed. A BRA is an existing standard in the PDP, and its placement will avoid residential development on the affected land. The proposed BRA is to be located on the escarpment between the flat land on the Site and Advance Terrace.
4. In combination with the proposed rezoning of the Site, the Request also seeks to alter the location of the Urban Growth Boundary (**UGB**) that traverses through the site. It is proposed that the UGB will be

¹ The recent QLDC decision in February 2026 on the Urban Intensification Variation to the Proposed District Plan renamed the "Low Density Suburban Residential Zone" as the "Suburban Residential Zone".

moved in a southerly direction and will be located around the outer western and southern edge of the Site.

5. The Site has an approximate area of 8 hectares. However, the land at the southern end of the Site that could be subdivided and developed for residential purposes under the Suburban Residential Zone framework is approximately 2.43 hectares.
6. Based on the current minimum lot size requirement of 450m² in the Suburban Residential Zone, it is feasible to create up to 44 residential lots within the southern end of the Site owned by Arrowsouth.
7. A variety of considerations have led to the rezoning approach in the Request. These considerations have taken on board planning, landscape and visual amenity, urban design, transportation, infrastructure servicing. These considerations have led to the determination that the most efficient new zoning regime to be applied to the Site in the Suburban Residential Zone that is accompanied by the imposition of BRA's.
8. We consider the rezoning will be a natural progression to the current urban form of Arrowtown.
9. From a District Plan administration perspective for QLDC, we consider it is preferable to utilise an existing PDP zone as opposed to amending the current (but dated) ODP Arrowtown South Special Zone or creating a new special zone under the PDP. Importantly, the Suburban Residential Zone has already been through the District Plan review process in recent years and is considered to be appropriate for low density development in the Queenstown Lakes District.
10. Once the Plan Change is submitted, QLDC will be asked to make a decision on the Plan Change under the Resource Management Act 1991. As part of that process, the application will likely be publicly notified and if so, you would be provided with the opportunity to provide feedback to help inform QLDC's decision-making. There is also likely to be a public hearing process. Council will then make their decision as to whether to approve, decline or modify the Plan Change. If the Council approves the Plan Change, it will become part of the PDP.
11. Please get in touch with us via the contact details below should you have any feedback or questions.

Yours faithfully

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