Queenstown Lakes District Council

Submission on Private Plan Change 2 – Arrowtown South

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

Correspondence to:

Policy Planning
Queenstown Lakes District Council

Via email: pdpsubmission@qldc.govt.nz

1. Submitter details:

Full Name of Submitter: **Chris Read**

Address for Service: **104 Centennial Avenue, Arrowtown**

Email: chrisread8@hotmail.com

2. Scope of submission

2.1 This is a submission on Private Plan Change 2 (**PC2**) notified 15 October 2026.

2.2 I could not gain an advantage in trade competition through the submission.

2.3 I wish to be heard in support of this submission.

2.4 If others make a similar submission, I will consider presenting a joint case with them at a hearing.

3. Submission

3.1 I own and reside at 104 Centennial Avenue, Arrowtown (Lot 3 DP 26714). The property is within the Arrowtown South Zone of the Operative District Plan. It is located within the Rural Living Activity Area of the Structure Plan.

3.2 I generally SUPPORT the intent of PC2 as it relates to rezoning the Operative Arrowtown South Special Zone land to Suburban Residential Zone and an extension of the Urban Growth Boundary.

3.3 I seek that PC2 is extended to include my property and the remainder of the Arrowtown South Zone. My reasons are as follows:

a. It would provide a coherent and logical extension within the same visual catchment and landscape.

b. It adjoins the existing Suburban Residential Zone of Arrowtown.

c. The existing and proposed UGB is based on cadastral boundaries and are not defined by any topographical feature or defensible edge. RMM state in their Landscape

Assessment supporting PC2 that "*there is potential, from a landscape perspective that the UGB could go further south into the ASSZ (outside of the Site). However, that is beyond the scope and parameters of this report and Site boundary.*"

d. The rezoning of the entire Arrowtown South Zone would contribute to assisting with the housing needs of Arrowtown.

e. The rezoning of the entire Arrowtown South Zone would be consistent with the intent of Chapters 3 and 4 of the Queenstown Lakes Proposed District Plan, the National Policy Statement – Urban Development and Part 2 of the Resource Management Act, in particular:

   i. Land adjacent to existing urban zones that is able to be serviced by existing roading and reticulated infrastructure, and is consistent with the landscape values, is a finite resource in the Wakatipu Basin.

   ii. It is efficient to use the land resource of the Arrowtown South area for an urban residential purpose, such as the Suburban Residential Zone (or other residential zone).

4. I seek the following decision from the Council:

4.1 The relief to give effect to the matters set out in Part 3 of this submission, including:

a. Extending the proposed Suburban Residential Zone (or other suitable urban residential zone) south to include Lot 3 DP 26714:

b. Extending the proposed Suburban Residential Zone (or other suitable urban residential zone) south to include the entire Arrowtown South Zone:

c. Any other relief that gives effect to the matters set out in Part 3 above.



Chris Read