FORM 5: SUBMISSION

ON NOTIFIED PROPOSED DISTRICT PLAN
OR PLAN CHANGE *OR* VARIATION

QUEENSTOWN LAKES DISTRICT COUNCIL

Clause 6 of Schedule 1, Resource Management Act 1991

TO // Queenstown Lakes District Council

Name of submitter Noel Beggs, Carolyn Beggs

THIS IS A SUBMISSION ON // Proposed plan, plan change, or variation

[write the name of the plan change or variation here] Private Plan Change 2 - Arrowtown South

☐ I could	☑ I could not*	gain an advantage in trade competition through this submission.
☐ I am	☐ I am not**	directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

** Select one* *** Select one or ignore if you could not gain an advantage in trade competition through this submission.*

YOUR DETAILS // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] beggsy@xtra.co.nz

Telephone/mobile 0272234479

Postal address including post code: [or alternative method of service under section 352 of the Act]
154 Centennial Avenue, R.D.1
QUEENSTOWN 9371

Contact person [name and designation, if applicable] Noel Beggs

☐ I wish	☑ I do not wish*	to be heard in support of my submission.
☑ I will	☐ I will not*	consider presenting a joint case with others presenting similar submissions.

** Select one*

SIGNATURE

***** Signature [or person authorised to sign on behalf of submitter]

Date Nov 12, 2026

**** A signature is not required if you make your submission by electronic means.*

MY SUBMISSION

Specific provisions Specific provisions of the proposal that my submission relates to.	**Support or oppose** Whether you support or oppose the specific provisions or wish to have them amended.	**Reasons for your views** Provide what you would like amended and reasons for your view.	**Decision sought from Council** Provide precise details on what decision you are seeking.
extend the Urban Growth Boundary to include the Site	Oppose	Remove application to modify Arrowtown Urban Growth Boundary (UGB) To incorporate a change to the UGB within a private plan change is effectively disingenuous. Although it could be argued that Private Plan Change 2 (PPC2) is publicly notified the proposed change to the UGB within the application is likely overlooked by the casual observer. The UGB was established after significant community submissions were recognised at the time, and zoning/density outside the UGB subsequently reinforced by Environment Court decisions. It is noted the current application plans show the balance of the existing Arrowtown South Special Zone (ASSZ) as "unzoned under PDP", whereas the crossover of the ASSZ from the QLDC ODP to PDP to my knowlege has not been disallowed. Whilst acknowledging that the proposed UGB change within PPC2 is likely "tidying up" the existing boundaries and squaring off the residential zone, the change if allowed is setting a precedent. Such a precedent could foreseeably be the start of "death by a thousand cuts" in that future private plan change applications could also seek to move the UGB without proper and fair consultation.	Decline any change to the established UGB within any private plan change application. Such a change should go through more widely advertised and council facilitated community consultation given the background to the original establishment of the Arrowtown UGB.
rezone the Site from the Arrowtown South Special Zone to the Suburban Residential Zone	Oppose	This provision is directly linked to the request to change the Arrowtown UGB, hence any change to a Suburban Residential zone by default changes the nature of the UGB and Arrowtown South Special Zone	Decline application
enable approximately 44 additional residential lots	Oppose	Density of proposed structure plan is intensive, neighbouring Arrowtown South development already undertaken. Applicant appointed consultants note that infrastructure, wastewater in particular, would require upgrading. Whilst not part of the plan change process this should be considered given the district wide demands on infrastructure and ability to meet demands. This is particularly of note given QLDC s35 report (December 2024) into the Arrowtown South Special Zone which highlights likely shortfalls in infrastructure should intensive development occur.	Decline intensity of development.

NOTE // To person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

> it is frivolous or vexatious

> it discloses no reasonable or relevant case

> it would be an abuse of the hearing process to allow the submission (or the part) to be taken further

> it contains offensive language

> it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

> If you are making a submission to the Environmental Protection Authority, you should use form 16B

QUEENSTOWN LAKES DISTRICT COUNCIL

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