SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE

Clause 6, Schedule 1, Resource Management Act 1991

To: The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Submission on: Private Plan Change 2 – Arrowtown South (Arrowsouth Properties Limited), publicly notified on 15 October 2026

1. Submitter

Name: Peter McClean
Address for service: 217 McDonnell Road, RD 1, Queenstown 9371

2. Trade competition

I am not a person who could gain an advantage in trade competition through this submission, and this submission is not made for that purpose, as required under Schedule 1 of the Resource Management Act 1991.

3. Nature of submission

I submit on the proposal in its entirety.

I support in part, and oppose in part, Private Plan Change 2 (PPC2).

I support the rezoning of appropriately located land to the Suburban Residential Zone (SRZ) or similar zone, and the enabling of low density residential development, as a response to Arrowtown's identified housing shortage.

I oppose PPC2 to the extent that it:

(a) addresses the future of one relatively small part of the approximately 30-hectare Arrowtown South Special Zone (ASSZ) in isolation, without any structure plan or area-wide framework for the balance of the zone, or for the further Rural General land immediately beyond it (down to the Arrowtown Golf Course and the point where McDonnell Road converges with Centennial Avenue). In this regard, the section 32 analysis is lacking on how PPC2 impacts on the wider ASSZ and its continued efficiency as a zone;

(b) approves, or provides the basis for approving, wastewater infrastructure upgrades (in particular to the McDonnell Road Wastewater Pump Station and downstream network) that are sized only to this development's flows, and whose funding and staging are left unresolved, without any assessment of, or allowance for, the future development of the rest of the ASSZ and the wider catchment; and

(c) confines the SRZ rezoning, the Building Restriction Area (BRA) framework, and the new Chapter 27 objective and policies to land owned by Arrowsouth Properties Limited (APL) only, and relocates the Urban Growth Boundary (UGB) only as far as the southern boundary of APL's land, rather than to a logical, permanent boundary further south.

4. Specific provisions submitted on

(a) The Proposed Zoning Map / planning maps, insofar as they show the extent of the new SRZ zone and BRA overlay, and its limitations;

(b) The relocated Urban Growth Boundary line shown on the Proposed District Plan planning maps, and the corresponding update to Figure 1 in Chapter 4 (Urban Development) of the Proposed District Plan (item C of the public notice) – a suggested boundary is shown on the plan at Attachment A;

(c) The new objective and associated policies for the "McDonnell Road Suburban Residential Zone" proposed under Provision 27.3, Chapter 27 (Subdivision and Development) of the Proposed District Plan, and the absence from them of any structure plan or staging framework for the wider ASSZ and the adjoining rural land;

(d) Section 4.5 (Infrastructure Servicing Effects) of the request, and the Infrastructure Feasibility Report and Wastewater Infrastructure Memorandum (**Appendices O and P**), insofar as they address wastewater pump station and network capacity only for this development and not for the wider ASSZ catchment, and defer the funding of the required upgrades.

(e) The request's reliance on, and application of, Objective 4.2.1 and Policy 4.2.1.4 of Chapter 4 (Urban Development) of the Proposed District Plan, and the Landscape Assessment Report (**Appendix L1**), insofar as the relocated Urban Growth Boundary fails to align with a "distinct and defendable urban edge" as that objective requires.

(f) The Section 32 evaluation (**Appendix K**), insofar as it assesses the request against Objective 6 of the National Policy Statement on Urban Development 2020 and Policy UFD-P4 of the Otago Regional Policy Statement 2021 by reference to the capacity of existing infrastructure for this site only.

5. Reasons for submission

(a) APL's Section 32 evaluation records that the land subject to PPC2 is only part of the wider ASSZ, and that the Request does not seek to change all of it because "the wider ASSZ contains multiple landowners who could or will have different aspirations for their land." Land ownership, not any identified difference in planning merit or environmental effect, is the reason given for confining the request to APL's land, which is not a sound resource management approach, and is contrary to the strategic and integrated approach to urban growth required by the Proposed District Plan (see paragraphs 5(q) to 5(w)).

(b) The ASSZ is itself defined by physical features – McDonnell Road, Centennial Avenue and the Arrowtown Golf Course – not by the internal ownership boundaries within it, and is a more logical planning unit than any single title.

(c) The land immediately beyond the ASSZ's southern boundary – comprising the eight lots listed in the Schedule to this submission, and including the submitter's land at 217 McDonnell Road (Lot 2 DP 507831) and the adjoining balance lot originally part of 219 McDonnell Road (Lot 6 DP 507831), in which the submitter has an interest and which together make up a little over a quarter of that area – is equally well-defined physically – bounded by the ASSZ to the north (meeting McDonnell Road at a point in line with the northern end of the Arrowtown Golf Course), McDonnell Road to the west, the Arrowtown Golf Course to the east, and the convergence of McDonnell Road and Centennial Avenue to the south – rather than by any arbitrary line. This land shares the same road frontage as the land APL proposes to rezone, and its future is bound up with the same shared infrastructure catchment and the same natural boundary (the Arrowtown Golf Course, which is itself bounded by the Arrow River on the eastern side of Centennial Avenue) as the rest of the special zone. The area is shown on the plan at Attachment A.

(d) The character of the area already reflects this natural boundary rather than the Rural General zoning nominally applying to it – and this is not the first time an exception has been made here. Directly across McDonnell Road, 224 McDonnell Road (Lot 4 DP 506191, 12.12 hectares) accommodates the Arrowtown Lifestyle Village, a high-density retirement village approved by Council in 2016 (consent SH160141) as a "qualifying development" under the Housing Accords and Special Housing Areas Act 2013 – a one-off fast-track mechanism, not the ordinary structure-planning process. Council's own decision records that the proposal "is contrary to the objectives seeking to avoid urban development outside of the [Arrowtown Urban Growth Boundary]," approved only because of the site's "unique characteristics." Although the Arrowtown Lifestyle Village land remains zoned Rural General, its density, character and visual prominence is clearly urban and is more akin to a higher density residential zone than to the rural land the zoning is meant to uphold, demonstrating that the existing zoning pattern in this vicinity has already been overtaken in practice – through more than one process – and no longer reflects the area's actual character. Strategic Policy 3.3.15 of the Proposed District Plan directs that urban development be avoided outside the UGBs (see paragraph 5(s)). The Arrowtown Lifestyle Village is clearly urban development. Bringing it within the UGB will resolve that existing policy conflict and, together with the proposed extension of the UGB, will create a coherent and defensible urban edge.

(e) APL's landscape architects confirm the point directly. Their Landscape Assessment Report (**Appendix L1**) records that while the northern, eastern and western extents of the Arrowtown UGB are "clearly defined and constrained by landscape features" (the Arrow River, the mountain ranges, and McDonnell Road respectively), "the southern boundary of the UGB is dictated by cadastral boundaries, a social construct, and the only physical manifestation is a fence line with no defensible edge." The Proposed District Plan's Objective 4.2.1 (Chapter 4, Urban Development) requires UGBs to manage growth "within distinct and defendable urban edges." PPC2 does not cure this defect – it relocates the same non-landscape-based, cadastral boundary to the southern edge of APL's own title, still short of the Arrowtown Golf Course – which continues on both sides of Centennial Avenue and is itself bounded there by the Arrow River – the natural feature capable of providing the "distinct and defendable" edge the Proposed District Plan requires. That is consistent with the District Plan itself: the explanation to the ASSZ, quoted in the same report, describes the zone's purpose as "creating a logical and clear edge, defined by the adjoining golf course open spaces and existing roads." The same report also records that "[t]he southern greenbelt edge of Arrowtown identified in LCU 24 includes areas of substantial development including Tewa Banks, and Arrowtown Lifestyle Village, compromising the role of LCU 24 as a robust defensible edge."

(f) APL's documents acknowledge that the boundary could, and may need to, go further south. The Request itself states that "there could be a proposition that the UGB moves further south into the ASSZ (and beyond the southern boundary of the Site)," but that "the various assessments contained in the Request have only dealt with the appropriateness of rezoning the Site." APL's landscape architects state that "[t]here is potential, from a landscape perspective that the UGB could go further south into the ASSZ (outside of the Site)," and that "[a]ny further changes to the UGB will be subject to a separate private or Council-led Plan Change" that will consider the specific merits of any such movement. I consider that there is scope to address this issue as part of this PPC process and request that the Council take a holistic approach in this regard.

(g) Council's request for further information (RFI) suggested, on at least four separate occasions – covering roading and access, riparian planting and the Building Restriction Area, fencing, and ongoing open space management – that APL include a structure plan in the new Chapter 27 provisions to give spatial certainty to these matters. APL declined each time, relying instead on policy wording to be resolved later at the resource consent stage (for example, in its July 2026 response: "a SP is not required to be included within Chapter 27 of the PDP"; "no SP is proposed for the Site"). APL's further response of 4 September 2026 maintains that position, recording Council's view that an "avoid" policy cannot be effectively implemented through a broad

restricted discretionary matter of discretion and answering “We disagree.” This pattern demonstrates, on the applicant's own evidence, the practical inadequacy of addressing this area's planning through bespoke, site-specific policy rather than a structure plan for the wider naturally-bounded area.

(h) The piecemeal risk is not hypothetical: a second private plan change (PPC1 – The Hills Resort Zone), which amended the structure plan for the zone on the western side of McDonnell Road, was processed in the same McDonnell Road landscape catchment shortly before PPC2 (Council adopted the Independent Hearing Panel's recommendation to approve it on 25 June 2026, with public notice of the decision on 9 July 2026). APL's landscape architects addressed it only in response to a request for further information (Appendix L1, section 5.3.1), and the only assessment of the combined effect of the two plan changes is whether they would be “perceived as a single or continuous pattern of development” – a narrow visual check, not a considered strategic or cumulative assessment of successive private plan changes in this catchment.

(i) The Infrastructure Feasibility Report records that the stormwater watercourse crossing the site drains an upstream catchment including “parts of Feehly Hill, the Hills Golf Course, and properties along McDonnell Road,” and that the site drains wastewater to the McDonnell Road Wastewater Pump Station (WWPS) – both shared systems that already span multiple properties and are not confined to APL's land or the ASSZ.

(j) APL's hydraulic modelling shows the McDonnell Road WWPS is already over capacity before this development (modelled pre-development peak inflows of approximately 18 L/s against a 14 L/s pump capacity, with associated surcharging), and that this development alone would increase peak inflows to approximately 26 L/s.

(k) The pump station upgrade proposed (14 L/s to 26 L/s) is, on APL's own evidence, described as “matching the post-development peak inflow” of this development only, with no allowance for further growth in the same catchment, and triggers consequential upgrades to the downstream gravity main and a flagged risk of overflow at the next downstream pump station (Norfolk Street).

(l) APL's infrastructure consultants record that their assessment “does not consider sizing of infrastructure…to service future development upstream of the site,” that “no existing overarching structure plan has been developed by QLDC for servicing this area,” and recommend that “QLDC undertake an options study in this area also considering additional future growth…to determine the preferred option on a catchment-wide scale” – confirming that a catchment-wide approach, not a site-specific one, is the technically preferred way to plan this infrastructure. This is precisely why a structure plan for this land and the surrounding land should be developed as part of this PPC process, not only addressing serviceability but future urban growth. The Proposed District Plan requires the same approach (see paragraphs 5(t) and 5(u)).

(m) Council's Property and Infrastructure Team has separately identified that the required additional emergency wastewater storage “may not be feasible due to the size of the designated area,” resulting in a fallback of distributing emergency storage across 44 individual private lot wet wells rather than providing for it centrally. APL's response of 4 September 2026 now describes distributed storage as the “preferred engineering solution” of Council's Property and Infrastructure Department, but acknowledges that it means “a deviation from the QLDC Code of Practice will be required at the time of subdividing the Site,” and the updated Section 32 evaluation refers to “a slight deviation in terms of wastewater.” This is a compromise outcome symptomatic of planning shared infrastructure in small, disconnected pieces.

(n) Planning and consenting the same pump station catchment repeatedly, in small increments, as successive landowners bring forward development, is an inefficient use of resources contrary to section 7(b) of the RMA. It is also inconsistent with Objective 6 of the National Policy Statement

on Urban Development 2020, which requires decisions on urban development to be "integrated with infrastructure planning and funding decisions" and "strategic over the medium term and long term" – a standard APL's Section 32 evaluation addresses only by asserting that "[w]ith minor upgrades, the existing QLDC infrastructure that will be relied upon can cater for the development of the Site," without showing that the upgrade is integrated with Council's own funding and planning processes or strategic for the medium and long term. Funding is in fact left open: the Request itself states that "[i]t is considered appropriate to delay any cost arrangement until there are definite plans for the actual residential subdivision of the Site," and APL's response of 4 September 2026 states that "APL will not accept all infrastructure upgrade costs during the processing of this Request." Council is therefore being asked to confirm the zoning before it is known who will fund the pump station upgrade on which the zoning depends.

(o) The Otago Regional Policy Statement 2021, which APL's Section 32 evaluation identifies as relevant, provides in Policy UFD-P4 (Urban Expansion) that expansion of existing urban areas may occur where, at a minimum, it "(4) is logically and appropriately staged, and will not result in inefficient or sporadic patterns of settlement and residential growth" and "(5) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way." APL's answer is that the request "is not considered to be an inefficient or sporadic type of development" and that development "can be serviced by existing infrastructure (with minor upgrades)." That is a statement about the capacity of existing infrastructure for one site; it is not an assessment of staging, or of strategic and co-ordinated integration with infrastructure across the catchment, as Policy UFD-P4 requires.

(p) Arrowtown has an identified and persistent housing shortfall (approximately 60, 90 and 80 dwellings in the short, medium and long term respectively, per the Insight Economics HBCA Peer Review commissioned for this plan change). A properly sized, area-wide rezoning and infrastructure upgrade would make a materially greater and more durable contribution to meeting this need than a rezoning confined to 2.34 developable hectares.

(q) The Proposed District Plan directs how land is to be rezoned for urban development, and that direction is relevant to plan changes. Provision 3.1B.1 of Chapter 3 (Strategic Direction) states that "[f]or the purpose of plan development, including plan changes, the Strategic Objectives and Strategic Policies in this Chapter provide direction for the development of the more detailed provisions contained elsewhere in the District Plan". Chapter 4 (Urban Development) states that its purpose is "to elaborate on the strategic direction in Chapter 3" (provision 4.1). PPC2 must be evaluated against that direction, which is set out in paragraphs 5(r) to 5(w) below.

(r) Urban growth is to be managed strategically, and as a whole. Strategic Objective 3.2.2 is that "[u]rban growth is managed in a strategic and integrated manner". Strategic Objective 3.2.2.1 requires urban development to occur "in a logical manner so as to", among other things:

- "promote a compact, well designed and integrated urban form" (3.2.2.1(a));
- "protect the District's rural landscapes from sporadic and sprawling urban development" (3.2.2.1(e)); and
- "be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure" (3.2.2.1(h)).

Chapter 4 explains the concern: "[u]ncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network" (provision 4.1). Rezoning one title within a special zone of approximately 30 hectares, on a boundary that follows a title line, with infrastructure sized only for that title, is neither logical nor integrated in that sense.

(s) The Proposed District Plan places the Urban Growth Boundary question in the plan change process, and requires it to be answered on a proper assessment. Strategic Policy 3.3.15 is to "enable urban development within the UGBs and avoid urban development outside of the

UGBs". Policy 4.2.2.20 provides that rural land outside the Urban Growth Boundaries "is not used for urban development until a change to the Plan amends the urban Growth boundary and zones additional land for urban development purposes", and Policy 4.2.1.7 provides for Urban Growth Boundaries to be reviewed and amended "to enable appropriate urban development (having regard to Policy 4.2.1.4)". Policy 4.2.1.4 requires the boundaries to be consistent with, among other things, "the need to make provision for the location and efficient operation of infrastructure" (d), "a compact and efficient urban form" (e), and "avoiding sporadic urban development in rural areas" (f). A plan change is therefore the process in which the boundary and the zoning of the land it encloses are to be decided together. Where, as here, the applicant's own consultants accept that the boundary could go further south (paragraph 5(f)), resolving only the part of the boundary that suits the applicant leaves the adjoining land, which sits within the same naturally-bounded area, unassessed and unresolved.

(t) Infrastructure is to be planned for the wider area. Strategic Objective 3.2.1.9 is that community needs are met by "the efficient and effective operation, maintenance, upgrade and development of infrastructure in the District", and it expressly elaborates on Strategic Objective 3.2.2. Objective 4.2.2A seeks "[a] compact, integrated and well designed urban form within the Urban Growth Boundaries" that "is coordinated with the efficient provision, use and operation of infrastructure and services". Policy 4.2.2.1 requires urban development to be integrated "with existing or proposed infrastructure so that … [u]rban development is serviced by infrastructure of sufficient capacity". Policy 4.2.2.11 seeks to "[e]nsure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development". A pump station and network upgrade sized only to the flows of this development (paragraph 5(k)) is exactly the kind of infrastructure capacity that compromises the future urban development of the rest of the area. Policy 4.2.2.5 also requires "larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design", which is not possible if the special zone is rezoned one title at a time.

(u) Chapter 27 (Subdivision and Development) is to the same effect, and shows how Council approaches land held by more than one owner. The purpose of the chapter is that Council will support subdivision located "in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation" (provision 27.1). Policy 27.2.5.15 requires Council to "[e]nsure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity". Chapter 4 records that Council "is required to enable the development represented in the housing bottom lines through the district plan, structure plans and infrastructure strategies" (provision 4.1.2). Where land has been rezoned for urban development, Chapter 27 uses structure plans and integrated servicing to achieve that outcome, for example:

- Policy 27.3.24.1 (Cemetery Road, Hāwea) requires development "in accordance with the Structure Plan to provide integration and coordination of access to the separately owned properties within the Structure Plan area, the existing township and the wider road network", under an objective of "a strong and well defined urban edge" (27.3.24);
- Policy 27.3.26.1 (Te Pūtahi Ladies Mile) requires development in accordance with the structure plan "to promote the integrated, efficient and co-ordinated location of activities, primary roading, key intersections, open spaces, green networks, stormwater management, and walkway / cycleway routes", and Policy 27.3.26.7(a) requires "an integrated stormwater management system for the entirety of" that zone; and
- Policy 27.3.26.9 requires staged subdivisions that create balance or bulk lots to be designed with connections to reticulated services "that are of sufficient capacity for the intended future urban development".

The new Chapter 27 objective and policies proposed by PPC2 contain no equivalent: no structure plan, no staging framework and no catchment-wide servicing requirement (paragraph 5(g)).

(w) Any assessment of the landscape effects of extending the boundary must also be made at the right scale. Strategic Policy 3.3.46(a) requires the landscape assessment methodology in Strategic Policy 3.3.45 to be applied when assessing "a proposed plan change affecting the rural environment". For Rural Character Landscapes, that methodology requires the assessment to "define a relevant landscape character area and its wider landscape context" and to identify the landscape character and visual amenity values of that area "within its wider landscape context" (Strategic Policy 3.3.45(b)(i) and (ii)). The Request's assessments have been confined to the Site (paragraph 5(f)). An assessment of the wider landscape character area, including the land down to the Arrowtown Golf Course, is what the Strategic Direction chapter calls for.

6. Decision sought

That Council:

(a) require a structure plan and area-wide servicing plan for the whole of this naturally-bounded area (the ASSZ, bounded by McDonnell Road, Centennial Avenue and the Arrowtown Golf Course, together with the adjoining Rural General land down to the golf course and the convergence of McDonnell Road and Centennial Avenue), addressing wastewater, stormwater and transport infrastructure sized for its full future development potential, and incorporating the catchment-wide options study recommended in the applicant's own Infrastructure Feasibility Report;

(b) require that any Waste Water Pump Station and network upgrade approved through this plan change be sized with reasonable allowance for the foreseeable future development of the balance of the ASSZ and the adjoining rural land, rather than solely the lots enabled by this plan change, and that the funding and staging of that upgrade be resolved with Council before, rather than after, the zoning is confirmed;

(c) extend the urban zoning and relocate the UGB, to the natural boundary formed by the Arrowtown Golf Course rather than APL's internal property boundary – encompassing both the balance of the ASSZ and the adjoining Rural General land down to that boundary, including the submitter's land at 217 McDonnell Road and the balance lot originally part of 219 McDonnell Road (Lot 6 DP 507831), and, on the western side of McDonnell Road, the Arrowtown Lifestyle Village (224 McDonnell Road, Lot 4 DP 506191), which is to be included within the UGB only, without any change to its zoning (paragraph 5(d)) – to ensure that the resulting boundary is in fact a "distinct and defendable urban edge" consistent with Objective 4.2.1 of the Proposed District Plan, rather than a further boundary "dictated by cadastral boundaries, a social construct," of the kind APL's own landscape architects criticise in relation to the current UGB (the area and suggested boundary being shown on the plan at Attachment A); and

(d) amend the new objective and associated policies for the "McDonnell Road Suburban Residential Zone" proposed by PPC2 under Provision 27.3 of Chapter 27 so that they:

- require subdivision and development of the land to accord with the structure plan sought in paragraph (a);
- require wastewater, stormwater and transport infrastructure to be designed, sized and staged on a catchment-wide basis that takes into account the requirements of future development on land in the vicinity, consistent with Policy 27.2.5.15 and the approach taken in Policies 27.3.24.1, 27.3.26.1, 27.3.26.7 and 27.3.26.9; and
- provide for a distinct and defendable urban edge, consistent with Objective 4.2.1.

In the alternative, if paragraph (c) is found to exceed the scope of the plan change as notified:

(e) decline to fix the Urban Growth Boundary in a manner that forecloses future extension of the SRZ to the balance of the ASSZ and the adjoining rural land; and

(f) recommend or direct that Council progress a structure plan and, if necessary, a further co-ordinated plan change – including a Council-led plan change for the balance of the ASSZ and the adjoining rural land (including the submitter's land) without unreasonable delay, rather than dealing with it piecemeal as further separate requests are lodged;

and any consequential relief necessary to give effect to the submission above.

7. Hearing

I wish to be heard in support of this submission.

If others make a similar submission, I would be willing to consider presenting a joint case with them at any hearing.

Schedule: Lots within the suggested Urban Growth Boundary extension

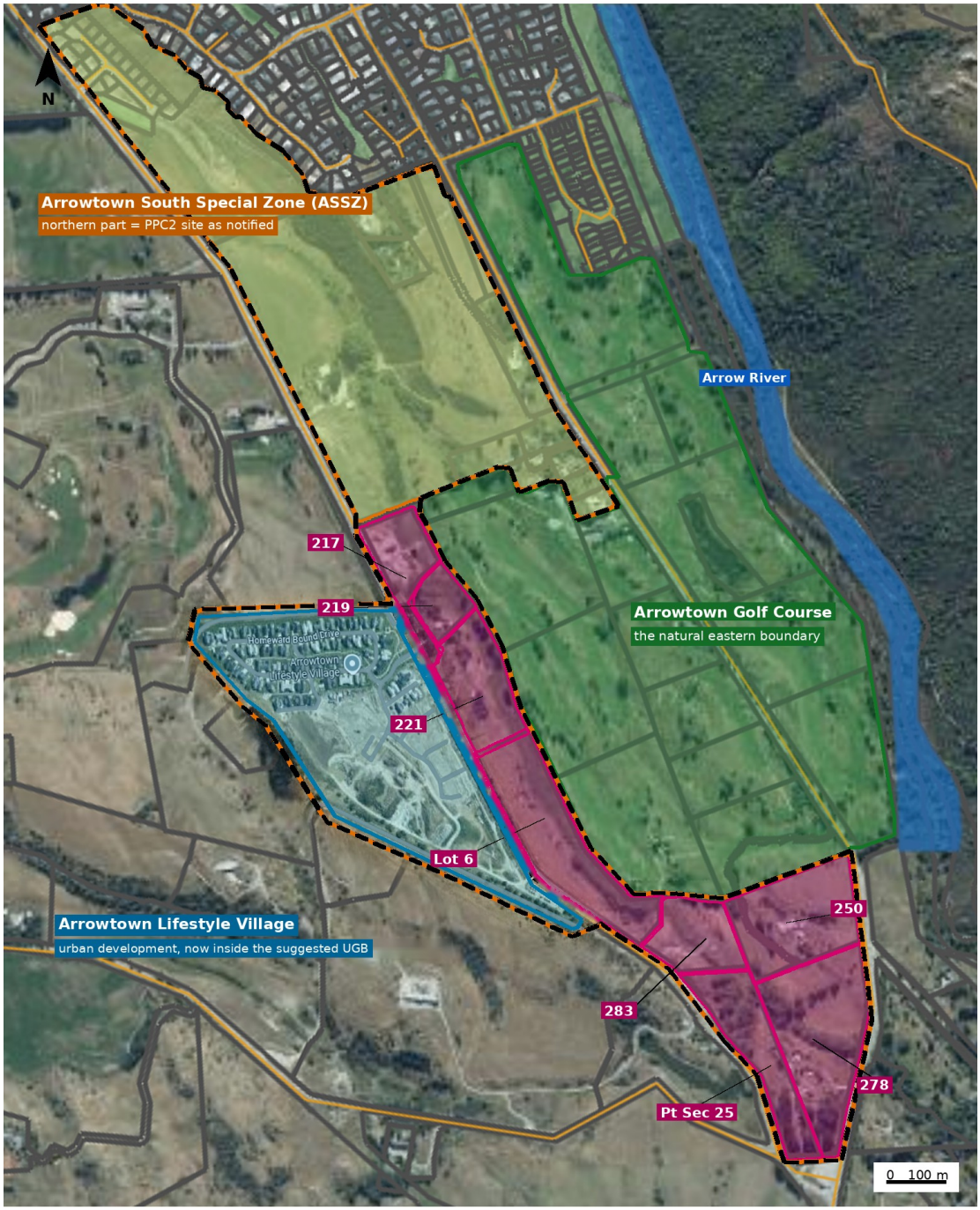
Using Council's own District Plan Maps, I have identified the first eight lots listed below as comprising the naturally-bounded area referred to in paragraphs 5(c) and 6(c) above – bounded by the ASSZ, McDonnell Road and the Arrowtown Golf Course, down to the point where McDonnell Road converges with Centennial Avenue. The Schedule also lists the Arrowtown Lifestyle Village, which is sought to be included within the Urban Growth Boundary only, without any change to its zoning (paragraphs 5(d) and 6(c)). The lots are shown on the plan at Attachment A.

Address / location	**Legal description**	**Area (ha)**	**Zoning**
217 McDonnell Road (submitter's land)	Lot 2 DP 507831	1.31	Rural General
Balance lot, originally part of 219 McDonnell Road (submitter has an interest)	Lot 6 DP 507831	3.43	Rural General
219 McDonnell Road	Lot 3 DP 507831	0.89	Rural General
221 McDonnell Road	Lot 4 DP 507831	2.18	Rural General
283 McDonnell Road	Lot 5 DP 507831	1.66	Rural General
Centennial Avenue	Pt Section 25 Blk VII Shotover SD	2.37	Rural General
278 Centennial Avenue	Pt Section 9 Blk XXXIII Tn of Arrowtown	4.02	Rural General
250 Centennial Avenue	Section 8 Blk XXXIII Tn of Arrowtown	3.05	Rural General
Subtotal – eight lots sought to be rezoned		18.91	
224 McDonnell Road – Arrowtown Lifestyle Village (within suggested UGB only, not rezoned)	Lot 4 DP 506191	12.12	Rural General
Total within suggested Urban Growth Boundary extension		31.03	

Of these, only 217 McDonnell Road and the balance lot originally part of 219 McDonnell Road are the submitter's, or land in which the submitter has an interest. The other lots, including the Arrowtown Lifestyle Village, are listed only to identify the land referred to in this submission – the submitter does not purport to make this submission on behalf of, or to speak for, their respective owners.

Attachment A – Indicative plan of the area sought to be included in PPC2

Submission of Peter McClean – Private Plan Change 2, Arrowtown South (Arrowsouth Properties Limited)



The eight lots in the Schedule sought to be rezoned (Rural General, about 18.9 ha):
217 McDonnell Road; Lot 6 DP 507831 (balance of 219); 219, 221 and 283 McDonnell Road;
Pt Section 25 Blk VII Shotover SD; 278 and 250 Centennial Avenue

Arrowtown South Special Zone (ASSZ), operative zoning

Suggested new Urban Growth Boundary (Indicative): the outer edge of the ASSZ, the lots and the Arrowtown Lifestyle Village (crossing McDonnell Road to include it), following McDonnell Road, the Arrowtown Golf Course land and the convergence of McDonnell Road and Centennial Avenue

Arrowtown Lifestyle Village (224 McDonnell Road), HASHAA consent SH160141: inside suggested UGB, not rezoned

Arrowtown Golf Course (indicative extent, both sides of Centennial Avenue up to the residential area)

Arrow River (indicative course, between the framing property boundaries)

Base: aerial photographs (Google; QLDC property boundaries) fitted to the Operative District Plan web map. Lot outlines traced from QLDC property outlines; indicative only, not to cadastral accuracy. The PPC2 site as notified (Appendix G of the Request) is the northern part of the ASSZ.