

Private Plan Change 2: Arrowtown South

A guide to making a submission

Queenstown Lakes District Council has publicly notified Private Plan Change 2 (PPC2) - Arrowtown South and is inviting submissions.

What is being proposed?

Private Plan Change 2 seeks to enable approximately 44 additional residential lots on land at Arrowtown South. The proposed residential development area is limited to approximately 2.34 hectares within the wider 7.55-hectare Site.

If approved, the proposal would:

- » enable approximately 44 additional residential lots
- » rezone the site from the Arrowtown South Special Zone to the Suburban Residential Zone
- » extend the Urban Growth Boundary to include the full Site
- » apply Building Restriction Areas over visually prominent parts of the Site
- » introduce Site-specific subdivision and development requirements relating to landscaping, fencing and transport connections.

Overview map

— Proposed Plan Change Site

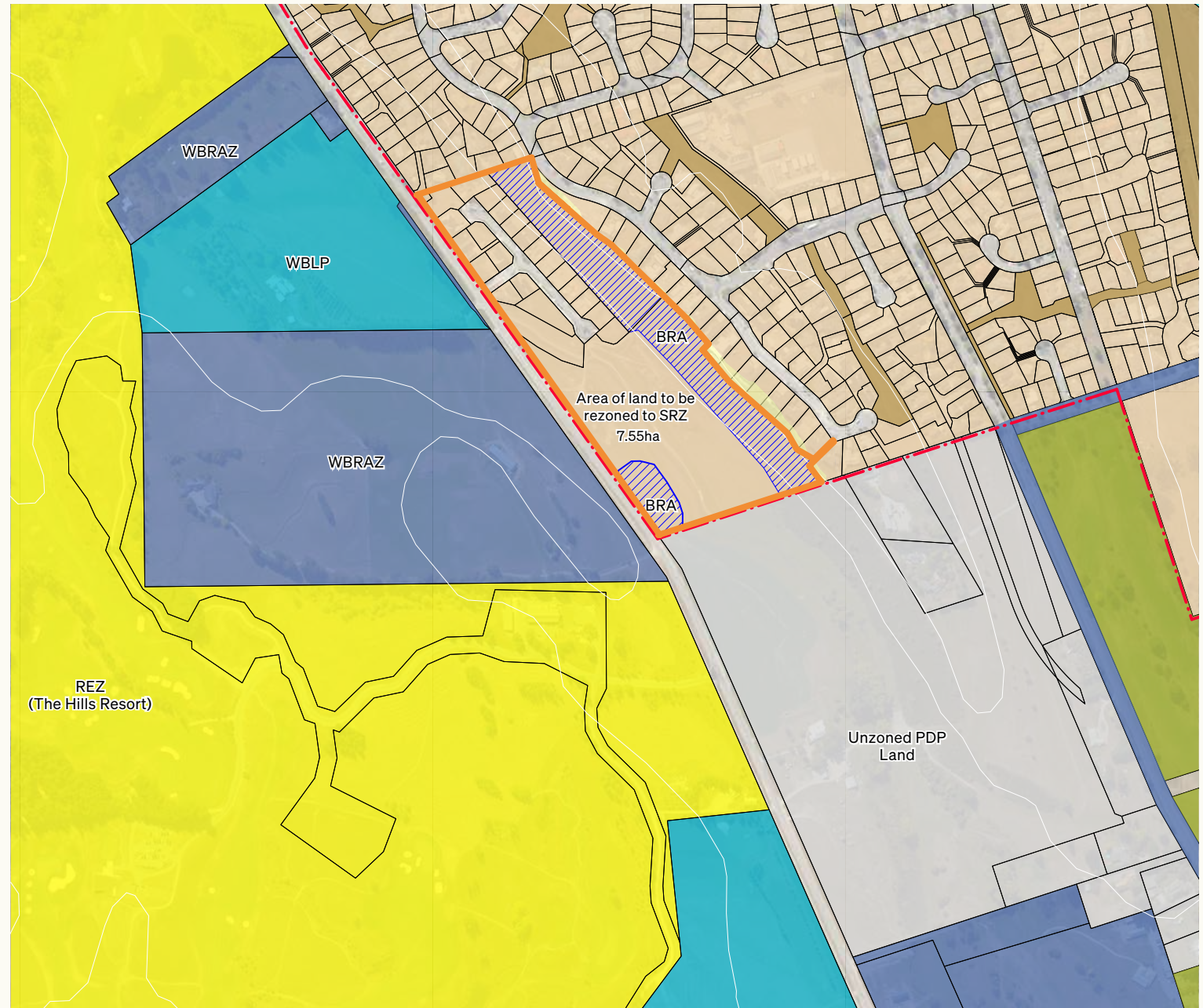
- - - Wider area

○ 1.5km radius



Proposed plan change extent

-  Demarcation of rezone area and extent of bespoke provisions
-  Suburban Residential Zone (SRZ) - Area: 7.55ha
-  SRZ with Building Restriction Area (BRA) overlay- Area: 2.72ha
-  Proposed Urban Growth Boundary
-  Unzoned PDP Land
-  Wakatipu Basin Rural Amenity Zone (WBRAZ)
-  Wakatipu Basin Lifestyle Precinct (WBLP)
-  Resort Zone (REZ)
-  Rural Zone (RZ)
-  Informal Recreation Zone (IRZ)
-  Community Purposes Zone (CPZ)



What could change?

The Site is currently zoned under the Arrowtown South Special Zone in the Operative District Plan.

The applicant is seeking to change the planning framework that applies to the land. If approved, the Site would become part of the Suburban Residential Zone, which currently applies over the surrounding Arrowtown urban area to the north and east of the Site. The Site could be developed in accordance with the proposed provisions.

The proposal includes a range of controls intended to manage how development occurs, including restrictions on building locations, landscaping requirements and transport connections.

What is a private plan change?

A Private Plan Change is a formal request made by an individual or organisation to change part of a District Plan. It is a process provided for under the Resource Management Act and is commonly used to enable development on larger areas of land.

Private Plan Change 2 has been initiated by a private applicant rather than Queenstown Lakes District Council. Council's role is to assess the proposal, publicly notify it, receive and consider submissions, hold a hearing, and make a decision on the request.

Public notification gives the community an opportunity to review the proposal and have their say through the formal submission process.

View the full proposal, planning maps and supporting documents here:

[1 www.qldc.govt.nz/your-council/district-plan/private-plan-change-2-arrowtown-south](https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-2-arrowtown-south)



How to make a submission

The best way to get involved is to make a submission.

Tell us what parts of the proposal you support, what you disagree with, and what changes you would like to see.

When preparing your submission:

- 1 Identify the provision, chapter or map you are commenting on.
- 2 State whether you support, oppose, or seek changes to the proposal.
- 3 Explain your reasons.
- 4 Clearly state the outcome you would like Council to reach.

More information on how to make a submission can be found here:

- [1 www.qldc.govt.nz/your-council/district-plan/a-guide-to-plan-changes](https://www.qldc.govt.nz/your-council/district-plan/a-guide-to-plan-changes)

Ready to submit?

Online (recommended):

The easiest way to make a submission is online using our submission portal:

- [1 https://submissions.qldc.govt.nz/arrowtown-south-private-plan-change-2/lqAAAA](https://submissions.qldc.govt.nz/arrowtown-south-private-plan-change-2/lqAAAA)

Email:

You can complete [1 Form 5](#) (the standard Resource Management Act submission form) and email it to pdpsubmission@qldc.govt.nz
Subject line: *Private Plan Change 2 – Arrowtown South submission*

Post:

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Deliver in person:

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

Submission forms:

If you do not wish to submit online, you can download and complete [1 Form 5](#) (the standard Resource Management Act submission form) and send it by email, post, or deliver it in person using the details above.

**Submissions close at 5.00pm
on Friday 13 November 2026.**

Need help?

A duty planner is available to answer questions about the proposal or the submission process.

Phone:

03 441 0499 (Queenstown) or
03 443 0024 (Wānaka)

Email:

pdpenquiries@qldc.govt.nz

Quick links

» Form 5 submission form:

- [1 www.qldc.govt.nz/media/2z3nzt1b/form-5.pdf](https://www.qldc.govt.nz/media/2z3nzt1b/form-5.pdf)

» Private Plan Change 2 webpage:

- [1 www.qldc.govt.nz/your-council/district-plan/private-plan-change-2-arrowtown-south](https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-2-arrowtown-south)