APPLICATION FOR RESOURCE CONSENT

For alterations and additions to a heritage building at 17 Merioneth Street, Arrowtown

27 November 2025

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	David Andrew Baldwin
Address for Service:	David Andrew Baldwin C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 caleb@brownandcompany.co.nz 03 409 2258
Address for invoicing:	David Baldwin 17 Merioneth Street, Arrowtown
Site Address:	17 Merioneth Street, Arrowtown
Legal Description:	Part Section 5 Block XII Town of Arrowtown
District Plan Zone:	Arrowtown Residential Historic Management Zone
Plan Designations, Limitations or Overlays:	Historic Heritage Feature (Ref. No. 347): Meg Cottage (Category 3); Arrowtown Character Tree (Ref. No. 30): Walnut
Activity Status:	Discretionary

Prepared for:	*David Andrew Baldwin*
Date:	*27 November 2025*
Prepared by:	*Caleb Tien*
Reviewed by:	*Morgan Shepherd*

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

David Andrew Baldwin

27 November 2025

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title
C	Architectural Plans
D	Archaeological Assessment
E	Heritage Impact Assessment
F	Arrowtown Planning Advisory Group (APAG) Assessment
G	Tree Protection Management Plan
H	Application Form

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FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is located at 17 Merioneth Street, Arrowtown, and consists of two allotments on the corner of Hertford and Merioneth Streets.

The extent and location of the site is shown in **Figure 1** below.



Figure 1: *Site location (outlined and coloured in turquoise).*

The site contains a number of existing buildings including Meg Cottage which is a Category 3 heritage feature, and two smaller sheds. A site plan showing the existing buildings on the site is provided in **Figure 2** below:

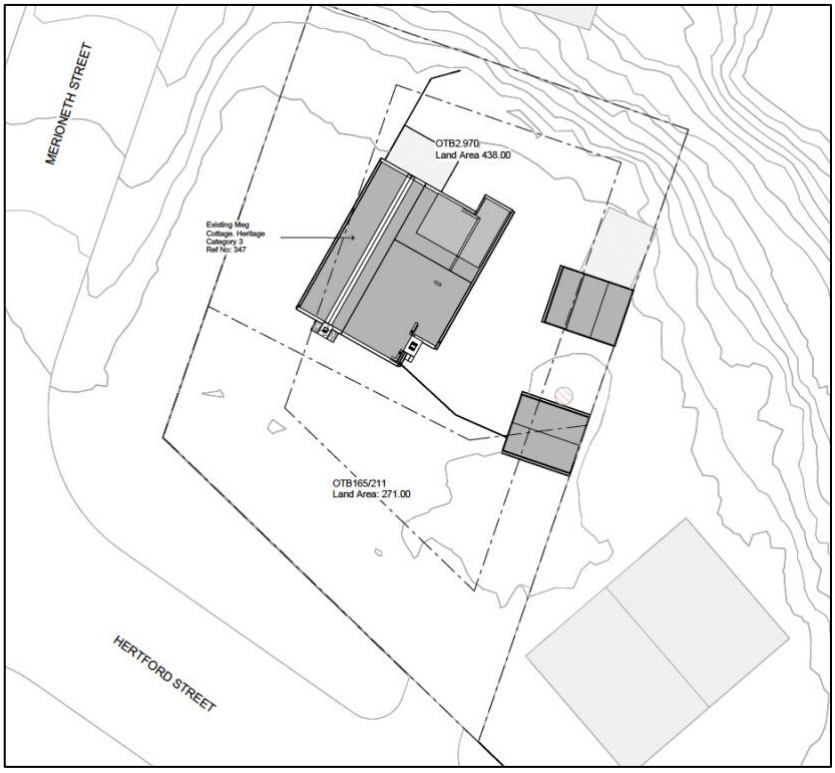


Figure 2: *Existing building site plan.*

There is existing mature landscaping on the site. Notably, this includes a large walnut tree to the south east of the cottage, between the two existing sheds, which is a Arrowtown Character Tree (Ref. No. 30).

As the existing shed (to be retained) is located across both sites, the land parcels cannot be separated. As such, the site for the purposes of this application is the extent outlined above in **Figure 1**.

1.3. Development and consent history

The relevant development and consent history is outlined below:

RM191187 Granted on 27 January 2020, this consent approved partial demolition and alterations to the Category 3 Heritage Feature known as Meg Cottage. The works have since been undertaken.

1.4. The proposal

It is proposed to undertake alterations and additions to Meg Cottage, and to construct a new accessory building (garage) within the site. It is also proposed to remove one of the two sheds from the site. The proposed site plan showing the extent of alterations and additions is provided in **Figure 3** below:

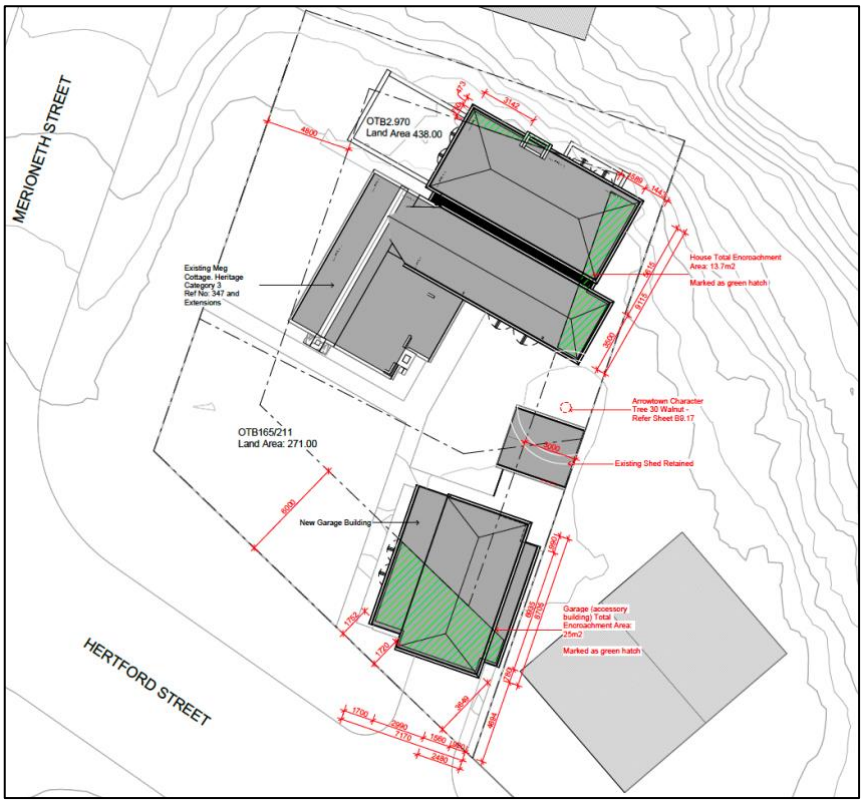


Figure 3: Proposed site plan.

With reference to the existing site plan in **Figure 2** above, the proposal will involve the removal of parts of the existing cottage, with an extension to be added to the rear (northeast) of the building. The portions of the existing cottage to be removed is shown in **Figure 4** below, with the extension to be added to this northeast part of the building:

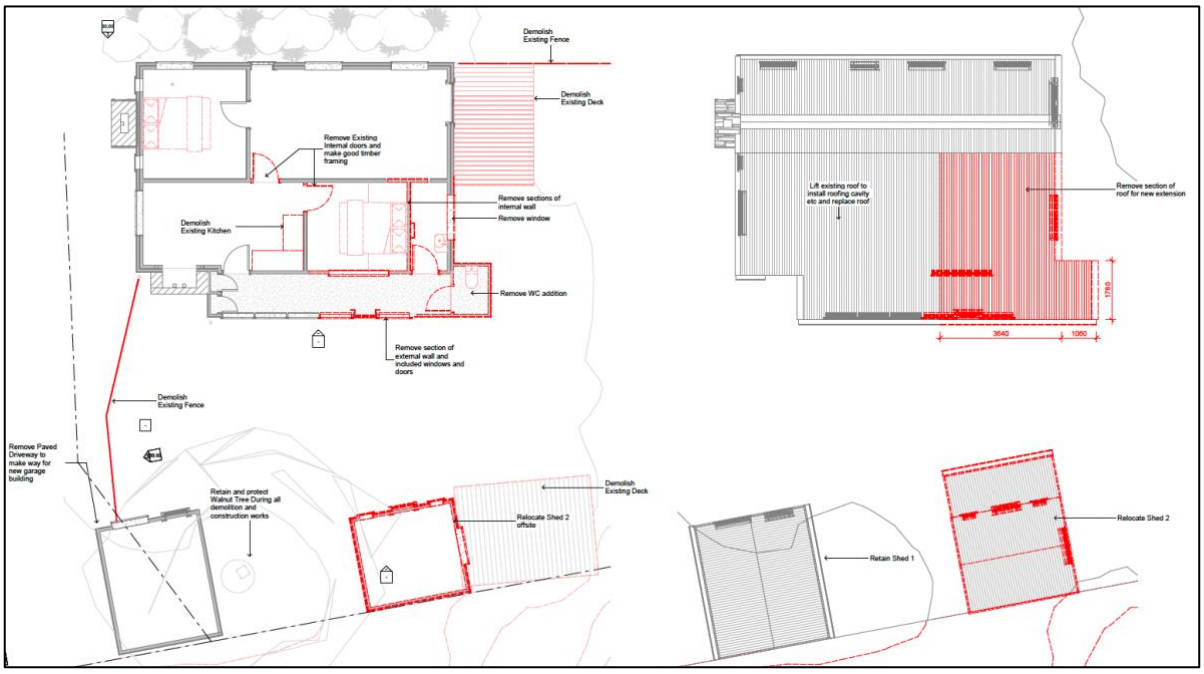


Figure 4: Proposed demolition plan (extent of demolition in red).

In addition to the cottage works, it is also proposed to construct a new accessory building (garage) within the southern part of the site. The location of the garage is shown in **Figure 3** above, and will be accessed from the existing vehicle crossing on Hertford Street. A full set of architectural plans for the proposal is provided in **Attachment C**.

Both the additions and new garage will be clad in the following materials and colours:

Element	Material	Colour
Wall cladding	Vertical weatherboard	Resene Quarter Stack
Roof	Colorsteel corrugate	Sandstone Grey
Windows and doors*	Wood	White
Flue and footings*	Plaster	Sto Milano

**denotes components only for the additions and alterations to the cottage.*

The application is accompanied by an Archaeological Assessment and Heritage Impact Assessment (HIA) and prepared by Origin Heritage provided in **Attachments D** and **E** respectively, and a report from the Arrowtown Planning Advisory Group (APAG) provided in **Attachment F**.

Given the location of the extension and proposed garage, earthworks will be minimal, and will be for the purposes of site scrape and building foundations. An archaeological authority from Heritage New Zealand Pouhere Taonga (NZHPT) is in the process of being applied for under the HNZPT Act 2014.

Part of the extension and garage will be established within the Root Protection Zone (RPZ) of the Arrowtown Character Tree (Walnut Tree – Ref. No. 30), referred to hereon as the Walnut Tree. The extent of the root protection zone of the Walnut Tree (made up of the Structural Root Zone (SRZ) and the Notional Root Zone (NRZ)) is shown in **Figure 5** below:

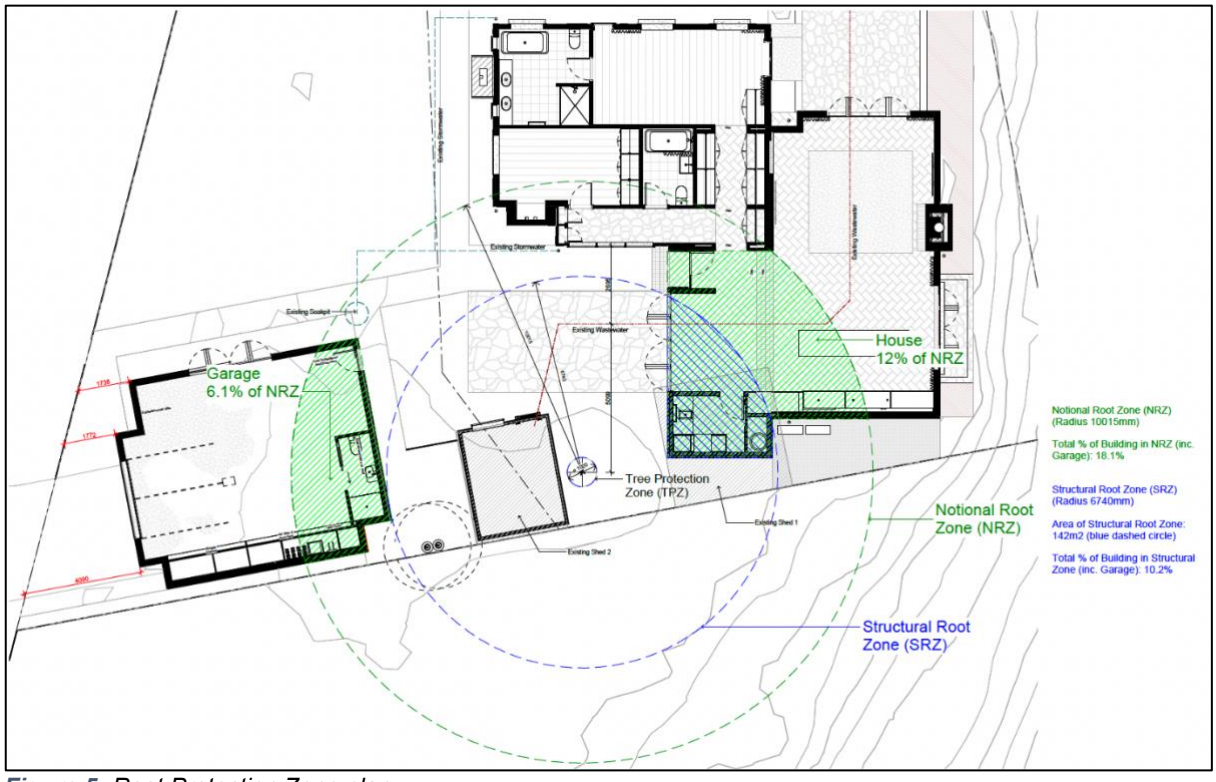


Figure 5: *Root Protection Zone plan.*

As shown in **Figure 5** above, 10.2% of the SRZ will be occupied by the proposed building additions, and 18.1% of the NRZ will be occupied by the proposed additional built form. The application is accompanied by a Tree Protection Management Plan (TPMP) provided in **Attachment G** that provides an outline of the proposed works within the SRZ and NRZ of the RPZ, and provides a number of recommendations for the undertaking of the works.

Following the building works outlined above, the site is to be planted and landscaped in a manner that reflects the appearance, amenity and character of the environment the site is located within. A landscape plan is included in **Attachment C**, and is provided below in **Figure 6** for reference:

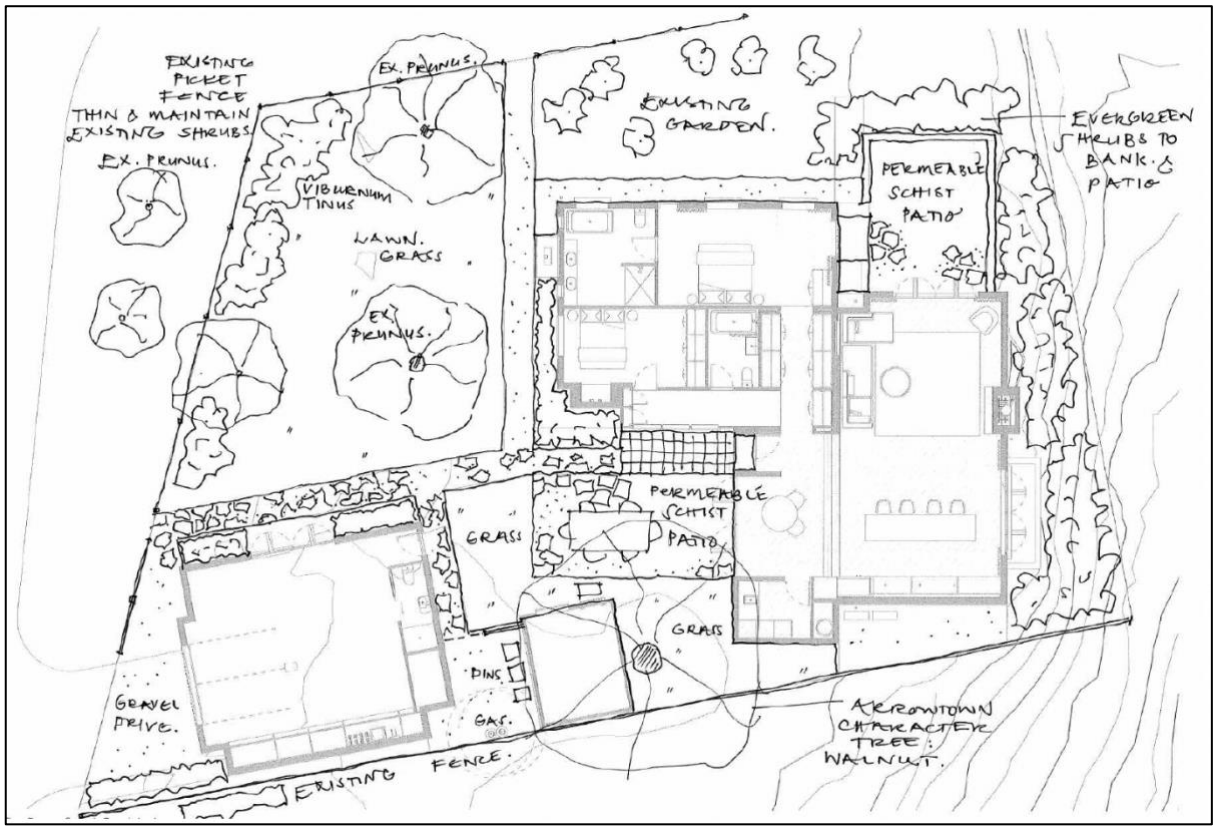


Figure 6: Landscape plan.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Arrowtown Residential Historic Management Zone (**ARHMZ**). The zone covers the older part of the residential settlement of Arrowtown and has a distinctive character which has evolved from the development pattern at the time of early gold mining.

The purpose of the zone is to allow for the continued sensitive development of the historical area of residential Arrowtown in a way that will protect and enhance those characteristics that make it a valuable part of the town for local residents and for visitors attracted to the town by its historic associations and unique character.

Meg Cottage is a Category 3 Heritage Item (Ref. No. 347) and the walnut tree is listed as a Arrowtown Character Tree (Ref. No. 30).

Category 3 Heritage Features are significant to the District and/or locally and their retention is warranted. The Council will be more flexible regarding significant alterations to heritage features in this Category. Category 3 shall include all other places of special historical or cultural value (Section 26.2.2 of the PDP).

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity status
Chapter 10 – Arrowtown Residential Historic Management Zone		
10.4.2	**Minor Alterations and Additions to a Building**	**Permitted**
10.4.4	**Residential Unit**	**Permitted**

Rule	Activity	Activity status
	Note: Refer to Rule 10.4.6 for construction of a new, and alterations and additions to existing, buildings.	
10.4.6	**The construction or external alteration of any buildings** This rule does not apply to Minor Alterations and Additions to a Building provided for by Rule 10.4.2.	**Restricted discretionary**
Chapter 25 – Earthworks		
25.4.1	**Earthworks** that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a controlled, restricted discretionary or discretionary activity.	**Permitted**
25.4.2	**Earthworks** that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	**Restricted Discretionary**
25.4.5	**Earthworks** 1. That modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage; or 2. Within the setting or extent of place of a listed heritage feature in Chapter 26.8 Historic Heritage.	**Discretionary**
Chapter 26 – Historic Heritage		
26.5.7	External alterations and additions to a Category 3 heritage feature	**Restricted discretionary**
26.5.9	Development within the setting or extent of place of a Category 3 heritage feature	**Restricted discretionary**
Chapter 32 – Protected Trees		
32.4.18	For trees and groups of trees within the Arrowtown Residential Historic Management Zone identified on the District Plan web mapping application and scheduled as a character tree in Part 32.6, any works, including building, excavations or trenching for underground services within the root protection zone of a tree or hedgerow, whether on the same site or not.	**Restricted discretionary**

Table 2: PDP Standards

Rule	Activity	Activity status if breached	Consent required?
Chapter 10 – Arrowtown Residential Historic Management Zone			
10.5.1	**Building Height** A maximum height of 5 metres.	**Non-Complying**	**No** – consent is not required as no building or addition will be greater than 5m in height.
10.5.2	**Density** Not more than one Residential Unit per 650 square metres of net site area.	**Non-Complying**	**No** – consent is not required as the site will only contain one residential unit.
10.5.3	**Building Coverage** The maximum building coverage shall be 30% of the net site area.	**Non-Complying**	**No** – consent is not required as building coverage will be 30%.
10.5.4	**Combined Building Coverage and Impervious Surfaces** The total area covered by building coverage and impervious surfaces on any site shall not exceed 35% of the net site area.	**Non-Complying**	**No** – consent is not required as building coverage and impervious surfaces will be 30%.

Rule	Activity	Activity status if breached	Consent required?
			All building landscape and hardscaped surfaces will be pervious.
10.5.5	**Road Boundary Setbacks** Where existing buildings (other than accessory buildings) are already located on the site – the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or Where no existing buildings (other than accessory buildings) are located on the site the mean of the setback of any buildings (other than accessory buildings) located on the immediate adjoining lots or 6.0m, whichever is the greater.	**Restricted Discretionary**	**Yes** – consent is required as portions of the garage will be located within the Hertford Street 6m road boundary setback.
10.5.6	**Side and Rear Boundary Setbacks** 1. Side and rear boundary setbacks: 3.0m 2. Exceptions to side and rear boundary setbacks: a. accessory buildings for residential activities are permitted within the setback distance, providing they do not exceed 7.5m in length and comply with a recession plane of 2.5m vertical measured at the boundary, and a 35 degree plane inwards; b. gable end roofs may penetrate above the building recession plane by no more than one third of the gable height; c. recession planes do not apply to site boundaries fronting the street or a reserve.	**Restricted Discretionary**	**Yes** – consent is required as portions of the proposed additions will be located within the 3m setbacks from the northern and eastern side boundary setbacks.
10.5.7	**Glare** a. all exterior lighting shall be directed downward and away from the adjacent sites and roads; b. no activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	**Non-Complying**	**No** – consent is not required as all exterior lighting will be directed downward and away from roads, and will not result in any light spill greater than 3.0 lux.
Chapter 25 – Earthworks			
25.5.1	Maximum Volume Arrowtown Residential Historic Management Zone = 100m³	**Restricted Discretionary**	**No** – consent is not required as the site is generally flat, with earthworks only required for site scrape and foundations. Therefore, earthworks will not exceed 100m³.
25.5.2	Maximum Volume Heritage Precinct = 10m³	**Restricted Discretionary**	**No** – consent is not required as the site is not located within any of the heritage precincts listed on

Rule	Activity	Activity status if breached	Consent required?
			the *Inventory of Precincts* in 26.7 of the PDP.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- A **restricted discretionary** activity resource consent pursuant to Rule 10.4.6 for the construction and external alteration of any building in the Arrowtown Residential Historic Management Zone.

  Council's discretion is restricted to the following matters:
  a. how new or altered buildings make a positive contribution to the heritage character of the zone;
  b. building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch;
  c. exterior materials and colour;
  d. landscaping and fencing;
  e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
     i. the nature and degree of risk the hazard(s) pose to people and property:
     ii. whether the proposal will alter the risk to any site; and
     iii. the extent to which such risk can be avoided or sufficiently mitigated.

- A **restricted discretionary** activity resource consent pursuant to Rule 10.5.5 in relation to road boundary setbacks. It is proposed to construct a new accessory building (garage) that will be located within the 6m minimum road boundary setback from Hertford Street.

  Council's discretion is restricted to the following matters:
  a. streetscape character and amenity values, including the extent to which the building(s) sit compatibly with neighbours to the side and across the street;
  b. building dominance on neighbouring properties and the street;
  c. landscaping;
  d. parking and manoeuvring.

- A **restricted discretionary** activity resource consent pursuant to Rule 10.5.6 in relation to side and rear boundary setbacks. Parts of the additions to the cottage will be located within the northern and eastern side boundaries, with a portion of the proposed garage to be located within the eastern side boundary.

  Council's discretion is restricted to the following matters:
  a. effects on open space, privacy sunlight access and amenity values of neighbouring properties;
  b. building dominance.

- A **restricted discretionary** activity resource consent pursuant to Rule 26.5.7 for alterations and additions to a Category 3 heritage feature.

  Council's discretion is restricted to the following matters:
  a. the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6;
  b. where the heritage feature is located within a heritage precinct, the effects of the proposal on the key features of the heritage precinct as identified in Section 26.7.

- A **restricted discretionary** activity resource consent pursuant to Rule 26.5.9 for development within the setting or extent of place of a Category 3 heritage feature.

Council's discretion is restricted to the following matters:

a. Development within the setting, or within the extent of place where this is defined in the Inventory under Rule 26.8;
b. The extent of the development and the cumulative effects on the heritage feature, and its setting or extent of place;
c. The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6;
d. The operational reasons associated with the use of the heritage feature for the development to be located within the setting or extent of place.

- A **restricted discretionary** activity resource consent pursuant to Rule 32.4.18 for works, including building, excavations or trenching for underground services within the root protection zone of a protected tree within the Arrowtown Residential Historic Management Zone.

  Council's discretion is restricted to the following matters:

  a. the potential effects on the health or structural stability of the tree or hedgerow both in the short and long-term;
  b. whether arboricultural or industry recognised and accepted best practice methods will be adhered to;
  c. whether any viable and practicable alternatives are available.

- A **discretionary** activity resource consent pursuant to Rule 25.4.5 for any earthworks within the setting or extent of place of a listed heritage feature in Chapter 26.8 Historic Heritage. Earthworks are required for the purposes of establishing foundations for the proposed extension and accessory building, with these being within the setting of a Category 3 heritage feature.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **discretionary** activity.

2.1.2. Heritage New Zealand Pouhere Taonga Act 2014

With regard to the Heritage New Zealand Pouhere Taonga Act 2014, the existence of pre-1900 human activity on the site means that the site of the cottage is classified as an archaeological site and any excavations would trigger the provisions of the HNZPT Act 2014.

In this regard, an archaeological authority from Heritage New Zealand Pouhere Taonga (NZHPT) is in the process of being applied for under the HNZPT Act 2014.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline;

- Effects of the additions, alterations and accessory buildings on the ARHMZ;
- Effects on archaeology and historic heritage;
- Effects of earthworks;
- Effects on the Arrowtown Character Tree;
- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted baseline

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline).

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

As the site is located within the Arrowtown Residential Historic Management Zone, and there is a Category 3 heritage feature located on the site, no permitted baseline applies as resource consent is required for all new buildings and works in this instance.

4.3. Effects of the additions, alterations and accessory building on the ARHMZ

The proposal has been very carefully and intricately designed to ensure that Meg Cottage remains as the dominant form, with the extension and proposed garage designed and located in a manner that is sympathetic to and respect both the character of Meg Cottage, and the character of the ARHMZ. As such, adherence to the Arrowtown Design Guidelines 2016 (ADG) was a key consideration in the design process, in consultation with APAG.

For the additions to the cottage, the materials and colours that will be used will reflect the palette found throughout the ARHMZ, and the location of the extension is to the rear of the cottage when viewed from both adjoining roads. As noted within the APAG Assessment (**Attachment F**), using vertical weatherboards, with these painted in a slightly darker grey colour will highlight the new extension from the original built form of the cottage, and make the new additions more recessive. Combined with the additions being set back further from both the Merioneth Street and Hertford Street elevations, this will create a clear visual distinction between the existing character of the cottage and the new, thoughtfully designed additions. Although portions of the additions will be located within the northern and eastern internal boundary setbacks, the intrusion into the northern boundary setback will be small in scale and offset by the planting of evergreen shrub species along this northern boundary of the site. There will not be any privacy, sunlight, dominance or amenity effects as a result. In terms of the parts of the additions that will be located within the eastern boundary setback, this adjoining part of the neighbouring site slopes away and is unoccupied, with the infringing additions being of a height that is below the 5m maximum height, with a hipped roof that angles away from the boundary. As such there will not be any dominance or sunlight effects. There will not be any privacy effects as the additions to not have any windows or openings that are east facing. Further taking into account the removal of the existing shed along this boundary, there will not be any adverse effects of the eastern boundary setback breach of the cottage extension.

In terms of the proposed garage, although it will be located within the Hertford Street road boundary setback, similarly to the additions to the cottage, it will also be clad in materials and coloured to be in keeping with the Arrowtown vernacular and character of weatherboards, board and batten, and corrugated iron. The siting of the garage has been intentionally set more towards Hertford Street (and within the road boundary setback) to provide separation from the cottage and retain the existing garden setting of the immediate surroundings. Although located within the road boundary setback, the form of

the garage is small, the angle of the roof is shallow, and it will be enclosed by hedging and other forms of landscaping, with the large Walnut Tree in the backdrop. Combined with the large grass berm between the site boundary and the Hertford Street formed carriageway, with a similarly wide berm on the opposite side of Hertford Street planted with a number of trees, the garage will be suitable for the site and setting it is located within, and will not have any dominance effects on neighbouring properties, properties on the opposite side of the road, or the streetscape.

In terms of the ADG, and assessment of the proposal against this is provided within the APAG assessment in **Attachment F**. This assessment is adopted for the purposes of this assessment and application.

The site will be comprehensively landscaped with species listed in Section 5 of the ADG to complete the integration of the proposed alterations, additions and accessory building into the setting of the site within the ARHMZ. It is noted that APAG wishes to see final landscape plans prior to landscaping implemented following building work. To this effect, the following conditions are volunteered:

- *Prior to landscaping being implemented, the consent holder must provide to the Council written confirmation from the Arrowtown Planning Advisory Group (APAG) that the landscaping plan to be implement is approved by APAG.*

- *The APAG approved landscaping plan shall be implemented within the first planting season after the construction of the dwelling, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season*

Overall, in the context of the accompanying assessment of the proposed works against the ADG, the proposal is supported by APAG, who consider the design, materials and colour scheme to be sympathetic to the context of the site within the ARHMZ, with the setback breaches of the additions and garage to be acceptable in order to achieve separation from Meg Cottage. As such, the proposal will make a positive contribution to the heritage character of the zone.

Therefore, given the assessment above, and taking into account the assessment in support provided by APAG in **Attachment F**, the effects of the proposal in respect of the character and values of the ARHMZ will be acceptable and less than minor overall.

4.4. Effects on archaeology and historic heritage

As stated in the Archaeological Assessment (**Attachment D**), the historic heritage and archaeological values of the site and cottage have already been substantially compromised as a result of previous works undertaken in the 1900s, and more recently in 2019 when Meg Cottage was renovated, with the removal of the roof, wall linings and floor.

Overall, the Archaeological Assessment (**Attachment D**) concludes that the proposal will have little impacts on the remaining archaeological values of the site, with there being a limited potential for archaeological material to be encountered while works are undertaken given the already modified and disturbed background of the site and cottage. Notwithstanding, should any archaeological material be discovered while the works are carried out, the required accidental discovery protocols required by the HNZPT Act 2014 will be followed.

In terms of effects on historic heritage, the remaining historic heritage value is limited to the form and appearance of Meg Cottage. As assessed in Section 4.3 above, the alterations, additions and accessory building were designed and located with the retention of the character and associated heritage values being the central consideration. This has been successfully achieved, again noting the support of APAG who were consulted as part of the design process, with this reflected in the assessment included in **Attachment F**. Reference is made to the HIA in **Attachment E**, where it is concluded that since the additions are of a contemporary design and different in colour to the cottage, this will allow the cottage and associated heritage value to be readily understood as separate from the additions, and will overall provide further amenity to the site, while providing for the continuation of use which is an important aspect of sustainable heritage management.

With specific reference to the proposed garage, it is noted within the HIA that "the proposed new garage on the existing driveway, in the location of Jopp's former stable, is considered to be a positive contextual response, reinforcing the property's historic association with ancillary structures". This will contribute positively to the contextual values of the site's heritage.

Therefore, given the assessment above, and taking into account the conclusions within the Archaeological Assessment and Heritage Impact Assessment in **Attachments D** and **E**, the effects on the environment in respect of historic heritage as a result of the proposal will be no more than minor.

4.5. Effects on earthworks

Earthworks are required to establish the foundations for the proposed extension and accessory building. As outlined in Section 2 above, an archaeological authority from Heritage New Zealand Pouhere Taonga (NZHPT) is in the process of being applied for under the HNZPT Act 2014, with no earthworks will occur until the authority has been obtained.

An assessment of the earthworks in heritage context of the site is provided in the Archaeological Assessment in **Attachment D**, which is included below:

> *"Proposed works at the site include the construction of a stand-alone garage in the southeastern corner of the property and an extension to the existing dwelling off the northeastern elevation. These works will require earthworks to a potential depth of 800 mm across the footprint of the proposed construction, although depending on the ground conditions these depths may be less. It has been determined that the proposed works will have little impact on the archaeological values of the site, and that there is limited potential to encounter archaeological material during earthworks. Due to the constraints of the site no alternative options are considered reasonable".*

As outlined above, the proposed works will have little impact on the archaeological values of the site, and there is a limited potential to encounter archaeological material given the extent and scale of modification that has already occurred on the site previously.

Notwithstanding, the following recommendations made in the Archaeological Assessment listed below are volunteered as conditions of consent:

- *The excavation contractor(s) must be informed of the requirements of any authority issued and briefed by the archaeologist about the site's archaeological values and the possibility that archaeological material may be uncovered during excavation works.*
- *All earthworks that may affect any archaeological material should be monitored by an archaeologist.*
- *If any archaeological features are uncovered during excavations, these should be recorded using appropriate archaeological standards by an archaeologist.*
- *If at any stage during site works Māori material is discovered, works must cease and mana whenua and HNZPT shall be consulted immediately about how to proceed.*

Given the above, any effects on the earthworks on archaeological and historic heritage values will be less than minor given the extensive history of modification that has taken place within the site.

4.6. Effects on the Arrowtown Character Tree

As outlined within Section 1.3 above, portions of the proposed building additions and accessory building will be located within the RPZ of the Walnut Tree, as illustrated in **Figure 5** above.

A TPMP has been provided for the Walnut Tree in the context of the proposed works, and is included in **Attachment G**. The TPMP outlines a number of tree protection methods and measures that are to be put in place while the proposed building works are undertaken. These are outlined below:

- *A Tree Protection Zone (TPZ) in accordance with AS4970-2025 'Protection of trees on development sites' shall be physically created within the NRZ and monitored by the project arborist as to reduce interference with the tree including the root system to preserve tree health and integrity;*

- *No work is done within the NRZ of the tree without project arborist consultation or oversight;*

- *The stem of the tree is to have a physical protection system installed to prevent any physical damage to the cambium layer of this tree;*

- *Temporary tree protection fencing to be placed around the buttresses for this tree if practical, to prevent any storage on or damage to the buttress roots of this tree. Physical tree protection on the stem of the tree and major limbs is advised, to prevent physical damage to the tree bark and cambium layer;*

- *If work within the fences is necessary it should be communicated with the works arborist before commencement, and monitored;*

- *Any movement of heavy vehicles or equipment through the NRZ is monitored by the project arborist with typical ground protection measures used if necessary;*

- *Any trenching within the NRZ or SRZ of a tree should be air excavated, under Arborist supervision, to preserve the root systems of the trees as best as possible and allowing for the roots to be pruned accordingly;*

- *Any trenches open with roots exposed in direct sunlight, or overnight/long periods of time, must be suitably covered, with the exposed roots kept damp;*

- *No excavation below existing grade is permitted within the NRZ, unless approved by the project arborist;*

- *No wet concrete, lime wash, or slurry may enter the soil within the NRZ;*

- *Removal of existing structures must by communicated to and overseen by the project Arborist.*

The tree protection measures and methods outlined above are adopted, are volunteered as conditions of consent, and will be implemented while the works are undertaken. This will ensure that the Walnut Tree will be protected while the works are undertaken and the proposed built form is established.

Therefore, given that the Walnut Tree can and will be protected in accordance with the TPMP in **Attachment F**, there will not be any adverse effects on the Arrowtown Character Tree, with any effects in this regard to be less than minor given the comprehensive measure that will be out in place to ensure the ongoing health of the tree during and after the works have been undertaken.

4.7. Positive effects

As outlined within the APAG report, "*small colonial cottages in the Arrowtown heritage zone are very desirable but are constrained in what they can provide for modern living. The ADG clearly anticipates extensions and provides detailed advice as to how this can be achieved*". With reference to the assessments in Sections 4.3 and 4.4 above, which are supplemented with the additional reports and assessment in **Attachments D** and **E**, the proposed works are appropriate for the site, including the heritage and character values of the environment it is located within, while also enhancing the residential use of the site for the benefit and wellbeing of the applicant.

4.8. Summary of effects on the environment

Overall, as has been assessed above, and also within the supporting reports and assessments within **Attachments D**, **E, F** and **G**, the proposed additions, alterations and new accessory building is

appropriate for the site, and will be in keeping with the heritage and character values of the site, thereby avoiding any adverse effects.

Therefore, the effects on the environment of the proposal will be no more than minor overall.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES SSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapter 10 (Arrowtown Residential Historic Management Zone), Chapter 25 (Earthworks), Chapter 26 (Historic Heritage) and Chapter 32 (Protected Trees) of the PDP. The relevant provisions within these PDP chapters are provided and assessed below:

Table 3: PDP provisions

Provision	Detail	Assessment
Chapter 10 – Arrowtown Residential Historic Management Zone		
10.2.1	**Objective – Development retains or enhances the historic character and amenity values of the zone, which is characterised by larger sites, low scale and single storey buildings, the presence of trees and vegetation and limited hard paving.**	As assessed in Section 4 above, the proposal will retain the historic character and amenity values of the zone, and is appropriate for the site and environment it is located within. The proposal achieves this objective.
10.2.1.1	Apply development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.	The character of the area will remain given the proposal has been designed to be in keeping with the character of the environment it is located within, as has been assessed in Section 4 above. The proposal achieves this policy.
10.2.1.2	Encourage buildings to be located and designed in a manner that complements the character of the area guided by the Arrowtown Design Guidelines 2016.	With reference to the assessment above, the proposal accords with the ADG, and will complement the character of the area it is located within. The proposal achieves this policy.
10.2.3	**Objective – Development efficiently utilises existing infrastructure and otherwise minimises impacts on infrastructure and road networks**	The proposal utilises a site currently used for residential activity, and will enhance this use while avoiding adverse effects on the environment. The proposal achieves this objective.
10.2.3.1	Ensure vehicle access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.	Vehicle access and parking will be as existing, with additional parking provided within the proposed garage. Safety and efficiency will be maintained, with the garage being of an appropriate design of the site, zone and environment it is located within. The proposal achieves this policy.

Provision	Detail	Assessment
10.2.3.2	Encourage low impact approaches to stormwater management.	The proposal meets site coverage standards, with 70% of the site to be permeable. The proposal achieves this policy.
Chapter 25 – Earthworks		
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	There will not be any adverse effects on the environment, people or communities as a result of the proposed earthworks given the earthworks are for the purposes of establishing building foundations on a relatively flat site. The proposal achieves this objective.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	The proposed earthworks will be appropriately managed to ensure that erosion, land instability, sediment generation and off-site discharge are avoided. The proposal achieves this policy.
Policy 25.2.1.2	Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: a. Protects the values of Outstanding Natural Features and Landscapes; b. Maintains the amenity values of Rural Character Landscapes; c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; e. Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004. f. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; g. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and h. Maintains public access to and along lakes and rivers.	The earthworks will not adversely affect any ONL or ONF, will maintain landscape values, and will not result in any adverse environmental, cultural or social impacts given the small scale and extent of those proposed. The proposal achieves this policy.
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	The earthworks are not located on a visually prominent slope, natural landform or ridgeline. The proposal achieves this policy.
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	The overall scale and extent of the earthworks is appropriate, as has been assessed in Section 4.5 above. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	The earthworks are required for the establishment of building foundations. The proposal achieves this policy.
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	The proposed earthworks will not adversely affect infrastructure, buildings or any neighbouring site given it will be of a minimal scale required to established foundations on a relatively flat site. The proposal achieves this policy.
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	The area and volume of earthworks will be minimal as it will be for the purposes of establishing building foundations. The earthworks will be appropriately managed to avoid adverse effects. The proposal achieves this policy.
Objective 25.2.2	The social, cultural and economic wellbeing of people and communities benefits from earthworks	The earthworks will provide for the residential use of a site where the land use is existing, and will be enhanced through this proposal. The proposal achieves this objective.
Policy 25.2.2.1	Enable earthworks that are necessary to provide for people and communities wellbeing having particular regard to the importance of: a. Nationally and Regionally Significant Infrastructure; b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone; c. minimising the risk of natural hazards; d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and e. the use and enjoyment of land for recreation, including public walkways and trails; and f. maintaining or enhancing the operational efficiency of existing infrastructure.	The earthworks will provide for the wellbeing of the applicant, and will allow for the ongoing residential use of the site, and facilitate sustainable heritage management. The proposal achieves this policy.
Chapter 26 – Historic Heritage		
26.3.1	**Objective – The District's historic heritage is recognised, protected, maintained and enhanced.**	As assessed above, and within the Heritage Impact Assessment (**Attachment E**), the proposal recognises and respects the heritage value of the heritage feature on the site, and protects and enhances it through the proposed design. The proposal achieves this objective.

Provision	Detail	Assessment
26.3.1.1	Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Listed Features (26.8).	The heritage feature on the site is recognised on the Inventory of Listed Features, and has been recognised in the design of the proposal. The proposal achieves this policy.
26.3.1.2	To enhance historic heritage through: a. increasing the knowledge and understanding of heritage values; b. providing for the enhancement of heritage values through works which increase the resilience of heritage features by way of repairs and upgrades to meet building and safety standards, subject to these works being undertaken in a manner which respects heritage values and where possible retains original heritage fabric or utilises the same or similar materials.	The works will respect the heritage values of the site and heritage feature of the site, noting that the site has low archaeological values due to the extensive renovation work already undertaken in the 1900s and in mid-2019. The proposal achieves this policy.
26.3.1.3	Protect historic heritage values while managing the adverse effects of land use, subdivision and development, including cumulative effects, taking into account the significance of the heritage feature, area or precinct.	As outlined above, the works will respect the heritage values of the site and heritage feature of the site, noting that the site has low archaeological values due to the extensive renovation work already undertaken in the 1900s and in mid-2019. As much as possible, the proposal has been designed to enhance the heritage feature on the site as much as possible. The proposal achieves this policy.
26.3.1.4	Where activities are proposed within the setting or extent of place of a listed heritage feature, to protect the heritage significance of that feature by ensuring that: a. the form, scale and proportion of the development, and the proposed materials, do not detract from the listed heritage feature located within the setting or extent of place; b. the location of development does not detract from the relationship that exists between the listed heritage feature and the setting or extent of place, in terms of the values identified for that feature; c. existing views of the listed heritage feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained as far as is practicable; d. hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible.	The form, scale and proportion of the development and the proposed materials, do not detract from the listed heritage feature located on the site, the location of development does not detract from the relationship that exists between the listed heritage feature and the setting or extent of place, and existing views of the listed heritage feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained through the design of the additions and alterations proposed. The proposal achieves this policy.
26.3.1.7	Protect archaeological and historic heritage values of listed archaeological sites while managing the adverse effects of land use and development, including cumulative effects.	The proposal will protect the remaining historic heritage values of the heritage feature, noting that the site is of low archaeological value. The proposal achieves this policy.
26.3.1.8	Promote the retention of Category 3 heritage features, or where the partial demolition of a Category 3 heritage	The Category 3 heritage feature will be retained by the proposed design, and will be able to be clearly read in

Provision	Detail	Assessment
	feature is proposed, reduce adverse effects on its overall heritage values.	the context of the proposed alterations and additions. The proposal achieves this policy.
26.3.2	**Objective – The sustainable use of historic heritage features.**	The proposal will provide for the ongoing residential use of an historic heritage feature currently used for a residential activity, and is an example of sustainable heritage management. The proposal achieves this objective.
26.3.2.1	Encourage the ongoing economic use of heritage features, sites and areas by allowing adaptations and uses that are in accordance with best practice, and: a. enhance heritage values in accordance with Policy 26.3.1.2; b. do not result in adverse cumulative effects through successive alterations over time; c. provide an economically viable use for the protected heritage feature, subject to any works being undertaken in a manner which respects its heritage values; d. recognise the need for modification through works which increase the resilience of heritage buildings by way of necessary repairs and upgrades, subject to these works being undertaken in a manner which respects heritage values.	The proposal is for the ongoing and enhanced residential use of a heritage feature by proposing adaptations that have been assessed in Section 4 above to be in accordance with best practice. Heritage values will be maintained and protected, there will not be cumulative effects, and the modification will increase the resilience of the heritage building, noting the low archaeological and heritage values existing. The proposal achieves this policy.
26.3.2.2	Encourage the maintenance of historic heritage features by allowing minor repairs and maintenance.	The proposal will improve the overall condition of the buildings on the site. The proposal achieves this policy.
26.3.3	**Objective – The diversity of historic heritage features, heritage precincts, heritage overlay areas and values associated with them, are recognised.**	The historic heritage feature on the site has been recognised and incorporated in the design of the proposal. The proposal achieves this objective.
26.3.3.1	Identify the heritage values of heritage precincts, listed heritage features, sites of significance to Maori, areas of heritage significance and archaeological sites.	As above; the historic heritage feature on the site has been recognised and incorporated in the design of the proposal. The proposal achieves this policy.
26.3.3.2	Ensure that in making decisions on development proposals, the effects on tangible and non-tangible values of sites of significance to Māori, are informed by those mandated to do so.	The site is not of significance to Māori. The proposal achieves this policy.
26.3.3.3	Recognise and protect the different layers of history within heritage (overlay) areas and the relationship between these layers, to retain their cultural meaning and values.	The proposal has been designed to respect and retain the remaining historic heritage values of the site, which is primarily the form and appearance of Meg Cottage. The proposal achieves this policy.
26.3.4	**Objective – The historic heritage value of heritage features is enhanced where possible.**	The proposal will enhance the heritage feature where possible through the design of the alterations and additions highlighting and being

Provision	Detail	Assessment
		separate from the form and appearance of Meg Cottage. The proposal achieves this objective.
26.3.4.1	Encourage opportunities to enhance the understanding of historic heritage features, including through the need for interpretation.	The heritage feature will remain a prominent and visible feature of the site. The proposal achieves this policy.
26.3.4.2	Provide incentives for improved outcomes for heritage values through the relaxation of rules elsewhere in the District Plan where appropriate, on a case-by-case basis.	The proposal will improve the use of the site, while highlighting the heritage feature on the site. The proposal achieves this policy.
26.3.4.3	Recognise the value of long term commitments to the preservation of heritage values in the form of covenants and consent notices.	The heritage feature will be preserved given that it is a central feature of the design of the proposal. The proposal achieves this policy.
26.3.4.4	Enable ongoing improvements to heritage features including earthquake strengthening and other safety measures, in recognition that this will provide for their ongoing use and longevity.	The proposal will provide for the ongoing use and longevity of the heritage feature. The proposal achieves this policy.
Chapter 32 – Protected Trees		
32.2.1	**Objective – The protection of scheduled trees and groups of trees from avoidable removal or damage.**	The protected tree will not be removed, rather it will be protected from damage. The proposal achieves this objective.
32.2.1.1	Identify and schedule in the District Plan the District's protected trees.	The protected tree is scheduled in the PDP. The proposal achieves this policy.
32.2.1.2	Protect scheduled trees from avoidable removal, removal of the protected tree status or inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District.	The protected tree will not be removed, rather it will be protected from damage. The proposal achieves this policy.
32.2.1.3	Recognise that where genuine circumstances exist, the removal or significant trimming of protected trees may not be avoidable because the values of the tree for which it was protected have significantly deteriorated, or the tree is causing a hazard to life or property.	Removal or significant trimming of the tree is not proposed. The tree will be protected throughout the proposed works. The proposal achieves this policy.
32.2.1.4	Permit works and maintenance to be undertaken on protected trees where the work will assist in maintaining the health of the tree.	Works and maintenance are not proposed on the protected tree. The proposal achieves this policy.
32.2.3	**Objective – The management and protection of character trees and groups of trees within the Arrowtown Residential Historic Management Zone to ensure the amenity and heritage values of the zone are maintained.**	The tree will be protected throughout the proposed works. The proposal achieves this objective.
32.2.3.1	Identify and schedule in the District Plan, after informing and consulting with the landowner affected, trees and groups of trees within the Arrowtown Residential Historic Management Zone that contribute to the zone's unique character and heritage values.	The protected tree is scheduled in the PDP. The proposal achieves this policy.

Provision	Detail	Assessment
32.2.3.2	Protect or enhance Arrowtown's unique character and amenity by recognising the contribution trees and groups of trees make to Arrowtown's landscape, cultural identity and historic heritage values.	The tree will remain and will be protected while the works are undertaken. The proposal achieves this policy.
32.2.3.3	Acknowledge the important role trees and groups of trees have in contributing to the character and historic heritage of Arrowtown, despite that on an individual basis a tree or group of trees may not be significant in stature.	As above; the tree will remain and will be protected while the works are undertaken. The proposal achieves this policy.
32.2.3.4	Have regard to the reasonable and efficient use of land anticipated in the Arrowtown Residential Historic Management zone, while ensuring the removal or modification of trees or groups of trees does not lead to the cumulative loss of Arrowtown's heritage character and amenity values.	The proposal is a reasonable and efficient use of residential land in ARHMZ, with the character tree to remain and be protected while the works are undertaken. The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies of the PDP.

6. REGIONAL POLICY STATEMENT, REGIONAL PLANS, AND OTHER PLANNING INSTRUMENTS

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) was declared operative on 4 March 2024. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) was notified on 26 June 2021. Decisions of the Hearings Panel on provisions of the PRPS2021 were notified on 30 March 2024.

The PRPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to resource use, economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the RPS2019 and the PRPS2021, and is generally consistent with the broad policy direction of both Regional Policy Statements.

6.1. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The residential use of a residential site will remain (i.e. no change of use), and there is no record or evidence of an activity on the HAIL having occurred on the site. Therefore, the proposal does not require assessment against the NES.

6.2. National Policy Statement on Urban Development

The National Policy Statement on Urban Development (NPS-UD) came into effect in August 2020. It requires all councils that have all or part of an urban environment within their district or region to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. The NPS-UD is a directive document. It includes objectives and policies that councils must give effect to in their resource management decisions. Some policies only apply to tier 1 or tier 2 councils.

QLDC is classified as a tier 2 local authority and is therefore subject to all eight objectives as well as the following policies:

- *Policy 1 – well-functioning urban environments;*
- *Policy 2 – sufficient development capacity;*
- *Policy 5 – intensification;*
- *Policy 6 – decision-making;*
- *Policy 7 – housing bottom lines;*
- *Policy 8 – unanticipated or out-of-sequence development;*
- *Policy 9 – Te Tiriti o Waitangi principles;*
- *Policy 10 – engagement; and*
- *Policy 11 – car parking.*

A number of the objectives and policies require Council to undertake action, such as plan changes or variations to amend planning documents and monitoring and preparation of development strategies in order to comply with the requirements of the NPS-UD.

The proposal, which is alteration and addition works to a residential unit on a residential site in a residential zone within an existing urban area, is in line and consistent with the relevant objectives and policies of the NPS-UD which relate to efficient and consolidated urban development.

7. 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

(a) Sustaining the potential of natural and physical resources … to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design of the proposal being sensitive and sympathetic to the surrounding heritage and character values.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

a. *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*

b. *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

c. *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*

d. *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*

e. *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

f. *the protection of historic heritage from inappropriate subdivision, use, and development;*

g. *the protection of protected customary rights;*

h. *the management of significant risks from natural hazards.*

It is considered that the proposal will accord with the matters of national importance outlined above, and is an example of appropriate use and development of land given the heritage and character values present, while avoiding adverse effects on the environment.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

a. *kaitiakitanga:*

aa. *the ethic of stewardship:*

b. *the efficient use and development of natural and physical resources:*

ba. *the efficiency of the end use of energy:*

c. *the maintenance and enhancement of amenity values:*

d. *intrinsic values of ecosystems:*

f. *maintenance and enhancement of the quality of the environment:*

g. *any finite characteristics of natural and physical resources:*

h. *the protection of the habitat of trout and salmon:*

i. the effects of climate change:

j. the benefits to be derived from the use and development of renewable energy.

The proposal accords with the relevant matters as the proposed works for enhanced residential activity on a site already used for residential activity is an efficient use of resources, while maintaining the character and amenity values, historic values, and overall quality of the urban environment it is located within.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

11. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In accordance with the assessment undertaken within Section 4 above, any actual or potential adverse effects on adjacent properties will be less than minor given:

(a) The proposal is of a nature, scale and appearance that is appropriate for the site and context it is located within;

(b) It has been sympathetically, intentionally and very carefully designed to be in keeping with the historic heritage character of the existing heritage feature (Meg Cottage) on the site; and

(c) Both the historic heritage values of the site and the character tree will be preserved, with the former being enhanced by the proposed works.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

12. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.