From: "Sam Murray" <smurray@engeo.co.nz>
Sent: Mon, 2 Mar 2026 16:05:25 +1300
To: "Resource Consent" <resourceconsent@qldc.govt.nz>
Subject: Re: Application File Upload for 29 Flynn Lane - Record of Title and Site Plan
Attachments: Site Plan.pdf, AEE (Assessment of Environmental Effects)_Rev 1.pdf, LINZ Order - Title 736151.eml
Categories: Laura

Hi Laura,

I've split the site plan off from the AEE. Both are attached.

The Record of Title was issued by LINZ on Thurs last week (see attached email). I'm not aware of any way to get a more recently dated copy. Please confirm this will suffice.

Cheers,
Sam

ENGEO
CELEBRATING 15 YEARS OF ENGINEERING EXCELLENCE

Sam Murray
Associate
+6427 337 1992

My Working Hours: Mon-Thurs

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From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Monday, March 2, 2026 3:17 PM
To: Sam Murray <smurray@engeo.co.nz>
Subject: RE: Application File Upload for 29 Flynn Lane - Record of Title and Site Plan

You don't often get email from resourceconsent@qldc.govt.nz. Learn why this is important

Security WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Sam

Thank you for your application for a land use resource consent.

This application is currently paused as we require the Record of Title to have been issued with the past three months before being able to enter this into our system.

The Record of Title that was uploaded with the application has the issue date cut off. Would you please check the issue date of the Record of Title and either email us back a copy of it where the issue date is able to be seen or if it is over three months old, please email us a more recent copy.

Also, the AEE mentions that a site plan is attached. If this is page 7 of the AEE, would you please separate this out from the AEE and email us back the two separate files – the AEE without the site plan and the site plan on its own. Otherwise, please email us a copy of the site plan.

Please email us these files by the close of business tomorrow, Tuesday, 3 Mar 2026 or we will need to return your application to you for it to be resubmitted in full.

Thank you.

Kind regards,
Laura Mitchell

Laura Mitchell | P&D Technical Support Officer | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
E: laura.mitchell@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: noreply@qldc.govt.nz <noreply@qldc.govt.nz>
Sent: Monday, 2 March 2026 2:26 PM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Subject: Application File Upload for 29 Flynn Lane (UAFv1_2652977)

Upload Application Files

SUBMITTED

UAFv1_2652977

Submitted: 02-Mar-2026 14:26:26

Sam Murray

Question	Answer
First Name	Sam
Last Name	Murray
Contact Number	0273371992
Email	SMURRAY@ENGEO.CO.NZ
Application Type	Resource Consent

Is this a New application or files for a Current application?	New Application
Your reference until we issue an Application Id e.g. Street Address or Lot #	29 Flynn Lane
Comment	RC for an accessory building with the road setback

This is an overview of the Form. Table and Attachment questions are not displayed.

Kind regards,
QLDC Business Process

- Existing native planting

4.5 m boundary setback

Property Boundary

Existing stone landscaping wall

Proposed shed

Flynn Lane

DP

DP

SL 02

SL 01

FALL 30'

FALL 30'

DP

DP

FALL

FALL

FALL 30'

FALL 30'

1541

775

1050

805

1515

385

Document Set ID: 9403938
Version: 1, Version Date: 02/03/2026

YOKE
architecture / interiors / design

level 2, 36 shotover street
Queenstown, NZ

thom@yoke.net.nz
+64 21 0873 3838

General Notes

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS WHERE RELEVANT:

1, ARCHITECTURAL SPECIFICATION
2, FINISHES, FIXTURES, LIGHTING, AND DOOR HARDWARE SCHEDULES
3, SUPPLEMENTARY TRADE SPECIFICATIONS
4, STRUCTURAL ENGINEERS DOCUMENTS
5, CIVIL ENGINEERING DOCUMENTS
6, RESOURSE CONSENT
7, BUILDING CONSENT
8, ADDITIONAL SPECIALIST CONSULTANTS DOCUMENTS

BUILDERS / CONTRACTORS SHALL VERIFY ALL LEVELS / DIMENSIONS / SET OUTS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE ARCHITECT IS TO BE MADE AWARE OF ANY DISCREPANCIES IN ANY OF THE DOCUMENTS BEFORE AFFECTED WORKS COMMENCE.

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW WHERE APPROPIATE AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS / BY-LAWS, THE BUILDING CODE OF NEW ZEALAND + ANY RELEVANT NEW ZEALAND STANDARDS & ACCEPTABLE SOLUTIONS WHERE APPLICABLE.

ALL WORK TO COMPLY WITH THE BUILDING CONSENT ISSUED FOR THE PROJECT.

CO-ORDINATE AND KEEP UPDATED ALL REQUIRED SUB CONTRACTORS TO ENSURE PROMPT TIMING & INTEGRATION OF ALL TRADES INVOLVED ACROSS THE PROJECT

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	
SULLIVAN HALL CHARTERED ENGINEERS	JOAN FARRES RABANAL
PROJECT MANAGER	
-	-

Project Name
29_FLYNN Ln

Site Address
29_FLYNN LANE, LINKSGATE - ATOWN

Project Number
#2602

Client
SAM MURRAY & JAZZ BRADEN

Status
SKETCH

Date
19.02.26

Sheet Name
ROOF PLAN

Scale
1 : 50 @ A1

Drawing Number
SK003

Revision
2

Sam Murray

29 Flynn Lane, Arrowtown

0273371992

smurray@engeo.co.nz

27/02/2026

Attention: Resource Consents Team Queenstown Lakes District Council

Private Bag 50072

Queenstown 9348

RE: APPLICATION FOR LAND USE RESOURCE CONSENT – 29 FLYNN LANE, ARROWTOWN

Please find enclosed an application for land use resource consent to place a garden shed accessory building within the road boundary setback at 29 Flynn Lane, Arrowtown.

The application site is located within the Meadow Park Zone and the Linksgate subdivision. The proposal involves placing a high-quality 12.6 m² shed (clad in cedar and galvanized iron) 1.5 m from the road boundary.

While this is technically a Restricted Discretionary Activity under Rule 12.17.3.3 of the Operative District Plan, the attached Assessment of Effects on the Environment (AEE) demonstrates that any potential adverse effects on the streetscape will be less than minor. This is primarily due to the shed's sympathetic materials and the significant visual screening provided by an existing 1.2 m tall stone wall and mature native plantings.

The following documents are attached in support of this application:

1. Completed Form 9.
2. Assessment of Effects on the Environment (AEE).
3. Site Plan showing the shed location, stone wall, and native planting area.
4. A Current Record of Title.

The applicant is prepared to accept a condition of consent requiring the ongoing maintenance of the stone wall and native screening along the road boundary to ensure the continued protection of the Flynn Lane streetscape.

We trust the information provided is sufficient for the Council to process this application on a non-notified basis. Should you require any further information, please do not hesitate to contact me.

Kind regards,

Sam Murray

Digitally signed by Sam Murray
DN: cn=Sam Murray, o=ENGEO Ltd., ou=CPEng, email=smurray@engeo.co.nz
Date: 2026.03.02 15:59:59 +13'00'

Sam Murray

Document Set ID: 9403938
Version: 1, Version Date: 02/03/2026

Assessment of Effects on the Environment (AEE)

To: Queenstown Lakes District Council

Applicant: Sam Murray

Site Address: 29 Flynn Lane, Arrowtown

Date: March 2026

1.0 INTRODUCTION

This Assessment of Effects on the Environment (AEE) is submitted in support of a land use resource consent application under Section 88 of the Resource Management Act 1991. The applicant seeks consent to place a garden shed accessory building within the required road boundary setback at 29 Flynn Lane, Arrowtown.

2.0 SITE AND LOCALITY DESCRIPTION

The subject site is located at 29 Flynn Lane within the **Linksgate** subdivision. The property is zoned **Meadow Park** under the Operative Queenstown Lakes District Plan (ODP) and is within the RES(E) activity area. The surrounding neighborhood is a high-quality residential environment characterized by architecturally designed homes and significant landscaping.

3.0 DESCRIPTION OF THE PROPOSAL

The proposal involves the placement of a high-quality garden shed with the following specifications:

- **Dimensions:** 3.0 m width x 4.2 m length (12.6 m² floor area) with a maximum height of 3.3 m.
- **Materials:** Clad in a combination of **cedar** and **galvanized corrugated iron**.

A photograph of the shed, temporarily located on a different part of the property is included in Photo 1 below.



Photo 1. Elevation of the shed, constructed in general accordance with the Building Code and Linksgate building rules.

- **Location:** Positioned **1.5 m** from the legal road boundary at Flynn Lane.
- **Earthworks:** Undertake approx. **10m³ of earthworks** to create a level building platform at street level.

Mitigation: The structure will be screened from the road by an existing **1.2 m stone wall** and **mature native plantings** comprising kowhai, beech, toit oi, giselinea and cabbage tree**.**

A site plan is included in Appendix 1.

4.0 MATTERS REQUIRING RESOURCE CONSENT

4.1 Queenstown Lakes District Plan (Meadow Park Zone)

- **Site Standard 12.17.5.1(i)(c):** No building or structure shall be located closer than **4.5 m** to any legal road boundary.
- **Proposed:** The shed is located 1.5 m from the road boundary, resulting in a breach of 3.0 m.
- **Activity Status:** Under **Rule 12.17.3.4**, any activity which does not comply with one or more of the relevant Site Standards shall be a **Restricted Discretionary Activity**.
- **Permitted Component:** The 10m³ of earthworks complies with the 100m³ limit in Rule 12.17.5.1(iv)(1)(a).

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Streetscape and Visual Amenity

The Meadow Park Zone aims to create a "comprehensively designed urban edge". While the shed is within the road setback, its impact is successfully mitigated by:

- **Materials:** The use of cedar and galvanized iron is consistent with the prestigious architectural standards of the Linksgate subdivision and Arrowtown's heritage character.
- **Screening:** The presence of a 1.2 m stone wall—a hallmark of local character—along with mature native plantings ensures the shed is largely screened from public view (Photos 2 and 3).



Photo 2. Looking west from Flynn Lane toward the proposed shed location behind the stone wall, beech and flowering cherry tree.



Photo 3. Looking north from Flynn Lane toward the proposed shed location behind the stone wall and kowhai trees.

- **Scale:** At 3.3 m in height and 12.6 m² in area, the shed is a minor accessory structure that does not dominate the Flynn Lane streetscape.
- **Design:** The shed complies with the Linksgate building rules including, but not limited to, roof and wall cladding materials, gable roof form, roof pitch angles and heights. Planted screening complies with the same for plant species.

- **Vertical set out:** The 10m³ of earthworks is minor and intended to integrate the shed into the existing street level behind the stone wall. By lowering the platform, the overall visual profile of the 3.3m tall shed is reduced to approximately 2.9m (Figure 1). Combined with the 1.2m stone wall and mature native plantings, the structure will be effectively screened, maintaining the "Designed Urban Edge" intended for the zone. The maximum depth of excavation and required retaining will be 0.4m. Retaining will not be surcharged from building foundations thus will not require a Building Consent per the NZ Building Code.

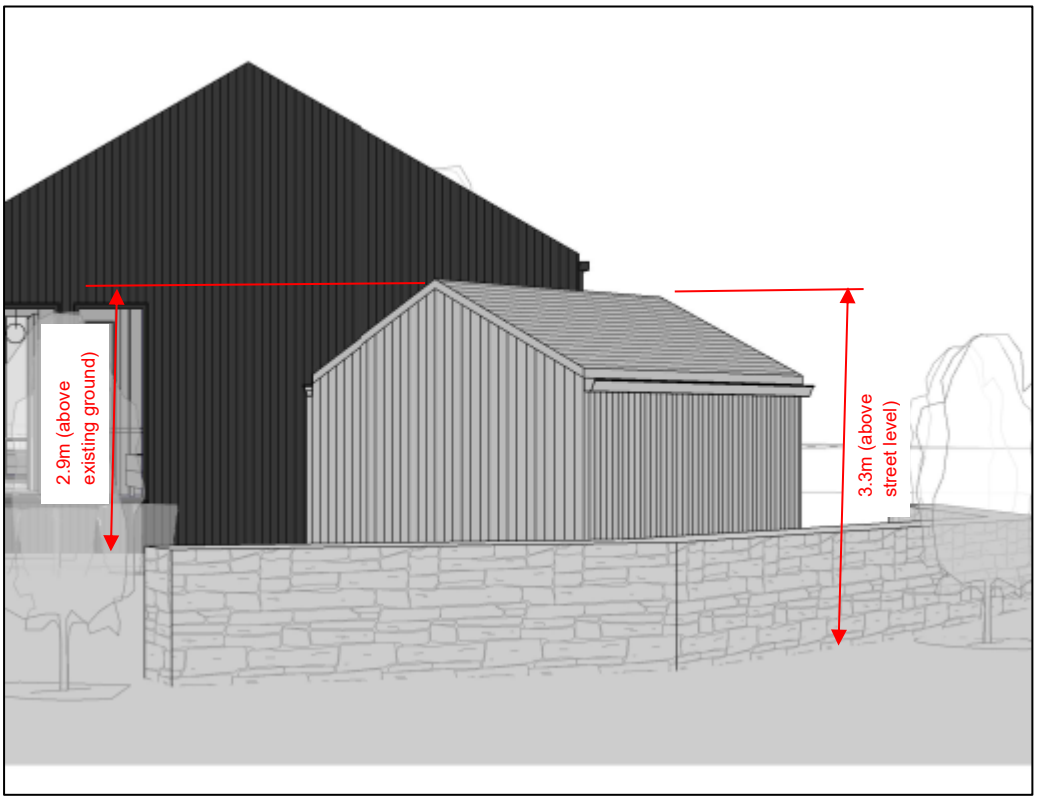


Figure 1. Architects' impression, looking north from Flynn Lane with existing native plant screening omitted (Source: Yoke Architects).

5.2 Effects on Neighbours

The shed is located away from internal boundaries (where a 2 m setback applies). It does not contain windows or openings that would impact the privacy of adjacent properties. The nearest neighbours house is approximately 30m away. As such, there are no shading or dominance issues affecting neighboring sites.

5.3 Effects on Public View

The small shed does not impact on any significant public views. It is of low height compared with the southern façade of the adjacent house and well below the building height limits. When viewed from the footpath, it is anticipated to be below the plane of the main house roof behind i.e. one would still see the roof of the main house behind the shed when viewed from the footpath.

5.4 Construction Effects

Earthworks will be managed using standard erosion and sediment control measures (e.g., silt fences) to ensure no runoff enters the roading network or neighborhood, in accordance with Rule 12.17.5.1(iv)(3).

6.0 STATUTORY ASSESSMENT

6.1 Objectives and Policies

The proposal is consistent with the zone purpose and the objectives and policies contained within Section 12 of the ODP, which is to create a development that "integrates into Arrowtown's urban fabric" while having regard to heritage and character. The high-quality design and screening ensure the "Designed Urban Edge" is maintained.

7.0 PROPOSED MITIGATION & CONDITIONS

The applicant offers the following condition to ensure the continued mitigation of visual effects:

- **Landscaping Maintenance:** The applicant shall maintain the 1.2 m high stone wall and mature native plantings between the shed and the road boundary. Any plant that dies or is removed shall be replaced with a similar native species to maintain effective screening.

8.0 CONCLUSION

The proposed garden shed is a minor addition to the site that utilizes high-quality materials sympathetic to the Arrowtown environment. With the offered screening measures, the proposal will have a negligible impact on the streetscape. It is requested that the Council grants consent on a non-notified basis.

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            border: 1px solid #d9d9d9;
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Learn why this is important
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