27 May 2026

To Alex Turner

General Application for Resource Consent – 14 Suffolk Street, Arrowtown.

Please find enclosed a resource consent application made by Fraser & Breeze Challen. The application is for minor external additions and alterations to an existing residential unit at 14 Suffolk Street, Arrowtown (Lot 3 DP 11924) (the site).

This application has been made as an alternative design to RM210620 and provides new architectural plans, elevations and external finishes that reduce the building footprint / proposed extensions to reduce impediment on neighbours and reduce building scale. Additionally, the amended external finishes have been chosen to better suit the surrounding environment and be align more closely with the Arrowtown Design Guidelines.

This application includes a Form 9, a detailed description of the proposal, along with an assessment of environmental effects and supporting appendices.

The required lodgment deposit will be paid by electronic transfer upon receipt of an invoice. Please note that $2,668.00 has already been paid for the S127 Amendment RM260592. Council has requested that RM260592 is submitted as a separate application from RM210620. If Council request for any further amounts to be paid for this new submission, please ensure that the $2,668.00 is subtracted against the new amount owed, as this has already been paid. Additionally, please ensure that the context of RM210620 is not lost in this new submission, i.e. that RM210620 was approved for site coverage that far exceeds this application, and was also approved for a non-compliant building height of over 5m, which this application does not amend the existing building height at all.

Fraser Challen is the contact for this application and should be the contact for any correspondence or telephone discussions.

Please contact me should you have any questions regarding the application.

Yours sincerely
Fraser Challen
027 257 2302



Fraserchallen1@gmail.com

1. Introduction

Fraser & Breeze Challen hereby applies for resource consent from Queenstown Lakes District Council (Council or QLDC) for the minor additions and external alterations at 14 Suffolk Street, Arrowtown. The site is located in the Residential Arrowtown Historic Management zone of the Proposed District Plan (PDP) and requires resource consent for the reasons outlined in section 4 of this report. The application includes plans of the proposal which are included as Appendix 2.

2. Site description

2.1 Location and description

The site is rectangular in shape and measures 506m2 in area. The site is relatively flat from the road boundary before sloping towards the rear of the site. An existing house is located centrally on the site containing three bedrooms and an attached single garage. Outdoor space is provided to the rear of the house with two deck areas and a sloping garden. Fencing and hedging run the length of the east and west boundaries and access to the site is via an established vehicle crossing.

According to the *Queenstown Lakes C Otago Clutha & Waitaki districts Otago (2019)* report in relation to the assessment of liquefaction hazards, the liquefaction potential for the site is low to none. The site is not subject to any other natural hazards.



Figure 1: Aerial photograph of the site (outlined in black & white) [QLDC Proposed District

Plan May 2026]

3. Proposal

Fraser & Breeze Challen seek to refurbish an existing circa 1990's dwelling on site and construct minor additions. The architectural drawings are attached as Appendix [2].

The main purpose of the minor addition to the kitchen and main bedroom is to create a more uniform-shaped building to increase usable space and livability internally. The existing single car garage will further be converted into an additional bedroom.

The Infill of the existing entry porch area will enable a weather protected space to remove jackets and dirty footwear before entering the home. The rear addition that "squares off" the kitchen area will allow for a more usable kitchen space. The partial infill of the bedroom 1 verandah will allow for a small desk space. The existing deck at the rear of the building will be replaced and extended to wrap around from bedroom 1 to the living room then around to the kitchen. The roof line will not be amended even with these minor extensions as they are all to "flat roof" sections reducing the impact to the surrounding environment.

All existing plaster cladding of the building on the eastern, northern and western elevations of the building has been found to be typical "leaky plaster" built on (now moldy) building paper with no cavity battens, not allowing water to drain. The plaster will therefore be re-clad in timber painted bevel back weatherboards with traditional trim like facings around external windows and doors per advice from section 3.21.1.6 of QLDC Arrowtown Design Guidelines. The existing schist cladding on the south elevation (street front) will be "bagged" with mortar to better suit the original Arrowtown miner's cottage appeal and assist with a more uniform look where repairs are required to be made to the existing schist. The roof will be Corrugated Colorsteel in New Denim Blue. The Weatherboards will be painted in Dulux Mt Hikurangi, and the exterior windows, doors and facings will all be Dulux Appliance White.

The site can continue to accommodate space for at least two car parks without any amendment to the existing driveway. There is a new single car carport located to the western side of the driveway. onsite maneuvering is not required as Suffolk Street is a local rode in the QLDC road hierarchy.

Earthworks are limited to minor foundation preparations only which will be dug by hand and will not alter the landform.

The site is fully serviced, and no changes are proposed in this regard.

4. Statutory framework

4.1 Proposed District Plan

The site is zoned Residential Arrowtown Historic Management Zone in the Proposed District Plan.

The Operative District Plan (ODP) is not relevant to the proposal as only rules relating to Residential Visitor Accommodations and Homestays are subject to appeal in the PDP.

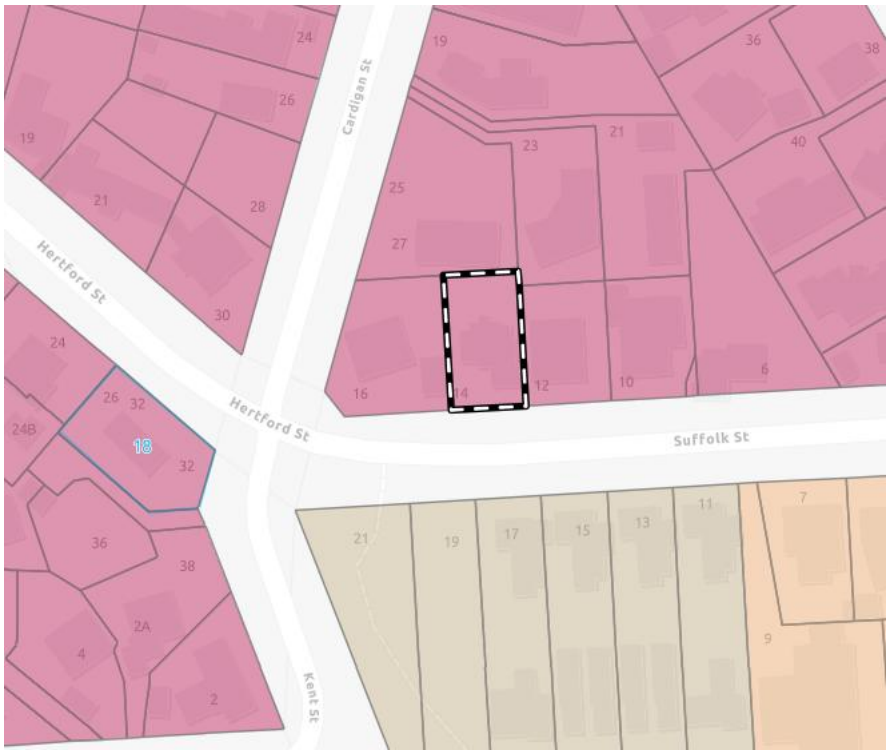


Figure 2: Excerpt of District Plan (relevant property outlined in black & white) [QLDC Proposed District Plan May 2026]

4.2 Compliance

The following table is an assessment of the proposal against the relevant activities and standards in the Arrowtown Historic Management zone.

Activities located in the Arrowtown Residential Historic Management Zone				
Rule	Description	Previous RM210620 Comments	New Application Comments	Compliance
10.4.6	The Construction or external alteration of any buildings	Restricted Discretionary Consent	Unamended from RM210620	Consent Required
Standards for Activities: Arrowtown Residential Historic Management Zone				
Rule	Description	Previous RM210620 Comments	New Application Comments	Compliance
10.5.1	Building Height 5m	It is proposed to replace the roof hip end for a gable end to extend over the new addition. The gable end will be in line with the existing roof line, but will protrude through the 5m height plane as the ground falls away.	The amended proposal does not extend any of the pitch roof sections, only minor extensions to the lower flat roof extensions which no longer protrude through the 5m height plane.	Complies
10.5.2	Density Not more than 1 residential unit per 650m2	The residential unit is existing and was built in the 1990s. The proposal will not result in more than 1 residential unit.	Unamended from RM210620	Complies
10.5.3	Building Coverage 30% of the net site area	The built form coverage excluding the deck will be 32.89%. As portions of the deck area will be raised just over 1m it is included in the building coverage percentage, as a result total building coverage including the deck is 43.64%	existing site coverage is 129.34m2. proposed infill additions to the house are 6.87m2. the proposed carport is 20.88m2. The new deck area that is over 1m in height is 14m2. The new proposed total building coverage including the deck and carport is 171.09 m2 or 33.81% for the 506m2 site.	Does not Comply Consent Required
10.5.4	Combined Building Coverage and Impervious Surfaces The total area covered by building	The proposed driveway will be gravelled and therefore is not considered to be impervious. The Combined coverage and impervious	Unamended from RM210620	Does not comply Consent required

	coverage and impervious surfaces on any site shall not exceed 35% of the net site area	areas, including the deck will exceed 35%.		
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.	The existing building is 5m from the road boundary. Arguably if the garage is considered to be an accessory building (albeit attached to the main dwelling) the required setback will be approximately 8m from the road boundary. The proposed addition is in line with the start of the main house, 8m from the road boundary.	Unamended from RM210620	Complies
10.5.6	Side and rear boundary setbacks: 3m Exceptions: a. accessory buildings, providing they do not exceed 7.5m in length, 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 existing building protrudes through the east and west side boundaries. The additions 'square off' the building, therefore protrude into the east and west side setbacks. Parts of the decking will be higher than 1m and so will encroach into the setback. The attached plans detail the non-compliance.	Unamended from RM210620	Does not comply Consent Required

	the street or a reserve.			
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.	No exterior lighting is proposed. Any lighting established in the future will can comply with points (a) and (b).	Unamended from RM210620	Complies
10.5.8	Building Restriction Area No building shall be located within a building restriction area as identified on the District Plan web mapping application.	The site does not contain a building restriction area.	Unamended from RM210620	Not Applicable
10.5.9	Residential Visitor Accommodation	No Comment in RM210620	Not applicable as there is no plan for visitor accommodation on this site.	Not Applicable
10.5.10	Homestay	No Comment in RM210620	Not applicable as there is no plan for a homestay on this site.	Not Applicable

Carport

The carport complies with the 'bulk and location rule, pasted below:

10.5.6	Side and Rear Boundary Setbacks		RD
	10.5.6.1	Side and rear boundary setbacks: 3.0m.	

10.5.6.2	Exceptions to side and rear boundary setbacks: 1. 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; 2. gable end roofs may penetrate above the building recession plane by no more than one third of the gable height; 3. recession planes do not apply to site boundaries fronting the street or a reserve. Note: Refer to the recession planes interpretive diagram in Chapter 2 Definitions.	Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the matters of discretion): 1. effects on open space, privacy sunlight access and amenity values of neighbouring properties; 2. building dominance.

The rules surrounding the carport are addressed as below in green.

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.

Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the restrictions of discretion):

1. how new or altered buildings make a positive contribution to the heritage character of the zone; *The carport will be of similar scale and design to those of the surrounding carport in the street such as 16, 10 & 19 Suffolk St.*

2. building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch; *The carport will be of similar scale and layout to those of the surrounding carport in the street such as 16, 10 & 19 Suffolk St.*

3. exterior materials and colour; *The materials and colours are within the Arrowtown Design Guidelines 2016 and are similar design to those of the surrounding carport in the street such as 16, 10 & 19 Suffolk St.*

4. landscaping and fencing; *N/A*

5. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: *Flat Stable Ground N/A*

    1. the nature and degree of risk the hazard(s) pose to people and property:

    2. whether the proposal will alter the risk to any site; and

    3. the extent to which such risk can be avoided or sufficiently mitigated.

4.3 Activity Status

Consent is required for the following reasons:

• A restricted discretionary activity consent pursuant to Rule 10.4.6 for the construction or external alteration of any buildings .

Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the restrictions of discretion):

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 pursuant to Rule 10.5.6.1 for the protrusion into the 3m side boundary setback. Council's discretion is restricted to the following:

a. effects on open space, privacy sunlight access and amenity values of neighbouring properties;
b. building dominance.

• A non-complying activity pursuant to Rule 10.5.4 in relation to combined building coverage and impervious surfaces. Inclusive of the deck the total combined area will exceed 35%.

The overall proposal requires resource consent as a non-complying activity.

4.4 Scope of application

This application seeks resource consent under the Proposed District Plan in order to establish all aspects of the proposed development.

If Council is of the view that resource consent is required for alternative or additional matters to those identified in Section 4 of this report, it has the discretion to grant consent to those matters as well as, or in lieu of, those identified in this AEE.

Additionally, if Council is of the view that the activity status of any of the matters requiring consent is different to that described in Section 4 of this report, Council has the ability under Section 104(5) of the Act to process the application, regardless of the type of activity that the application was expressed to be for.

5. Assessment of environmental effects

In accordance with section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

5.1 Permitted baseline

In forming the opinion for the purposes of s95 and s104(1)(a), adverse effects on the environment can be disregarded if the Plan permits an activity with that effect.
In this case, all additions to buildings within the Arrowtown Historic Management zone require resource consent, therefore there is no applicable permitted baseline.

5.2 Streetscape / neighbourhood character / visual effects

The Arrowtown Planning Advisory Group (APAG) reviewed the original RM210620 proposal and provided a report in support of the application. This is attached at Appendix 3. The panel concludes:

"The APAG considers the proposal by the Andersons to make small additions to their existing dwelling, make changes to the roof lines, change the exterior materials and undertake some landscaping changes to be a good design response and an improvement over what exists currently. The applicants and their designers have proposed changes that are appropriate in terms of the rules of the District Plan and the intent of the Arrowtown Design Guidelines (2016). We therefore support the application."

Given the impacts to the surrounding environment in this new application have only been reduced and the external finishes further align with Arrowtown Design Guidelines (2016) in this new application, a re-review of the design has not been sought from APAG.

The Arrowtown Design Guidelines 2016 split Arrowtown into three 'Character' areas. These are Old Town Residential, New Town and the Town Centre. The subject site is within the

Old Town Residential area. Old Town provides context for Arrowtown's Town Centre and comprises six identified neighbourhoods. A neighbourhood is an area which has an identity of its own within the greater character areas. These neighbourhoods share many of the same characteristics but also have their own identity, which is primarily a result of landform variation, outlook and enclosure.

The subject site is within Neighbourhood 3 – Avenue. This neighbourhood retains significant key views such as the Buckingham Street Avenue trees, the miner's cottages, the Arrowtown Village Green, and cribs and houses with road boundary hedging.

The subject site does not contain any listed heritage features or protected trees, however, still contributes to the heritage character of the zone by careful consideration of design. The building, when viewed from the street, will resemble a stone cottage. The "bagging "of the current schist with mortar will further add to its Arrowtown stone cottage street appeal. The extensions to the building footprint will not be visible from the street and therefore it will not increase the dominance of the building on the streetscape.

In line with the Arrowtown Design Guidelines, the building will remain parallel to boundary lot lines, further in keeping with the historic building orientations in the vicinity. The dwelling will have a clearly defined primary entrance, visible from the street and small windows.

The additions are minor only being 6.87m2 in total to the building footprint which keeps the size consistent with built form on other lots. The overall appearance of the size and location of the building, as viewed from the street, will appear largely unchanged. The setback infringements are marginal and will be indistinguishable from a compliant scheme. The majority of the impervious surfaces non-compliance is due to the height of the deck and gravel driveways not being considered impervious. The deck area will now wrap around the rear of the building and to compensate for the land sloping, it will exceed 1m in height in certain areas. The deck will not result in adverse effects from overdevelopment of the site and is a necessary addition to the dwelling to enable usable outdoor areas on the sloping part of the site. In relation to stormwater, the deck will not prevent soakage to ground or limit the sites drainage capacities. Overall, effects on the wider environment from the bulk and location of the building will be less than minor. Potential effects on neighbours are considered in further detail below.

The proposed colours and materials used will be in keeping with the character of the area and in line with Arrowtown Design Guidelines (2016). As mentioned previously, glazing is focused at the rear of the dwelling so that the façade visible to the street resembles the traditional stone cottage finish.

Overall, the proposed changes will make a positive contribution to the heritage character of the zone. The amended design is now further in line with the Arrowtown design guidelines. The breaches to bulk and location standards will have a less than minor effect on the wider environment.

5.3 Construction

Earthworks are only necessary for foundation works typical of all builds where additions are added. These works will all be completed by hand, no heavy machinery will be required. The remaining work will be undertaken by various trades and will be temporary. There is adequate room at the front of the dwelling for any equipment such as skips to be stored onsite. Adverse effects on the wider environment and persons will be less than minor.

5.4 Neighbouring residential amenity effects

With respect to amenity effects, neighbouring residential properties have the potential to be adversely affected by the potential for privacy and dominance effects. These will be discussed in turn.

5.4.1 Privacy effects on persons

The property is separated from the neighbours by fencing and hedging and views into the site are limited.

The additional built form located marginally within the 3m setback adjoining the western boundary does not contain any additional windows or openings. In this regard, adverse effects in relation to privacy on these persons will be less than minor.

The building addition extending into the eastern setback will now reduce the size of the existing window and as the site visit photos show, the neighbouring property does not contain windows in this area. The side boundaries of the houses are thoroughfares and main habitable spaces with larger windows are focused to the north. Thus, effects on privacy will be less than minor.



Hedging along western boundary

Fencing along western boundary

Eastern Boundary and neighbouring dwelling

Eastern setback thoroughfare

5.4.2 Building bulk and dominance effects on persons

The setback infringements are negligible and will not result in dominance effects on persons residing at neighbouring properties.

The distance from the boundaries will mitigate potential dominance effects and access to sunlight will not be obstructed.

The deck area will now wrap around the rear of the building. As the land falls away, it will exceed 1m in height in some areas and will therefore add to the overall building coverage. The deck is not at a height that will adversely affect persons residing at the neighbouring properties.

Overall, adverse effect on owners and occupiers of the adjoining properties will be less than minor.

5.5 Positive effects

The proposed amended dwelling will appear more in line to the traditional Arrowtown stone cottage, particularly with the changes to the existing schist being bagged and weatherboards being added. The design has been directed by the Arrowtown Design Guidelines and respects and conserves the heritage character.

5.6 Conclusion

Overall, the proposed changes will make a positive contribution to the heritage character of the zone. The design is in response to the surrounding environment and the Arrowtown Design Guidelines to ensure the street appeal of the façade and roof have been better suited to the Arrowtown stone cottage. The minor breaches to bulk and location standards will have a less than minor effect on the wider environment and persons.

6. Objectives and policies

6.1 Proposed District Plan

The following objectives and policies of the Proposed District Plan are relevant to this proposal.

Chapter 3 – Strategic Direction
The proposal achieves a built environment that provides desirable, healthy, and safe places to live, work and play consistent with Objective 3.2.2. The development will assist with providing a well -designed urban form and is consistent with Chapter 3.

Chapter 4 – Urban Development
The development is contained within the urban growth boundary and will integrate into the existing urban form. Adequate infrastructure is existing and the site it well located close to Arrowtown town centre, reserves, open space, and active transport networks. The development will continue to utilise the land and resource in an efficient manner and preserve and enhance amenity values. The proposal is consistent with Chapter 4.

Chapter 10 – Arrowtown Historic Management Zone

Objective 10.2.1

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.

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.

Comment:

As discussed in section 5 above the design of the building has been led by the Arrowtown Design Guidelines and is supported by APAG. the colours and materials are in keeping with the historic character of the area. The bulk and location standards are exceeded by marginal degrees which will not result in adverse effects. The building will be viewed from the street as a low scale, single storey cottage screened by hedging. Amenity values will be maintained and the overall, the development is more aligned with the intend of the zone purpose than the current building on site.
The proposal is consistent with Objective 10.2.1 and policy 10.2.1.2.

Objective 10.2.3

Development efficiently utilises existing infrastructure and otherwise minimises impacts on infrastructure and road networks

Policy 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.

Comment:

The site will continue to be serviced as it currently is. The proposed redesign will not impact the infrastructure or road networks in any way. Vehicle access will remain unchanged and parking on site can be accommodated. The proposal is consistent with Objective 10.2.3 and policy 10.2.3.1.

Overall, the proposed is consistent to the above objective and policies of the Proposed District Plan.

6.2 Operative District Plan

Although there are no operative rules in the Operative District Plan that are applicable to the proposal, the objectives and policies have not yet fallen away. Having reviewed the relevant provisions, the proposal is equally consistent with the Operative District Plan.

6.3 Overall objectives and policies conclusion

For those reasons outlined above, it is considered that the proposal is consistent with all relevant objectives and policies of the Operative and Proposed District Plans.

7. Notification assessment

7.1 Public notification – section 95A

The matters to be considered by the consent authority when deciding whether or not to publicly notify an application are set out in Section 95A of the RMA. In October 2017 , Section 95A was amended to have a four step process to determine whether to publicly notify an application.

Step 1 – Mandatory Public Notification in certain circumstances (sections 95A (2) and (3):

Mandatory public notification is not required as the applicant does not request public notification [s95A(3)(a)], and the application has not been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act [s95A(3)(c)] .

Step 2 – Preclusion to Public Notification:
Public notification is not precluded because the activity is not subject to any rul e in the District Plan that precludes public notification [s95A(5)(a)] and the activity is not for a controlled activity [s95A(5)(b)(i)], or a boundary activity [s95A(5)(b)(iii)].

Step 3 - Public Notification – Rule/Adverse Effects:

Public notification is not required as the application does not include an activity that is subject to any rule in the District Plan or NES that requires public notification , and in accordance with section 95D adverse effects on the environment will not be more t han minor [s95A(8)(a) and (b)]. A full assessment of effects is provided at Section 5 above.

Step 4 – Special circumstances:

There are no special circumstances that warrant public notification under section 95A(9) because none of the circumstances of the application are exceptional or unusual. Accordingly, it is considered that this application should be processed without public notification.

7.2 Limited notification – section 95B

Section 95B relates to limited notification of consent applications and (in summary) directs that, where notification of an application for resource consent is not required under Section 95A, the consent authority must give limited notification of the application to any affected person. Section 95B is also a four step process to determine whether to limited notify an application.

Step 1 – Customary Rights and Marine Title Groups, and Statutory Acknowledgements:

There are no protected customary rights groups or customary marine title groups that will be affected by the proposal, and the proposal is not on, adjacent to, or likely to affect land subject to a statutory acknowledgement [s95B(2)(a) and (b) and s95B(3)] .

Step 2 - Preclusions to Limited Notification:

There is no preclusion to limited notification as there is no rule in the District Plan that precludes limited notification of the application [s95B(6)(a)] and the application is not for a district land use c onsent with controlled activity status [s95B(6)(b)].

Step 3 – Limited Notification – Affected Persons:
No persons have provided their written approval to this application. Limited notification is not required as the effects on any person will be less than minor [s95B(8)]. Refer to the assessment of effects and conclusions in section 5 of this report .

Step 4 – Special circumstances:

There are no special circumstances that exist relating to the application that warrant limited notification to any persons wh o have not been excluded as affected persons by the assessment above [s95B(10)]. There are no special circumstances that warrant limited

notification under section 95B(10) because none of the circumstances of the application are exceptional or unusual. Accordingly, it is considered that this application should be processed without limited notification.

7.3 Notification conclusion

Section 95 of the Act sets out the requirements for the Council to consider when determining whether an application for resource consent should be notified.

The assessment has found at Section 5 of this AEE that any effects on specific parties and the wider environment will be less than minor. Therefore, in accordance with the steps outlined above, notification of the proposal is not required.

8. Statutory assessment

8.1 Section 104D Assessment – Gateway Test

As the proposal is for a Non -Complying Activity the g ateway test of section 104D must be fulfilled, namely that either the effects of the proposal are no more than minor, or that the proposal is not contrary to the objectives and policies of the District Plan, before the application can be considered under t o section 104B of the Act.

Under the Assessment of Adverse Effects section above, the effects of the proposal have been determined to be less than minor. Taking into account the further matters relevant under section 104 of the Act, I have determined that the overall adverse effects of the proposal will be less than minor.

The objectives and policies of the District Plan that are relevant to the proposal have also been assessed above and I have determined that the proposal is not contrary to these objectives and policies. Accordingly, the proposal passes through both of the limbs of the 'gateway tests '.

8.2 Section 104 of the RMA

Section 104

In considering an application for land use consent, the consent authority must have regard

to Part 2 (Purposes and Princi ples) of the RMA, and to the matters to be considered as set out in section 104(1). Section 104(1) states that, subject to the provisions of Part 2, a consent authority must have regard to:

(a) any actual and potential effects on the environment of allowi ng the activity; and
(b) any relevant provisions of –

(i). a national environmental standard:
(ii). other regulations:
(iii). a national policy statement:
(iv). a New Zealand coastal policy statement:
(v). a regional policy statement or proposed regional policy statement:
(vi). a plan or pr oposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

In respect of Section 104(1)(a), an assessment of any actual or potential effects is included in Section 5 of this report. Ultimately, it is concluded that the resulting effects will be less than minor and acceptable.

I have considered the higher order planning documents specified at section 104(1)(b)(i) – (vi) of the Act. In particular, it is my opinion that there are no National Environmental Standards that are directly relevant to the consideration of this proposal. The proposal is further consistent with the general strategic direction of the Regional Policy Statement.

The National Policy Statement on Urban Development Capacity 2020 (NPSUD) is relevant to this proposal. The NPSUD is about ensuring urban development recognising the national significance of urban environments and the need to enable such environments to develop and change, and to provide sufficient development capacity to meet the needs of people and communities and future generations in urban environm ents. The NPSUD directs decision making under the Act to ensure that planning decisions enable development through providing sufficient development capacity for housing and business.

The proposal has been assessed against the relevant policies of the NPSUD and is considered to achieve the outcome sought by the NPSUD. There are no other National Policy Statements Relevant to the assessment of this proposal.

In respect of Section 104(1)(b), the document that provides the relevant statutory context is the Queenstown Lakes District Council Proposed District Plan. As discussed at Section 6 above, the proposal is consistent with the relevant objective and policies of the District Plan.

There are no other matters that the consent authority should consider in the determination of this application.

8.3 Resource Management Act 1991 – Part 2 Assessment

Part 2 outlines that the purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposed land use consent allows an efficient us e of land in an appropriately zoned location.

It is considered that the proposed development is aligned with the Purpose and Principles set out in Part 2 of the RMA. The development will result in sustainable management of natural and physical resources, whilst not affecting the life supporting capacity of ecosystems. The development avoids adverse effects on the environment through mitigation measures.

Overall, the proposal is considered to meet the purpose and principles of the RMA .

9. Conclusion

This application is being made by Fraser & Breeze Challen to Queenstown Lakes District Council for additions and alterations to an existing residential unit at 14 Suffolk Street, Arrowtown. This new application significantly reduces sight coverage and height impacts when compared to the previously approved RM210620 application, additionally the external finishes more align with the Arrowtown design guidelines, better suiting the surrounding environment and heritage zone.

Section 5 details an assessment of effects and Section 7 outlines the key planning considerations for this assessment. These assessments conclude that there are less than minor effects and no persons will be adversely affected. There are positive effects from the development and the proposal is also consistent with the objectives and policies of the Operative and Proposed District Plan.

On this basis, it is considered that consent can be granted on a non-notified basis in accordance with Sections 104 and 104B.

Appendix 1 – Record of Title

Appendix 2 – Architectural Plans

Appendix 3 – ARROWTOWN PLANNING ADVISORY GROUP REPORT (for original RM210620 Plans)