ASSESSMENT OF ENVIROMENTAL EFFECTS

Applicant: Josef Fruhmann & Kate Grubb

Address of Property: 158 Centennial Avenue
Arrowtown

Legal Description: Lot 2 DP 560049

Address for Service: C/- WRD
PO Box 299
Cromwell

Resource consent application – Land Use

This application is made under section 88 of the Resource Management Act 1991

This document includes an assessment of effects (AEE) as required by Section 88 of the Resource Management Act 1991, in association with the application for Land Use consent. This document outlines the proposed activity, and the matters that will require resource consent under the provisions of the QLDC

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

This document;

Provides a detailed description of the existing environment and the proposed activity

Addresses and discusses actual and potential adverse environmental effects of the proposed activity

Provides an AEE and summary to support the application

Activity Status

Operative District Plan

The site is located within the **Arrowtown South Special Zone (ASSZ)** and is not subject to any notations in the QLDC (ODP).

The proposed activity would require resource consent for the following reason(s)

The application is for land use consent to build a new residential dwelling in Arrowtown South Special Zone Resource area.

To accommodate the owner/occupiers

The plan provides for residential activity in the **ASSZ** Area as a

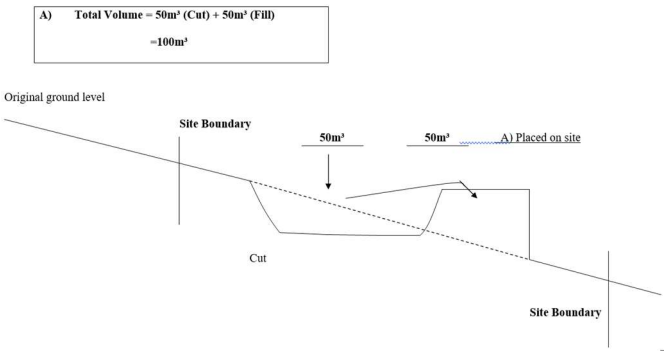
Controlled activity in accordance with - 12.32.3.3(iii)

Restricted Discretionary Activity - Breeches site standard 12.32.5.1(vii)(1)(a)(b)

Earthworks

a. The total volume of earthworks does not exceed **200m^3** per site (within a 12 month period).
~~b. The maximum area of bare soil exposed from any earthworks where the average cut depth is greater than 0.5m shall not exceed **200m^2** in area within that site (within a 12 month period).~~
c. The total proposed earthworks - **Cut 275m3 + Fill 330m3 / 275m3 Moved onsite to form the bund as per landscape plan. The volume of soil excavated will turn to loose material between 20-30% more meaning 100% will come within the site.**

5(a) the total volume of earthworks means 'the total volume of all earthworks that is moved within a site' as below:



Refer to rule breach confirmation emails between QLDC Planner and Applicant on EDocs file (dated 07.08.26).

Earthworks rule breaches confirmed as maximum volume ONLY.

NO BREACHES:
- To proximity to boundary (landscaping mound is gradual increase in setback); and
- No breach re: area given the average depth is 0.4m over 180m2.

~~**The proposed Site excavation exceeds the 200m2 area average of 0.5m cut depth.**~~

The landscape plan has been submitted to QLDC RC monitoring for certification, and approved.

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

Site Description

The site is 2687sqm more or less

Legally described as Lot 2 DP 560049

The application site has legal access.

The immediate area is characterised principally by Rural Lifestyle Development with similar sized lots.

The site was created through subdivision RM 191161

An established Building platform is identified on the property.

The relative site environment is a vacant section

Site topography –East facing Centennial Road naturally rising to the western boundary facing Arrowtown golf course carpark.

North and South boundaries facing similar sized residential development.

Description of activity

The applicants propose to build a new residential dwelling

It is their intention to construct the new Residential dwelling using complimentary space and design to sit within the constraints of the site and the existing development.

Architectural plans are provided

Proposed dwelling (refer architectural plans)

The Application site has legal access

The site has an available connection to reticulated water supply

Proposed Dwelling

The proposed building is designed to be sympathetic to the existing environment

The design is simple, and designed to represent an established shed and outbuildings that would be expected within the existing built development and is sustainable and functional all key to the budget of the owners.

Materials

Claddings – Natural oiled cedar

True oak acid washed galvanised iron – 15-25 % LRV

Roofing – True oak acid washed galvanised iron

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

Services – (as per conditions of consent)

The proposal will provide a compliant **wastewater management system.**

A **wastewater** disposal system will be installed and will be compliant with **AS/NZS1547/2012**

A suitably qualified person has been engaged to design and install an adequate onsite wastewater system prior to occupation.

Pre testing has been undertaken.

And the report will be presented with Building consent

A 25000 litre Tank is located as per Landscape plan to supply water for **domestic supply and firefighting,** a static storage volume of 20000 litres to be maintained at all times.

A storm water disposal system designed as per QLDC land and subdivision code of practice will be presented with building consent.

12.32.6 Assessment Matters

Controlled Activity – Buildings in the Residential Activity Area, Rural Living Activity Areas RL-1, RL-2, RL-4, **RL-5,** RL-6 RL-7

a. The extent to which building cladding is predominantly local stone, plaster, timber or weatherboards.

The proposed building is predominately cedar timber.



b. The extent to which predominant wall and roof colours are to be, within the natural range of greys greens and browns (a variety of trim colours may be considered)

Claddings will be cedar natural oiled, acid washed galvanised iron (Brown and Grey)



Roofing will be acid washed galvanised iron

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

c. The extent to which the risk of glare and visually prominent buildings is avoided, remedied or mitigated through the use of exterior building colours with low reflectance values.

True oak acid washed galvanised iron LRV 15-20 %

An acid-washed galvanized iron surface typically achieves its lowest Light Reflectance Value (LRV) at around **15% to 20%**. This reduction is achieved by stripping away the initial manufacturing sheen and creating a heavily oxidized, non-shiny, dull-grey patina.

Reference

NZ Metal Roofing Manufacturers 20/11/2023

- Reflectivity, Reflectance and Glare | NZ Metal Roofing ...

d. Whether and the extent to which a curtilage area is identified near the dwelling in the Rural Living Activity Area.

Refer landscape plan.

e. The extent to which accessways are designed and located in such a way as to minimise adverse effects resulting from earthworks and the domestication of the landscape while providing for a practical and affordable access to dwellings.

Refer landscape plan.

f. The extent to which landscaping and tree planting can soften the extent of domestication on the landscape.

Landscape plan provided with application.

Xiii
Site Standard – Earthworks

1.Environmental Protection Measures

a. Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.

Refer EMP

b. Whether the earthworks will adversely affect storm water and overland flows, and create adverse effects off-site.

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

The proposed earthworks are related to the house being able to be sited within the topography and under the height plane, no effects will occur that will effect storm water or overflow refer landscape plan.

c. Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.

All earthworks will be undertaken over a short period for the sole purpose of construction of a residential activity.

d. Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.

N/A the gradient is less than 18.5 degrees

e. Whether appropriate measures to control dust emissions are proposed.

Construction site measures will be undertaken to dampen down any dust onsite.

Refer EMP

f. Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects.

No groundwater will be effected as the earthworks are related to the construction of the house.

2. Effects on landscape and visual amenity values

a. Whether the scale and location of any cut and fill will adversely affect:

The proposed cut and fill is 242m3, the volume is related to placing the new build within the building platform and under the height plane related to the slope of the section.

b. the visual quality and amenity values of the landscape;

Drawings and a landscape plan form part of the application and the proposed development is consistent with the built environment.

c. the natural landform of any ridgeline or visually prominent areas;

The earthwork volume is required to site the house related to the topography.

By cutting back through the western boundary this allows the house to level when viewed from Centennial Avenue, lessening the visual impact, maintaining the build within the building platform and keeping the proposed dwelling under the height restriction.

d. The visual amenity values of surrounding sites

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

Any impact will be less than minor and the activity is expected within the built environment.

e. Whether the earthworks will take into account the sensitivity of the landscape.

The earthworks are specific to maintain visual amenity.

f. The potential for cumulative effects on the natural form of existing landscapes.

The proposed development is consistent with the built environment and expected.

g. The proposed rehabilitation of the site.

Refer attached plans.

3. Effects on adjacent sites

a. Whether the earthworks will adversely affect the stability of neighbouring sites.

The earthworks are set well back from all boundaries.

b. Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.

The landscape plan provided shows the surface drainage will be managed and will potentially improve related to the development, due to improved planting from the existing empty site.

c. Whether cut, fill and retaining are done in accordance with engineering standards.

N/A

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4. **General *amenity values***

a. Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.

Proper site measures and standards will be implemented as per best practice guidelines to manage

Refer EMP.

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

b. Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

The effects are limited to the time to construct a residential dwelling expected within a residential area best practice measures will be employed during construction in keeping with construction site standards.

c. Whether natural ground levels will be altered.

Refer plans provided.

5.
Impacts on sites of cultural heritage value

a. Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified

a. Whether the earthworks will take into account the sensitivity of the landscape.

b. The potential for cumulative effects on the natural form of existing landscapes.

c. The proposed rehabilitation of the site.

Refer Landscape plan provided.

a. Whether the earthworks will adversely affect the stability of neighbouring sites.

NA

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026

NATIONAL ENVIRONMENTAL STANDARD

No hazardous substance or soil containments are identified on the specific building area

No records are registered on HAIL register NZ or identified in property records.

Land Use consent – summary of proposal

ASSESSMENT OF EFFECTS

The proposed building complies with all standards for managing the visual impact of buildings. The building has been located to ensure that development is compatible with the landscape and amenity values of the open rural lifestyle character of the area, and the use of this building for residential activity is compatible with the surrounding environment.

The building has been located away from the site boundaries and other residential activities. Additionally, the building is located on a designated building platform and of a scale and design that is consistent with the rural lifestyle residential character of the area.

The design and form is deliberate and appropriate in its external appearances to blend with the existing built development and is within context.

The colour and materials are within the Special Zone palate and is in keeping with the essence of the built environment, the proposed activity/land use represents the policy and objectives of the ODP and ASS

The proposal adopts sustainable and affordable principles while working with the QLDC policy, objectives and Zone and Site standards.

Consideration has been given to the actual and potential adverse effects of the proposal on the environment.

The built form is outlined in the body of the application and identified with the drawings submitted.

The proposal is an anticipated land use following the underlying subdivision. The location and scale of the proposed land use is anticipated and has been designed to blend in with the existing built environment.

The proposed activity will not result in any significant adverse effects on the environment any effects will be less than minor in regard to the land mass and size and scale of the proposal/activity.

Document Set ID: 10199071
Version: 1, Version Date: 05/08/2026