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Attention: Resource Consents Team Queenstown Lakes District Council

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Queenstown 9348

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

This application seeks land use consent to undertake a comprehensive residential construction project on a 700 m^2 site in the Meadow Park Zone. The project integrates two stages of development:

1. **Stage 1 (Fire Rebuild):** The like-for-like reconstruction of the original primary dwelling following a fire event.
2. **Stage 2 (Addition):** The construction of an integrated addition featuring a ground-floor entry and two-car garage, with a bedroom directly above.

The combined proposal results in a high-quality, architecturally designed home that respects and enhances the surrounding alpine character.

Resource consent is required as a Discretionary activity due to minor non-compliances with Conditions (d) and (i) of Consent Notice 10726855.3 as follows :

- **Condition (i) - Material/Cladding Restriction:** The external envelope utilizes a balanced mix of materials, including ~50% vertical painted (Sandstone and Flaxpod) metal cladding, mitigated by ~40% local schist stone and ~10% cedar.
- **Condition (d) - Height Plane Breach:** The ridge line breaches the 7m height limit above the identified floor level for the site by a minor **300 mm** at its absolute peak.

The applicants have consulted with all immediate neighbours and have successfully obtained **written Affected Party Approval (Form 8A and signed plans) from all potentially affected neighbours**. As the remaining wider environmental and streetscape effects are demonstrably less than minor, it is requested that this application be processed on a **non-notified basis** without delay.

To support this application, please find enclosed the following documentation:

- Completed QLDC Form 9 Application Form.
- Form 8A Affected Party Approval forms and signed plans from all adjacent neighbors.
- Full Architectural Plans, Elevations, and Sections prepared by Yoke Limited.
- Assessment of Environmental Effects (AEE).
- Current Copy of the Record of Title and Consent Notices.

At the time of writing, the Building Consent application was in the final stages of processing and had a Section 37 placed on it.

We look forward to working with the processing planner on this application. Please do not hesitate to contact me if you require any further information or clarification regarding the design.

Kind regards,

Sam Murray

Assessment of Effects on the Environment (AEE)

To: Queenstown Lakes District Council

Applicant: Sam Murray

Site Address: 29 Flynn Lane, Arrowtown

Date: July 2026

1.0 INTRODUCTION

This application seeks resource consent to undertake a comprehensive residential construction project combining two stages:

- **Stage 1 (Fire Rebuild):** A like-for-like rebuild of the original primary dwelling following a fire. Only the building foundation remains following demolition.
- **Stage 2 (Addition):** The construction of an integrated addition comprising a ground-floor entry and two-car garage, with a bedroom located directly above.

The combined project will result in a high-quality, architecturally designed home that respects the alpine character of the Arrowtown locality.

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

Resource Consent is required under the Resource Management Act for the following non-compliances with the conditions of Consent Notice 10726855.3:

3.1 Material/Cladding Restriction (Consent Notice Condition i)

The fire damaged residential unit is to be re-constructed like-for-like and this incorporates profiled metal for much of the external cladding. The proposed secondary building comprising the garage and upstairs bedroom is also proposed to have profiled metal as an external cladding material for the first-floor level to integrate the design of the new addition to the re-build.

The external cladding materials for the re-build, and the addition, also utilise portions of cedar cladding and significant portions of schist stone cladding to balance this metal cladding.

- **Requirement:**

i) Wall materials for all structures shall be one of the following:

- Timber weatherboards, stained, painted or left to weather
- Timber board and batten, stained, painted or left to weather
- Weatherboard cladding systems, similar to Linea
- Local stone
- Corrugated iron, tray steel and any other steel material to be approved under the Building Act, to be used in limited amounts for feature detailing but not for full cladding except maybe on secondary buildings such as garages or out-houses
- Steel, Corten or painted
- Concrete or plaster masonry.

- **Proposed:** The external envelope uses a balanced mix of materials:
    - **~50%:** Painted metal corrugated iron cladding (Sandstone and Flaxpod coloursteel, laid vertically).
    - **~40%:** Local schist stone veneer.
    - **~10%:** Vertical shiplap cedar cladding.

3.2 Height Plane Breach (Consent Notice Condition D)

- **Requirement:**

d) Maximum building heights for all structures shall be 7.0m from the following approved building platform levels to the highest point of the roof:

Lot 8: RL427.80	Lot 20: RL426.30
Lot 9: RL428.50	Lot 21: RL426.00
Lot 10: RL427.00	Lot 22: RL425.60
Lot 11: RL426.80	Lot 23: RL425.10
Lot 12: RL428.50	Lot 28: RL427.75

- **Proposed:** The gable ridge line of the new structure infringes the 7m height plane by **300 mm**.

Overall, the scheme is a well-articulated aesthetic appropriate within its surrounding context across Flynn Lane with many similar examples.

Proposed drawings showing both non-compliances are attached to this application – Yoke Drawings RC000, RC200, RC300, RC301 and RC800.

4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Visual, Aesthetic, and Streetscape Effects

The use of vertical galvanised corrugated iron (approx. 50% of the wall surfaces) will have a less than minor effect on the surrounding residential character for the following reasons:

- Material Performance: The selected Metalcraft Kahu and corrugated iron profiles are both contemporary cladding choices widely accepted in modern Central Otago architecture. Its vertical orientation provides clean lines that minimize visual bulk.
- Material Contrast & Context: The metal cladding is heavily mitigated and broken up by premium local schist stone (~40%) and warm timber cedar accents (~10%). Metal cladding also directly

aligns with the raw, earthy textures encouraged by the Arrowtown Design Guidelines and there are numerous examples of other buildings with a predominance of this material within the receiving environment, including within the Linksgate subdivision.

- Glare and Reflectivity: The choice of product colours (flaxpod and sandstone) and vertical orientation will ensure that reflectivity and glare onto neighbouring properties or the public streetscape are minimized as the material weathers and settles into the landscape.

In conclusion, the potential adverse effects relating to the proposed external cladding material upon the environment and people are anticipated to be less than minor.

4.2 Built Bulk, Shading, and Amenity Effects

The 300 mm height plane breach by the gable ridge will result in negligible environmental effects:

- Minor Nature of Infringement: A 300 mm deviation at the absolute peak represents a minimal exceedance. It does not create a dominant or visually intrusive built form.

- Shading: Due to the small scale of the proposed breach and the limited size of the proposed addition and the path of the sun, any additional shading generated by this 300 mm protrusion will be imperceptible. It will not reduce the daylight or solar access enjoyed by adjacent properties compared to the permitted baseline.

- Privacy: The area of the building which will exceed the building height will not contain any openings nor allow for any additional openings which could create adverse visual privacy effects.

- Views: The Linksgate subdivision is located at the base of Feehly Hill and is also in the foreground of the Arrowtown hills to the north. This provides a reasonably enclosed environment which means that there are limited views of significance within the receiving environment which may be adversely affected. Regardless, due to the small scale and location of the breach any effects upon views will be less than minor.

In conclusion, the potential adverse effects relating to the proposed building height upon the environment and people are anticipated to be less than minor.

5.0 CONSULTATION & AFFECTED PARTIES

In accordance with Section 95E of the Resource Management Act 1991, **Affected Party Approval has been obtained from all immediate neighbours**. Consequently, the application qualifies for processing on a **non-notified** basis.

6.0 ALIGNMENT WITH OBJECTIVES & POLICIES

The proposal remains fundamentally consistent with the objectives and policies of the QLDC Operative District Plan:

- It enables the logical, efficient rebuild and gentle expansion of a residential dwelling within an established residential zone.

- The architectural form adopts local design typologies (gables, local stone, timber accents) that sustain the unique identity of Arrowtown.

- The minor height infringement allows for an architecturally resolved roof pitch without compromising neighbourhood amenity or privacy.

The proposal is also considered to be consistent with the Arrowtown Residential Design Guidelines as it utilises building materials and a built form consistent with the character of the area.

7.0 CONCLUSION

The assessment demonstrates that the combined Stage 1 and Stage 2 rebuild project will have **less than minor adverse environmental effects** on the surrounding landscape, streetscape, and broader neighbourhood character. The infringements are either visually mitigated by premium architectural treatments or are minor in scale.

Given that written approvals from all immediate neighbours have been secured, it is respectfully requested that the Queenstown Lakes District Council grants Resource Consent for this application on a non-notified basis.