Assessment of Environmental Effects

Land Use and Subdivision Consent

Joel and Jane Peasey

24 Centennial Avenue, Arrowtown

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SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant	Joel and Jane Peasey
Site Address	24 Centennial Avenue, Arrowtown
Address for Service	C/- Southern Planning Group 19 Grant Road Queenstown Central Frankton 9300 Attention: Alex Dunn **alex@southernplanning.co.nz**
Legal Description:	Lot 7 Deposited Plan 7702
Site Area:	513m^2
Operative District Plan Zone:	Low Density Residential
Proposed District Plan Zone:	Medium Density Residential
Urban Intensification Zone:	Medium Density Residential
Brief Description of Proposal:	Land use consent to construct two buildings on a site in Arrowtown; and Subdivision consent to allow each building to be held in separate Titles
Summary of Reasons for Consent:	Discretionary land use consent to construct two residential units and to undertake a subsequent subdivision

Appendices

Appendix [A] **Record of Title**

Appendix [B] **Architectural Plans**

Appendix [C] **Subdivision Plan**



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Alex Dunn
SOUTHERN PLANNING GROUP

2 Executive Summary

The applicant applies for resource consent from the Queenstown Lakes District Council (QLDC) for a land use consent to establish two residential units at 24 Centennial Avenue, Arrowtown. Subdivision consent is also sought to allow each unit to be held in its own Title.

The proposed consent described above is to be assessed as a **discretionary activity.**

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is consistent with the Objectives and Policies of the ODP, the PDP, and the UIV. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The subject site has a physical address of 24 Centennial Avenue, Arrowtown, with a land area of 513m^2. The site currently contains a residential unit and some accessory buildings, including a detached garage. The site is relatively flat with vehicular access provided via Centennial Avenue.

The location of the subject site is illustrated in Figure 1 below.



Figure 1: Aerial image of the site (source: QLDC GIS)

A copy of the Record of Title is contained in **Appendix [A]**.

3.2 Legal Documents

There are no relevant legal instruments registered on the Title.

3.3 Receiving Environment

The receiving environment is comprised of residential allotments along Centennial Avenue. The Arrowtown Holiday Park is located adjacent to the site to the west.

The receiving environment has been taken into consideration in the below assessment.

4 Resource Management Planning Background

There are two previous resource consents issued in 2000 and 2003 for the construction of a new shed and extension to an existing dwelling respectively. These consents are not considered relevant to the proposal.

5 Description of the Proposal

5.1 Overview – Land Use

Land use consent is sought to construct and use two detached, two-storey residential units at 24 Centennial Avenue, Arrowtown, within the Medium Density Residential Zone. The units are arranged in a front-and-rear configuration and are accessed from Centennial Avenue by a shared vehicle accessway. Each unit is provided with an internal access garage, an additional on-site parking area and a private outdoor terrace. The combined building footprint will be approximately 197.37m² which equates to a total building/site coverage of approximately 44.23%. When the sites are subdivision (detailed in section 5.2 below), Lot

Each unit is designed as a three bedroom residential unit. The ground floor of each unit contains an open plan kitchen, dining and living area, together with an office, laundry, guest or powder room facilities and an internal-access garage. The upper floor contains three bedrooms, including a principal bedroom with an ensuite, as well as a separate family bathroom. The ground-floor areas, including the garages, are approximately 99.05m² and 98.32m² respectively, with each unit also having an upper-floor area of approximately 70.18m².

The proposed buildings adopt simple two-storey gabled forms with pitched roofs. The exterior materials identified on the elevations include corrugated cladding to the upper levels, cedar weatherboards to the lower levels and double-glazed aluminium joinery. The elevations also show the buildings in relation to the identified 7m maximum height line and applicable recession planes. It is noted there are no recession plane breaches due to recession planes not applying to road boundaries and reserve boundaries. Due to the slight topography level change within the site, the rear unit garage does not breach the recession plane.

The attached garage on Lot 2 is also located within the setback, being approximately 100mm from the boundary. As the garage is attached to the main residential unit, it is

not considered a standalone accessory building and is therefore not exempt from setback requirements. This component also forms part of the land use consent. When the site is subdivided, the garage on the rear lot will also be approximately 0.1m from the new boundary and as this garage is also attached, this forms part of the land use consent as well (for a future breach).

Earthworks will be minimal and largely comprise of site scrape.

With specific regard to permeability, it is noted this is based off site area as opposed to net site area. The site as a whole will achieve approximately 131m^2 of permeability which is 25.5%. However, once subdivided, Lot 1 will have a permeable area of approximately 16.1% (inclusive of the ROW area). Lot 2 will achieve approximately 36% permeability.

Architectural Plans are provided as **Appendix [B]**.

5.2 Overview – Subdivision

Subdivision consent is sought to subdivide the site to allow each unit to be held in its own Title. Proposed Lot 1 will have an area of approximately 273m^2 and a net area of 206m^2 (due to a 67m^2 right of way), while proposed Lot 2 will have an area of approximately 240m^2. Flexibility is sought to allow the proposed ROW to be part of the Lot 2 leg in as opposed to being owned by Lot 1. Final ownership arrangements will be made at s223 stage. This does not change the net area of either allotment.

Access to both allotments will be from Centennial Avenue, with Lot 2 accessing via a right of way easement over Lot 1. Lot 1 will have separate access directly to the allotment from Centennial Avenue, however both accesses will be combined in a single vehicle crossing.

To allow maximum flexibility, it is sought that subdivision be allowed to proceed prior to the residential units being created, with a consent notice to be imposed on each allotment requiring construction to be in accordance with the approved land use plans. The consent notice will not be required if the units are built to a point where they are fully measurable prior to s224c.

A subdivision plan is provided as **Appendix [C]**.

5.3 Servicing

The site is currently serviced by Council water and wastewater connections. Stormwater is disposed of to ground. It is proposed that both units subject to this application be provided with water and wastewater connections, with stormwater continuing to be disposed of to ground. Electrical and telecommunications infrastructure is provided in this area and will be supplied to both units.

6 Statutory Considerations

6.1 Operative District Plan

The subject site is within Low Density Residential Zone within the QLDC Operative District Plan (ODP). All relevant rules within the ODP are now inoperative. No further consideration has to be given to the ODP.

The objectives and policies remain relevant and are discussed further in Section 9 below.

6.2 Proposed District Plan

The subject site is within the Medium Density Residential Zone. It is noted that the rules have now largely been renumbered as a result of the variation due to the introduction of new rules. However, due to Appeal reference ENV-2026-CHC-020, all rules that previously mentioned the Arrowtown Design Guidelines must be considered as such rules cannot be considered inoperative at this point in time.

The proposal requires the following consents:

- A **restricted discretionary** activity resource consent pursuant to Rule 8.4.10.2 for two units on a site in Arrowtown. Council's discretion is restricted to:
  a. Location, exteneral appearance, site layout and deisgn of buildings and fences and how the development addresses its context to contribute positively to the character of the area;
  b. Building dominance relative to neighbouring properties and public spaces including roads;
  c. How the design advances housing diversity and promotes sustainability either through construction methods, design or function;
  d. Privacy for occupants of teh subejct site and neighbouring sites;
  e. In Arrowtown, consistency with Arrowtown's character, utilising the Arrowtown Design Guidelines 2016 as a guide;
  f. Street activation;
  g. Parking and access layout: safety, efficiency, and impacts on on-street parking and neighours;
  h. Design and integreation of landscaping;
  i. N/A (land does not adjoing SH6);
  j. 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 of 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 8.5.4.1 whhich prescribes a maximum permitted building coverage of 45%. While the building coverage on the site as a whole pre subdivision will be compliant with this requirement, Lot 1 will have a building coverage of 47.7% following completion of the subdivision. Council's discretion is restricted to:

  a. External appearance, location and visual dominance of the building(s) when viewed from the street(s) and adajcent properties;
  b. External amenity values for future occupants of buildings on the site;
  c. Effects on views, sunlight and shading on adjacent properties;
  d. Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
  e. In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidlines 2016.

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.5 which states that the maximum site density shall be on residential unit per 250m2 net site area. In this case, while the subject site is greater than 500m^2, Lot 1 will have a net site area of 206m^2 and Lot 2 will have a net site area of 240m^2. Further, in the event the subdivision did not occur, this density would still be breached by virtue of the vehicular access to the rear unit. Council's discretion is restricted to:

  a. External appearance, location and visual dominance of the building(s) when viewed from the street(s) and adjacent properties;
  b. Internal and external amenity values for future occupants of buildings on the site;
  c. Privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects results from several household units enabling overlooking of another unit or units;
  d. Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
  e. Noise;
  f. Servicing including waste storage and collection;
  g. In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.7 which requires at least 25% of a site to be permeable. While the subject site as a whole will achieve this, even if the two units are constructed prior to subdivision, Lot 1 will achieve a permeability of 16.1% once the subdivision is complete. Council's discretion is restricted to:

  a. Stormwater related effects including flooding and water nuisance;
  b. Visual amenity and the mitigation of the visual effects of buildings and any vehicle parking areas, particularly in relation to any streets or public spaces;
  c. In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.8 (b) which requires a setback from 'all other boundaries' of 1.5m. As the garage of the rear unit is attached to the unit itself, it cannot qualify for an exemption to this rule. The garage is approximately 0.1m from the southern boundary. In addition, when the site is subdivided, the garage of the front unit will be approximately 0.1 from the southern boundary. Council's discretion is restricted to:

  a. External appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
  b. Streetscape character and amenity;
  c. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;
  d. Effects on any significant public views (based on an assessed of public views undertaken at the time of the proposal, in addition to any specific significant public views identified within the District plan);
  e. Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
  f. In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016;
  g. N/A (relates to electricity sub-transmission infrastructure).

- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.6 (d) which provides that on-site manoeuvring shall be provided to ensure no vehicle is required to reverse onto or off any State Highway or arterial road. In this instance, Centennial Avenue is classified as an arterial road. It is proposed that both allotments reverse onto the road. Council's discretion is with respect to:

  a. Effects on the safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment, including any positive effects on the efficiency or amenity of the site; and
  b. The design and location of required parking spaces, loafing spaces, and on-site manoeuvring areas.

The objectives and policies are discussed further in Section 9 below.

6.3 Urban Intensification Variation

The subject site is within the Medium Density Zone.

The proposal requires resource consent for the following reasons:

Land Use

- A **restricted discretionary** activity resource consent pursuant to Rule 8.4.10.2 for two or more units per site in Arrowtown. In this instance, it is proposed to establish two residential units on a site in Arrowtown. Council's discretion is restricted to:

a. Location, external appearance, site layout and design of buildings and how the development addresses its context contributing positively to the planned urban form and character of the area;
b. Privacy for occupants of the subject site and neighbouring sites, including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units;
c. In Arrowtown, consistency with Arrowtown's existing character;
d. Well-overlooked public spaces including roads;
e. Parking and access layout: safety, efficiency;
f. Capacity of existing or planned infrastructure for potable water, stormwater and wastewater services;
g. The location and visibility of garages and parking from public spaces including roads;
h. N/A (relates to land fronting SH6)
i. 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 of 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.

j. N/A (relates to electricity submission infrastructure)
k. For all of the above, discretion is not restricted to the resultant density of development proposed, which is of itself is not limited.

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.4.1 whhich prescribes a maximum permitted building coverage of 45%. While the building coverage on the site as a whole pre subdivision will be compliant with this requirement, Lot 1 will have a building coverage of 47.7% following completion of the subdivision. Council's discretion is restricted to:

    a. External appearance, location and visual dominance of the building(s) when viewed from the street(s) and adajcent properties;
    b. Achievment of a spacious on-site amenity including setbacks from bounadries and between buildings within a site;
    c. Effects on views, sunlight and shading on adjacent properties and/or occupiers of adjacent land;
    d. Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
    e. In Arrowtown, consistency with Arrowtown's character; and
    f. Stormwater related effects including flooding and water nuisance.

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.6 which requires a main living room/space to have an outlook space with a minimum dimension of 4m in depth and 4m in width. In this instance, the largest window in the living area for the front unit on proposed Lot 1 is 3.5m in width, and for the

rear unit on proposed Lot 2, is 3.7m in width. Further, the outlook space is also occupied by parts of the outdoor living area and is not 4m in depth for the front unit. Council's discretion is restricted to:

a. Privacy, and access to sun and daylight
b. The extent to which the infringement is necessary to enable the provision of housing diversity and options for smaller units on the site.

- A restricted **discretionary** activity resource consent pursuant to Rule 8.5.7 which requires at least 25% of a site to be permeable. While the subject site as a whole will achieve this, even if the two units are constructed prior to subdivision, Lot 1 will achieve a permeability of 16.1% once the subdivision is complete. Council's discretion is restricted to:

  a. Stormwater related effects including flooding and water nuisance;
  b. Visual amenity and the mitigation of the visual effects of buildings and any vehicle parking areas, particularly in relation to any streets or public spaces; and
  c. In Arrowtown, consistency with Arrowtown's character.

- A **discretionary** activity resource consent pursuant to Rule 8.5.14 which states that garage doors and their supporting structures (measured parallel to the road) shall not exceed 50% of the width of the front elevation of the building which is visible from the street. In this instance, the rear unit's garage will be visible from the street (when measured parallel) with the rest of the unit obscured by the front unit. As such, the only visible portion of the front of the rear unit will be the building. This rule is being triggered on a conservative basis. Council's discretion is not restricted by any matter in this regard.

  a. Sunlight, shading or privacy effects created by the propsoal on adjacent sites and/or their occupants;
  b. External appearance, location and visual dominance of the buildings(s) as viewed fromthe street(s) and adjacent properties;
  c. In Arrowtown, consistency with Arrowtown's existing character;
  d. N/A (relates to electricity sub-transmission infrastructure).

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.8 (b) which requires a setback from 'all other boundaries' of 1.5m. As the garage of the rear unit is attached to the unit itself, it cannot qualify for an exemption to this rule. The garage is approximately 0.1m from the southern boundary. In addition, when the site is subdivided, the garage of the front unit will be approximately 0.1 from the southern boundary. Council's discretion is restricted to:

  a. External appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
  b. Streetscape character and amenity;

c. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;
d. Effects on any significant public views (based on an assessed of public views undertaken at the time of the proposal, in addition to any specific significant public views identified within the District plan);
e. N/A (relates to electricity sub-transmission infrastructure).

Subdivision

- A **Restricted Discretionary Activity** pursuant to Rule 27.5.7 for an urban subdivision activity within the Suburban Residential Zone. In this instance, it is proposed to undertake a two-lot subdivision to allow each residential unit to be held in its own Title. Council's discretion is restricted to:

  a. Subdivision design and any consequential effects on the layout of the lots and on lot sizes and dimensions;
  b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of the lots, and on lot sizes and dimensions;
  c. Property access and roading;
  d. Esplanade provision;
  e. The adequacy of measures to address the risk of natural hazards;
  f. Firefighting water supply;
  g. Water supply;
  h. Stormwater design and disposal;
  i. Sewage treatment and disposal;
  j. Energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;
  k. Open space and recreation;
  l. Ecological and natural values;
  m. Historic heritage;
  n. Easements.

Rule 27.7.38.1 states that the minimum allotment size and dimensions do not apply where the approved land use outcome is secured through a condition of subdivision consent or a consent notice registered on the relevant titles. In this instance, as the consent application seeks land use consent for the establishment of two residential units that will either be built to a fully measurable state prior to s224c, or a consent notice will be registered on the Titles if this is not the case, the minimum lot size and dimensions do not apply to this subdivision.

6.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NESCS")

All applications for resource consent need to be determined if they apply under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES").

The NESCS applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL).

The site is not listed on the Contaminated Land Register, and the applicants have no knowledge of any HAIL activities taking place on the site.

6.5 Overall Status

The overall status of the proposal is that of a **discretionary activity.**

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied, or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

- Permitted Baseline
- Location, External Appearance, Site Layout and Design
- Arrowtown Character
- Building Dominance, Streetscape and Public Views
- Street Activation and Surveillance
- Housing Diversity and Sustainability
- Density of Development
- Building Coverage Breach
- Internal and External Residential Amenity
- Outlook Space Infringement
- Visibility of Rear Garage
- Boundary Setback
- Permeability and Stormwater
- Parking and Access
- Subdivision Effects

7.1 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Further, the proposed variation relates to the subdivision already approved on the subject site and therefore alternative locations are not feasible.

7.2 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment:

7.2.1 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, the construction of two or more units per site within the MDR Zone in Arrowtown requires resource consent. Therefore, there is a limited permitted baseline with regard to the land use component of the consent.

All subdivision activities require resource consent and as such, there is no permitted baseline with regard to this aspect of the proposal.

7.2.2 Location, External Appearance, Site Layout and Design

The proposal represents residential intensification of an existing urban residential property within the Medium Density Residential Zone. Two residential units are proposed on the 513m² site, with one unit addressing Centennial Avenue and the second unit located to the rear. The units are separated into individual building forms rather than being combined into one continuous or monolithic building.

The two buildings are similar in scale and appearance, providing a coherent development while retaining the visual expression of two individual houses. Their principal forms are two-storey gabled volumes, while the garages are lower, single-storey elements. This variation in height and form assists in breaking down the apparent bulk of the development.

The proposed material palette also provides visual articulation. Corrugated upper-level cladding distinguishes the upper storeys from the cedar-weatherboard lower levels, while changes in wall alignment, windows and garage projections further divide the façades. Although the garages have comparatively low-pitched or flat roof forms, they are subordinate to the principal gabled dwelling forms. The buildings therefore retain a domestic residential appearance rather than presenting as a large, undifferentiated multi-unit development.

The front unit provides the primary interface with Centennial Avenue. Its entrance, office and habitable spaces are positioned near the street and access area, allowing occupants to observe the street and the entrance to the site. The front unit also substantially screens the rear unit from broad views from Centennial Avenue. The rear unit will remain visible along the shared accessway, but will not form a continuous frontage to the street.

Overall, potential adverse effects relating to the location, external appearance, site layout and design of the residential units on the subject site are assessed to have a less than minor effect on the wider environment.

7.2.3 Arrowtown Character

Consideration of Arrowtown's existing character as described in the Arrowtown Guidelines has been assessed as part of this proposal.

The site is within the 'New Town' area, and specifically, is located within Neighbourhood 9 (Adamsons).

The proposal is consistent with the established and evolving character of the wider Neighbourhood and has responded to this character by the following design choices:

- simple gabled residential forms;
- a modest two-storey scale;
- pitched principal roofs;
- vertically proportioned upper-level windows;
- corrugated cladding and timber weatherboard materials; and
- the visual subordination of garages to the principal dwelling forms.

It is acknowledged that both units are contemporary rather than historic reproductions. As the site is not within the 'Old Town' part of Arrowtown, this contemporary design is assessed as appropriate and will not generate adverse effects on the environment. There are several sites within the receiving environment which are undergoing redevelopment or have recently undergone redevelopment. This has had the effect of further modernising this area of Arrowtown with much more contemporary houses.

Nevertheless, the domestic scale, roof forms, façade articulation and natural material palette of the buildings provide a recognisable residential character and avoid a large monolithic appearance. The rear unit is also substantially screened from the street by the front unit, reducing the extent to which the additional density will be perceived from Centennial Avenue and the wider receiving environment.

Overall, effects on Arrowtown's character is assessed to be less than minor.

7.2.4 Building Dominance, Streetscape and Public Views

The residential units are two storeys in height, but their visual dominance is mitigated by the separation between the buildings, their gabled forms and the lower single-storey garages. The buildings comply with the 7m maximum height limit for the zone.

The front building will be the dominant built element when viewed from Centennial Avenue. Its façade is articulated by changes in materials, openings and roof form, rather than presenting as a broad blank wall. The garages do not form a pair of side-by-side doors across the street frontage. Instead, they are accessed from the shared internal access arrangement, which assists in maintaining a residential rather than vehicle-dominated street interface.

No significant public views will be obstructed by the proposal. Given the residential scale of the buildings, their location within an established urban property and the screening of the rear unit by the front unit, effects on public views are expected to be limited.

Overall, effects relating to building dominance, streetscape and public views are assessed to be less than minor effect on the wider environment.

7.2.5 Street Activation and Surveillance

The front unit provides a visible residential entrance and habitable room openings close to Centennial Avenue. The accessway is also overlooked by the entrances, offices and other windows of the two units. This arrangement provides a reasonable degree of passive surveillance of the street and shared access.

Vehicle access and pedestrian entry are legible from the street. The garage doors face or align with the internal access arrangement rather than forming the principal architectural feature of the Centennial Avenue elevation.

Overall, the proposal will retain an active residential relationship with Centennial Avenue and potential adverse effects relating to street activation and surveillance are assessed to be less than minor on the wider environment.

7.2.6 Housing Diversity and Sustainability

The proposal will establish two comparatively compact three-bedroom units in place of a single larger residential unit. This will increase the range and number of dwellings available within the site and represents an efficient use of urban residential land.

The ground-floor living areas and principal outdoor terraces are oriented generally northward. This orientation provides access to daylight and solar exposure. The elevations also specify double-glazed aluminium joinery. The compact building forms, solar orientation and double-glazing support energy-efficient residential use.

Overall, no adverse effects are anticipated with regard to housing diversity and sustainability.

7.2.7 Density of Development

Under both the PDP and PDP(UIV), Arrowtown permits one residential unit per site within the MDR Zone and density requirement of one residential unit per 250m². Proposed Lot 1 will have a net area of approximately 206m² and Lot 2 approximately 240m².

The physical intensity of the development remains limited to two detached residential units on a 513m² property. If no vehicular access was provided to the rear lot, the

development would meet the 250m^2 density requirement. However this would result in potential adverse effects on the roading network if residents of the rear unit did not have a driveway and parking space.

Overall, considering the size of the subject site is greater than 500m^2 as a whole, it is assessed that potential adverse effects relating to the density of the development will be less than minor.

7.2.8 Building Coverage Breach

Building coverage on the site as a whole is compliant with District Plan requirements. One subdivided, Lot 1 will breach coverage by less than 3%. It is assessed that such a breach will be incinerable in the context of the wider environment.

Overall, effects relating to the building coverage breach are assessed to have a less than minor effects on the wider environment.

7.2.9 Internal and External Residential Amenity

The northern orientation of the principal living rooms and terraces will provide sunlight and a usable relationship between indoor and outdoor living spaces. The terraces provide defined private outdoor living areas that are directly accessible from the living rooms.

Each unit will provide a functional internal layout and an identifiable private outdoor living area. The units are modern and will offer a high level of internal and external residential amenity for future residents.

Overall, potential adverse effects relating to internal and external residential amenity are assessed to be less than minor on the wider environment.

7.2.10 Outlook-Space Infringement

The widest northern ground-floor opening is approximately 3.5m for the front unit and 3.7m for the rear unit, compared with the required minimum dimension of 4m. The respective shortfalls are therefore approximately 0.5m and 0.3m. In addition, the outlook space is also occupied by the outdoor living space and the minimum dimension of outlook for the front unit is not achieved.

The infringements are modest in dimensional terms. Both living areas have broad, full-height northern glazing and open directly to their respective terraces. Each living room will continue to receive daylight and outlook across its outdoor living area.

The primary outlooks of each unit are also directed away from one another, to the north, for maximum solar gain. This assists in maintaining privacy and reduces the potential for the windows of one unit to look directly into the principal living space of the other.

The proposed openings will continue to provide a practical outlook and good access to daylight.

Overall, potential adverse effects relating to the outlook space infringement are assessed to be less than minor.

7.2.11 Visibility of Rear Garage from Centennial Avenue

When viewed parallel to the road, the front unit may obscure the remainder of the rear building while the garage remains visible along the access.

Although the garage may be visible from the road, it is set a substantial distance back from Centennial Avenue and will be viewed through the comparatively narrow access corridor. It will not occupy a broad proportion of the immediate street frontage. The garage will read as a secondary element within a residential accessway rather than as a dominant street-facing structure. As such, potential adverse effects on streetscape character and visual amenity are therefore assessed as less than minor.

Overall, effects relating to the garage door of the rear unit are assessed to be less than minor on the wider environment.

7.2.12 Boundary Setback Infringement

The rear unit's attached garage is approximately 0.1 m from the external southern boundary. Following subdivision, the front unit's attached garage will also be approximately 0.1 m from the new southern boundary adjoining the right-of-way. Because the garages are attached to their respective dwellings, the standard garage setback exemptions do not apply.

The rear garage is positioned close to the boundary with the adjoining property to the south. Its effects are mitigated by its single-storey form and lack of habitable windows, almost identical to a permitted accessory building. As such, effects on the wider environment arising from the setback breach are assessed to be less than minor.

There are negligible effects associated with the front garage future setback breach (as this breach will only occur once the site is subdivided).

Overall, effects related to the internal boundary setback infringements are assessed to have a less than minor effect on the wider environment.

7.2.13 Permeability and Stormwater

The site as a whole will satisfy the 25% permeability standard, including if the two units are constructed before subdivision. Once the subdivision is completed, however, Lot 1 will have approximately 16.1% permeability.

The physical extent of hard surfacing will not be increased merely by depositing the subdivision plan. The non-compliance arises because the proposed lot boundary assigns a relatively high proportion of the building, terrace, parking and access surfaces to Lot 1. Nevertheless, separate ownership makes it important that each allotment has a durable and enforceable stormwater-management arrangement.

Arrowtown is well known for having good draining soils and onsite disposal via a soakpit (or soakpits) will be feasible. It is propsoed that the location of any soakpits be confirmed prior to s224c and any necessary easements be put in place is required. For example, Lot 1 may drain some stormwater to Lot 2. However, as the site as a whole pre-subdivision meets permeability requirements, it is assessed that potential adverse effects relating to permeability and stormwater disposal will be less than minor.

7.2.14 Parking and Access

The provision of garages and on-site parking reduces reliance on Centennial Avenue for routine household parking.

The access follows a relatively direct alignment between Centennial Avenue and the rear dwelling. Both units have entrances and windows near the access, assisting with awareness of pedestrian and vehicle movements.

The proposed layout does not provide a dedicated turning area within the site and, as a result of this, vehicles associated with both residential units will be required to undertake a reversing movement between the site and Centennial Avenue.

A positive feature of the proposal is that both units will use a single vehicle crossing. This avoids the creation of two separate crossings on Centennial Avenue and limits the number of interruptions to the road edge and pedestrian environment. On-site garages and parking spaces are also provided for both units, reducing the likelihood that occupants will rely on on-street parking.

The access will serve only two residential units and vehicle movements will therefore be intermittent and residential in nature. The frequency of reversing movements is expected to be relatively low and confined to familiar users. Further, there are excellent sightlines in this area due to the flat nature of Centennial Avenue and with it being a very slow speed environment (40km/hr), potential conflict with other vehicle users is assessed as extremely unlikely. It is noted that reversing onto Centennial Avenue is extremely common and lots of existing units/lots are set up in this manner. Effects are mitigated by the slow speed environment and sightlines which are available.

Overall, effects relating to parking and access are assessed to have a less than minor effect on the wider environment.

7.2.15 Subdivision Effects

Subdivision design, lot layout, and dimensions

The proposed boundaries generally follow the functional occupation of the two units. Each residential unit will be located within its own allotment and will have its own internal living accommodation, garage and private outdoor living area. The units will be required to be built to a fully measurable state prior to s224c or have a consent notice be imposed on the lots which require construction to be in accordance with the approved land use consent. This guarantees the built form outcome.

Overall, the subdivision design, lot layout, and dimension of the lots is assessed as having a less than minor effect on the wider environment.

Property access and internal roading

Appropriate access is provided to both lots.

Overall, effects relating to property access is assessed as less than minor (noting the above assessment relating to reversing onto Centennial Avenue).

Easements

Appropriate easements will be granted and be shown on the LT plan at s223 stage.

Overall, effects relating to easements are assessed to have a less than minor effect on the wider environment.

Water supply and firefighting water supply

Each allotment will require an adequate potable-water connection. Hydrants are located within the road reserve.

Overall, effects potable water and firefighting water supply are assessed to have a less than minor effect on the wider environment.

Wastewater

Likewise with water, each lot will be provided with a wastewater connection.

Overall, effects relating to wastewater are assessed to have a less than minor effect on the wider environment.

Stormwater

Stormwater is particularly relevant because Lot 1 will have only approximately 16.1% permeable area after subdivision. Although the site as a whole is stated to satisfy the

permeability requirement, subdivision will separate the ownership and maintenance responsibilities for the two lots and right-of-way.

If a shared device is proposed (i.e Lot 1 relying on an area of Lot 2 for soakage) , an easement will be put in place.

The subdivision does not itself increase the quantity of impervious surface and can be appropriately managed via consent conditions.

Overall, effects relating to stormwater are assessed to be less than minor.

Electricity and telecommunications

Each allotment is capable of receiving electricity and telecommunications services. A standard condition is anticipated that these services must be in place prior to s224c.

Overall, effects relating to electricity and telecommunications services are assessed to have a less than minor effect on the wider environment.

Natural hazards

The site is identified as being at low to none risk of liquefaction.

Overall, effect relating to natural hazards are assessed to have a less than minor effect on the environment.

Esplanade provision

Not relevant. Effects are assessed as nil.

Open space and recreation

The proposal is a small two-lot urban infill subdivision and does not include public open space. Each lot will contain a private outdoor living area directly associated with its residential unit.

Overall, effects on open space and recreation provisions are assessed as less than minor.

Ecological and natural values

No effects on ecological and natural values are anticipated.

Historic heritage and Arrowtown character

No scheduled heritage building, archaeological site or other identified heritage feature is recorded. The principal heritage-related consideration arising from the subdivision is its relationship with Arrowtown's wider character.

Because the subdivision is tied to a specific approved land use outcome, the resulting titles will not independently authorise unrelated building forms. The consent notice or completed building mechanism will ensure the subdivision gives legal effect to the comprehensively assessed design.
The subdivision pattern will not be strongly apparent from Centennial Avenue. The front unit will continue to provide the primary street address, while the rear unit will be reached by an internal accessway. The subdivision will therefore retain the visual reading of a residential frontage rather than creating two narrow, side-by-side street-fronting sites.

Overall, subject to the land use design being secured, adverse effects on historic heritage and Arrowtown character are assessed as less than minor.

7.3 Discharge of contaminants

The proposal does not include the discharge of any contaminant.

7.4 Mitigation measures

Aside from the imposition of standard conditions of consent, and the volunteered condition of consent, it is considered that no further mitigation measures are required for the proposal.

7.5 Identification of interested or affected persons.

In considering the adverse effects on persons via Section 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

No persons are considered to be affected by the proposal for the following reasons:

- Built form breaches are minimal and largely contained to the subject site.
- The site is over 500m^2. If no vehicular access was provided to the rear unit/lot (and subsequently no onsite parking) then overall density would be compliant. It is assessed that providing vehicular access and parking to the rear unit/lot results in a superior outcome overall.
- Pre-subdivision, total building coverage and permeability is compliant.
- The subdivision will allow each unit to be held in its own Title and will be indiscernible compared to the implemented land use.

Overall, the effect on any persons as a result of the land use and subdivision is assessed to be less than minor.

7.6 Monitoring

No specific monitoring is required.

7.7 Customary rights

The proposed activity will have no effect on any customary rights.

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 95A(3)(a)).

- Provided a further information request is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).

- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c))

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstance.

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard, nor is the application for an infrastructure design solution, a stormwater environmental performance standard or a wastewater environmental performance standard (Section 95A(5)(a)).

- The proposal is not a controlled activity or a boundary activity (Section 95A(5)(b)(ii)&(iv)).

Based on the above, public notification of the application is not precluded.

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

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).

- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that a more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances.

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below.

8.2 Section 95B: Limited Notification.

Section 95B(1) requires a decision on whether there are any affected persons under Section 95E. The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

Step 1: Certain affected groups and affected persons must be notified.

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances.

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification, nor is the proposal for an infrastructure design solution, a stormwater environmental performance standard, or a wastewater environmental performance standard (Section 95B(6)(a)).

- The proposal is not a controlled activity other than a subdivision of land (Section 95B(6)(b)

Step 3: If not precluded by step 2, certain other affected persons must be notified.

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing whether the proposal will have or is likely to have adverse effects on persons that are minor or more than minor. The assessment concludes that effects are less than minor. Limited notification is therefore not required by step 3.

Step 4: Further limited notification in special circumstances.

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement.
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement.
- A plan or proposed plan

9.1 Operative District Plan

The proposal is deemed to be consistent with the objectives and policies of the ODP, noting that these have minimal weight now due to the PDP and UIV.

9.2 Proposed District Plan

Relevant Objectives and Policies from the PDP are contained in Chapters 4 & f 7 as follows.

9.2.1 Chapter 4 – Urban Environment

Policy 4.2.2.19

Ensure that development within the Arrowtown Urban Growth Boundary provides:

a. *an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;*

b. *opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;*

c. *a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;*

d. *for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource;*

e. *recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land*

Assessment: The proposal is consistent with the intent of Policy 4.2.2.19. The Arrowtown Design Guidelines have assisted with the design of the proposal.

The site is outside the Historic Management Area, where the surrounding environment is characterised by contemporary residential development. Both units adopt a scale, form and architectural expression that is consistent with the character while remaining sympathetic to the broader character outcomes anticipated for Arrowtown.

The proposal is located well within the Arrowtown Urban Growth Boundary and will not affect the landscaped gateways or urban edge that contribute to the containment of the township. Likewise, the proposal will not adversely affect the

network of open spaces, reserve areas, golf courses or the wider rural landscape that are identified within the policy.

Overall, the proposal is considered to be consistent with Policy 4.2.2.19 of the Proposed District Plan.

9.2.2 Chapter 8 – Medium Density Residential

Objective 8.2.1 ***Medium density development occurs close to employment centres which encourage travel via non-vehicular modes of transport or via public transport***

Policies

8.2.1.1 *Provide opportunities for medium density housing close to town centres, local shopping zones, activity centres and public transport routes.*

8.2.1.2 *Provide for compact development forms that encourage a diverse housing supply and contribute toward containing the outward spread of residential growth away from employment centres.*

8.2.1.3 *Enable increased densities where they are located within easy walking distance of employment centres and public transport routes, subject to environmental constraints including local topography, stability and waterways, that may justify a limitation in density or the extent of development.*

8.2.1.4 *Enable medium density development through a variety of different housing forms including terrace, semi- detached, duplex, townhouse, or small lot detached housing.*

Objective 8.2.2 ***Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context.***

Policies

8.2.2.1 *Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s).*

8.2.2.2 *Require visual connection with the street through the inclusion of windows, outdoor living areas, low profile fencing or landscaping.*

8.2.2.3 Ensure street frontages are not dominated by garaging through consideration of their width, design and proximity to the street boundary.

8.2.2.4 Ensure developments reduce visual dominance effects through variation in facades and materials, roof form, building separation and recessions or other techniques.

8.2.2.5 Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).

Objective 8.2.3 Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites taking into account the changed future character intended within the zone.

Policies

8.2.3.1 Appy permitted activity and resource consent requirements based on recession plane, building height, setbacks and site coverage controls as the primary means of ensuring reasonable maintenance of neighbours' privacy and amenity values.

8.2.3.2 Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.

Objective 8.2.4 In Arrowtown medium density development occurs in a manner compatible with the town's character

Policies

8.2.4.1 Ensure development, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown guided by the Arrowtown Design Guidelines 2016 with particular regard given to:

a. building, design and form;
b. scale, layout and relationship of buildings to the street frontages;

c. *materials and landscape response(s) including how landscaping softens the building mass relative to any street frontage(s).*

8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

Objective 8.2.5 Development efficient utilises existing infrastructure and minimises impacts on the infrastructure networks

Policies

8.2.5.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking

8.2.5.2 Ensure development is designed consistent with the capacity of existing infrastructure networks and where practicable incorporates low impact approaches to stormwater management and efficient use of potable water.

Assessment: The proposal is considered consistent with the strategic direction for medium-density residential development. It provides two compact detached unnits within the established Arrowtown urban area, increasing housing choice and making efficient use of serviced residential land without contributing to outward urban expansion.

The layout provides an appropriate design response to the site and streetscape. The front unit maintains the primary relationship with Centennial Avenue, while the rear unit is accessed from a single shared crossing. Pitched gabled roofs, varied cladding, articulated building forms and subordinate garages reduce visual dominance, while retained and proposed landscaping will assist in softening the development.

The proposal will provide functional living environments while reasonably maintaining adjoining amenity. The infringements are localised and effects contained internally to the site.

The design also responds positively to Arrowtown's character through simple contemporary forms, pitched roofs, a restrained material palette and retention of the Centennial Avenue hedge. This is consistent with the Arrowtown Design Guidelines, which seek cohesion between New Town development and the wider character of Arrowtown.

The development will utilise existing infrastructure and a single shared vehicle access. Any transport and stormwater effects arising from reversing movements and reduced

permeability can be appropriately managed through detailed design and consent conditions.

Overall, the proposal is assessed as consistent with the objectives and policies of Chapter 8.

9.2.3 Chapter 27 – Subdivision and Development

Objective 27.2.1 ***Subdivision that will enable quality environments to ensure the district is a desirable place to live, visit, work and play***

Policies

27.2.1.1 *Require subdivision infrastructure to be constructed and design so that it is fit for purpose, while recognising opportunities for innovative design.*

27.2.1.3 *Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.*

Objective 27.2.3 ***The potential of small scale and infill subdivision in urban areas is recognised while acknowledging their design limitations***

Policies

23.2.3.1 *Accept that small scale subdivision in urban areas (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.4, 27.2.2.5, and 27.2.2.7.*

Objective 27.2.5 ***Infrastructure and services are provided to new subdivisions and developments.***

Transport, Access and Roads

27.2.5.2 *Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.*

Water supply, stormwater, wastewater

27.2.5.6 *All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.*

Water

27.2.5.7 *Ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*

Energy Supply and Telecommunications

27.2.5.16 *Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:*

a. *providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;*
b. *ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;*
c. *Generally require connection to electricity supply and telecommunications systems to the boundary of the bet aera of the lot, other than lots for access, roads, utilities and reserves.*

Assessment: The proposed two-lot subdivision is considered consistent with the subdivision objectives and policies. It represents a small-scale urban infill subdivision that will enable each approved residential unit to be held in a separate title. The proposed front-and-rear lot arrangement reflects the intended residential use of the site and provides functional allotments.

The allotments have been designed around the proposed units and are therefore suitable in size and shape for their intended use. The subdivision is integrated with the concurrent land use proposal and the approved development can be secured through construction prior to s224c certification or by consent notice.

Vehicle and pedestrian access will be provided. While the access arrangement requires vehicles to reverse onto or off Centennial Avenue, it serves only two residential units and can be designed to provide safe and efficient access through appropriate formation as there are good sightlines and Centennial Avenue is a slow spend environment with a posted speed limit of 40km/hr.

Each lot will be required to have adequate connections to potable water, wastewater and stormwater infrastructure, together with sufficient firefighting supply, electricity and telecommunications. Any services crossing the shared access or another allotment can be protected through appropriate easements. The subdivision consent specifically provides for consideration of water supply, stormwater, wastewater, firefighting, energy, telecommunications and easements.

Overall, the subdivision provides a practical and efficient means of enabling the proposed residential development and represents an appropriate form of small-scale infill subdivision within the established urban area.

9.2.4 Chapter 29 – Transport

The proposal is considered generally consistent with the transport objectives and policies, which seek an integrated, safe and efficient transport network and require parking, access and manoeuvring to be appropriate to the character and intensity of development. The proposal is a small-scale residential development comprising two residential units and will utilise a single shared vehicle access from Centennial Avenue, thereby avoiding the creation of separate crossings for each allotment and limiting the number of potential conflict points along the road frontage.

Each unit is provided with an internal-access garage and additional on-site parking, such that the development is not reliant on Centennial Avenue for routine residential parking.

The principal area of inconsistency is that sufficient on-site manoeuvring is not available to enable vehicles to enter and leave the site in a forward direction. Vehicles associated with both dwellings will therefore be required to reverse onto or off Centennial Avenue, which is an arterial road. This does not fully achieve the policy preference for manoeuvring arrangements that avoid reversing where this could compromise the safe and efficient operation of the road network. The effect is moderated by the low residential traffic generation of two units, the use of a shared crossing, and the slow speed 40 km/hr environment.

As such, it is assessed that the access can operate without materially affecting the safety or efficiency of Centennial Avenue. The Transport Chapter also specifically seeks to control the number, location and design of accesses onto arterial roads, which is supported in this case by consolidating access for both units through one crossing.

Overall, while the reversing manoeuvre represents some conflict with the transport policies, it is assessed that as a whole, the proposal is generally consistent with the outcomes sought by the Transport chapter.

9.3 Urban Intensification Variation

There are minor amendments to the relevant objectives and policies arising from the UIV. As they relate to the Arrowtown Medium Density Residential Zone, these changes are limited, with the principal change being the removal of references to the Arrowtown Design Guidelines and replacing an assessment of the Guidelines with an assessment against the character of Arrowtown. Notwithstanding this change, the assessment above demonstrates that the proposal is compatible with the established character of Arrowtown in this location. As such, the proposal is considered consistent with the relevant objectives and policies of the UIV version of the PDP.

PDP (UIV).

9.4 National Policy Statement for Natural Hazards (NPS-NH)

The site is assessed as having low to negligible liquefaction risk. Considering the NPS-NH risk matrix, the overall consequence of liquefaction is determined to be low, given that the potential impact is moderate, but the likelihood of occurrence is rare.

Accordingly, there is discretion under the NPS-NH to grant consent.

10 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity.
- Any relevant provisions of a plan or proposed plan.
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

11 Section 106A of the Act

The site is not at significant risks from natural hazards. Therefore there is discretion to grant the consent under s106A of the Act.

12 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

In terms of Section 6, there are no matters of national importance that need to be recognised and provided for in terms of the proposed activity.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

(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:

(e) [Repealed]

(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 proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources, and such will be undertaken in a manner which avoids, remedies, and mitigates potential adverse effects on the environment.

Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.