APPLICATION FOR RESOURCE CONSENT

For alterations and additions to the existing residential unit at 21 Merioneth Street

Revised 14 October 2026

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Tracy Lee Mahoney and Annabel Kate Claudatos
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Site Address:	21 Merioneth Street, Arrowtown
Legal Description:	Lot 1 DP 526408
District Plan Zone:	Arrowtown Residential Historic Management Zone (ARHMZ)
Plan Designations, Limitations or Overlays:	Arrowtown Urban Growth Boundary and Arrowtown Character Tree Ref #18
Activity Status:	Non-Complying

Prepared for:	Tracy Lee Mahoney and Annabel Kate Claudatos
Date:	*14 October 2026*
Prepared by:	*Emma Turner*
Reviewed by:	*Morgan Shepherd*

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

.....
for Brown & Company Planning Group
on behalf of

Tracy Lee Mahoney and Annabel Kate Claudatos

14 October 2026

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title
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FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC**) for the proposal.

This AEE has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Section 104D Assessment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is legally described as Lot 1 DP 526408 (with a half-share in Lot 20 DP 526408) held in Record of Title 845027 (**Attachment B**). The site has an area of approximately 430m^2 in area and contains an existing residential unit and garage. The associated vehicle access is located on Lot 20 to the north of the site. The cottage is one of several, built in the early 1990s, as part of a comprehensive development.

The site is located in the Arrowtown Residential Historic Management Zone under the Proposed District Plan. There is a scheduled Arrowtown Character Tree (Ref #18, Walnut) located on the adjacent property, to the north of the existing residential unit on site and with the root protection zone over the site. The site is within Neighbourhood 4 of the Arrowtown Design Guidelines 2016.

While Merioneth Street is sloping, historical earthworks and landscaping have resulted in the topography of the site being flattened, however, is still considered a sloping site. Surrounding properties are residential with several identified Arrowtown Character Trees on properties along Merioneth Street and surrounding roads.

The location and extent of the site is shown in **Figure 1** below.



Figure 1: Site location of Lot 1 DP 526408 (outlined in turquoise)

1.3. Development and Consent History

The following consent history is relevant to the site:

RM180479 Granted on 24 May 2018, this consent approved the cancellation of the Unit Title and subdivision of the underlying block into 13 Fee Simple Titles. Land Use Consent was also granted for breach of internal boundary set-backs, coverage, and car-parking.

1.4. The proposal

It is proposed to undertake an extension to the front of the cottage (kitchen /dining space) and an extension to the rear (bedroom and ensuite) to the existing residential unit at 21 Merioneth Street, Arrowtown. A plan of the extensions is shown in **Figure 2** below and a model showing the existing and proposed form of the building is shown in **Figure 3** below. Works are proposed to take place outside of the root protection zone of Character Tree #18. The Architectural Plans for the proposed extensions are shown on (**Attachment C**).

The proposed extensions have been discussed with the Arrowtown Planning Advisory Group, the report from this is attached as **Attachment D.**

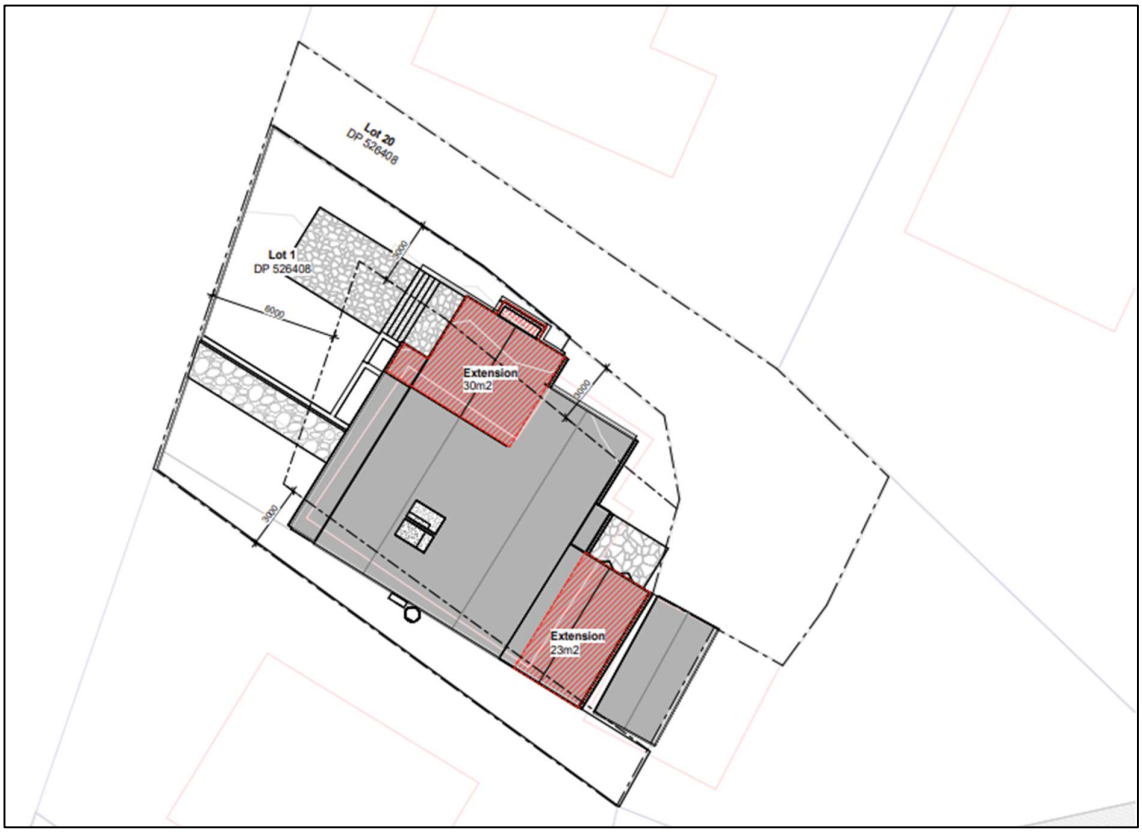


Figure 2: Plan of proposed extensions.

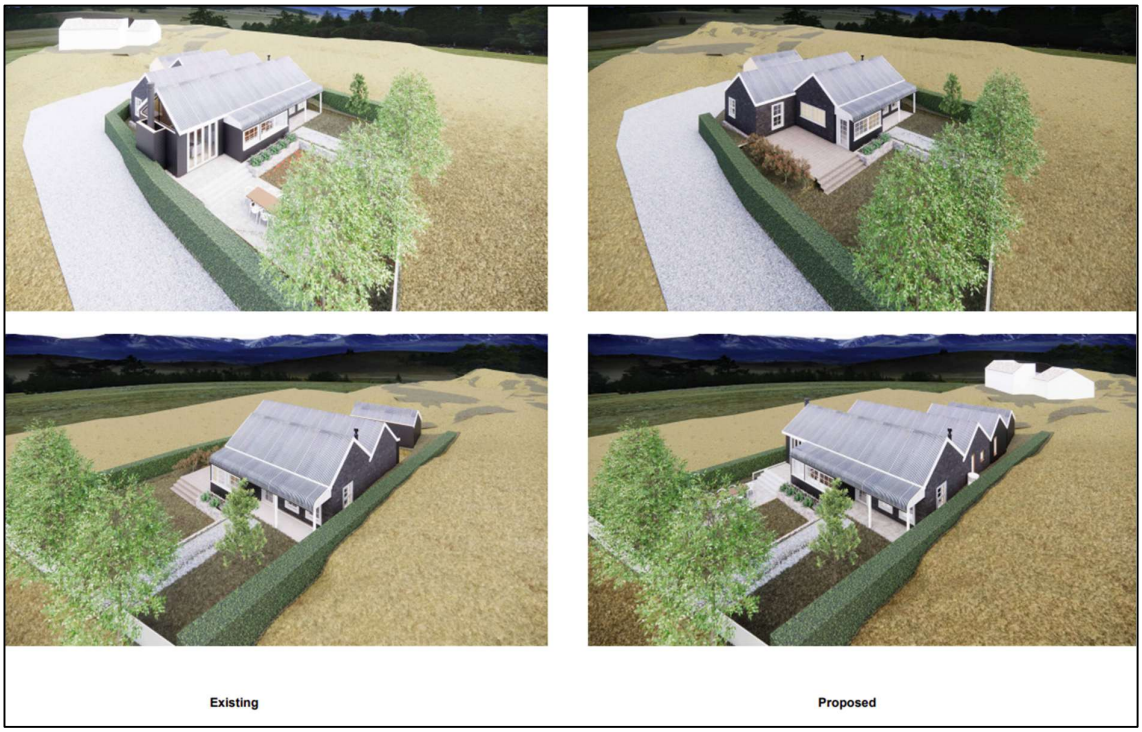


Figure 3: Model of existing residential unit and proposed front and rear extensions.

1.4.1. Front extension

The front extension as viewed from the street will extend the existing gable form of the cottage and extend the cottage from an 8.7m length to 13.6m length.

There was some concern from the APAG that this building length would appear excessively long in contrast with the other surrounding cottages. The length is however broken down by a veranda and a bay window, and it is accepted that this will mitigate the continuous building length.

The front extension provides for additional living space including extension of kitchen and dining space. The front extension includes patio doors which provides for natural light, airflow and access to the front patio area.

1.4.2. Rear extension

The rear extension provides for an additional bedroom and ensuite for the cottage with patio doors which provides for natural light, airflow, and access to the rear patio area. These will be barely visible from the street and adds an additional gable to the cottage between the cottage and the garage.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Arrowtown Residential Historic Management Zone (**ARHMZ**). There is a scheduled Arrowtown Character Tree (Ref #18, Walnut) located on the adjacent property with the root protection zone over part of the site.

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity status
Chapter 10 – Arrowtown Residential Historical Management Zone		
10.4.6	The Construction or external alteration of any buildings This rule does not apply to Minor Alterations and Additions to a Building[1] provided for by Rule 10.4.2. Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the restrictions of discretion): a. how new or altered buildings make a positive contribution to the heritage character of the zone; b. building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch; c. exterior materials and colour; d. landscaping and fencing; e. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: i. the nature and degree of risk the hazard(s) pose to people and property: ii. whether the proposal will alter the risk to any site; and iii. the extent to which such risk can be avoided or sufficiently mitigated.	**Restricted Discretionary**

[1] Means the following: constructing an uncovered deck; replacing windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing; changing existing materials or cladding with other materials or cladding of the same texture, profile and colour.

Table 2: PDP Standards

Rule	Activity	Activity status if breached	Consent required?
Chapter – Chapter 10 – Arrowtown Residential Historical Management Zone			
10.5.1	**Building Height** A maximum height limit of 5 metres.	**Non-Complying**	**No** - consent is not required as the chimney on the front extension breach the 5m height limit by 0.6m which is covered by the exceptions to the definition of building height.
10.5.2	**Density** Not more than one Residential Unit per 650 square metres of net site area.	**Non-Complying**	**No** – consent is not required no additional Residential Units are proposed.
10.5.3	**Building Coverage** The maximum building coverage shall be 30% of the net site area.	**Non-Complying**	**Yes – Non-Complying** consent is required as Building Coverage for Lot 1 the building coverage is 46%.
10.5.4	**Combined Building Coverage and Impervious Surfaces** The total area covered by building coverage and impervious surfaces on any site shall not exceed 35% of the net site area.	**Non-Complying**	**Yes – Non-Complying** consent is required as the combined building coverage and impervious surface will be 48% for Lot 1.
10.5.5	**Road Boundary Setbacks** Where existing buildings (other than accessory buildings) are already located on the site - the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or Where no existing buildings (other than accessory buildings) are located on the site the mean of the setback of any buildings (other than accessory buildings) located on the immediately adjoining lots or 6.0m, whichever is the greater. Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the matters of discretion):	**Restricted Discretionary**	**No** – consent is not required as the building is set back greater than 6m from the road.

Rule	Activity	Activity status if breached	Consent required?
	a. streetscape character and amenity values, including the extent to which the building(s) sit compatibly with neighbours to the side and across the street; b. building dominance on neighbouring properties and the street; c. landscaping; d. parking and manoeuvring.		
10.5.6	**Side and Rear Boundary Setbacks** 10.5.6.1 Side and rear boundary setbacks: 3.0m. 10.5.6.2 Exceptions to side and rear boundary setbacks: a. accessory buildings for residential activities are permitted within the setback distance, providing they do not exceed 7.5m in length and comply with a recession plane of 2.5m vertical measured at the boundary, and a 35 degree plane inwards; b. gable end roofs may penetrate above the building recession plane by no more than one third of the gable height; c. recession planes do not apply to site boundaries fronting the street or a reserve. Note: Refer to the recession planes interpretive diagram in Chapter 2 Definitions. Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the matters of discretion): a. effects on open space, privacy sunlight access and amenity values of neighbouring properties; b. building dominance.	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as the extensions extend into the side boundaries. The extensions are not for accessory buildings and would not meet the recession plane. Therefore, the proposal does not meet the exception criteria. On the southern boundary the existing house is 1.59m from the boundary and the extension continues the line of the building to be 2.68m from the boundary in the rear corner. On the northern boundary the front extension has various setbacks with the smallest being the corner of the chimney at 278mm and 589mm and the corners of the remaining extension being 1.57m and 0.84m (**Attachment C**).
10.5.7	**Glare** a. all exterior lighting shall be directed downward and away from the adjacent sites and roads; b. no activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.	**Non-Complying**	**No** – consent is not required as exterior lighting is not proposed.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- A **restricted discretionary** activity pursuant to Rule 10.4.6, for the construction or external alteration of any buildings. Discretion is restricted to the following with the Arrowtown Design guidelines 2016 being the principal tool to be used in considering the merit of proposals (within the restrictions of discretion):
  - how new or altered buildings make a positive contribution to the heritage character of the zone;
  - building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch;
  - exterior materials and colour;
  - landscaping and fencing;
  - where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
  - the nature and degree of risk the hazard(s) pose to people and property:
  - whether the proposal will alter the risk to any site; and
  - the extent to which such risk can be avoided or sufficiently mitigated.
- A **non-complying** activity pursuant to Rule 10.5.3 in relation to Building Coverage.
- A **non-complying** activity pursuant to Rule 10.5.4 in relation to Combined Building Coverage and Impervious Surfaces.
- A **restricted discretionary** activity pursuant to Rule 10.4.6 in relation to Side and Rear Boundary Setbacks. Council's discretion is restricted to the following matters:
  - effects on open space, privacy sunlight access and amenity values of neighbouring properties;
  - building dominance.

Overall, resource consent is required for a **non-complying** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Effects of the proposed alterations and extensions;

- Summary of effects on the environment.

4.2. Permitted Baseline and Existing Environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity. In the case of the proposal, minor alterations to a building are a permitted activity.

4.2.2. Existing Environment

As set out in Section 1.4 above, the proposal includes design changes to the consented built residential unit with consented side boundary setback infringements and building coverage infringements as a result of the previous fee simple subdivision around the existing residential units.

Overall, any potential adverse effects of the proposal in the existing environment will be less than minor.

4.3. Effects of the proposed alterations and extensions

Despite the overall activity status being non-complying, the matters listed in 10.4.6 are considered relevant when assessing a proposed residential unit in the ARHMZ. In addition the effects related to building coverage and landscaped permeable surface are considered relevant to the proposal. An assessment in this regard follows:

Effects on how new or altered buildings make a positive contribution to the heritage character of the zone

The APAG assessed the proposal and concluded (in **Attachment D**) that the extensions have been well designed to integrate with the existing dwelling and is using suitable materials and colours and will complement the other surrounding cottages. This assessment is accurate and is adopted for the purposes of this assessment.

Therefore, the effects on how new or altered buildings make a positive contribution to the heritage character of the zone will be less than minor.

Effects of building form, appearance, scale and layout including the height to the eaves, ridge, roof shape and pitch

In regard to the front extension, there was some concern from the APAG that the building length would appear excessively long in contrast with the other surrounding cottages. However, the report notes that the length is broken down by a veranda and a bay window, which will mitigate the continuous building length. The front extension continues the gable from the front of the cottage to integrate with the existing build form. The proposed chimney introduces height above the 5m building height however as chimneys are common in the surrounding area and the small scale is exempt from the building height rule through the definition this is unlikely to cause effects. The front extension breaches the side boundary setback, however as this is on the north side of the property and there is the accessway between the site and the neighbouring property at 19 Merioneth Street the effects of the side boundary setback breach is less than minor. The access way width will not change as there is an existing hedge along the boundary.

Therefore, the effects of built form, appearance, scale and layout for the front extension will be less than minor.

The rear extension adopts the gable style of the existing cottage, however unlike the front extension adds an additional gable to the form as a natural continuation of the building. The rear extension extends the southern wall of the existing cottage and therefore has a side boundary setback breach; this is less than the rest of the wall and as the neighbouring property is elevated above the site will not cause any additional effects on the boundary. The rear extension will not be visible from the street and would only be visible to the neighbours of 23 Merioneth Street while using the access way. As the rear extension is behind the garage when viewed from the 23 Merioneth Street, there would be negligible change. From the south the rear extension may be visible to the neighbouring property at 25B Merioneth Street, however as the 25B is elevated above the site and has established existing vegetation to soften the views towards the site, the rear extension will integrate with the existing built form.

The effects from shading, access to sunlight, dominance and associated amenities will be less than minor due to topography of the site and neighbouring properties, for both the front and rear extensions. In addition the front extension is on the northern side of the building and the access lot providing space between the site and neighbouring building. The access way additionally mitigates the views from Merioneth Street as it is unlikely to be obvious to someone passing by that the accessway is not included in the same site.

Therefore, the effects of built form, appearance, scale and layout for the rear extension will be less than minor.

Effects of exterior materials and colour

The extensions are to be clad in weatherboard and coloured dark grey. Weatherboard is an appropriate material to integrate with the existing building and wider character of the area. Dark grey is an appropriate colour for the AHMZ, and the effects of exterior materials and colour are less than minor.

Effects of landscaping and fencing

The boundary fencing and hedging is not proposed to change, therefore the street frontage will be maintained. The locations where the two extensions are proposed do not currently contain substantial vegetation, the front extension will replace a deck and the rear an existing patio area.

Therefore, the effects of landscaping and fencing will be less than minor.

Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:

- ***iv. the nature and degree of risk the hazard(s) pose to people and property:***
- ***v. whether the proposal will alter the risk to any site; and***
- ***vi. the extent to which such risk can be avoided or sufficiently mitigated.***

The site is subject to the Liquefaction Awareness Area Otago overlay[2] this shows the property as having a liquefaction potential of low to none. Therefore, the proposal does not alter the nature or risk of the hazard to people and property or to any site.

Effects of building coverage and landscaped permeable surfaces

[2] Otago Regional Council Natural Hazards Database

The building coverage on Lot 1 is proposed to increase from 34% to 46%. This exceeds the permitted coverage for the site (30%), however, is less than 10% increase in coverage from the existing building. The comments of the Arrowtown Planning Advisory Group note the design *'has been well designed to integrate with the existing dwelling, is using suitable materials and colours, and will compliment the other surrounding cottages.'* Therefore it is concluded that the extensions will have effects which are less than minor.

The proposed extensions have been placed generally over areas which are existing impervious surfaces which reduces the effect of the new building on stormwater permeability on site. The new patios are permeable schist and therefore stormwater soakage should occur through these areas. This also results in much of the existing landscaping on site being retained for stormwater and amenity purposes. The proposal complements the design of the existing building and surrounds and therefore mitigates the effects of building dominance on the site. There remains ample area for outdoor recreation and relaxation on the site as well as access to sunlight and privacy. Therefore, the effects of increased building coverage and decreased landscaped permeable surfaces are considered less than minor.

Overall, the proposed extensions are appropriate for the site, and the character of the AHMZ and any potential effects of the proposed extensions will be less than minor.

4.4. Summary of effects on the environment

Overall, any potential adverse effects on the environment of the proposal will be less than minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapter 10 and 32 of the PDP. The majority of these have not been appealed and can be treated as being operative. Where an objective or policy has been appealed, it is denoted with a *.

The relevant provisions are provided and assessed in **Table 3** below:

Table 3: PDP provisions

Provision	Detail	Assessment
Chapter 10 – Arrowtown Residential Historic Management Zone		
10.2.1	**Objective – Development retains or enhances the historic character and amenity values of the zone, which is characterised by larger sites, low scale and single storey buildings, the presence of trees and vegetation and limited hard paving.**	Given the assessment above, and the report from the APAG the proposal will retain the character and amenity values of the zone. The proposal achieves this objective.
10.2.1.1	Apply development controls around building location, scale and appearance, and landscaped areas, to ensure the special character of the area is retained or enhanced.	While the proposed extensions breach the development controls the built form integrates with the existing building to ensure the special character of the area is retained. The proposal achieves this policy.
10.2.1.2	Encourage buildings to be located and designed in a manner that complements the character of the area guided by the Arrowtown Design Guidelines 2016.	The proposed extensions integrate with the existing building, this links to *4.6.1 Guidelines: Existing Buildings and New Construction in*

Provision	Detail	Assessment
		ARHMZ of the Arrowtown Design Guidelines. The proposal achieves this policy.
10.2.3	**Objective – Development efficiently utilises existing infrastructure and otherwise minimises impacts on infrastructure and road networks**	No additional residential units are proposed therefore the extensions utilise existing infrastructure, road networks, access and parking. The proposal achieves this Objective and Policies.
10.2.3.1	Ensure vehicle access and parking is located and designed to optimise efficiency and safety, and designed in sympathy with the character of the area.	
10.2.3.2	Encourage low impact approaches to stormwater management.	
Chapter 32 – Protected Trees		
32.2.3	**Objective – The management and protection of character trees and groups of trees within the Arrowtown Residential Historic Management Zone to ensure the amenity and heritage values of the zone are maintained.**	Character Tree #18 will not be affected by the proposal. The proposal achieves this objective and the following policies.
32.2.3.2	Protect or enhance Arrowtown's unique character and amenity by recognising the contribution trees and groups of trees make to Arrowtown's landscape, cultural identity and historic heritage values.	
32.2.3.3	Acknowledge the important role trees and groups of trees have in contributing to the character and historic heritage of Arrowtown, despite that on an individual basis a tree or group of trees may not be significant in stature.	
32.2.3.4	Have regard to the reasonable and efficient use of land anticipated in the Arrowtown Residential Historic Management zone, while ensuring the removal or modification of trees or groups of trees does not lead to the cumulative loss of Arrowtown's heritage character and amenity values.	

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies from Chapters 10 and 32 of the PDP.

6. REGIONAL POLICY STATEMENT, REGIONAL PLANS, AND OTHER PLANNING INSTRUMENTS

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Otago Regional Policy Statement 2021 (**RPS2021**) is the relevant RPS.

The RPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into

natural asset-based issues, place-based issues, and those issues relating to resource use, economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the PRPS2021. The development is generally consistent with the broad policy direction of the Regional Policy Statements, particularly as the proposal is for an extension to an existing residential unit.

6.1. National Environmental Standard for Assessing and Managing Contaminants in the Soil

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil (NES-CS), all applications for resource consent need to be determined if they apply under the NES-CS.

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The above activities are not applicable to this application beyond what has previously been consented, therefore the proposal does not require assessment against the NES.

6.2. National Environmental Standard for Detached Minor Residential Units

The National Environmental Standards for Detached Minor Residential Units (NES-DMRU) came into effect in December 2025 and introduced new standards to simplify the process for building detached minor residential units when certain requirements are met.

The proposal is not for a Detached Minor Residential Unit, therefore, no further assessment is required.

6.3. National Policy Statement on Urban Development

The National Policy Statement on Urban Development (NPS-UD) came into effect in August 2020. It requires all councils that have all or part of an urban environment within their district or region to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. The NPS-UD is a directive document. It includes objectives and policies that councils must give effect to in their resource management decisions. Some policies only apply to tier 1 or tier 2 councils.

QLDC is classified as a tier 2 local authority and is therefore subject to all eight objectives as well as the following policies:

- *Policy 1 – well-functioning urban environments;*
- *Policy 2 – sufficient development capacity;*
- *Policy 5 – intensification;*
- *Policy 6 – decision-making;*
- *Policy 7 – housing bottom lines;*
- *Policy 8 – unanticipated or out-of-sequence development;*
- *Policy 9 – Te Tiriti o Waitangi principles;*
- *Policy 10 – engagement; and*

- *Policy 11 – car parking.*

A number of the objectives and policies require Council to undertake action, such as plan changes or variations to amend planning documents and monitoring and preparation of development strategies in order to comply with the requirements of the NPS-UD. It is understood that the Council will be required to notify a plan variation to give effect to the intensification requirements under Policy 5 by August 2022 to be consistent with its obligations under this document.

For the purposes of this proposal, the most relevant provisions of the NPS-UD are Objective 4, Policy 1 and 6 in that the extensions allow for meeting the needs of different households and contribute to well-functioning urban environments by utilising existing buildings and integrating with the existing character.

6.4. National Policy Statement – Natural Hazards

The National Policy Statement for Natural Hazards (**NPS-NH**) came into effect in December 2025 as part of the Governments phased approach to the reform of the resource management system.

The NPS-NH requires the management of natural hazard risk to people and property associated with subdivision, use and development using a risk-based proportionate approach.

The land subject to this application is subject to the Liquefaction Awareness Area Otago overlay[3] this shows the property as having a liquefaction potential of low to none. Therefore, the proposal does not alter the nature or risk of the hazard to people and property or to any site.

6.5. National Policy Statement – Highly Productive Soils

The National Policy Statement – Highly Productive Soils (**NPS-HPL**) requires that regional councils map as "highly productive land" any land in its region that is in a general rural zone or rural production zone; is predominantly Land Use Capability (**LUC**) 1, 2, or 3 land; and forms a large and geographically cohesive area. The mapping is to be notified and when operative, territorial authorities must map the highly productive land in their districts. Until the regional council's mapping is operative, each territorial authority and consent authority must apply the NPS-HPL as if references to highly productive land were references to land zoned general rural or rural production; and is LUC 1, 2, or 3 land; but is not identified for future urban development or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The site is urban zoned and therefore the NPS-HPL does not apply.

7. SECTION 104 & 104A ASSESSMENT

Section 104(1)(a), (b) and (c) states:

> *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to –*
>
> *(a) any actual and potential effects on the environment of allowing the activity*

The actual and potential effects of the activity on the environment are assessed in Section 4 above.

> *(b) any relevant provisions of –*
>
> *(i) a national environmental standard*

[3] Otago Regional Council Natural Hazards Database

(vi) a plan or proposed plan

The National Environmental Standards are assessed in Section 6 above. The PDP is assessed in Section 5 above.

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

The Arrowtown Design Guidelines 2016 includes the site and outlines the character and guidelines for development in different neighbourhoods of Arrowtown. The proposal is generally consistent with the Guidelines, however the Guidelines of specific relevance are 4.6.1, 4.7.2, which the proposal is consistent with.

8. NON-COMPLYING ACTIVITY – SECTION 104D ASSESSMENT

Pursuant to section104D of the Act if a proposal is a Non-Complying activity then it must pass at least one of the tests of either section 104D(1)(a) or section 104D(1)(b) before an application can be assessed to make a decision under section 104B of the Act. If the application fails both tests of section 104D then the application must be declined.

8.1. Section 104D(1)(a) – Adverse effects on the environment will be minor

Section 104D(1)(a) of the Act requires that the Council have regard to any adverse effects on the environment of allowing the activity.

Pursuant to section 104(2), when forming an opinion for the purposes of section 104D(1)(a), a council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect.

The effects of the proposal are assessed in Section 4.3 of this document. The conclusion from assessment of effects is that the adverse effects on the environment of allowing proposed extensions were identified and assessed above, where it was concluded that the proposal will result in less than minor effects.

Therefore, the adverse effects on the environment will be no more than minor, and the test of s104D(1)(a) is satisfied.

8.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies

The relevant objectives and policies for the proposal are assessed in Section 5 above. It concludes that the proposal is not contrary to the objectives and policies of the PDP.

Accordingly, the proposal passes both of the tests in section 104D of the Act, and consent can be granted.

9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

9.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

(a) Sustaining the potential of natural and physical resources … to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design of the proposal. The design of the proposed extensions is appropriate for the AHMZ.

9.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

a. the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

b. the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

c. the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

d. the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers

e. the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;

f. the protection of historic heritage from inappropriate subdivision, use, and development;

g. the protection of protected customary rights;

h. the management of significant risks from natural hazards.

The proposal will recognise and provide for the matters of national importance outlined above, and is an example of appropriate use and development of land, while avoiding adverse effects on the environment.

9.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

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:

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 proposal has considered the relevant matters above as the proposal is for an extension to an existing residential unit, which is an efficient use of resources, while maintaining the character and amenity values and overall quality of the AHMZ

10. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

11. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

12. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

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

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

13. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In accordance with the assessment undertaken within Section 4 above, any actual or potential adverse effects on adjacent properties will be less than minor given:

(a) Any actual or potential adverse effects on adjacent properties will be less than minor given that the bulk, location, and appearance of the proposed building is appropriate for the setting it is located within;

(b) The proposal is of a nature and scale that is appropriate and anticipated for the site, and meets the majority of the bulk, location, and appearance standards. The non-compliances related to setbacks and height have been assessed above to be acceptable, and will not result in adverse effects;

(c) The extensions have been designed to respond to the character and setting of Arrowtown and integrate with the existing building on the site through bulk form, colours, and cladding.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

14. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.