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Assessment of Environmental Effects

Residential redevelopment and freehold subdivision of 45 Adamson Drive, Arrowtown

September 2026

EXECUTIVE SUMMARY OF PROPOSAL

Lomond Trustees Limited (the applicant) seek the necessary resource consents to allow for the construction of a second dwelling at 45 Adamson Drive, Arrowtown. Subdivision consent is sought concurrently to subdivide the two residential units into two freehold titles.

Location:	45 Adamson Drive, Arrowtown
Legal Description:	Lot 180 DP 15208 held in Record of Title OT5C/1469
Territorial Authority:	Queenstown Lakes District Council
Plan:	PDP – Proposed District Plan
Zoning:	Suburban Residential Zone
Natural Hazards:	Liquefaction A Domain – Low to none
Activity Status:	Discretionary Activity

APPENDICES

Appendix A -	Record of title
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ANNEXURE

Annexure 1 -	Assessment of Objectives and Policies of the Proposed District Plan

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

Resource consent is sought to provide for the construction of a new dwelling at the rear of 45 Adamson Drive, Arrowtown. The proposal will partially demolish the existing carport on the western side of the existing dwelling to provide for a driveway to the new residential unit. Subdivision consent is proposed concurrently to separate the existing dwelling and proposed dwelling into two freehold allotments.

2 DESCRIPTION OF THE ENVIRONMENT

2.1 Site Description

The site is located at 45 Adamson Drive, Arrowtown. The site is rectangular in shape and has an area of 662m^2. The street frontage is relatively level across most of the site. At the northern end of the site the ground level rises up to the northern boundary of the property. The site has been outlined in red in **Figure 1** below.



Figure 1: *Aerial view of the site (outlined in red)*

The site contains an existing three-bedroom dwelling positioned within the front portion of the property. The eastern part of the dwelling is two storeys in height, while the western portion is single storey in form. A garage and carport are located to the west of the dwelling.

The site is located at the intersection of Bracken Street and Adamson Drive. Access to the site is obtained from an established vehicle crossing at the southwestern corner of the site. An unformed driveway has been established within the south-western corner of the site that provides access to the existing garage and carport.

2.2 Legal Description

The site is legally described as Lot 180 Deposited Plan 15208 and held on the Record of Title as OT5C/1469 (attached as **Appendix A**). There are no interests listed on the Record of Title that are of relevance to the current proposal.

2.3 Arrowtown Design Guidelines 2016

The site is located within New Town Residential area of the Suburban Residential Zone (SRZ). Arrowtown is divided into separate, distinguishable neighbourhoods within the Arrowtown Design Guidelines (ADG). The New Town residential area is described in the ADG as:

> *"The New Town includes all residential areas beyond the Old Town (now covered within the area referenced ARHMZ).*
>
> *Up until the late 1960s the extent of Arrowtown was essentially the old residential Arrowtown together with some crib development along Centennial Avenue and the river.*
>
> *The 1970s saw the first stage of a series of subdivision developments. This development has continued until today. Initially subdivision was primarily for the purpose of holiday homes. The late 1980s saw a swing towards more permanent homes and from 2006 almost all new houses were for permanent residents. In addition permanent residences have replaced some of the old holiday homes either by remodelling or demolition.*
>
> *With this rapid change, the majority of the New Town bears little relationship to the Old Town. If one disregards the setting when entering Arrowtown, (in particular from Centennial Avenue) one could be in a new residential area anywhere in New Zealand.*
>
> *The District Plan deals with this newer part of Arrowtown under the same Medium and Lower Density Suburban Residential, as for other new residential areas in Queenstown Lakes District, with the exception of Arrowtown Scenic Protection Zone, which broadly covers development on the western escarpment above, and including McDonnell Road.*
>
> *These guidelines for the New Town have been prepared to encourage opportunities to be taken to develop and strengthen links to the historic core of the Town."*

The site is located within Neighbourhood 9 – Adamsons of the New Town Residential area. This neighbourhood is described as follows:

> *"Development of the Adamson subdivision started in the 1960s and has continued in stages, for approximately 40 years to progressively achieve an overall master plan. The area has been split into two neighbourhoods, Adamsons and Adamsons Ridge (Neighbourhood 10). The Adamson neighbourhood subdivisions extend from the middle river terrace (Centennial Avenue) onto the lower slopes of the ridge adjacent to the main western escarpment). This was the first stage of the Adamson subdivision development and it directly abuts the Old Town.*
>
> *The street pattern of the Adamson subdivisions is distinctively different to that of the Old Town Residential Area, with streets following more organic curving lines. Adamson's Drive functions as a secondary arterial road connecting the historic part of the town to the main arterial road – Centennial Avenue. Cul de-sacs were introduced creating a new street type to become the blueprint for further expansion of the town.*
>
> *Some streets in earlier stages have maintained part of the character of Old Arrowtown with narrow carriageway, grass shoulders, wide verges, trees, no kerb and channel. Other streets have elements that are alien to the character of the Old Town including planters, kerb and channel and excessively wide streets.*
>
> *The first stages of these subdivisions are more established. The houses are smaller than on more recent subdivisions with vegetation and trees more advanced and reaching maturity. A system of connecting parks, which lead to the Domain, is a feature. There has also been a dramatic change in the houses from the early subdivisions with small relatively simple holiday cribs to more substantial dwellings and large imposing residences in later years."*

The Arrowtown Design Guidelines outline threats associated with developments located within Neighbourhood 9 - Adamsons. These threats include:

a) Loss of trees and vegetation.
b) Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.
c) Replacement of the small-scale crib residences with buildings of designs that bear no relationship to the scale of the crib form.
d) Frontages dominated by paving, garages and/or tall walls.

3 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to allow for the construction of a new residential unit and subsequent subdivision of 45 Adamson Drive, Arrowtown. The proposed development will provide for the following:

- Partial demolition of the existing garage and car port on the western side of the site.
- Construction of a new car port for the existing dwelling at the frontage of the site.
- Construct a new two storey residential dwelling on the property.
- Locate a new driveway along the western boundary.
- Freehold subdivision of the existing and proposed residential units.

Architectural plans have been produced by Group Architecture Limited and are attached as **Appendix B**.



Figure 2: Render of the proposed residential unit

3.1 Proposed Residential Dwelling

The proposal seeks to provide for the construction of a new residential unit at the rear of the site. The proposed dwelling will have a total building area of 151.23m^2 and constructed over two levels. The lower level of the dwelling complies single enclosed garage and a covered parking area separated by two bedrooms. The upper level consists of the master bedroom, study and main kitchen, living and dining areas.

The proposed development will utilise the exterior colours and materials outlined in *Table 1* below.

Table 1: Schedule of Exterior Colours and Materials

Feature	Material	Colour
Wall Cladding	Corrugated Iron Profiled Wall over Battens	TBC
	Cedar Weatherboard and Hempac CP862 cladding	Drydens oil
	40mm Schist Stone Veneer	NA
Roof Cladding	Corrugated Iron Profiled Roofing	TBC

The proposed development will require resource consent for breaches to the following bulk and location standards prescribed for the Arrowtown Residential Historic Management Zone.

3.1.1 Building Height

The main residential unit proposed at the rear of the site will exceed the permitted 6.5 metre height limit by a maximum height of 700mm. **Figure 3** below shows the proposed dwelling and areas of the building that exceed the permitted height limit.

Chimneys are permitted to extend beyond the permitted height limit by 1.5m provided the dimensions of the chimney do not exceed 1.1m in any direction. The chimney will extend beyond the permitted height limit by approximately 900mm with a maximum width of 1.5m.

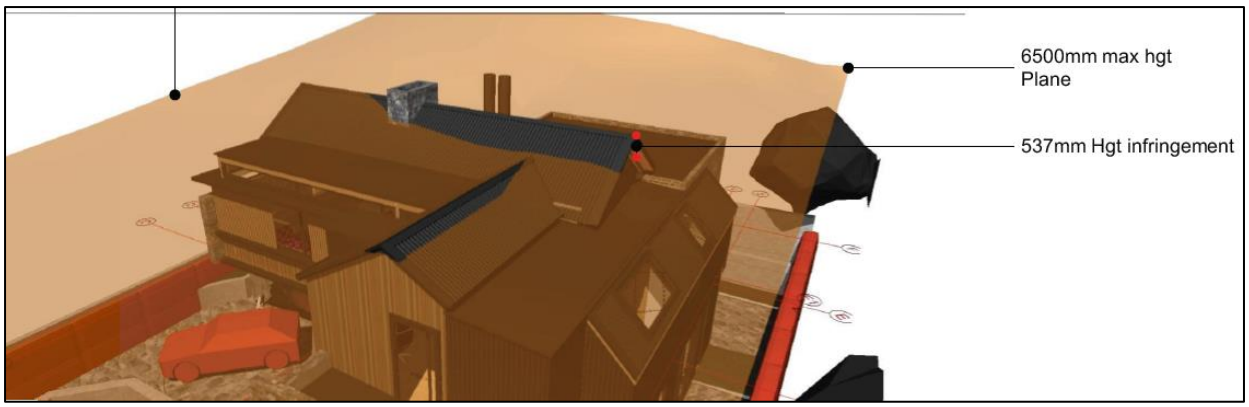


Figure 3: Maximum Building Height Envelope

3.1.2 Recession Plane

The new dwelling will exceed the permitted recession planes from the eastern and western boundaries of the site. The PDP[1] allows for gable roof ends to penetrate the building recession plane by no more than one third of the gable height. The gable heights on both the eastern and western facades have a total height of 1.7m. The proposed gable roof would be permitted to extend above the permitted recession plane by 566mm. The proposal will breach the permitted recession planes by the following amounts:

- The proposal will exceed the permitted recession plane from the eastern boundary by a maximum of 537mm. The proposal will fully meet the permitted exception to recession plane from this boundary.
- The proposal will exceed the permitted recession plane from the western boundary by 833mm. Resource consent is required to exceed the permitted exemption by 267mm.

3.1.3 Building Separation

The proposed dwelling seeks to position the new dwelling at its closest 1,962mm from the existing dwelling. The eastern portion of the new dwelling has located a single garage on the ground level positioned 1,962mm from the existing building. The upper level has an office constructed upon it positioned 3,462mm away from the existing dwelling.

3.2 Landscaping

A landscape plan has been included within the architectural plan set attached as **Appendix B**. A new 2m high stone masonry wall is to be constructed along the western and northern boundaries of the site. The 2m masonry wall will also be located along the eastern boundary of the newly created allotment at the rear of the site.

Established vegetation located within the street frontage of the site will be retained where possible. This includes substantial vegetation within the road frontage of the site. Additional planting, including hedging and feature trees, will be planted throughout the site and along boundaries of each proposed allotment.

A new outdoor fireplace is proposed to be located on the northern boundary of the site. This structure will incorporate two chimneys that will exceed 2m in height and are therefore considered a building under the PDP. The chimneys will exceed permitted setback and recession planes from this boundary.

[1] Exemption a of Rule 7.5.5

3.3 Earthworks

Earthworks are proposed to be undertaken at the rear of the site to provide for an appropriate area for the proposed development. An earthworks plan has been included within the architectural plans attached as **Appendix B**.

The following earthworks are proposed:

Earthworks Volume

- Maximum Volume of Cut = 145.75m^3
- Maximum Volume of Fill = 23.832m^3
- Total Volume of Cut/Fill = 169.6m^3

Maximum Depths

- Maximum Cut Depth = 2.25m
- Maximum Fill Height = 2m

A small area of earthworks will exceed the permitted height of fill located from the western boundary. This area of fill has been identified in **Figure 4** below.

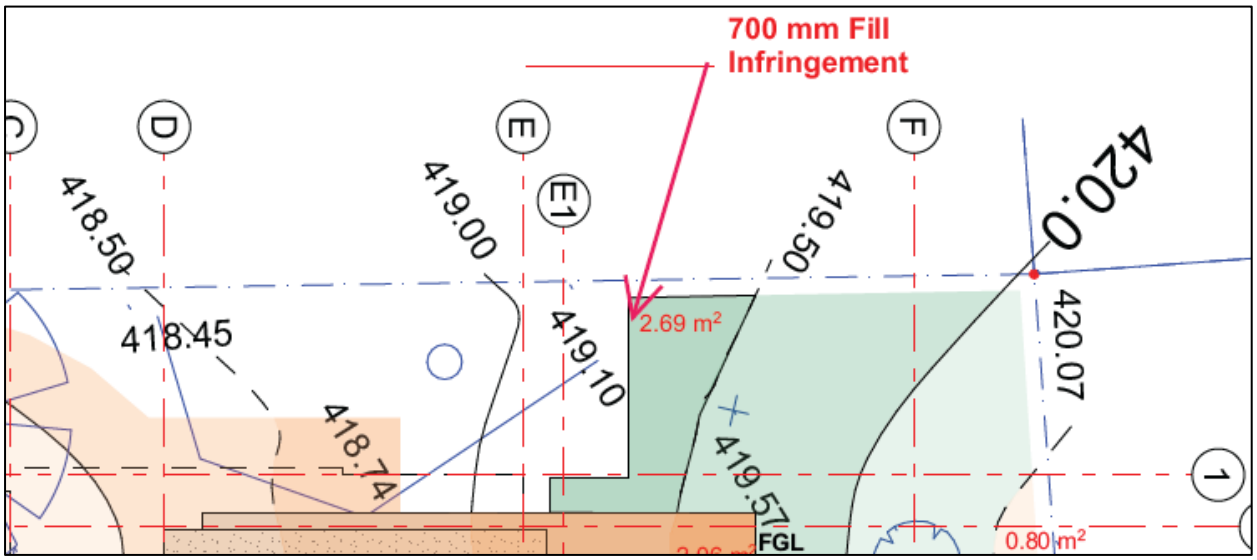


Figure 4: Excerpt of earthworks plan with area of infringement to cut height identified

The proposed development will comply with all other permitted earthworks standards prescribed under the Proposed District Plan. The Accidental Discovery Protocol will apply to all earthworks.

3.4 Services

The site is fully serviced by Council reticulated infrastructure. Connections to these services are available to the site boundary. These have been described below:

Water Supply

The site is connected to reticulated water services through a 20mm lateral connecting to a water toby within the northern western corner of the site. Connections to this water supply will be confirmed through the building consent process.

Wastewater

The site is connected to reticulated wastewater services. There is a wastewater lateral connecting the main to the site at the north-eastern corner of the property. Specific details on wastewater connections will be investigated and confirmed through the building consent process.

Stormwater

The proposed development provides of landscaped permeable area across the site. Stormwater will be attenuated onsite with two soak pits identified for both the existing dwelling and proposed house. Both of the soak pits are shown on plan C0-03B of **Appendix B**.

3.5 Subdivision

Resource consent is sought concurrently to subdivide the two residential units into freehold titles. Subdivision scheme plans have been prepared by JEA Survey and are attached as **Appendix C**. The proposed development provides a clear edge delineating the boundaries between each allotment. The scheme plan will follow these formed boundaries.

The allotments have been outlined below:

Lot 1 – Front Lot / Existing Dwelling

Total Area 300m^2

Net Area 300m^2

Lot 2 – Rear Lot / Proposed Dwelling

Total Area 362m^2

Net Area 304m^2

The configuration of Lot 2 has included an access strip along the northwestern boundary of the site. This accessway will have a width of 3.05m and run from Adamson Drive alongside the northwestern boundary.

There are no existing easements across the site, and none are required to be provided as part of the proposed subdivision. All reticulated services to the rear allotment will run beneath the driveway.

4 DISTRICT PLAN PROVISIONS

4.1 Proposed District Plan

The zoning of the site has recently been updated through the Urban Intensification Variation. The site has been zoned as Suburban Residential under the PDP. The purpose of the Suburban Residential zone is to provide for:

> *"both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height. To help meet the needs of the community, the zone also enables a range of house sizes and typologies. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The zone will help to provide a more diverse and affordable housing stock within the District through two pathways: one for permitted activities (including vacant fee simple lots) based on minimum allotment standards, and another enabling suburban-compatible higher density via restricted discretionary activity consent, which also enables appropriately-scaled attached houses…"*

In summary, under the PDP, Resource Consent is sought for the following:

Chapter 7 – Suburban Residential Zone

- A **Discretionary** Activity under Rule 7.5.6.2 with regards to a technical non-compliance with the 2m setback standards between the proposed dwelling and internal boundary between proposed Lot 1 and Lot 2 following subdivision. The single garage of the proposed dwelling will be located up to the shared boundary between the two proposed allotments. No further assessment has been undertaken on this matter.
- A **Discretionary** Activity under Rule 7.5.6.2 with regards to a breach to the permitted 2m setback from the northern boundary. A new outdoor fireplace is proposed along the northern boundary of the site. The chimney exceeds 2m and is therefore considered a building under the PDP.
- A **Discretionary** Activity under Rule 7.4.9 with regards to residential units that exceed one residential unit per 450m^2 and that does not comply with the requirements prescribed through Rule 7.4.4. The proposal will provide for two residential units upon a 662m^2 property.

- A **Residential Discretionary** Activity under Rule 7.5.1.2b with regards to the proposed new dwelling exceeding the permitted 6.5m height plane. The dwelling is beneath the maximum of 8m. Discretion is restricted to:
    - *consistency with Arrowtown's existing character;*
    - *any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants; and*
    - *external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.*
- A **Restricted Discretionary** Activity under Rule 7.5.5.2 with regards to the proposed dwelling exceeding the permitted recession plane from the western boundary. The chimney associated with the outdoor fireplace will also exceed the permitted recession plane from the northern boundary. Discretion is restricted to:
    - *sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;*
    - *external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;*
    - *in Arrowtown, consistency with Arrowtown's existing character;*
    - *where Electricity Sub-Transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, adverse effects on that infrastructure.*
- A **Restricted Discretionary** Activity under Rule 7.5.7 with regards to requiring a 4m separation distance between detached residential units on the site. The dwellings are 1.962m from each other at the closest point. Discretion is restricted to:
    - *whether site constraints justify an alternative separation distance;*
    - *whether an overall better amenity values outcome is being achieved, including for off-site neighbours;*
    - *design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units;*
    - *in Arrowtown, consistency with Arrowtown's existing character.*

The proposal complies with the following standards:

- Rule 7.5.3 which sets a maximum building coverage of 40%. The combined building coverage for both the existing and proposed dwellings will be 40%.
- Rule 7.5.4 as over 30% of the site has been provided for landscaped surface.
- Rule 7.5.8 as the length of the building above ground floor level shall not exceed 16m. The maximum building length above ground floor level shall be 13.389m.

<u>Chapter 25 - Earthworks</u>

- A **Restricted Discretionary** Activity under Rule 25.5.18.2 with regards to earthworks that are supported by retaining walls that are not setback a distance at least equal to the height of the retaining wall. A small area of fill that is 700mm high is located within 700mm of the northwestern boundary.

  The matters of discretion for breaches to earthworks standards are listed under Rule 25.7.1 and are listed below:
    - *Soil erosion, generation and run-off of sediment.*
    - *Landscape and visual amenity values.*
    - *Effects on infrastructure, adjacent sites and public roads.*
    - *Land stability.*
    - *Effects on water bodies, ecosystem services and biodiversity.*
    - *Cultural, heritage and archaeological sites.*
    - *Nuisance effects.*
    - *Natural Hazards.*
    - *Functional aspects and positive effects.*

Chapter 27 – Subdivision and Development

- A **Restricted Discretionary** Activity under Rule 27.5.7 with regards to urban subdivision within the Suburban Residential Zone. Discretion is restricted to:
    - *subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;*
    - *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 lots, and on lot sizes and dimensions;*
    - *property access and roading;*
    - *esplanade provision;*
    - *the adequacy of measures to address the risk of natural hazards;*
    - *firefighting water supply;*
    - *water supply;*
    - *stormwater design and disposal;*
    - *sewage treatment and disposal;*
    - *energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;*
    - *open space and recreation;*
    - *ecological and natural values;*
    - *historic heritage;*
    - *easements.*

    It is noted that although the proposed development does not meet the minimum lot size prescribed for the Suburban Residential Zone, under Rule 27.7.38.1, the minimum lot size does not apply where the approved land use outcome is secured through a condition of the subdivision consent or a consent notice registered on the title(s), including where a combined land use and subdivision consent is sought (with the subdivision to be determined concurrently with the land use). The proposal seeks a combined resource consent for both land use and subdivision, therefore no minimum lot size applies.

5 ACTIVITY STATUS

Sections 104, 104B and 104C set out the relevant assessment matters for resource consent applications carrying the **Restricted Discretionary** and **Discretionary** Activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

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

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(1) may grant or refuse the application; and

(2) if it grants the application, may impose conditions under section 108.

104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –

(a) A discretion is restricted in national environmental standards or other regulations:

(b) It has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application

(3) However, if grants the application, the consent authority may impose conditions under section 108 only for those matters over which –

(a) A discretion is restricted in national environmental standards or other regulations:

(b) It has restricted the exercise of its discretion in its plan or proposed plan.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Proposed Residential Unit

Resource consent is sought to construct a new residential unit at the rear of 45 Adamson Drive. Although resource consent is sought under Rule 7.4.9 for a discretionary activity, the matters of discretion outlined under Rule 7.4.4 have been used as a basis for this assessment of effects.

6.1.1 Parking and access layout, safety and efficiency

Access to the new residential unit will run along the western boundary of the property. The existing vehicle crossing will be utilised allowing for joint access to both the existing dwelling and proposed driveway to the rear site. No new vehicle crossings are sought, with only works required to formalise the new entrance.

Sufficient parking has been provided for both the front and rear residential units. A new carport for the existing residential unit is proposed to be located on the western side of the existing dwelling following the removal of the garage and associated carport.

Three car parks are to be located within the proposed development. An enclosed single garage will be constructed on the southeastern corner of the existing dwelling. A void area underneath the lounge will provide covered parking for two additional vehicles. A turntable is to be located adjacent to this area, allowing for vehicles to be rotated and exit the site in a forward direction.

Overall, the parking and access layout on the site is appropriate and will have a less than minor adverse effect on safety and efficiency for both future residents and the wider transport network.

6.1.2 Privacy for occupants of the subject site and neighbouring sites

The proposed residential unit has been designed to limit windows and openings along the eastern and western elevations, reducing opportunities for direct overlooking and associated privacy effects on adjoining properties. The dwelling will also be partially recessed into the existing topography of the site, which assists in reducing the apparent two-storey form and limiting views toward neighbouring properties. The effects of the proposal on adjoining properties are assessed in further detail in Section 7 of this report.

Internally within the site, the portion of the proposed dwelling located within the required separation distance between buildings is largely limited to the single-level garage. The upper level is appropriately set back, maintaining separation between the principal living areas of the respective residential units and reducing opportunities for direct overlooking.

Where glazing is oriented toward the existing dwelling to the south, external movable timber slats will provide additional screening and further restrict direct views from the dwelling. In combination with the placement of windows, the recessed building form and the separation provided between buildings, an appropriate level of privacy will be maintained for both occupants of the site and adjoining properties.

Overall, adverse privacy effects for occupants of the site and neighbouring properties are considered less than minor.

6.1.3 In Arrowtown, consistency with Arrowtown's existing character

The site is located within an established suburban environment. The design and layout of the proposed development will be appropriate within the receiving environment, incorporating a two-storey built form with a traditional gabled

roof design. The proposed building materials will be natural and recessive in appearance, reflecting the prevailing architectural character and material palette of the wider Arrowtown environment.

The introduction of a second residential unit at the rear of the site will be accommodated within the existing residential setting without resulting in an inappropriate change to the established character of the area. The development will maintain a residential scale and appearance, with the building form, roof design and material selection ensuring that the additional residential unit is appropriately integrated into the surrounding environment.

Overall, the proposed redevelopment will maintain the established suburban character of the receiving environment and provide for a built form that is consistent with the prevailing architectural character of Arrowtown.

6.1.4 Capacity of existing or planned infrastructure for potable water, stormwater, and wastewater services

The site will connect to Council reticulated three water services that are available on the site. The proposal will not introduce scale of demand on these services that goes beyond the capacity of the existing network. Conditions of consent can appropriately provide for the connection of the new dwelling to three water infrastructure. Detailed design of three water infrastructure can be completed through the Building Consent.

6.2 Breaches to Recession Plane and Height Limit

The proposed new dwelling will exceed both the recession and height planes associated with the site. The matters of discretion for breaches to permitted recession plane and height limit are consistent and have been assessed below. It is noted that the matter of discretion regarding Arrowtown's character have been assessed in section 6.1.3 and not replicated.

6.2.1 Sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants

The exceedance to the height and recession planes are localised to areas at the apex of the gable roof. Given the nature of these breaches, the reduction of sunlight and any shading effects on neighbouring allotments will be minimal and limited in both nature and scale. Additionally, the areas of built form that exceed the recession and height planes will not give rise to effects relating to privacy on either neighbouring allotment as they are limited to roof form.

Overall, it is considered that effects relating to sunlight, shading or privacy are less than minor.

6.2.2 External appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties

The proposed building is located at the rear of the site, away from the street frontage of the site. The external appearance, location and visual dominance of the dwelling as it relates to the street frontage and surrounding properties have been assessed in Section 7 of this report.

6.3 Building Separation on the site

The matters of discretion for breaches to the 4m separation distance between residential units are listed under Rule 7.5.7. These have been outlined and assessed below.

It is noted that Rule 7.5.7 allows for a 2m minimum separation of buildings on a site provided they are applied for under Rule 7.4.4. The proposed breaches to permitted height and recession planes make the proposal ineligible to be considered under Rule 7.4.4. However, as outlined in the assessment above, these exceedances are small and adverse effects from height and recession planes non-compliances are considered less than minor.

6.3.1 Whether site constraints justify an alternative separation distance

The proposal will retain the existing dwelling located toward the front of the site. This building is setback from the street frontage and its position within the allotment constrain the available building area to the rear, influencing the siting and design of the proposed development. Retaining the existing dwelling will preserve the established built form and residential character of the site as viewed from Adamson Drive, while enabling additional residential development within the remaining portion of the allotment.

6.3.2 Whether an overall better amenity values outcome is being achieved, including for off-site neighbours

The proposal will provide for a residential development that provides an appropriate level of amenity for both future occupants and neighbouring properties. The reduced separation distance between the residential units is limited in extent, with the majority of the built form within this area being single-storey and incorporating a dividing wall

between the front and rear units. The design and arrangement of the units will minimise opportunities for direct overlooking, while maintaining appropriate levels of privacy and amenity for future occupants.

6.3.3 Design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units

The majority of the built form located within the required separation distance is single-storey garage. The southern façade of the garage will form part of the dividing wall between the front and rear residential units. A single door at the upper level will extend marginally into the required separation distance.

The limited number of openings within this portion of the building, together with the predominantly single-storey built form, will minimise opportunities for direct overlooking and reduce potential adverse effects on privacy between the two residential units.

6.4 Density

The proposal seeks to establish two residential dwellings on a 662 m² site, resulting in an average density of one dwelling per 331 m². The proposal will retain the existing dwelling located toward the front of the site. Its setback from the street frontage constrains the available building area to the rear and has influenced the siting and design of the proposed dwelling.

The development represents an increase in residential density through the establishment of one additional dwelling within an established residential environment. The existing dwelling will remain the predominant built form when viewed from Adamson Drive, with the proposed dwelling positioned to the rear. This arrangement will maintain the established residential character of the street frontage and limit the visual prominence of the additional built form.

The site will accommodate two independent residential units, with access provided via the existing vehicle crossing. The proposed development will not require additional vehicle crossings or materially alter the existing interface with Adamson Drive.

As assessed above, the proposed built form will maintain an appropriate level of residential amenity for adjoining properties. The identified infringements relating to building height, recession planes and building separation are limited in nature and will not result in inappropriate building dominance or loss of outlook. Proposed boundary landscaping will further assist in visually integrating the development into the surrounding environment.

Overall, the proposed density can be appropriately accommodated within the site without materially altering the established residential character or amenity of the surrounding environment. The actual and potential adverse effects associated with the increased residential density are therefore considered to be less than minor.

6.5 Setback Breach

The proposed outdoor fireplace will incorporate two chimneys that infringe the required internal boundary setback from the northern boundary. The infringement is limited to the two chimney structures, which occupy a relatively small proportion of the boundary and do not introduce a continuous built form within the setback.

A 2m high masonry wall is proposed along the extent of this boundary. The chimneys will extend beyond this wall. The additional built form associated with the chimneys is limited in extent and will not materially increase the sense of enclosure or visual dominance experienced from the adjoining property.

The chimneys will not introduce habitable space, overlooking or privacy effects. Given their limited width and separation, the structures will maintain a relatively open appearance along the boundary. The setback encroachment is from the northern boundary, so there will be negligible to no effects with regards to shading.

Overall, it is considered that the adverse effects of the proposed setback infringement are less than minor.

6.6 Arrowtown Design Guidelines

The Arrowtown Design Guidelines identify possible threats to Neighbourhood 9 – Adamsons under section 2.6.4.2. An analysis of these threats in relation to the proposed development and subdivision has been considered below in *Table 2.*

Table 2: Threats to Neighbourhood 9 – Adamsons

Threats	Analysis
a) Loss of trees and vegetation.	Existing trees and vegetation will be maintained as much as possible throughout the site. Vegetation along the street frontage has been included in the landscape plan on Sheet C0 14 of **Appendix B**.
b) Loss of the narrow carriageway and grass verges and swales in those streets that share these old Arrowtown characteristics.	The proposed development will not result in any significant changes to the carriageway, grass verges or swales. The existing vehicle crossing once formalised will be utilised and provide access for both the proposed and existing dwellings.
c) Replacement of the small-scale crib residences with buildings of design that bear no relationship to the scale of the crib form.	The proposal will introduce a secondary dwelling at the rear of the site. The existing dwelling will be retained (not replaced).
d) Frontages dominated by paving, garages and/or tall walls.	The proposed new dwelling is located at the rear of the site. The street fronting dwelling is existing, and the driveway will be formed using the existing crossing.

6.7 Earthworks

Resource consent is sought for a limited area of earthworks to exceed the permitted fill height in close proximity to the western boundary. The matters of discretion are restricted to those prescribed under Rule 22.3.2.3(b). The relevant matters have been outlined and assessed below. It is noted that this assessment is restricted to the area of fill that exceeds the permitted levels. The extent of non-compliance is 200mm of fill (as setback does not apply to fill 0.5m or less).

The following matters in Rule 25.7.1 are not relevant to the current application and have not been assessed:

- Landscape and visual amenity
- Effects on water bodies, ecosystem services and biodiversity
- Cultural, heritage and archaeological sites
- Nuisance effects
- Natural Hazards

6.7.1 Soil Erosion, generation and run-off of sediment

With the exception of the limited area of fill, the proposed earthworks will fully comply with the permitted earthworks standards prescribed under the PDP. Standard conditions of consent will ensure that any soil generation and run-off are appropriately avoided and managed.

6.7.2 Effects on infrastructure, adjacent sites and public roads

The minor exceedance of the permitted earthworks height is limited in scale within the site. The proposed fill will not result in any effect on infrastructure or surrounding public roads. All cleanfill required to be removed from the site will be within the permitted limits prescribed under the PDP.

6.7.3 Land stability

The area of fill located within the proximity of the boundary will be appropriately retained. Although not fully compliant with PDP standards, the area that exceeds the permitted standards is limited in scale and will not generate adverse effects on the stability of land both on the site and neighbouring allotment on 43 Adamson Drive.

6.7.4 Functional aspects and positive effects

The proposed fill near the western boundary will facilitate the construction of external stairs, providing pedestrian connectivity between different levels of the site for future occupants. This will have a positive effect on amenity of the site.

6.8 Subdivision

Subdivision consent is sought concurrently to separate the two dwellings into freehold allotments. The matters of discretion are restricted to those outlined in Rule 27.5.7. The relevant matters have been outlined and assessed below. The following matters under Rule 27.5.7 are not relevant to the current application and have not been assessed:

- Esplanade provision
- Open space and recreation
- Historic heritage
- Ecological and natural values.
- Easements

6.8.1 Subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions

The lot layout and design have been informed by the location of the proposed and existing residential units on the site. The subdivision design, size and boundary locations will all accommodate the proposed residential development. Allotment boundaries located along formed edges of the building design and accessway form a logical boundary between the two proposed allotments.

6.8.2 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 lots, and on lot sizes and dimensions

No easements either existing or proposed are located on the property. All services to the rear allotment will run within the access strip. The proposed subdivision will have no effect on any future subdivision on adjoining land.

6.8.3 Property access and roading

The proposed development will retain the existing vehicle crossing onto Adamson Drive. This access strip provides appropriate space for a driveway along the western boundary of the site. Although the vehicle crossing will be shared by both the existing and proposed dwellings, the two driveways will be separated with a wall between the two driveway and the carport/internal wall delineating the boundary.

6.8.4 The adequacy of measures to address the risk of natural hazards

The site is subject to a liquefaction risk that is low to none. The proposed redevelopment or subdivision will not exacerbate the natural hazard risk associated with the site.

6.8.5 Water supply and Firefighting water supply

Water supply is available to the site boundary of the site. Connections to water supply from the rear allotment will run beneath the proposed driveway within the strip of land to accommodate the accessway.

6.8.6 Stormwater design and disposal

Soak pits are proposed for both allotments subject to the current application. These, in conjunction with the proposed landscaped and permeable areas, will provide for the appropriate management and disposal of stormwater within the site.

6.8.7 Sewage treatment and disposal

The site is serviced by reticulated wastewater supply. Connections to the wastewater services from the new rear dwelling will run beneath the access strip.

6.8.8 Energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks

The site is located within an established urban environment. Energy and telecommunication services are available to the site boundary, and it is anticipated that there will be ample capacity within the network to supply the proposed redevelopment. Connections will run beneath the access strip.

6.9 Summary of Effects on the Environment

Overall, it is considered that the actual or potential effects of the proposal on the environment will be less than minor.

7 EFFECTS ON NEIGHBOURS/PERSONS

The site adjoins three residential properties which are located to the north, east and west. The following assessment is focussed on these properties. An aerial view of the site and adjoining neighbours identified has been included below.

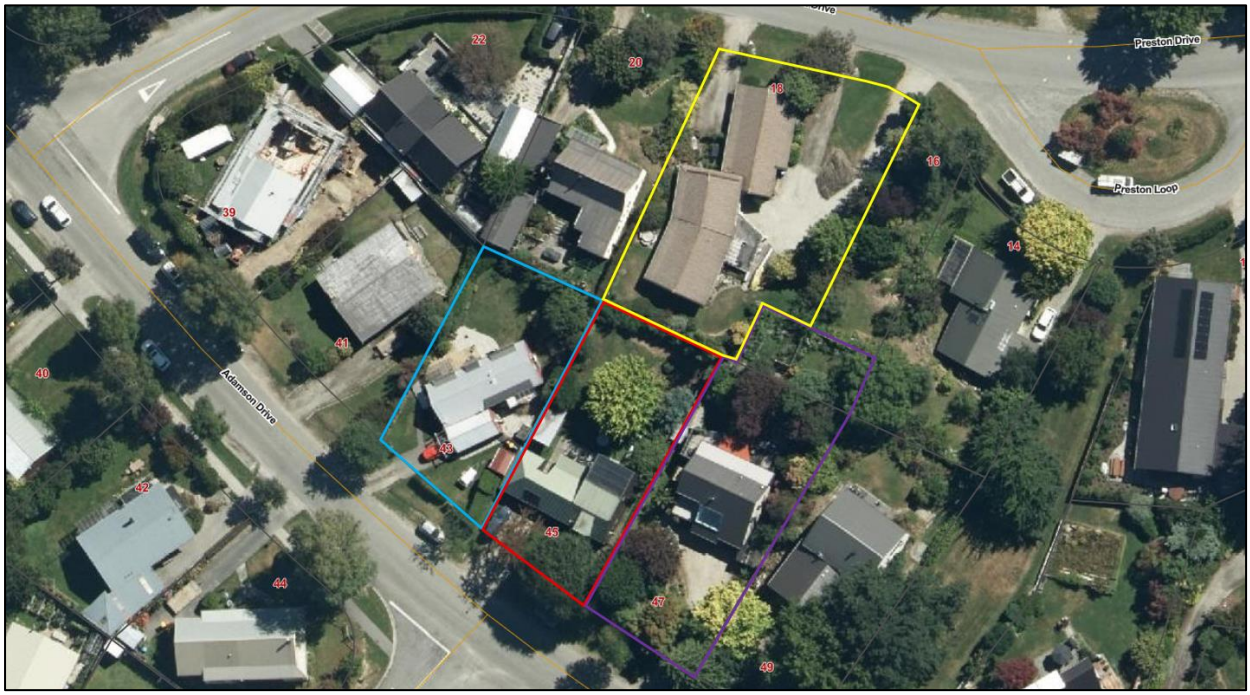


Figure 5: Aerial view of the site (outlined in red), 43 Adamson Drive (outlined in blue), 47 Adamson Drive (outlined in purple), and 18 Preston Drive (outlined in yellow).

7.1 Effects on 43 Adamson Drive

43 Adamson Drive is located immediately northwest of the site and contains an existing single-storey, three-bedroom dwelling. The dwelling is orientated toward the northwest, with its main lawn and garden area located to the north. The portion of the property adjoining the site is predominantly utilised for parking and storage, with established vegetation located within the northeastern corner of 43 Adamson Drive.

The proposed building will exceed the permitted recession plane in relation to this property by a maximum of 267 mm. The infringement is minor in scale and confined to a small portion of the gable roof. Given the limited extent of the infringement, the resulting building bulk will be largely indistinguishable from that anticipated by a fully compliant building form and will not result in any appreciable increase in dominance or loss of outlook for the adjoining property.

The majority of the proposed built form is positioned away from 43 Adamson Drive, with the principal area of the dwelling close to this property being the living room wing. This component has a comparatively limited building footprint and extent along the boundary, reducing the perceived scale and bulk of the development when viewed from the adjoining property. The separation provided between the remainder of the dwelling and the shared boundary will further maintain a sense of openness between the two properties.

Minimal windows and openings are proposed along the western elevation facing 43 Adamson Drive, limiting opportunities for overlooking and maintaining an appropriate level of privacy between the properties. A 2m high masonry wall is also proposed to be located along this boundary, providing substantial physical and visual screening between the sites.

Overall, given the minor extent of the recession plane infringement, the orientation and use of the adjoining property, and the existing boundary screening, any adverse effects on the residential amenity of 43 Adamson Drive in terms of building dominance, outlook and privacy will be less than minor.

7.2 Effects on 47 Adamson Drive

47 Adamson Drive is located immediately southeast of the site and is rectangular in shape. The existing dwelling is positioned centrally within the allotment, with its principal outdoor living area orientated toward the north.

The proposed development will comply with the permitted recession plane measured from the eastern boundary of the site. While an infringement of the permitted maximum building height is proposed, this is limited to the apex of the gabled roof form. Given the nature and location of the infringement, the additional building bulk associated with the height exceedance will be limited and will not materially increase the perceived scale or dominance of the building when viewed from the adjoining property.

When viewed from 47 Adamson Drive, the proposed dwelling will present as a residential building form, with the gabled roof assisting in reducing the apparent bulk of the upper portion of the building. Compliance with the recession plane further ensures that an appropriate degree of openness and access to sunlight will be maintained along the shared boundary.

The eastern wing of the new dwelling will breach the minimum building separation from the existing dwelling. While the garage component will encroach into the required separation distance, this portion of the building is limited to a single-storey building form. Accordingly, the reduced separation will not result in an increase in building bulk or dominance effects when viewed from the adjoining property.

Hedging is proposed along the eastern boundary of the site, providing a soft landscaped edge and additional visual screening between the proposed development and 47 Adamson Drive. Once established, this planting will assist in integrating the development and reducing the prominence of the garage and wider built form when viewed from the adjoining property.

Overall, any adverse effects of the proposed development on the residential amenity of 47 Adamson Drive, including in relation to building dominance, outlook and access to sunlight, are considered to be less than minor.

7.3 Effects on 18 Preston Loop

18 Preston Loop is located to the immediate north of the site. This site has two residential units upon it has and is a unit title subdivision. 18A and 18B Preston Loop are staggered toward the north with only 18B being positioned near the shared boundary with the site.

The proposed dwelling will not result in adverse effects on 18 Preston Loop. The built form will present itself as a single storey dwelling when viewed from this property. The dwelling is appropriately setback from the northern boundary and meet the permitted recession planes from this boundary.

The outdoor fireplace is proposed to be located up to the northern boundary. A 2m masonry wall is proposed along this boundary, and the two chimneys will be seen above this wall. Given the size of these chimneys, and the limited portion that would be viewable above the permitted wall, the effects of this structure on the neighbouring allotment are considered less than minor.

Overall, any adverse effects from the proposed development on 18 Preston Loop are considered less than minor.

7.4 Effects on Adamson Drive Streetscape

The proposed redevelopment will be located to the rear of the site, behind the existing dwelling. As a result, the majority of the proposed built form will be screened from Adamson Drive and will be viewed in the context of the existing dwelling and established residential development within the surrounding environment. The proposal will therefore retain the established residential character and presentation of the site to the street.

No changes to the location of the existing vehicle crossing are proposed. The existing crossing will be retained and utilised to provide shared vehicle access to proposed Lots 1 and 2. Accordingly, the development will not introduce any additional vehicle crossings or result in a material change to the existing interface between the site and Adamson Drive, in particular a reduction of the existing grassed verge along the frontage of the site.

When viewed from Adamson Drive, the existing dwelling will remain the predominant built form within the street frontage, with the proposed development visually recessive due to its location toward the rear of the site.

Overall, the actual and potential adverse effects of the proposed development on the character and amenity of the Adamson Drive streetscape will be less than minor.

7.5 Summary of Effects on Persons

Overall, any adverse effects on the adjoining neighbours and the Adamson Drive streetscape will be less than minor.

8 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the relevant Objectives and Policies from the Proposed District Plan has been attached to this application as **Annexure 1**. In summary, it is considered that the proposal is consistent with the overall objectives and policy direction provided for in the Proposed District Plan.

9 NOTIFICATION SUMMARY

9.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

9.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the proposed development and freehold subdivision will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

10 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council. There is no information that indicates a HAIL activity is or has been undertaken on the site. The NES does not apply to this application.

11 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

The purpose of the Act is set out in Section 5 and concerns the sustainable management of natural and physical resources. This application will enable the efficient use and development of the land, while maintaining the existing amenity and historic values of the site and surrounding zone. The proposal will benefit the property owners' social and economic well-being, while providing for residential development of the site. As such, it is considered that the proposal will be consistent with Part 2 of the Act.

12 CONCLUSION

Resource consent is sought to allow for development of a second dwelling at the rear of 45 Adamson Drive, Arrowtown. Subdivision consent is also sought to separate the two dwellings into freehold allotments. Overall, it is considered that the proposal will have no more than minor effect on the environment and less than minor effect on people. The proposal is considered consistent with overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

ANNEXURE 1: Assessment of Objectives and Policies of the Proposed District Plan

Clause	Provision	Comment
Chapter 7 – Suburban Residential Zone – Objectives and Policies		
Objective 7.2.1	***Development within the zone provides for a mix of compatible suburban densities and a high amenity residential living environment for residents as well as users of public spaces within the zone.***	The site is located within a well-established urban area. The dwelling is well serviced by existing infrastructure and will not exceed the capacity available within this network. The proposal will allow for the appropriate infill development of the site and does not introduce a density that is inappropriate within the suburban environment. As outlined in the AEE, the nature scale and location of the building form that exceed the permitted standards will maintain reasonable amenity values with respect to privacy and access to sunlight. Overall, the proposal is consistent with Objective 7.2.1 and subsequent policies.
Policy 7.2.1.1	*Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.*	
Policy 7.2.1.2	*Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development (excluding existing residential densities), and maintains suburban residential amenity values predominantly one to two storey building heights.*	
Policy 7.2.1.3	*Ensure that the height, bulk and location of development achieves a suburban-intensity character of the zone, and maintains reasonable amenity values for users of neighbouring properties, in particular, privacy and access to sunlight.*	
Objective 7.2.3	***Encourage higher density development where it responds to the context and character of the locality and is designed to maintain amenity values.***	The proposal will provide for an average density of one residential unit per 331m^2. Although the proposal will not fully comply with the permitted standards prescribed for the zone, the proposal will not result inappropriate dominance effects or a reduction in privacy on neighbouring allotments, nor significantly impact the street frontage of the site.
Policy 7.2.3.1	*Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:* *a. complies with the standards of the zone; or otherwise* *b. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;*	

	c. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping; and *d. provides activation of streets through the placement of doors, windows and openings that face the street.*	
Policy 7.2.3.3	*Encourage landscaped areas to be well-designed and integrated into the development layout and design, proving high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.*	
Objective 7.2.4	***Residential development in Arrowtown compatible with the town's existing character.***	The proposed development will provide for an appropriate infill development within the site environment. The design of the new dwelling is of an appropriate scale and form that represents the existing character of Arrowtown. The building is to be located at the rear of an existing dwelling and is of a scale and form that is appropriate within the environment. The proposal meets this policy and does not introduce a flat roofed form on the site. Overall, the proposal is consistent with Objective 7.2.4 and subsequent policies.
Policy 7.2.4.1	*Ensure development that requires a resource consent, including infill housing, community activities and commercial development is of a form that is compatible with the existing character of Arrowtown, with particular regard given to:* *a. building design and form;* *b. scale, layout and relationship of buildings to the street frontage(s);* *c. materials and landscape response(s); and* *d. encouraging a mix of dwelling sizes and densities, particularly small houses.*	
Policy 7.2.4.2	*Avoid flat roofed dwellings in Arrowtown.*	
Objective 7.2.6	***Development efficiently utilises existing and planned infrastructure and minimises impacts on infrastructure networks.***	Parking and access have been located appropriately within the site. A turntable has been included within the site to provide appropriate manoeuvring for each vehicle associated with the new dwelling. The parking and access layout will not affect the safety and efficiency of the road network. Furthermore, the site can be appropriately serviced by all infrastructure requirements.
Policy 7.2.6.1	*Ensure access and vehicle parking for each residential unit, including reasonable day-to-day loading and servicing needs, is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.*	
Policy 7.2.6.2	*Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks (including any upgrades), and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.*	

Chapter 25 – Earthworks – Objectives and Policies		
Objective 25.2.1	***Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.***	As outlined in the AEE, earthworks will avoid and mitigate effects to ensure that any effect will be less than minor on the environment and people. The proposal is considered consistent with Objective 25.2.1.
Policy 25.2.1.1	*Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.*	The proposal will not affect land stability of adjoining allotments.
Policy 25.2.1.4	*Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*	The proposed earthworks are largely contained to provide for an appropriate area for development. All areas of earthworks will be either developed or landscaped at the completion of works.
Policy 25.2.1.5	*Design earthworks to recognise the constraints and opportunities of the site and environment.*	The earthworks will allow for the dwelling to be cut into the site environment, reducing building bulk and prominence. Except for the proposed fill within the northwestern portion of the site, the proposal will comply with all remaining earthworks standards in the PDP.
Policy 25.2.1.6	*Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*	Temporary and permanent retaining proposed will ensure actual or potential effects are appropriately mitigated, ensuring there is no instability on adjoining sites or buildings. The proposal will not impact any existing infrastructure on the site or nearby.
Policy 25.2.1.7	*Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*	The proposed earthworks are relatively limited in scale and will only occur to provide a buildable area for the development. The area and volume of earthworks will meet all permitted earthworks standards.
Policy 25.2.1.9	*Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.*	Standard conditions of consent around Accidental Discovery Protocol are volunteered as part of this consent.

Policy 25.2.1.10	*Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*	The proposal will not result in traffic movements from the site that will degrade the safety and amenity of Adamson Drive.
Policy 25.2.1.11	*Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*	The proposal will not exacerbate any natural hazards risk applicable to the site.
Chapter 27 – Subdivision and Development - Objectives and Policies		
Objective 27.2.1	***Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.***	The proposal will provide for a two-lot subdivision in conjunction with a land use consent, enabling the efficient use of the residential land resource within an established urban environment. While the proposed allotments will breach the minimum allotment size requirements, the subdivision is consistent with Policy 27.2.1.4 and provides for a combined land use and subdivision application. Both allotments will be appropriately configured to accommodate the proposed residential development, with suitable access and servicing arrangements. The subdivision will provide for an efficient and functional development outcome that responds appropriately to the site and surrounding residential environment. Overall, the proposal is considered consistent with Objective 27.2.1 and associated policies.
Policy 27.2.1.1	*Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.*	
Policy 27.2.1.2	*Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.*	
Policy 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.*	
Policy 27.2.1.4	*Discourage non-compliance with minimum allotment size rules in all zones except the Suburban Residential or Medium Density Residential Zones where the subdivision is proposed in a combined manner with a land use consent, or if the subdivision is proposed based on a land use consent that has been implemented. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:* *a. desirable urban design outcomes;* *b. greater efficiency in the development and use of the land resource;* *c. affordable or community housing.*	

	d. Greater diversity in housing typologies particularly smaller and more affordable housing.	
Objective 27.2.3	***The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.***	The proposal will provide for a two-lot infill subdivision in conjunction with a land use consent, enabling the efficient use of the residential land resource within an established urban environment. The allotment boundaries have been designed to provide for the proposed residential development, with suitable access and servicing arrangements provided for each allotment. Overall, the proposal is consistent with Objective 27.2.3 and Policy 27.2.3.2.
Policy 27.2.3.2	*While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:* *a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;* *b. where possible, locate lots so that they over-look and front road and open spaces;* *c. avoid the creation of multiple rear sites, except where avoidance is not practicable;* *d. where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood and the anticipated future character intended for the respective zones;* *e. identify and create opportunities for connections to services and facilities in the neighbourhood.*	