From: "Ruth Mackay" <ruth@southernplanning.co.nz>
Sent: Tue, 17 Nov 2026 12:14:38 +1300
To: "Ayushi Narayan" <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Decision Maker Review

Hey Ayushi,

Thanks for the below and for making the updates to the reports. Fingers crossed this resolves the Decision Maker concerns.

Look forward to hearing from you again once you've heard back from the DM.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SOUTHERN PLANNING GROUP

M 0210 898 7017 | F 03 409 0145
15D Old Sale Yard Road,
Cromwell, 9310

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Tuesday, 17 November 2026 12:06 pm
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Post-Decision Maker Review

Good morning Ruth,

Thank you for your email. Apologies for the delay in responding. I've been having some technical issues on my end, and the recent Microsoft outage certainly did not help either.

I completely understand your perspective and agree that obtaining comments from the panel is not typically something we have asked for for these types of application. The suggestion arose primarily due to the decision-maker's concerns regarding the road setback encroachment.

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That said, I have sent the updated draft report to the decision-maker for review. Once they've had an opportunity to consider the amendments, we should have a better idea of whether the changes have addressed the concerns raised, or whether any further input may be needed.

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

Queenstown Lakes District Council

P: +64 3 441 1784

E: ayushi.narayan@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Wednesday, November 11, 2026 1:29 PM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Decision Maker Review

Hi Ayushi,

I disagree with your comment that there are no other sites within Neighbourhood 9 that have buildings constructed within the road boundary. Based on a review of the aerial maps, there are a number of sites within Neighbourhood 9 that have carports, garages or residential units located within the road boundary setback, and some up to the road boundary. Please refer to the table below and associated pdf's identifying the sites that have buildings within the road boundary:

Consent	Address
RM200238	10 Preston Drive
RM180096	11 Thomson Street
RM170504	32 Centennial Avenue
RM160596	16 Inverness Crescent
RM160466	19 Adamson Drive
RM150801	19 Reid Crescent
RM150176	19 Preston Drive
RM140540	16 Bracken Street

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RM130788	10 Helms Court
RM130310	4 Jenkins Place
RM130146	46 Centennial Avenue
RM120560	27 Hood Crescent
RM100726	20 Bracken Street
RM070644	5 Premier Place
RM060590	14 Butel Avenue
RM051175	69 Adamson Drive
RM050721	13 Argyle Place
RM030925	116 Cotter Avenue
RM030285	13 Pritchard Place
RM020624	11 Fox's Terrace
RM000006	8 Inverness Crescent
RM990056	8 Inverness Crescent
RM980053	9 Ritchie Street
N/A	18 Centennial Avenue
N/A	21 Preston Drive
N/A	15 Jenkins Place
N/A	17B Inverness Crescent
N/A	11 Premier Place
N/A	12 Premier Place
N/A	8 Pritchard Place
N/A	7 Pritchard Place
N/A	16 Thomson Street
N/A	9 Hood Cresent
N/A	1 Hood Crescent
N/A	58 Adamson Drive
N/A	48 Centennial Avenue
N/A	7 Adamson Drive

As per the above table, 20+ of these examples are consented, none of which required APAG comment as part of the RC processing. The above list is not exhaustive and has been based purely on the aerial imagery. As such, it is possible that there are other sites within Neighbourhood 9 that have obtained consent for road boundary setback breaches, that are yet to be constructed.

The proposal to construct an accessory building within a road boundary setback in this neighbourhood is not an uncommon or unusual application. It is also noted that several of the above consents would have been subject to previous zoning provisions, where a 4.5m road boundary setback was required.

I hope the above will adequately address Council's concerns relating to precedent effects.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SOUTHERN PLANNING GROUP

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Wednesday, 11 November 2026 10:07 am
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Post-Decision Maker Review

Good morning Ruth,

Thank you very much for your email and for the providing the updated plans!

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I just wanted to provide some additional context as to why obtaining comments from APAG was suggested.

One of the *key threats identified for Neighbourhood 9* is the **dominance garages and tall walls along frontages**. As there do not currently appear to be any dwellings within the neighbourhood that have buildings constructed up to the road boundary, this proposal has the potential to set a precedent for future development. As such, comments from APAG may assist in assessing whether the proposal could adversely affect the character and amenity values the neighbourhood seeks to maintain.

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2.6.4.2 THREATS

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.

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I will send the updated plans and assessment back to the decision-maker for their thoughts, and just waned to inform you that may be a possibility that comments from APAG could be requested to inform the assessment of this aspect of the proposal.

Feel free to reach out if you have any questions!

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

Queenstown Lakes District Council

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E:ayushi.narayan@qldc.govt.nz

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Tuesday, November 10, 2026 2:51 PM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Decision Maker Review

Hi Ayushi,

Further to my email yesterday, please see **attached** the updated plan set.

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The plans identify a minor shift in the building location, which is now proposed to be 500mm from the road boundary (an increase of 300mm). This change will allow for a more substantial landscaping strip to be placed between the development and the road boundary (when compared to creeper plantings previously anticipated). The landscape plantings will be a combination of Plagianthus regius, Libertia grandiflora, and Carex testacea, and will be maintained at a minimum height of 2.5m. The following conditions of consent are volunteered:

1. *The approved landscaping between the development and road boundary shall be implemented within the first planting season following construction.*
2. *The plants shall thereafter be maintained at a minimum height of 2.5m and irrigated in accordance with that plan.*
3. *If any plant or tree should die or become diseased it shall be replaced within the next available planting season.*

The plans also identify a change in building material, from 'Plaster over blockwork Dulux Castlecliff' to 'Abodo Vulcan VB18 135x18 over 20mm cavity on selected building wrap. Finish: Natural'. This change will introduce an element of visual interest and mitigate any potential adverse effects in terms of building dominance.

In relation to the Arrowtown Design Guidelines 2016 (ADG), the site is identified as 'New Town' and is located within 'Neighbourhood 9 – Adamsons'. This neighbourhood is characterised by an established residential environment comprising a variety of residential styles and scales, with trees and vegetation making an important contribution to the overall character and amenity of the area. The ADG seek to maintain this vegetated character while avoiding streetscapes dominated by buildings, garaging and hard surfaces.

While the proposed carport and storage shed will be located 500mm from the road boundary, the development represents a modest, single-storey accessory structure with a simple built form and restrained architectural detailing. The development will be located entirely within the confines of the site and will be well separated in distance from the Fox's Terrace road corridor (approx. 5.0m) due to the wide road reserve area, ensuring that there is no change to the carriageway, grass verges, or existing vegetation. The use of natural timber cladding and permeable timber screening, together with recessive roofing materials, will assist in reducing the perceived visual bulk of the structure and provide a sympathetic appearance within the surrounding residential environment.

Importantly, substantial landscaping is now proposed between the development and the road boundary, comprising a combination of Plagianthus regius, Libertia grandiflora and Carex testacea. This planting will soften the appearance of the structure from Fox's Terrace and provide visual screening ensuring that vegetation remains an important component of the street frontage. The proposed exposed aggregate paving is also consistent with the materials contemplated by the ADG.

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Overall, while the location of the proposed development departs from the ADG preferred setback of garaging, its relatively small scale, understated materials and proposed landscape mitigation will assist in minimising its visual prominence. Accordingly, the proposal is considered generally consistent with the established character of Neighbourhood 9 and the overall design intentions of the Arrowtown Design Guidelines 2016.

I trust this adequately addresses the concerns previously raised. If you require anything further, please let me know.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SPG SOUTHERN PLANNING GROUP

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15D Old Sale Yard Road,

Cromwell, 9310

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From: Ruth Mackay
Sent: Monday, 9 November 2026 11:21 am
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Decision Maker Review

Hi Ayushi,

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I will liaise with the applicant and the Architect to prepare an updated plan addressing the landscaping matters. The application can be placed on hold under s.91D until such time as we submit the updated plan.

Please can you provide further justification as to why comment from APAG is now requested? The site is located within the Medium Density Residential Zone and does not border the Arrowtown Residential Historic Management Zone. In my experience, it is reasonable to anticipate that comment may be required from APAG for development in the ARHMZ, but I have never been asked to provide APAG comment for proposals within the LDSR and/or MDR zones. I can prepare further assessment relating to the ADG if required, but do not see the need for APAG comment in this instance.

Thanks,
Ruth

Ruth Mackay SENIOR PLANNER

SPG SOUTHERN PLANNING GROUP

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Wednesday, 4 November 2026 9:00 am
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Post-Decision Maker Review

Document Set ID: 10482168
Version: 1, Version Date: 18/11/2026

Good morning Ruth,

Thanks for you your email.

If you could provide a landscaping plan (preferably detailing the proposed species, planting heights, etc), that would be great.

Could you also please provide comments from the Arrowtown Planning Advisory Group? Given this is a somewhat uncommon proposal due to its relationship with the road boundary, there are some design or character considerations raised by the proposal that may not be in accordance with the Arrowtown Design Guidelines.

Let me know whether this approach is okay, and whether you would be comfortable with the application being placed on hold under section 91D, and we can go from there!

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

Queenstown Lakes District Council

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E: ayushi.narayan@qldc.govt.nz



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Version: 1, Version Date: 18/11/2026

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Tuesday, November 3, 2026 4:42 PM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Update on Decision-Maker for Review

Hi Ayushi,

We are happy to include landscaping between the proposed built form and the road boundary. This has already been confirmed in Section 7.3.3 of the AEE, screenshot below for convenience:

> The applicant is also agreeable to implementing landscape plantings, in the form of landscape creepers (or similar) between the road boundary and built form to soften visibility of the development. Should Council consider such landscaping is required, conditions to this effect will be accepted.

Please let me know if this would adequately address the concerns. On receipt of your feedback, we can confirm this either via a volunteered condition and/or updated plan identifying the proposed landscaping.

I look forward to hearing from you.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SPG SOUTHERN PLANNING GROUP

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Version: 1, Version Date: 18/11/2026

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Tuesday, 3 November 2026 3:01 pm
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Update on Decision-Maker for Review

Hi Ruth,

I hope you are well, and that you had a lovely weekend!

The application is currently being reviewed by the decision-maker, and a few concerns have been raised, particularly regarding the encroachment into the road boundary. It is considered that the effects arising from the breach of the road setback may be more than minor on the environment and at least minor on persons, particularly given the prominence of the structure when viewed from the road boundary.

As such, we are wondering whether you would be open to incorporating some amendments to the proposal. This could include moving the carport further into the site, reducing its height, and/or introducing landscaping along the road boundary to help mitigate the effects.

While we work through these matters, would you be comfortable with the application being placed on hold under s91D?

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Happy to discuss this further.

Ngā mihi nui | with kind regards

Ayushi Narayan| Resource Consents Planning Officer

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E: ayushi.narayan@qldc.govt.nz

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Friday, October 30, 2026 11:32 AM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Draft Report sent to Decision-Maker for Review

Hi Ayushi,

Thanks for the update. I look forward to receiving the draft conditions following the Decision Maker review.

Hope you have a lovely weekend!

Cheers,
Ruth

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Ruth Mackay SENIOR PLANNER

SOUTHERN PLANNING GROUP

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Friday, 30 October 2026 9:43 am
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Draft Report sent to Decision-Maker for Review

Hi Ruth!

Hope you are well.

I just wanted to give an update on RM261091. The report is effectively good to go, and has been sent to the Decision-Maker for review.

Once we hear back, I will make any final edits and send conditions your way to review.

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If you have any questions, feel free to sing out!

Ngā mihi nui | with kind regards,

Ayushi

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

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E: ayushi.narayan@qldc.govt.nz

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Thursday, October 22, 2026 10:59 AM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Site Visit queries

Hey Ayushi,

Thanks for the below. I look forward to receiving a further update in due course once you've worked through the application.

Cheers,
Ruth

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Ruth Mackay SENIOR PLANNER

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Thursday, 22 October 2026 10:43 am
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Post-Site Visit queries

Hi Ruth!

Apologies for the delay in getting back to you.

Thanks you for providing the additional information regarding the shed, it is much appreciated.

I will reach out if there are any other questions!

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Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

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E: ayushi.narayan@qldc.govt.nz

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Monday, October 19, 2026 5:12 PM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: RM261091 - Post-Site Visit queries

Hi Ayushi,

Thanks for below and hope the site visit went well.

The shed has dimensions of 3.15m x 1.5m (4.725m^2) and will have a maximum height of 2.455m. The exact specifications can be located via the following link: https://duratuf.co.nz/our-products/lifestyle/cardrona-lifestyle-shed

The shed does not contain any windows or openings facing internal boundaries, and will achieve compliance with height and recession plane standards. The structure therefore meets the exemption criteria specified in Rule 8.5.9, and is a permitted structure.

In terms of building coverage, the Architectural Plans show building coverage of 33% (calculated using the existing building footprint of 95m^2 and proposed of 30m^2, and 382m^2 site area). The shed will increase this by 4.725m^2, taking the building coverage to 34%. The proposal (inclusive of the shed) will continue to comply with Rule 8.5.4.

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In terms of landscape permeable surface area, the Architectural Plan confirm a minimum of 25% landscape and grass areas. This plan containing this calculation includes the shed, such that its area has already been considered in the landscape permeable surface coverage area calculation. The proposal (inclusive of the shed) continues to comply with Rule 8.5.8.

To clarify, the shed is a permitted structure and does not need to be included as part of the RC application.

I hope this helps, but if you require any additional information just let me know.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SOUTHERN PLANNING GROUP

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15D Old Sale Yard Road,

Cromwell, 9310

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Friday, 16 October 2026 2:54 pm
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: RM261091 - Post-Site Visit queries

Document Set ID: 10482168
Version: 1, Version Date: 18/11/2026

Hi Ruth!

Thanks for your email.

I had a visit today, and had a question regarding a shed being potentially proposed, towards the rear of the site. The plans look to show this being approx. 3m in length.

I was hoping to get a bit more information on this, particularly regarding on whether this is being proposed and if you would like to consider it as part of the application. Additionally, if yes, would you able to provide details regarding any windows it may contain, total building and landscaping coverage of the site, to ensure that the structure complies with the relevant provisions.

Thanks heaps!

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

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E: ayushi.narayan@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Thursday, October 15, 2026 4:19 PM

Document Set ID: 10482168
Version: 1, Version Date: 18/11/2026

To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: Formally Received: RM261091 - M Goldfinch - 4 Fox's Terrace, Arrowtown

Hi Ayushi,

All good for you to visit the site tomorrow. There are no locked gates or hazards to be aware of.

If you have any questions following the site visit, just let me know.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SPG SOUTHERN PLANNING GROUP

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15D Old Sale Yard Road,

Cromwell, 9310

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Thursday, 15 October 2026 4:15 pm
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Re: Formally Received: RM261091 - M Goldfinch - 4 Fox's Terrace, Arrowtown

Document Set ID: 10482168
Version: 1, Version Date: 18/11/2026

Good afternoon Ruth,

I hope you are well.

I just wanted to inform that, if it is okay, I am planning to undertake my site some time tomorrow.

Please let me know if there are any issues with this.

Thanks, and I hope you have a great afternoon.

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

Planning & Development

Queenstown Lakes District Council

P: +64 3 441 1784

E: ayushi.narayan@qldc.govt.nz

From: Ruth Mackay <ruth@southernplanning.co.nz>
Sent: Tuesday, October 13, 2026 10:31 AM
To: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Subject: RE: Formally Received: RM261091 - M Goldfinch - 4 Fox's Terrace, Arrowtown

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Hey Ayushi,

Thanks for the update and I look forward to working with you on this one.

If you have any questions, feel free to give me a call or drop me an email.

Cheers,
Ruth

Ruth Mackay SENIOR PLANNER

SOUTHERN PLANNING GROUP

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15D Old Sale Yard Road,

Cromwell, 9310

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From: Ayushi Narayan <ayushi.narayan@qldc.govt.nz>
Sent: Tuesday, 13 October 2026 10:20 am
To: Ruth Mackay <ruth@southernplanning.co.nz>
Subject: Formally Received: RM261091 - M Goldfinch - 4 Fox's Terrace, Arrowtown

Good morning Ruth!

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Version: 1, Version Date: 18/11/2026

I hope you are well.

I am just emailing to inform you that I am the processing planner for **RM261091** to **construct an accessory building breaching setback and recession plane standards** at **4 Fox's Terrace, Arrowtown**.

The application has now been formally received and I'll be working through the assessment over the coming weeks. If any questions arise as I review the proposal, I'll be sure to get in touch.

Likewise, my inbox is always open, so please don't hesitate to reach out if you have any questions, concerns, or would simply like to discuss any aspect of the application.

Thank you, and I look forward to working with you throughout the process!

Ngā mihi nui | with kind regards

Ayushi Narayan | Resource Consents Planning Officer

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