

**APPLICATION AS NOTIFIED**

**J Harris, A Farrier, & V Simons**

**(RM210657)**

**Submissions Close  
15 November 2021**

## **QUEENSTOWN LAKES DISTRICT COUNCIL**

### **SERVICE OF NOTICE / LIMITED NOTIFICATION**

**Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.**

**The Queenstown Lakes District Council has received an application for a resource consent from:**

J Harris, A Farrier, & V Simons

**What is proposed:**

The construction of a two-storey residential unit and residential flat with an attached double garage breaching recession planes, front boundary setback and associated vehicle crossing transport breach.

**The location in respect of which this application relates is situated at:**

The subject site is situated at 7 Devon Street, Arrowtown, being Lot 2 Deposited Plan 22505 held in Record of Title OT14D/965.

**A full copy of this Limited Notified package is available for you to download on the following link:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM210657 as the reference <https://edocs.qldc.govt.nz/Account/Login>

**This file can also be viewed at our public computers at these Council offices:**

- **74 Shotover Street, Queenstown;**
- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The consultant planner processing this application on behalf of the Council is Fern Beck, who may be contacted by phone at 021 147 7122 or e-mail at [fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:**

**15 November 2021**

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

[https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other\\_forms](https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms)

You must serve a copy of your submission to the applicants J Harris, A Farrier, and V Simons, c/- Alex Dunn, Southern Planning Group as soon as reasonably practicable after serving your submission to Council:

C/- Alex Dunn  
[alex@southernplanning.co.nz](mailto:alex@southernplanning.co.nz)  
Southern Planning Group  
First Floor, Building A, Grant Road, Frankton

#### QUEENSTOWN LAKES DISTRICT COUNCIL



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(signed by Andrew Woodford pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

**Date of Notification: 15 October 2021**

#### Address for Service for Consent Authority:

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300

Phone  
Email  
Website

03 441 0499  
[rcsubmission@qldc.govt.nz](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)



APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

**PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.**

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



## APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

\*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust:

\*Postal Address:

\*Post code:

\*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

\*Email Address:

\*Phone Numbers: Day

Mobile:

\*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



## CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company:

\*Phone Numbers: Day

Mobile:

\*Email Address:

\*Postal Address:

\*Postcode:



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

\*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

\*Attention:

\*Postal Address:

\*Post code:

\*Please provide an email AND full postal address.

\*Email:



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

\*Attention:

\*Email:

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

\*Address / Location to which this application relates:

\*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



## SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES  NO

Is there a dog on the property?

YES  NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES  NO

If 'yes' please provide information below



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



## CONSENT(S) APPLIED FOR // \* Identify all consents sought

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



## BRIEF DESCRIPTION OF THE PROPOSAL //

\* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

\*Consent is sought to:



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



## OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Are any additional consent(s) required that have been applied for separately?

Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

Yes

N/A



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



## PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



## FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

**MONITORING FEES** – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

**DEVELOPMENT CONTRIBUTIONS** – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



## PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ222)

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

\*Reference

\*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

\*Date of Payment

Invoices are available on request



## APPLICATION & 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 so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of 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 within the Fees Information section.

OR:

If lodging this application 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 within 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.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) \*\*

Full name of person lodging this form

Firm/Company

Dated

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
  - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
  - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
  - (a) oblige the applicant to consult any person; or
  - (b) create any ground for expecting that the applicant will consult any person.

### CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
  - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
  - (b) any physical effect on the locality, including any landscape and visual effects;
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



## UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants &amp; Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

# **APPLICATION FOR RESOURCE CONSENT**

To establish a residential unit (with an internal residential flat) and a garage within the road setback

**Jeff Harris, Anna Farrier and Vanessa Simons**

7 Devon Street, Arrowtown

July 2021



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## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>Site Address:</b>	7 Devon Street, Arrowtown
<b>Applicants Name:</b>	Jeff Harris, Anna Farrier and Vanessa Simons
<b>Address for Service</b>	Jeff Harris, Anna Farrier and Vanessa Simons  C/- Southern Planning Group PO Box 1081 Queenstown, 9348 <a href="mailto:alex@southernplanning.co.nz">alex@southernplanning.co.nz</a>  Attention: Alex Dunn
<b>Site Legal Description:</b>	Lot 2 Deposited Plan 22505 held in Record of Title OT14D/965
<b>Site Area:</b>	508m <sup>2</sup> more or less
<b>Operative District Plan Zoning:</b>	Low Density Residential Zone
<b>Proposed District Plan Zoning:</b>	Medium Density Residential Zone
<b>Brief Description of Proposal:</b>	Resource consent to breach recession planes for a residential unit and to construct an accessory building within the road setback.
<b>Summary of Reasons for Consent:</b>	Resource consent is required as the residential unit infringes recession plane requirements and the garage is located within the front road setback. Consent is also required for a shortfall of one carpark when assessed under ODP provisions.

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

**List of Information Attached:**

**Appendix [A]** – Record of Title

**Appendix [B]** – Plans



.....  
**Alex Dunn**

26 July 2021



## 2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

### 2.1 Site Description

The subject site is located at 7 Devon Street, Arrowtown, and is legally described as Lot 2 Deposited Plan 22505 and held in Record of Title OT14D/965.

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

Figure 1 below provides an aerial image of the subject site and surrounding area:



*Figure 1 – Subject Site (outlined in blue) and Surrounds. Source: QLDC GIS*

The site is 508m<sup>2</sup> in area and fronts onto Devon Street. The site currently contains a smaller residential unit as well as a garage which is within the road setback and is in fact over the road boundary currently.

### 2.2 Receiving Environment

The subject site itself is relatively flat and the surrounding environment is characterised by low density living, as is found in this residential, suburban part of Arrowtown. The site is amongst a well establish part of Arrowtown, with surrounding residential units being of a mix of architectural style, age, and size.

## **2.3 Resource Management Background**

**RM960335** authorised the establishment of a carport in the front yard setback. The plans in this consent also included an extension to the existing residential unit (however it is noted that the extension to the unit was permitted).

**RM000352** authorised the construction of a 40.3m<sup>2</sup> garage to be established right on the front road boundary. This garage has been constructed and has inadvertently been placed partially within the road reserve itself. There were further extensions to the residential unit shown on the plans for this consent also (these further extensions being permitted).

## **3.0 DESCRIPTION OF THE PROPOSED ACTIVITY**

It is proposed to demolish an existing residential unit and garage and to construct a new residential unit and garage. The residential unit and garage are proposed to be attached.

With regard to the new residential unit, resource consent is specifically required to breach the recession plane alongside the northern and the southern boundaries. The residential unit contains a small kitchen upstairs and therefore a portion of this first floor is considered to meet the Proposed District Plan's definition of a residential flat. However it is noted that this residential flat is not able to be accessed independently and as such will not operate independently as a residential flat. Notwithstanding this, consent is also required for a car park shortfall on the site of one (1) under the ODP. Earthworks will comply with the PDP standards and there is no change to servicing. There is a water connection to Devon Street and sewer is disposed of to the rear of the site through old Council pipes. It is noted that these pipes are not covered by easements. While QLDC's as built information does not extend into the subject site, there is a paper as built of the sewer line from the current building to the rear of the site in the documents for BC000499. It appears stormwater is currently disposed of on site. Further investigative works around servicing will take place for the Building Consent.

With regard to the new garage, resource consent is specifically required to place this building within the road setback.

A full set of architectural plans as well as recession plane plans is attached as **Appendix [B]**.

The residential unit has a total gross floor area (ground and first level) of just over 300m<sup>2</sup> and the garage has a floor area of 47.5m<sup>2</sup>.

The total footprint of built form on the site will be about 191m<sup>2</sup>. As such, total building coverage of the site will be approximately 38% of the site.

The following colours and materials are proposed to be used for the buildings:

Residential Unit:

Feature	Material	Colour
Roof	Colorsteel corrugated iron	Flaxpod Matte
Walls	Vertical timberboard and batten Corrugated Iron	Stained dark brown
Walls (feature stone walls)	Stack stone veneer	Grey/brown tones
Soffits	Timber boarding	Stained dark brown
Joinery and other finishes	Aluminium / Metals	Flaxpod Matte / Dulux Gravel (recessive grey/brown tones)

Garage:

Feature	Material	Colour
Roof	Colorsteel corrugated iron	Flaxpod Matte
Walls	Smooth plaster	Mid grey
Garage door	Timber boarding	Stained dark brown
Joinery and other finishes	Aluminium / Metals	Flaxpod Matte / Dulux Gravel (recessive grey/brown tones)

*Note: The above materials and colours may alter slightly but will still be similar to the above and recessive in tone.*

## 4.0 STATUTORY CONSIDERATIONS

### 4.1 Queenstown Lakes District Plan

The subject site is contained within the Low Density Residential Zone under the Operative Queenstown Lakes District Plan. Rules within this zone are now deemed inoperative. However, transportation rules still apply due to Appeals on the Transport Chapter within the PDP. As there is a 'tea making facility' on the upper level, this area is defined as a residential flat (although it is noted that this area can only be accessed via stairs within the main residential unit and cannot be used as an independent habitable residence), and therefore this must be taken into consideration when determining onsite car park requirements. The PDP requires 2 car parks: 0.7 for the flat and 1.5 for the residential unit. Part 29.8.41.1 *Calculating the total parking requirements* requires the parking number to be rounded down if it includes a fraction less than 0.5. In this instance, 2.2 parks are required but this number is rounded down to 2. Therefore the minimum provision is met under the PDP. For completeness, the following consent under the ODP is applied for:

- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3 [ii] for a proposed breach to site standard 14.2.4.1 [i] with regard to car parking.

The residential unit also contains a residential flat and therefore three car parks are required under the ODP. The proposal seeks to provide two car parks within a garage. Council's discretion is restricted to this matter.

## **4.2 Proposed District Plan**

Under the Proposed District Plan ("PDP"), the subject site is located within the Medium Density Residential Zone.

The following resource consents are sought to authorise the proposed development:

- A **discretionary** activity resource consent pursuant to Rule 8.5.8 [a (ii)] in relation to the required 4.5 metre minimum road boundary setback for a garage. In this instance it is proposed to locate a garage approximately 20cm from the road setback.
- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.6.1 which provides for a recession plane alongside the northern boundary of 55 degrees measured at 2.5 metres. In this instance the recession plane is infringed by an area of 2.6m<sup>2</sup> and a maximum height of 1.2 metres.
- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.6.3 which provides for a recession plane alongside the southern boundary of 35 degrees measured at 2.5 metres. In this instance the recession plane is breached by an area of 36m<sup>2</sup> and a maximum height of 1.6 metres.

The matters of discretion for Rule 8.5.6.1 and 8.5.6.3 are as follows:

- a. any sunlight, shading or privacy effect created by the proposal on adjacent sites and/or their occupants;
- b. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified public views identified within the District Plan);
- c. external appearance, location and visual dominant of the building(s) as viewed from the street(s) and adjacent properties;
- d. in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

## **4.3 Overall Activity Status**

Overall, the proposed activity is a **discretionary** activity resource consent.

## 5.0 PERMITTED BASELINE

### *Permitted Baseline*

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this instance it is a permitted activity to construct a residential unit and accessory building on a site subject to meeting the relevant bulk and location standards found in Section 8 (Residential Areas) of the Proposed District Plan. It is considered that this provides a baseline to assess the application against.

In addition to the permitted baseline, it is also assessed that the existing environment is also relevant – this is detailed below.

### *Existing Environment*

The existing environment is of relevance to this application. RM000352 authorised the construction of a garage right to the street boundary. While it is acknowledged that that garage was built slightly over the road boundary, it is assessed that this consent has been given effect to. As such, the existing garage could be moved back slightly to be contained entirely within the subject site and retained within this location in perpetuity. Further, the garage could be replaced like for like as authorised by this consent. In this instance, the new garage is of similar scale and character as the existing garage. The key difference over and above what is consented is that the proposed garage has a slightly larger (by 7.2m<sup>2</sup>) floor area. It is assessed that this existing garage forms part of the existing environment and has been taken into consideration in the assessment below.

Overall, both the permitted baseline and existing environment have been taken into consideration in the assessment below.

## 6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

### **6.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

## **6.2 An assessment of the actual or potential effect on the environment of the proposed activity.**

### **Introduction**

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(B) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Schedule 4, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) any physical effect on the locality, including any landscape and visual effects:*
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

### **Recession Plane**

With regard to the matters of discretion contained within the PDP, the following assessment is made with regard to the recession plane infringements.

#### *Adjacent sites*

A detailed assessment regarding the potential effects on the occupants of adjacent sites, is made in section 6.6 below.

#### *Effects on significant public views*

The recession plane breaches are proposed alongside the northern and southern boundaries and are internalised to the site. The residential unit (excluding garage) complies with all setback requirements. From the closest public space (Devon Street), the residential unit will appear appropriately setback and consistent with what can be expected in the MDR Zone. Public views will be in no way affected by the recession plane breaches and the overall height of the building complies with PDP requirements.

Overall, with regard to effect on public views, effects on the environment are assessed as less than minor.

#### *Arrowtown Design Guidelines 2016*

The Guidelines identify the site as being within the Old Town area of Arrowtown (directly adjacent to the New Town area) and is within Neighbourhood 3: Avenue. The location of the subject site within Neighbourhood 3 is shown in Figure 2 below.



*Figure 2: Location of the subject site marked with a red 'x' within Neighbourhood 3. Directly to the east is New Town.*

Part 2.5.4.2 of the Guidelines set out the threats to this neighbourhood. Threats identified include the threat of redevelopment or larger buildings. Another threat identified is that development does not reflect the scale of traditional cottages.

Part 4.8 of the Guidelines covers new construction within the MDR Zone. The Guidelines seek to predominantly encourage single level dwellings. Although this proposed residential unit is double level, it has been designed to fit within the maximum height for the zone.

The colours and materials utilised on the proposed residential unit will be consistent with the direction of the Guidelines. From street view, the wall of the ground floor of the residential unit will be comprised of stack stone veneer. The first floor will be clad in vertical timberboards and vertical corrugated (Coloursteel) iron. The roof will also be clad in Coloursteel iron and all Coloursteel iron will be finished in "Flaxpod Matte" or similar recessive tone with a low reflectance value. The garage (assessed in detail below) is proportionate to the residential unit and is located in the front corner. The location of the garage will ensure that the residential unit remains appropriately visible from the street.

The roof line of the building utilises apexes with strong angles. This style of roof is encouraged within the Guidelines.

Overall, it is assessed that the recession planes and overall built form of the residential unit can be supported by the Guidelines. As such, effects on the wider environment are assessed as less than minor.

### **Garage**

Currently there is a garage within the road setback (albeit slightly over the road boundary and partially located within the actual road reserve). The garage proposed by way of this consent has a slightly larger (by 7.2m<sup>2</sup>) floor area.

The Arrowtown Guidelines discourage garages within the road setback. However, in this instance the garage is assessed as appropriate not only due to the existing environment, but also due to the visual interests it adds when reading the proposed built form on the site as a whole. Due to the shape and orientation of the site, the main residential unit has been designed to face primarily to the north/west. Because of this, the south-west elevation of the residential unit has a limited number of openings. Primarily, the front door as well as an upstairs window are visible from street view. The building, without the garage, could potentially appear somewhat bulky due to the limited openings within the façade. The garage will be located in front of the eastern half of the residential unit façade and have a total length (as measured parallel to the road) of approximately 6.10 metres. The total road façade of the residential unit (inclusive of the garage) is approximately 13.5 metres. The location of the garage breaks up the massing of this front façade of the primary building (noting that the residential unit complies with continuous building length and setbacks). The garage will not dominant built form on site due to the two-storey nature of the residential unit and the fact it takes up less than 50% of the total front building façade when viewed from Devon Street. The road reserve width outside 7 Devon Street is over 40 metres in width and this portion of Devon Street appears secondary to Centennial Avenue. The garage is able to be tucked away appropriately in the front corner and the majority of the road boundary setback remains free of built form.

The simple modern-box form of the garage will read as a consistent extension of the residential unit and provide an appropriate element of varied building. Colours and materials will be recessive in tone. In addition to this, the subject site as well as an adjacent site (5 Devon Street) have garages located to the road boundary. Both these garages have existing for many years and form part of the existing character of the immediate environment.

Overall, it is assessed that the garage within the road setback will have a less than minor effect on the wider environment.

### **Car parking**

It is assessed that the two car parks provided for on the site within the proposed garage are sufficient to service the proposed residential unit and 'flat'. The 'flat' does not have independent access and persons utilising this area of the building will enter the main residential unit and will utilise the internal stairs to access this area. The car parking requirements of the PDP are met.

Based on the above, it is assessed that the shortfall of one car park when assessed under the ODP will have a less than minor effect on the wider environment.



## **Conclusion**

In conclusion, based on the above assessment, it is assessed that the recession plane breaches and the location of the garage within the road boundary will have a less than minor effect on the wider environment.

### **6.3 If 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**

N/A

### **6.4 If the activity includes the discharge of any contaminant, a description of:**

- 1. The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
- 2. Any possible alternative methods of discharge, including discharge into any other receiving environment.**

N/A

### **6.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:**

No mitigation is considered necessary.

### **6.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:**

No consultation has been undertaken in relation to the proposal. As such, the following assessment takes into account potential effects on neighbouring properties/adjacent sites.

## **5 Devon Street**

This property is located directly adjacent to the subject site to the north-west and contains a single residential unit. This property also has a double garage that is located right to the road boundary (as approved by RM030375). Alongside the boundary, the proposed development complies with all standards relating to built form, except for a recession plane breach.

The recession plane breach occurs toward the southern boundary of the subject site. The breach area is 2.6m<sup>2</sup> with a total volume area of 1.0m<sup>3</sup>. The living area for the residential unit at 5 Devon Street is located to the north/ north-west of the site (away from the recession plane breach).

Taking into account the location of the recession plane breach in relation to the outdoor living space as well as general living areas at 5 Devon Street, effects relating to sunlight loss, shading, and adverse privacy effects are assessed as less than minor.

The garage is not located alongside the common boundary between these two properties. The location of the garage at 5 Devon Street as well as the fact that the existing residential unit on this site faces out toward the north/ north-west means that the proposed garage on the subject site will not appear dominant or that noticeable. Effects relating to the garage on the owners and occupiers of 5 Devon Street are assessed as less than minor.

Overall, based on the above assessment the effects of the development as a whole on the owners and occupiers of 5 Devon Street are assessed as less than minor.

## **9 Devon Street**

This property is located directly adjacent to the subject site to the south-east and contains a single "bach-style" residential unit as well as several accessory buildings. The recession plane breach alongside this boundary covers a total area of 36m<sup>2</sup> with a total volume breach of 18.4m<sup>3</sup>.

### *Effects relating to sunlight loss*

The majority of the recession plane breach occurs alongside the southern half of the boundary. Alongside the northern half of the boundary, the building will pierce through the 35 degree recession plane by a maximum height of 0.7 metres. This breach is mitigated by the placement of the building within the subject site. The building has been designed to site as far back toward Devon Street as possible to maximise northerly solar gain.

The southern half of the building will pierce through the 35 degree recession plane by a maximum height of 1.6 metres. The majority of this breach occurs within one area approximately 4 metres from the boundary. If this was 6 metres from the boundary, then no recession plane breach would occur. Therefore, effects are largely restricted to built form being 1.6 metres higher 2 metres closer to the boundary. With regard to sunlight loss, moving a height of 1.6 metres back a further 2 metres is not going to dramatically alter the amount of sun a property is going to receive. Given the size of the site at 9 Devon Street and the location of the recession plane breach being toward the south of the site, ample opportunity remains for solar gain. The location of the current residential unit at 9 Devon Street will not be impacted by the recession plane breach. However, given the age of this residential unit it is likely that this site will be redeveloped one day. Assessing the pattern of development on adjacent sites (5 Devon Street and the existing *plus* proposed development at 7 Devon Street), it is likely that any future residential units adjacent to the boundary of 9 Devon Street will also be located within the southern portion of the site to maximum sun/outdoor living to the north/ north-west of the site. The overall height of the building complies with what is anticipated in the zone and it is assessed that the location of the recession plane breach on the subject site will have less than minor effects on the owners and occupiers of 9 Devon Street.

### *Shading*

Further to the above, it is assessed that the location of the recession plane breach will have minimal impacts on shading. This is due to the placement of the building on the subject site being located to the south of the site and the generous setback of the main bulk of the residential unit from the boundary.

Overall, it is assessed that the effect of shading on the owners and occupiers of Devon Street will be less than minor.

#### *Adverse privacy effects*

As detailed on the south-east elevation on the plans submitted, there are a limited number of windows alongside this boundary. This will ensure that potential effects relating to privacy are avoided. Effects relating to privacy are therefore assessed to be less than minor.

#### *Garage*

With regard to the garage – it is assessed that the effects over an above the existing environment will result in a less than minor effect.

#### *Conclusion*

In conclusion, the effects on the owners and occupiers of 9 Devon Street are assessed as less than minor.

### **8 Criterion Street**

This property is located directly adjacent to the subject site to the north-east. The bulk of the proposed built form on the subject site is located to the south of the site. This separation ensures that potential effects (loss of sunlight and shading) for the owners and occupiers of 8 Criterion Street are less than minor.

#### **Others**

The effect on any other persons because of the recession plane infringements are assessed to be less than minor.

The road reserve directly opposite where the proposed garage is to be located is extremely wide (in excess of 40 metres) and is comprised of Devon Street, a vegetated area of land, followed by Centennial Avenue. The location of the garage within the setback of such a wide road reserve is assessed as having minimal effects. In this context, Devon Street at this specific location appears secondary in nature to Centennial Avenue and the garage will not detract from the grandeur of this avenue. Therefore effects on any other persons as a result of the garage within the setback are assessed as less than minor.

Overall, the effect on any other persons as a result of this development are considered to be less than minor.

**6.7 If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.**

No monitoring is required other than standard conditions of consent.

**6.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).**

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

## **7.0 SECTION 95 NOTIFICATION**

### **7.1 Public Notification**

Pursuant to s95A(1), a consent authority must follow the steps set out in s95A to determine whether to publicly notify an application.

In terms of s95A(3), the applicant does not request the application be publicly notified, public notification is not required pursuant to s95C and the application is not made jointly with an application to exchange recreation reserve land.

In terms of s95A(8), the assessment above concludes that the proposal will not have more than minor adverse effects on the environment.

There are no rules or national environmental standard that requires public notification.

The proposal is not considered to exhibit any "special circumstances".

Overall, it is concluded that the potential adverse effects of the proposal on the environment are not more than minor and therefore public notification is not warranted.

### **7.2 Limited Notification**

Pursuant to s95B(1), a consent authority must follow the steps set out in s95B to determine whether to limited notify an application.

Sections 95B(2) to 95B(4) are not relevant to this application.

The application is for a discretionary land use consent and an assessment of potentially affected persons has been undertaken in section 6.6 of this application.

In accordance with s95B(8), no other person is considered to be an adversely affected persons in accordance with s95E of the RMA.

The proposal is not considered to warrant limited notification due to special circumstances.

Overall, it is considered that the proposal does not warrant limited notification.

## **8.0 SECTION 104 (1)(b) ASSESSMENT**

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

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

### **8.1 Operative District Plan**

The relevant objectives and policies are found in Section 7 (Residential Areas) and Section 14 (Transport) of the Operative District Plan.

#### **Section 7 – Residential Areas**

##### Objective 2 – Residential Form

This objective and relevant policies of this Section of the ODP aim to ensure a compact residential form is achieved by containing the outward spread of residential areas and to encourage residential development that provides for increased residential density. The proposed development is considered to be an appropriate density, and is an appropriate level of development given the site, surround, and zoning. The proposed development is consistent with the objective and relevant policies.

##### Objective 3 – Residential Amenity

This objective and associated policies aim to create pleasant living environments and minimise adverse effects on the environment through ensuring buildings are well designed and are able to function efficiently. Although the recession plane is breached along two boundary the effects of this on the environment are considered to be no more than minor, and is not considered to compromise the residential amenity of the site and surrounds. The proposed development is consistent with this objective and relevant policies.

Overall, the proposed development is considered to be appropriate for the location and is consistent with the relevant objectives and policies of Section 7.

## **Section 14 – Transport**

The relevant objectives and policies of this part of the ODP seek to ensure the transportation network and infrastructure of the district is efficient, safe, and accessible. The proposed development provides a sufficient number of onsite car parks. The residential flat is not able to be used as an independent residence due to its location within the main residential unit. Taking this into consideration, it is assessed that an appropriate number of onsite car parkings are being provided.

Overall, the proposed development is considered consistent with the relevant objectives and policies of Section 14.

## **8.2 Proposed District Plan**

The relevant objectives and policies are found within Chapter 3 (Strategic Direction), Chapter 4 (Urban Development) and Chapter 8 (Medium Density Residential) of the PDP.

### **Chapters 3 and 4 – Strategic Direction and Urban Development**

With regard to chapters 3 and 4 which provide direction for the Plan and urban development, it is assessed that the development is appropriate and preserves the heritage of allotments within Arrowtown, with a density of one unit on a site that is zoned as MDR. Overall it is assessed that the proposal is consistent with the higher level objectives and policies of the PDP.

### **Chapter 7 – Medium Density Residential**

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

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

- a. building design and form;
- b. scale, layout and relationship of buildings to the street frontage(s);
- c. materials and landscape response(s) including how landscaping softens the building mass relatively to any street frontage(s).

Policy 8.2.4.2 Avoid flat roofed dwellings in Arrowtown.

The building design and form is consistent with the general building form of Arrowtown with strong apex roof features. Although the proposed residential unit is two storey, it complies with the maximum 7 metre height limit. As such, it is assessed that the additional storey will not detract from the surrounding residential amenity.

The scale of the building is appropriate and the garage adds an element of visual interest that is appropriately proportioned.

Landscaping is proposed along the front (adjacent to the garage). While final landscaping has yet to be decided upon, landscaping will be consistent with the Guidelines.

While the garage has a flat roof, the garage is located within front of the residential unit which from the road view, will have a roof that angles up toward the apex. Appropriate recessive materials will be utilised to ensure that the overall built form is able to be absorbed comfortably into the surrounding residential environment. The site itself is somewhat tucked away at the start of Devon Street with the legal road width exceeding 40 metres in this location. This road width ensures that the location of the garage will not detract from the overall street amenity.

Overall, based on the above, it is assessed that the proposal is consistent with the relevant objective and policies of Chapter 7.

## 9.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

## 10.0 CONCLUSION

Resource consent is sought to construct a residential unit (with an internal residential flat as defined by the PDP), and to establish a garage within the road boundary and a detached garage with a residential flat.

Overall the activity is assessed as a **discretionary** resource consent.

The actual and potential effects on the environment have been outlined in section 6 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are less than minor.

The proposal is considered consistent with the relevant objectives and policies of both the District Plan and the Proposed District Plan and meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained in this report, it is requested that the proposal is granted as proposed.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** OT14D/965

**Land Registration District** Otago

**Date Issued** 21 January 1993

**Prior References**

OT397/57

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**Estate** Fee Simple  
**Area** 508 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 22505

**Registered Owners**

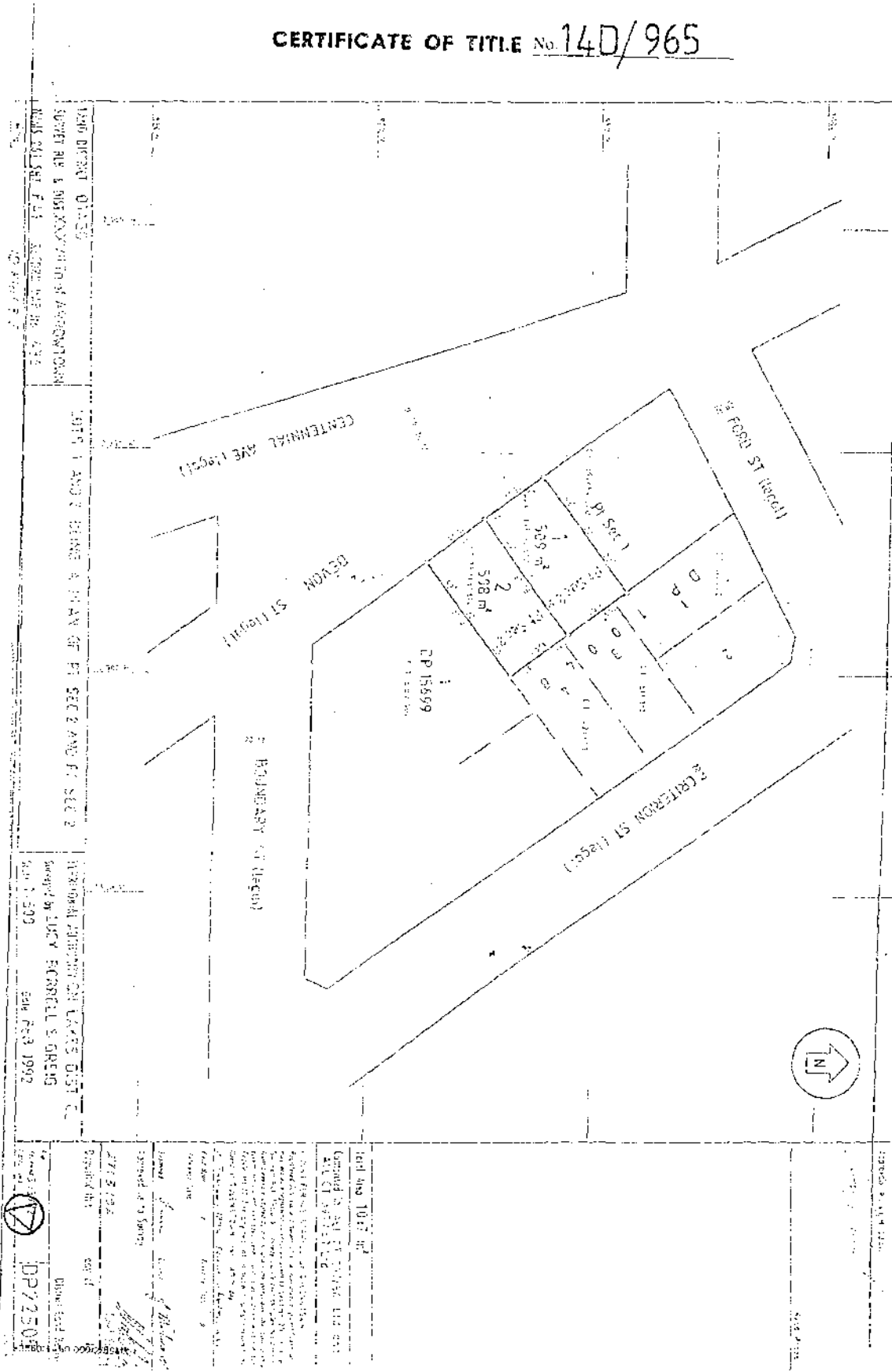
Jeffrey Bruce Harris, Anna Dagmar Farrier and Vanessa Mary Simons

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**Interests**



CERTIFICATE OF TITLE No. 14D/965



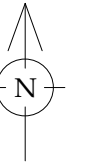
HEARNSHAW JOHNSTON & CO. ENGINEERS  
 Surveyed by IAN W. FORRELL & GREGG  
 5/11/1992 5/11/1992

**Total Area 1000 m²**  
 Granted to and for the use of the  
 A.C. OF SOUTH AFRICA

**DP 72501**  
 Registered at  
 DP 72501

**DP 15599**  
 Registered at  
 DP 15599

**DP 72501**



Pt Sec 1  
Blk XXXVII Arrowtown

Lot 1  
DP 22505

Lot 4  
DP 10048

Lot 2  
DP 22505  
OT14D/965  
508m<sup>2</sup>

Lot 1  
DP 15699

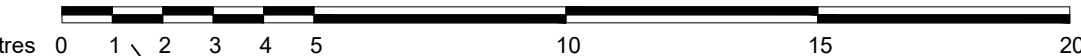
Devon Street

PWR

PWR

PWR

PWR



**LEGEND:**

- WATER TOBY
- SUMP
- GAS VALVE
- TELECOM CONNECTION
- POWER BOX
- POWER POLE
- TREE TRUNK
- VEGETATION LINE
- FENCE
- BUILDING FOOTPRINT
- TOP OF BANK
- BOTTOM OF BANK
- TOP OF ROCK WALL
- BOTTOM OF ROCK WALL
- ROCK
- OVERHEAD PWR LINES
- POST

**DATA QUALITY STATEMENTS**

**PROPERTY DATA**  
The property data has been sourced from Land Information New Zealand (LINZ) and is current as at June 2020. The boundary data has been compiled from various existing surveys of different ages. Boundary lengths shown as calculated may vary from those shown on the Certificate of Title, and are subject to a legal redefinition survey. The accuracy of the boundary data is estimated to be within 30mm.

**SURVEY DATA**  
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 50mm (horizontal and vertical).

**SERVICES DATA**  
The locations of underground services are not shown. Where services have features visible on the surface, their positions have been shown. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

**SURVEY DATUMS**  
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.  
The origin of coordinates is OIT II DP 15699, 821475.14 mN 434327.30 mE, RL = 405.48  
Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is BP XVI SO 24437, RL.406.22.  
Contour interval is 0.25m

**TOPOGRAPHICAL PLAN**

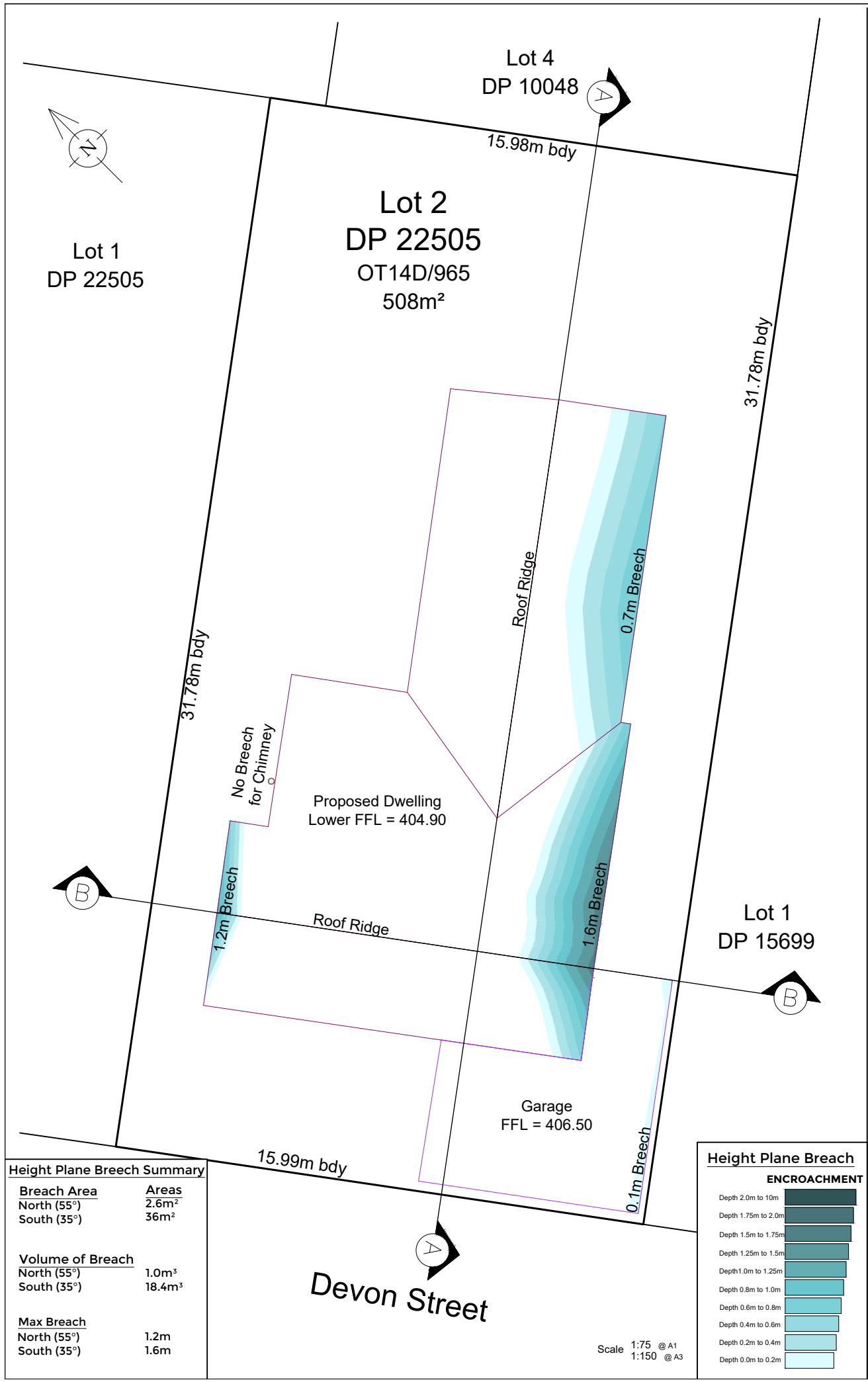
Project:  
**LOT 2 DP 22505  
7 DEVON STREET  
for HARRIS FARRIER FAMILY TRUST**

ISSUE DATE: 8 June 2020 23 Mar 2021	ISSUE: A - Original Issue B - Updated FFL	PREPARED BY: Kat Bulk <b>Scale 1:75 @ A1 1:150 @ A3</b> DRAWING & ISSUE No. <b>5299.1T.1B</b>
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**AURUM SURVEY**

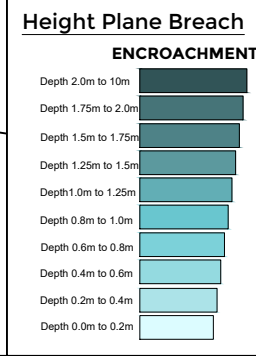
PO Box 2493  
Wakapu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email adm@aurum.co.nz

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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

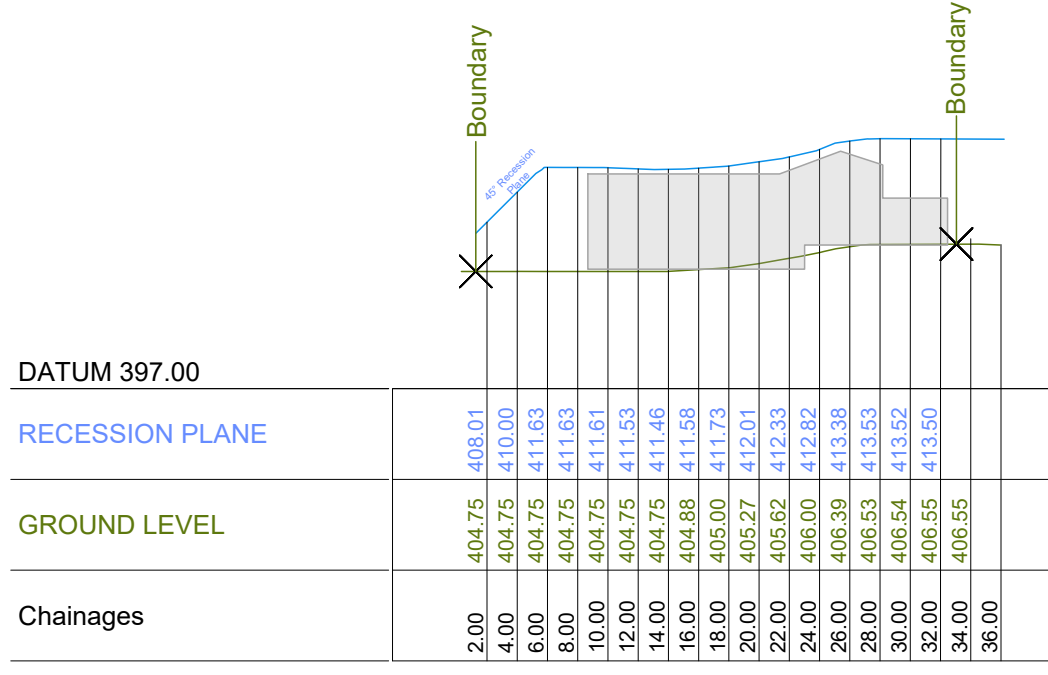


**Height Plane Breach Summary**

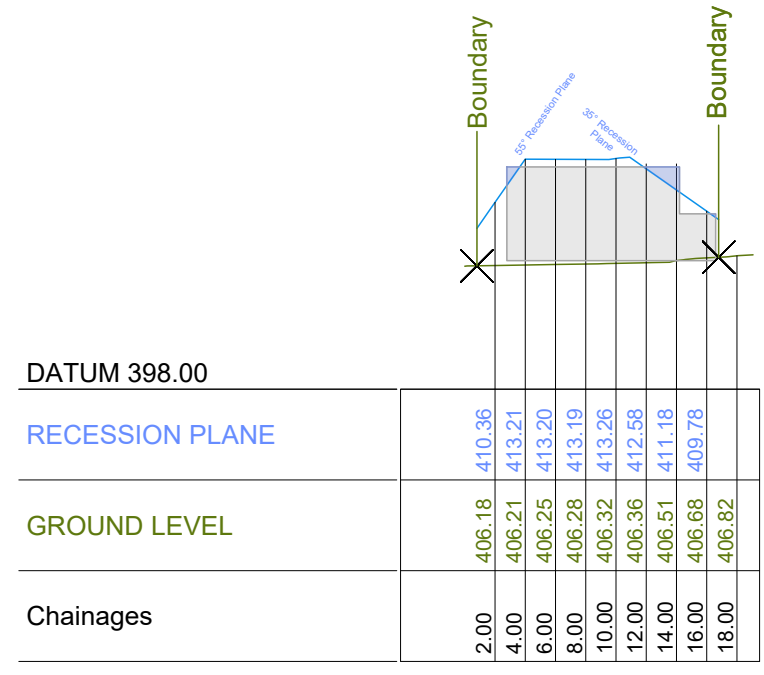
<b>Breach Area</b>	<b>Areas</b>
North (55°)	2.6m²
South (35°)	36m²
<b>Volume of Breach</b>	
North (55°)	1.0m³
South (35°)	18.4m³
<b>Max Breach</b>	
North (55°)	1.2m
South (35°)	1.6m



Scale 1:75 @ A1  
1:150 @ A3



**LONGITUDINAL SECTION A**  
Horizontal scale 1:500  
Vertical scale 1:500



**LONGITUDINAL SECTION B**  
Horizontal scale 1:500  
Vertical scale 1:500

**DATA QUALITY STATEMENTS**

**PROPERTY DATA**  
The property data has been sourced from Land Information New Zealand (LINZ) and is current as at June 2020. The boundary data has been compiled from various existing surveys of different ages. Boundary lengths shown as calculated may vary from those shown on the Certificate of Title, and are subject to a legal redefinition survey. The accuracy of the boundary data is estimated to be within 30mm.

**SURVEY DATA**  
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 50mm (horizontal and vertical).

**SERVICES DATA**  
The locations of underground services are not shown. Where services have features visible on the surface, their positions have been shown. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

**SURVEY DATUMS**  
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit. The origin of coordinates is OIT II DP 15699, 821475.14 mN 434327.30 mE, RI = 405.48. Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is BP XVI SO 24437, RL406.22. Contour interval is 0.25m.

**HEIGHT & RECESSION PLANES**

Project: **LOT 2 DP 22505  
7 DEVON STREET  
for HARRIS FARRIER FAMILY TRUST**

ISSUE DATE:	ISSUE:	PREPARED BY:	Kat Bulk
16 June 2021	A - Original Issue	Scale	As Shown
19 July 2021	B - Updated Design	DRAWING & ISSUE No.	5299.2R.1C
12 July 2021	C - Updated Plans		

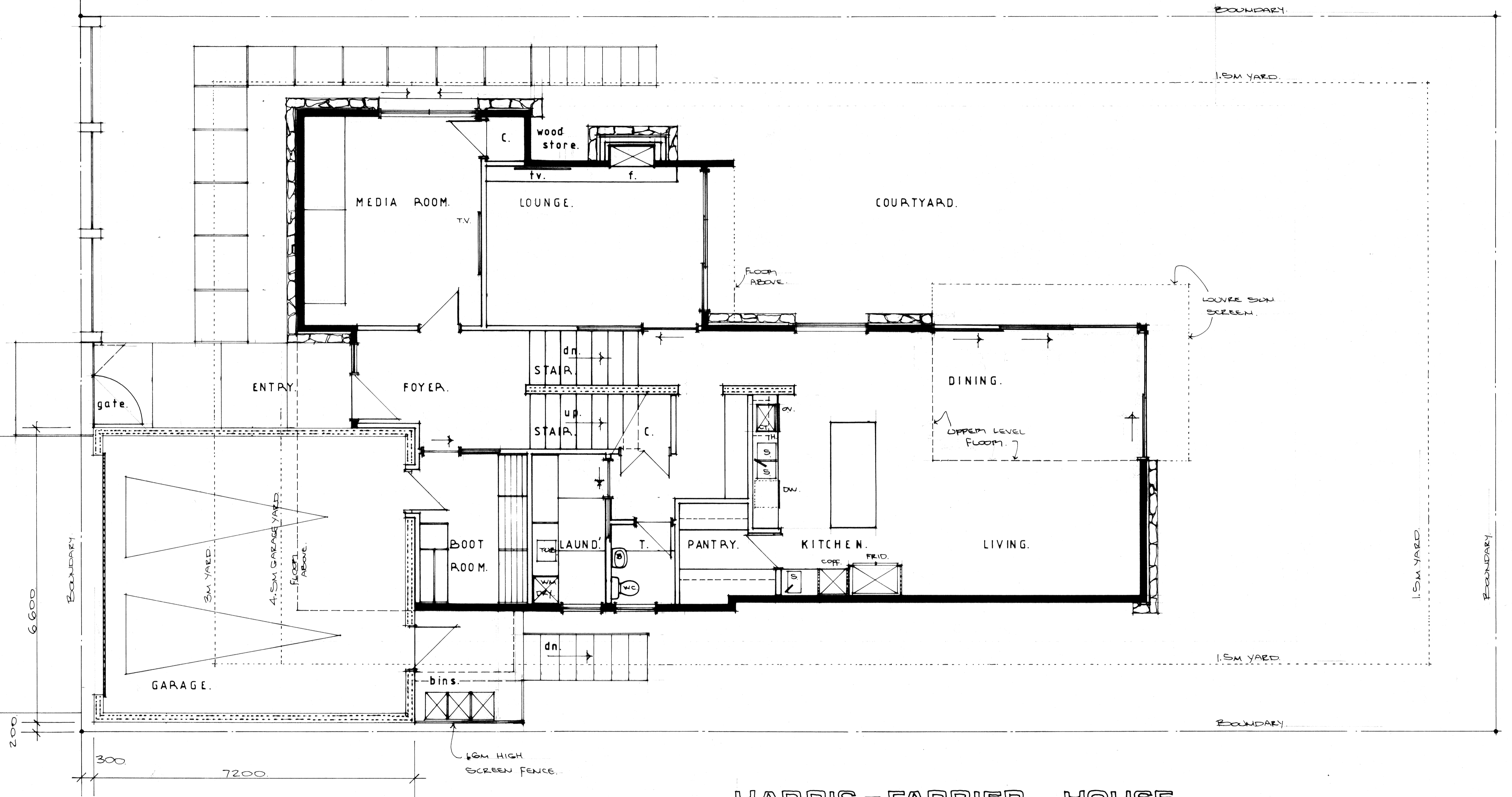
**AURUM SURVEY**

PO Box 2493  
Wakapu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@aurum.co.nz

A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:  
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy version;  
2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

**GROUND FLOOR PLAN. 1:50.**

GARAGE AREA = 47.5M<sup>2</sup>  
 HOUSE AREA = 143.5M<sup>2</sup>



**HARRIS - FARRIER HOUSE.**

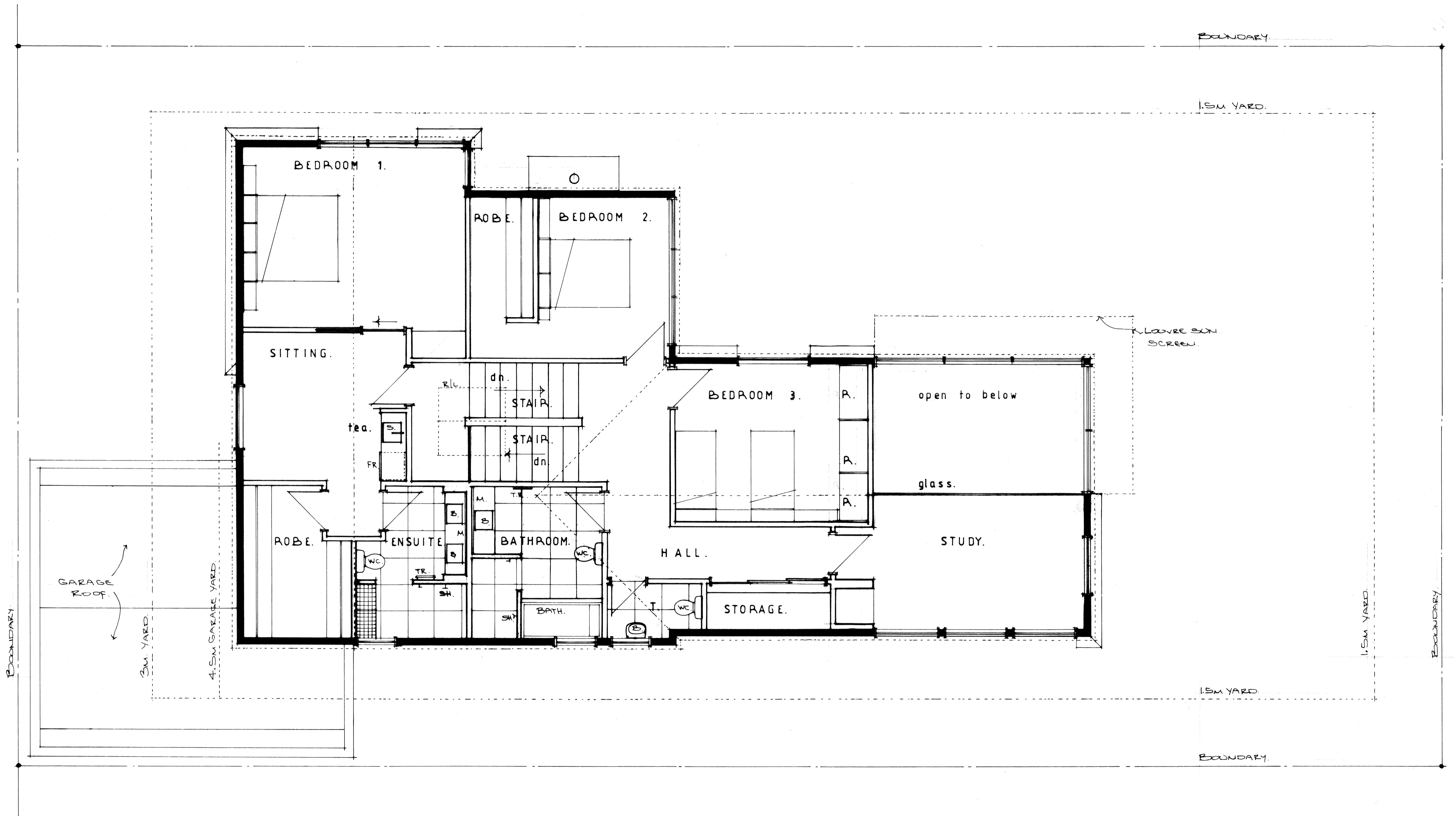
7. DEVON STREET - ARROWTOWN.

MURRAY BENNETT DESIGN LTD.  
 19. POPLAR DRIVE, KELVIN HEIGHTS, QUEENSTOWN.  
 PH: 021-425-751.

15 July 2021.

UPPER LEVEL FLOOR PLAN. 1:50.

FLOOR AREA = 159m<sup>2</sup>.



15. July 2021

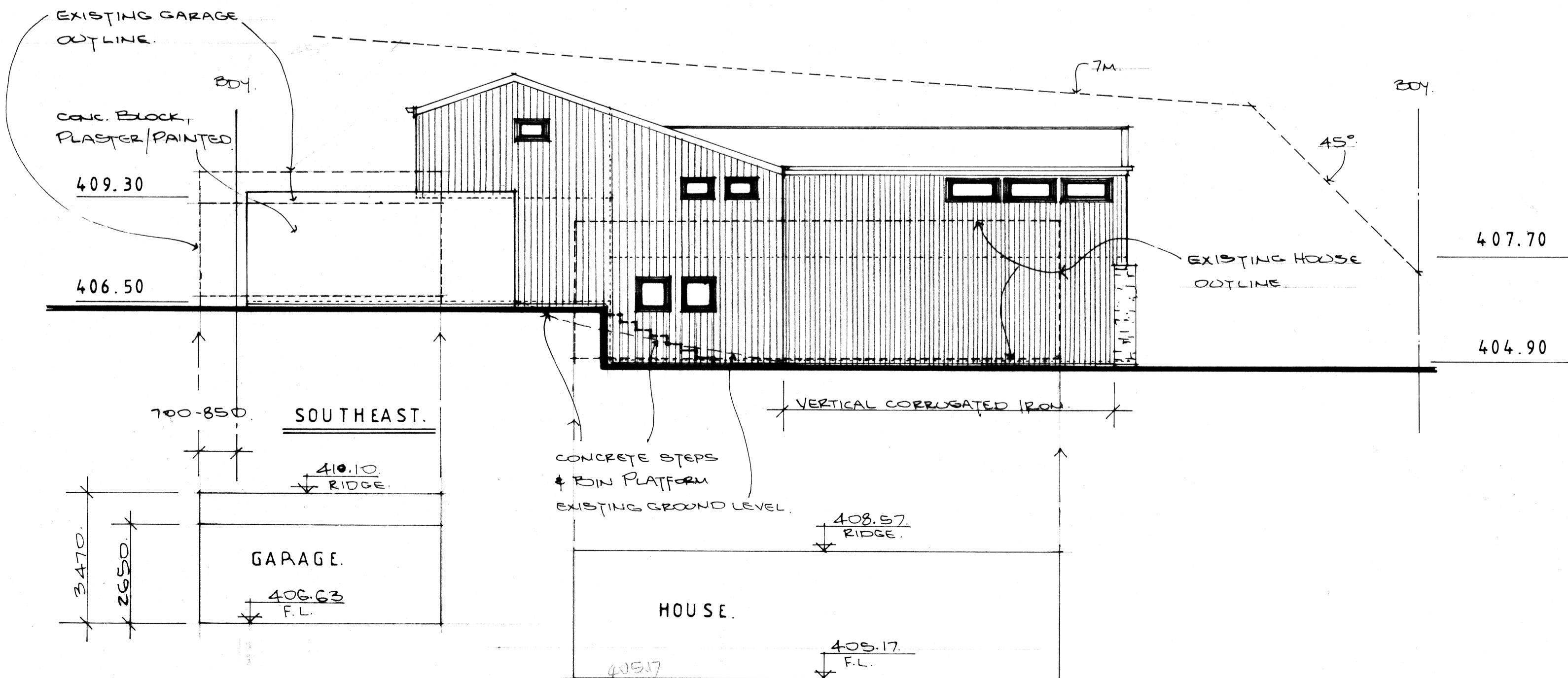
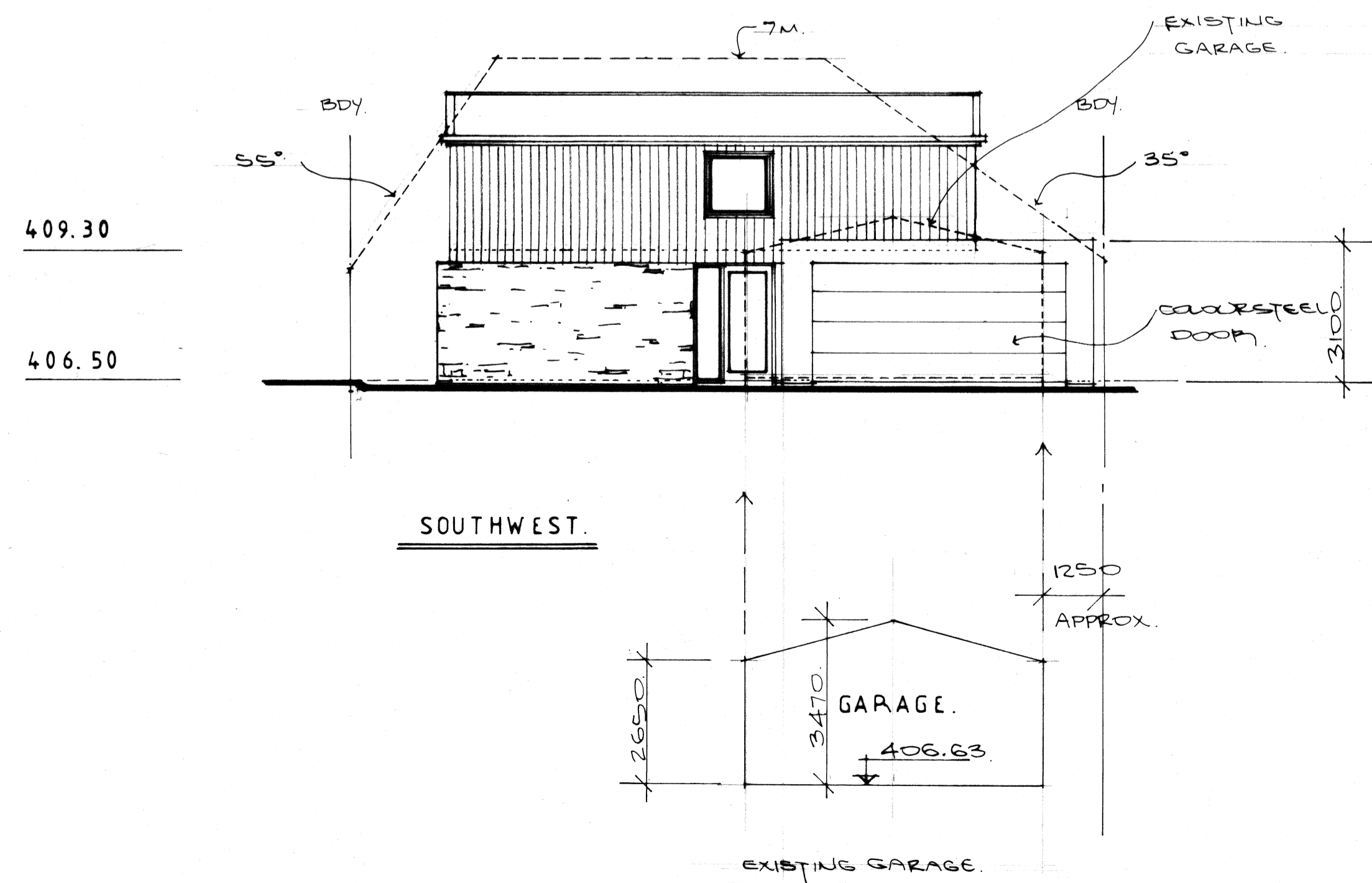
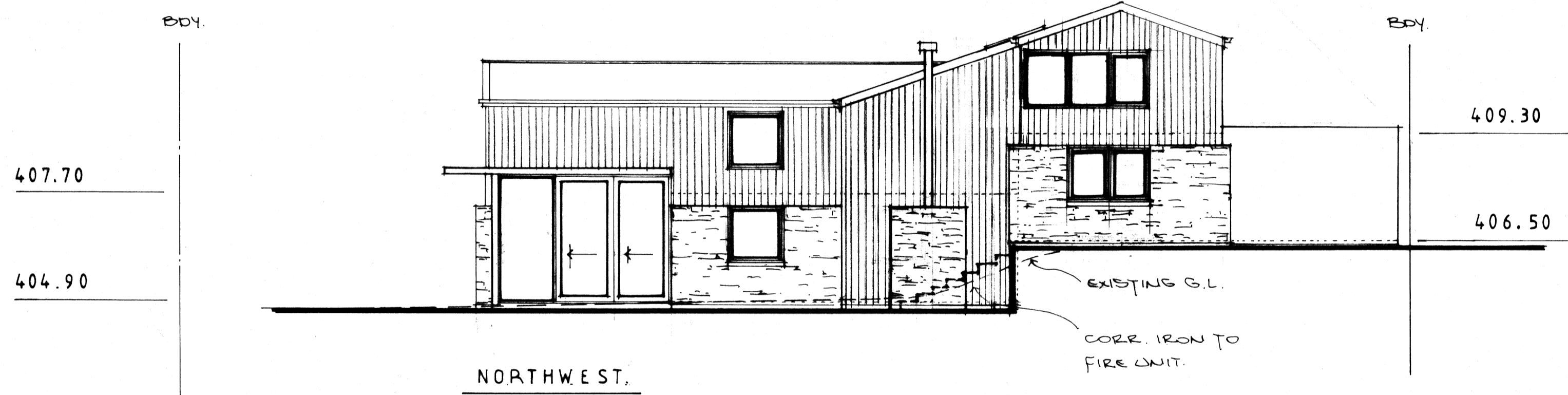
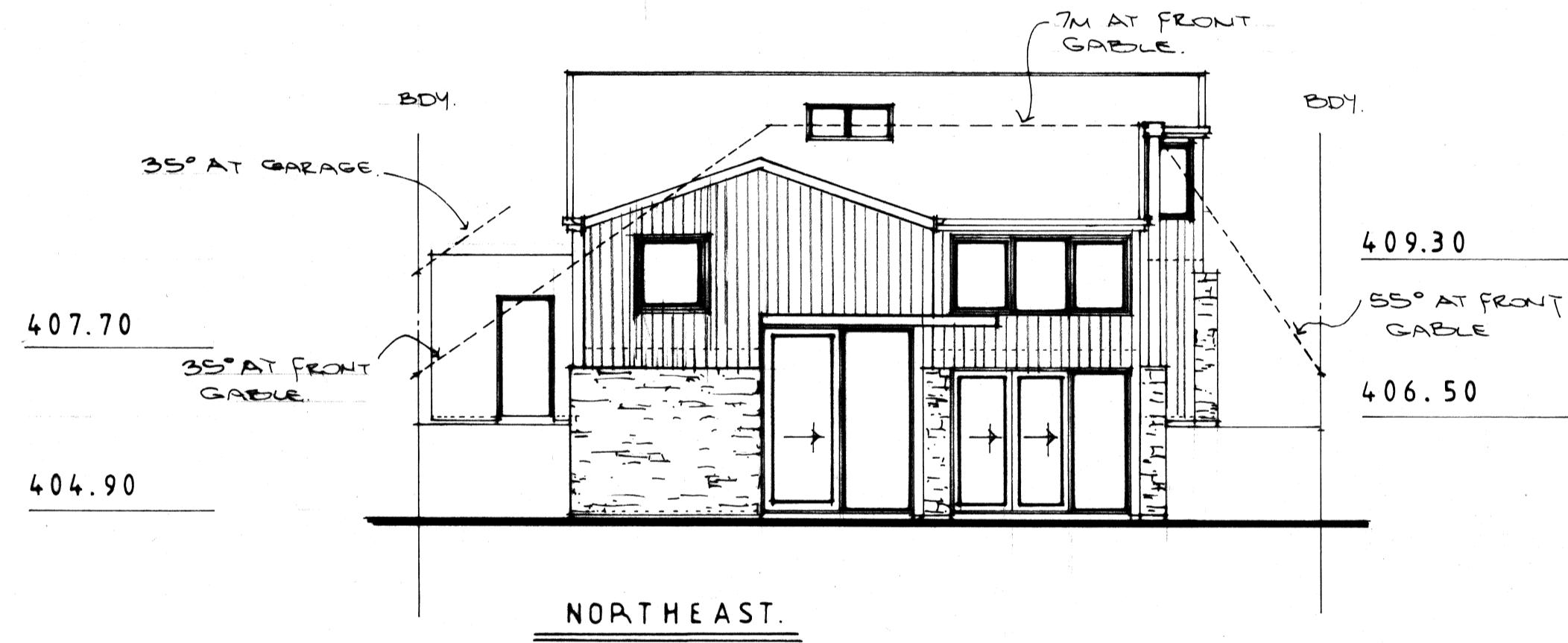
A1-02.

HARRIS-FARRIER HOUSE

MATERIALS:

- ROOF: COLOURSTEEL CORRUGATED IRON.
- SPOUTING: COLOURSTEEL HALF ROUND.
- FASCIA: COLOURSTEEL.
- WALLS: FEATURE STACK STONE.
- VERTICAL TIMBER BOARDING.
- VERTICAL CORRUGATED IRON.
- WINDOWS: DOUBLE GLAZED ALUMINIUM.
- LOWER FLOOR: SLAB ON GRADE-HEATED.
- UPPER FLOOR: TIMBER FRAMED.

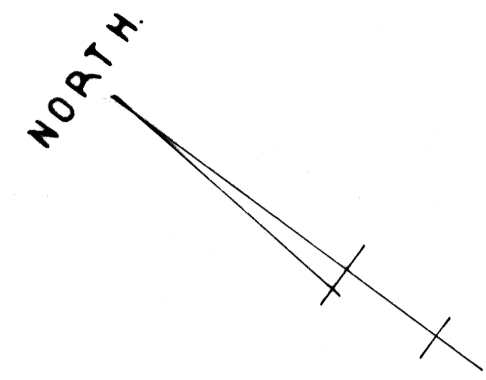
ELEVATIONS. 1:100.



15 JULY 2021

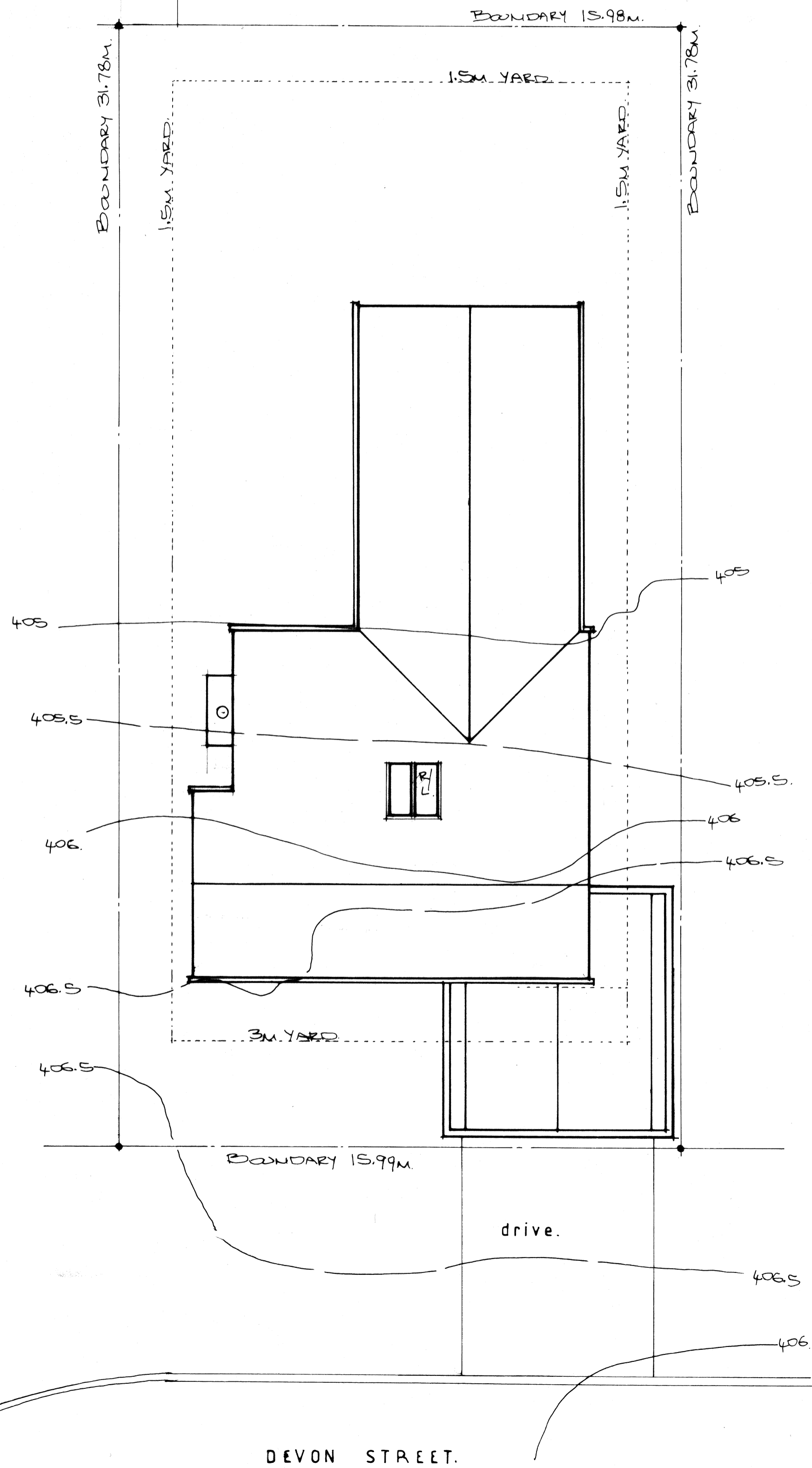
A1-03.

HARRIS-FARRER HOUSE

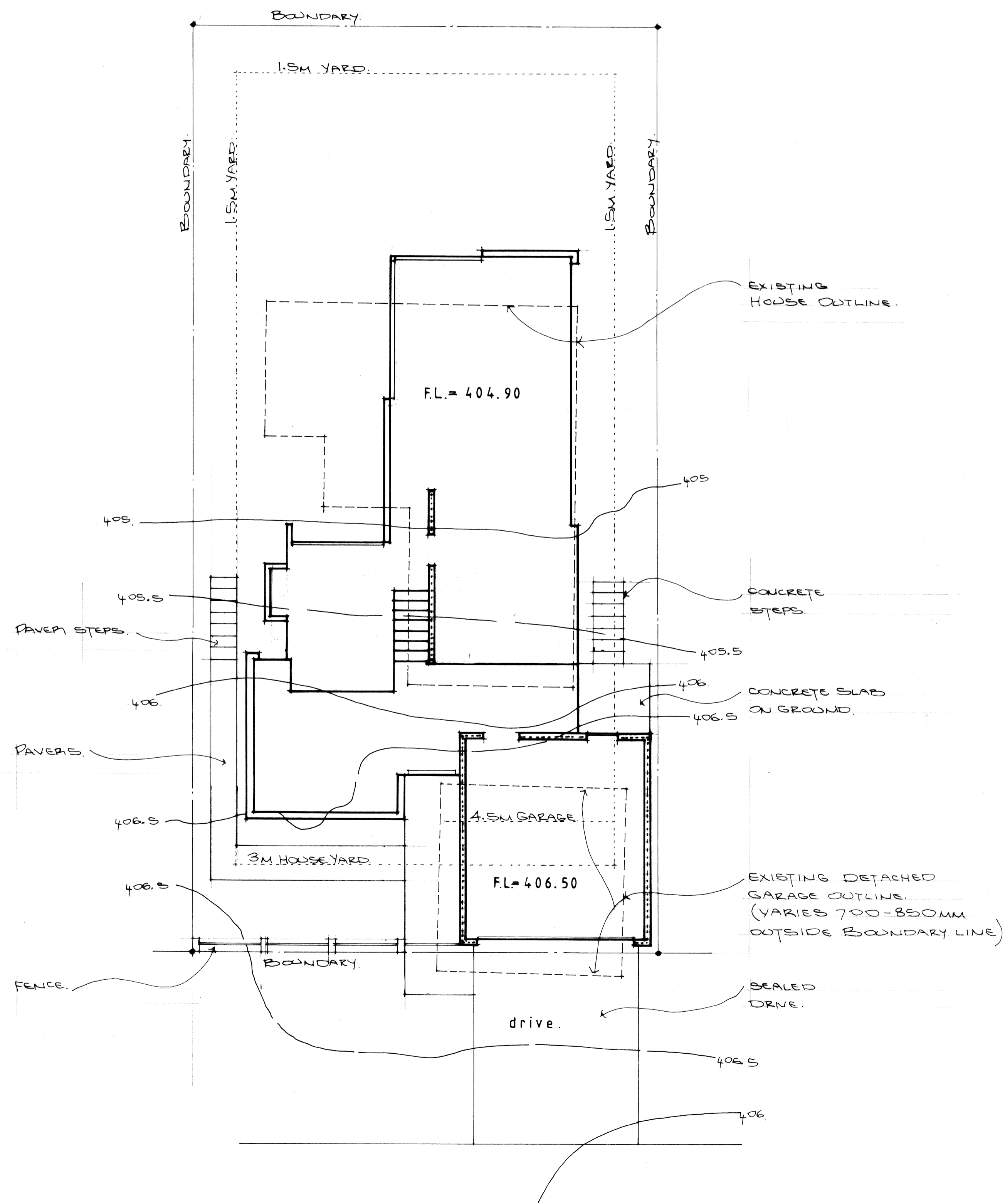


**SITE - ROOF PLAN. 1:100.**

7. DEVON STREET, ARROWTOWN.  
 LOT 2, DP 22505.  
 AREA = 508M<sup>2</sup>.



**SITE PLAN. 1:100.**



15. July 2021.

A1-04.

HARRIS-FARRER HOUSE.

26 August 2021

Fern Beck  
QLDC  
VIA EMAIL

Dear Fern

**RM210657 – REQUEST FOR FURTHER INFORMATION RESPONSE**

Thank you for your request for further information dated 13 August 2021. Please see responses below in relation to your questions.

- 1. Please clarify how the rubbish bins are taken to the street for collection. The Proposed District Plan requires bins to be “located where it is easy to manoeuvre for kerbside collections and avoiding impeding vehicle movements within and through the site...”. It appears from the site plan that bins have to be taken through the garage, and are therefore not avoiding impeding vehicle movements.*

Through the garage from the bin storage area. The bins won't be stored in the garage so there is an extremely limited potential effect of impeding vehicle movements. This really would only happen if the bins were going to be stored in the garage (which they are not). It is possible to move bins between two cars within a garage that has a length of 6.6 metres. The maximum width for a vehicle in New Zealand (as stipulated by the New Zealand Transport Agency) is 2.55 metres. Assuming both vehicles in this garage are 2.55 metres in width this still leaves 1.6 metres in width of clearance space around the vehicles. This width is considered sufficient.

Further, given the bins only serve one property, future residents will know one another. If someone has parked in a position that restricts the bins from being taken out that one day, then common sense will prevail, and the vehicle is able to be moved to allow the bins to be taken out. This is not considered unduly restrictive for future residents.

The storage of bins within and behind garages is common throughout the District and moving them through a garage to the street once a week does not impede vehicle movements.

- 2. Please provide an earthworks plan confirming the location, volume and depth of cut and fill required to construct the dwelling and associated curtilage.*

See attached earthworks plan. All earthworks will comply with Proposed District Plan requirements. The total volume of earthworks is 34m<sup>3</sup> which consists of 24m<sup>3</sup> and 10m<sup>3</sup> of cut. The maximum cut will be 0.7 metres and maximum fill height will be 0.8 metres.



3. Please confirm the extent of the residential flat on the Upper Level Floor Plan and confirm the floor area (in sq m) that is intended to form part of this flat. You can indicate this on the floor plan you have provided.

Residential flats are permitted within this zone and as stated within the AEE, this area cannot be accessed independently (therefore cannot function as a separate household unit). The internal stairs could potentially be counted as part of the main residence and part of the residential flat. The area considered to be a "flat" is shown in Figure 1 below and has a floor area of approximately 52m<sup>2</sup>. The definition of a residential flat within the Proposed District Plan does not state that the flat has to have separate access. Notwithstanding this, no Development Contribution will be levied on the flat as the Development Contributions Policy require flats to be an 'independent residence' (i.e. have separate external access).

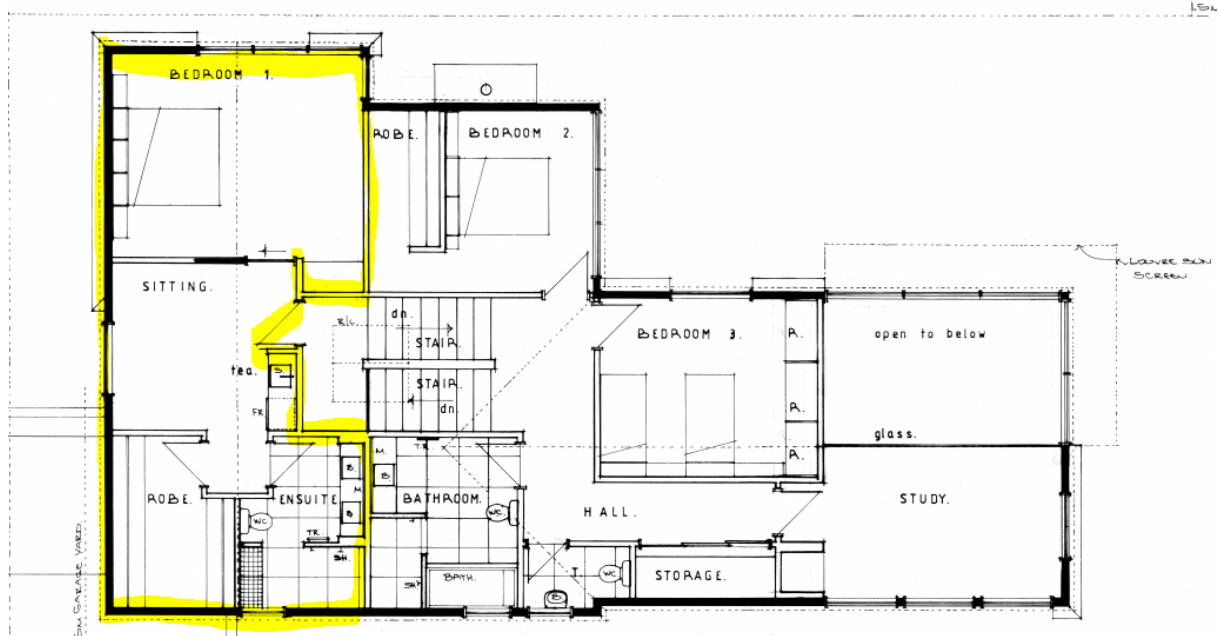


Figure 1: Area considered to be a residential flat due to tea making facilities/ sink.

4. In order to fully assess the effects of the height in relation to boundary infringements, could you please provide amended versions of the south eastern and north western elevations on sheet A1-03 showing the extent of the height plane angle infringements that run along the length of the dwelling (shown in blue on the Aurum Survey plan but not on the architectural plans).

See attached plans.

From the northwest elevation (adjacent to 5 Devon Street), the maximum breach of the infringement is 1.2 metres. The recession plane breach extends along the length of the building by approximately 6.9 metres with the majority of this breach under 1 metre in height (with the exception of the breach at the gable). The boundary between 5 and 7 Devon Street is 31.78 metres. Taking into consideration the length of this boundary and the overall scale of the recession plane breach, it is assessed potential effects relating to dominance and loss of amenity will be less than minor.

From the southwest elevation (adjacent to 9 Devon Street), the maximum breach of the recession plane breach is 1.6 metres at the southern gable. The recession plane breach continues the length of the building and breaches by a maximum of 700mm along the northern half of the building. The residential unit (excluding the garage) has a total length of 19 metres adjacent to 9 Devon Street. The total length of the boundary here is also 31.78 metres. Effects relating to the recession plane breach are mitigated by the bulk of the building being set back 2.5 metres from the boundary, as opposed to the permitted 1.5 metres. This will create a sense of openness and space between the two sites. In addition, a large area of the northern part of the site will remain vacant of built form. This will allow appropriate solar access to be retained at 9 Devon Street. The area that is free of built form on the subject site will also contribute positively to the overall amenity for the owners and occupiers of 9 Devon Street. Containing the recession plane breach within the southern portion of the site is considered to appropriately mitigate potential adverse residential amenity effects. A much longer building, closer to the boundary could be constructed alongside this boundary. While such building would be slightly lower in height to meet recession plane requirements, having a building constructed along the length of the boundary, at a distance of 1.5 metres from this boundary, would likely impact the owners of 9 Devon Street in a more significant way than the current design. It is assessed that this setback, along with the open space at the northern portion of the site, is sufficient to mitigate the recession plane breach.

Taking the above into consideration, it is assessed that potential effects on the owners and occupiers of 9 Devon Street will be less than minor.

- 5. The AEE states that the garage door will be constructed out of timber boarding stained dark brown but the elevations state it will be Colorsteel. Please confirm which is right and correct the relevant document.*

The garage will be constructed using timber boarding. Previously Colorsteel was going to be used by the applicants have decided to utilise timber boarding instead.

- 6. The AEE states that landscaping is proposed along the front. Please confirm the front yard and front boundary landscaping arrangements. Please confirm if the existing front boundary fence and planting will remain, and if any additional landscaping features are proposed. In the instance that additional landscaping features are proposed, please provide a landscape plan. This is required as it will help inform our assessment of the overall proposal.*

While landscaping will be placed along the front boundary, the final form of this landscaping has yet to be decided. The applicants do not want to be tied to a specific landscape plan at this point in time which would require unnecessary variation should details on the plan change. A potential solution here would be to have a condition stipulating what kind of landscaping can be placed along the front boundary. Another alternative is to require a landscape plan be submitted for approval prior to building works commencing, with this plan being required to meet specific objectives. However, flexibility is sought to ensure that any future landscape

plan can be slightly modified in the future without having to obtain approvals for variations from Council. For example, if a new tree is proposed, the applicants do not want to apply for a variation to put in this new.

I am more than happy to come up with some draft wording around such conditions if this is deemed acceptable.

7. The AEE has insufficiently assessed the proposal against the Arrowtown Design Guidelines (ADG) and the zone objectives and policies. Please amend your AEE to provide a broader assessment of the ADG matters and zone objectives and policies. In particular we note the following:
  - a. The AEE acknowledges that the ADG encourages single level dwellings and justifies the proposal by stating that it complies with the maximum height requirements. It does not acknowledge the recession plane infringement, which has similar adverse effects, in terms of bulk and views, as a height infringement.
  - b. The AEE relies heavily on the proposal's use of colours and materials to mitigate adverse effects of infringements. Please consider the proposal in light of all the relevant ADG guidelines and zone objectives and policies, including views, building form, landscaping, scale, garages and how the dwelling relates to the street. For example, it states that you consider the scale of the building to be appropriate, but not why you consider it to be appropriate. Note that PDP policy 8.2.4.2 of the Proposed District Plan specifically seeks to ensure development in Arrowtown **avoids** flat roofed dwellings.

The matters detailed in a) and b) above are detailed below.

#### *Recession Plane Breach*

From any public view point, a recession plane breach does not have similar adverse effects to that of a height breach. Recession plane breaches are restricted to internal boundaries only and are therefore much more discreet in nature with much more restricted effects compared to a height breach. A recession plane breach does not alter the bulk of a building located on a site as a whole when considering overall massing of a building (setbacks, total height and site coverage). Potential effects are limited to the boundaries where the breach occurs. From a streetview and wider character perspective, compliance with massing standards is important to consider as compliance with these standards contribute to the overall perception of the building.

The potential bulk of a building is not increased by recession plane breaches. From public viewpoints (the street) the building is of an appropriate scale and form.

As noted in the AEE, Policy 8.2.4.2 does seek to avoid flat roof dwellings. The following assessment was contained under this Policy within the AEE:

*While the garage has a flat roof, the garage is located within front of the residential unit which from the road view, will have a roof that angles up toward the apex. Appropriate recessive materials will be utilised to ensure that the overall built form is able to be absorbed comfortably into the surrounding residential environment. The site itself is somewhat tucked away at the start of Devon Street with the legal road width exceeding 40 metres in this location. This road width ensures that the location of the garage will not detract from the overall street amenity.*

Given the scale of the garage, unique characteristics of the site and the existing environment, the above assessment with regard to the garage is considered to be sufficient. The garage itself is accessory to the main dwelling and the policy is aimed at the roofs of dwellings themselves, not accessory structures. In this instance, as detailed in the AEE, the legal road reserve is in excess of 40 metres wide. The subject site is essentially tucked away at the start of Devon Street and the garage is single level in height. It will essentially replace the existing garage that is located on the site. The garage is deemed to be appropriate taking these matters into consideration.

The Arrowsmith Design Guidelines have been taken into consideration within the AEE. However, these are expanded on below. It is noted that MDR Zone does not have the same guidelines as the Arrowsmith Historic Management Zone.

It is important to note that consent is being sought for the recession plane breaches and the garage in this instance, there is no permitted activity standard relating to general conformity with the guidelines as residential units are permitted. A red brick house with a full concrete parking area out the front could be established on this site as a permitted activity. However, this building as a whole generally does align with the Guidelines.

The relevant guidelines to the MDR Zone (which commence on page 95 of the Guidelines) are outlined below. Comments are provided below each Guideline.

#### **4.1.2.2 Include some of the heritage character elements from the ARHMZ into the LDR & proposed MDRZ.**

- a) The historic character of the ARHMZ must not compromise or be compromised by developments in adjacent areas and vice versa. For example i.e. Developments in the ARHMZ must not compromise other areas e.g. The Town Centre.
- b) Where possible take steps to incorporate elements which contribute to the character of the ARHMZ into developments within the proposed MDR and LDR zones.

This is a residential development within a residential area and is therefore considered appropriate. Recessive materials are to be utilised and these materials are commonplace through Arrowsmith.

Based on this, it is assessed the proposal is consistent with 4.1.2.2 of the Guidelines.

**4.3.1.2 Subdivision within the LDR and proposed MDR Zones which adjoins the ARHMZ should respond to the historic grid street layout of ARHMZ.**

- a) In situations where subdivision is a discretionary activity (as provided for under the Proposed District Plan), such as the proposed MDRZ, the layout pattern visible from the street should reflect the rectangular historic layout and utilize building coverage and site planning, i.e. the location of buildings, vegetation and open space visible from the street should reflect the ARHMZ and conserve the other historic characteristics of the area. This outcome is essential where the proposed MDR and LDR zones adjoin or are adjacent to the ARHMZ.
- b) In situations where lots are being amalgamated within the proposed MDRZ and LDRZ consideration should be given to how future development will maintain the historic character of the ARHMZ.

This Guideline is not considered relevant to this proposal.

**4.4.1 GUIDELINES: REDEVELOPMENT, UPGRADE AND NEW SUBDIVISION WITHIN THE LDR & PROPOSED MDR ZONES**

**4.4.1.1 Strengthen the links to the character of the ARHMZ and Old Town in any new development or area of re-development within the LDR & proposed MDR Zones.**

- a) A street layout based on a more rectangular/grid layout.
- b) Keep streets narrow with wide grass verges, swales and street trees. No concrete kerbs and channel.
- c) Include back lanes for parking, running longitudinally through blocks (as in Roman's Lane or Arrow Lane) to encourage parking and garaging at the rear of sections.
- d) Where possible, design houses to relate to the street and encourage neighbourhood interaction and safety in the streets.
- e) Design houses with small visually distinct forms as opposed to one large building under a single roof.
- f) Continue the system of neighbourhood parks and link with the existing system of parks.

Matters a), b), c) and f) above are not considered relevant. The following assessment is made with regard to points d) and e).

The Guidelines seek to, where possible, design houses to relate to the street. In this instance, a front door is provided but the house is orientated to the north for maximum solar gain. The subject site does not have a particularly active street frontage due to its location and extremely wide road reserve. The wide road reserve somewhat lessens attention to buildings within this immediate environment. The house has been designed to have a distinct gable roof form. The single level garage at the front of the

property is considered to provided a visually distinct and appropriate element of contrast.

It is assessed that the proposal is consistent with Guidelines 4.4.1.

**4.8.2.1 Design new construction so that it shares key features with the characteristic dwellings of Arrowtown’s old residential area (for the MDRZ refer MDRZ & LDRZ-Figures 1, 2 and 3 as well as MDRZ & LDRZ-Figure 6).**

MDRZ-Figure 1 clearly shows that buildings of this nature are anticipated. Within Figure 1 all houses are double storey and there are a number of flat roof garages. MDRS Figure 1 is copied below:



**MDRZ-Figure 1**

(Figures 1, 2 and 3 have been designed utilising the Proposed District Plan bulk and location standards, and therefore accurately reflect the potential built form that could be generated within the proposed MDRZ)

**4.8.2.2 Preferably build single storey houses as they are more appropriate to Arrowtown.**

Although single level is preferable, the MDR Zone does provide for two levels. As noted previously, the Guidelines anticipate two levels within the MDR zone. This guideline is more appropriate for the LDSR Zone within Arrowtown.

#### **4.8.2.3 Design a building as an arrangement of several structurally independent elements, each with a clear, simple form.**

- a) Within the LDRZ limit the size (scale) of each element. A maximum volume of 250m<sup>3</sup> is suggested although a lesser volume is preferable.
- b) Within the proposed MDRZ the maximum building coverage shall be no more than 45 percent.
- c) Keep each individual element visually distinct. This can be achieved by each element being roofed separately, and elements being offset from one another (articulated). Consider using a limited number or different claddings and colours for different elements.
- d) Consider adopting the element cell size of the traditional Arrowtown cottage, which equates to a maximum volume of about 100m<sup>3</sup>.
- e) Within the LDRZ avoid building houses of floor areas in excess of 300m<sup>2</sup>.
- f) Design an interior where not all ceilings are flat and at a uniform height and exploit the opportunities this provides to have windows at a variety of heights. This will also avoid unusable roof space, i.e. the 'dead lid' syndrome, which tends to accompany the single roof method and leads to unnecessary monotony in external appearance.
- g) Avoid mechanical repetition (e.g. two identical units/elements on a site).
- h) Do not replicate examples of another place's history. If done well it undermines the genuinely historic and if done badly it just looks out of context.

Based on the plans submitted with the application, it is considered that the design of the proposed residential unit and garage is consistent with the above guidelines.

#### **4.8.2.4 Design buildings so that they relate to the site, street and meet the guidelines for site planning and design.**

The majority of the building does meet the guidelines. The recession plane breach has been assessed previously and the garage has been assessed as appropriate. As is clear in MDRZ Figure 1 of the Guidelines [page 102], dwellings of this nature are anticipated within the MDR Zone.

**4.9.1.2 New developments within the proposed MDR and LDR zones should reflect the sense of spaciousness and simplicity seen within the ARHMZ.**

- a) Utilise simple, uncluttered arrangements of trees, hedges and grassed areas in the street and private sections. This simplicity and sense of spaciousness comes primarily from:
- Carefully siting buildings and manipulating their shape and form so that they appear small scale and unobtrusive when viewed from the street.
  - Use of hedges as opposed to high solid fences
  - Utilising grass verges and swales (no kerb and channel)
  - Planting only trees on the verge

When viewed from the street, the proposed building will not be obtrusive as maximum height is being complied with. Spaciousness is retained on the site. While the final form of landscaping has yet to be decided, it will be similar to what is existing on the site.

**4.14.1 GUIDELINES: PARKING, DRIVEWAYS AND GARAGES**

**4.14.1.1 Parking, driveways, and garages must not be prominent in the ARHMZ or dominant in other Zones.**

- a) Plan for permanent residential parking on the site.
- b) Reduce the amount of parking area visible from the street by appropriate design and planting.
- c) Parking should not be in the front yard (either garaged or surface).
- d) Locate garaging towards the rear of residential lots within the ARHMZ or set back further than the front of the house for buildings with a street frontage in the proposed MDR zone and in all cases in the LDR.
- e) Driveways to be single car width only. No double car width driveways or entrances.
- f) Double garages must be set further back from the street than the house.

The proposed garage will not be dominant on the site. It will read as though it sits below a two level residential unit as a secondary accessory building. While the guidelines discourage garages within the road setback and double width driveways, this situation is existing and the new garage will replace an older garage. Given the wide road reserve and nature of the surrounding area (which is characterised by garages within the road setback that appear secondary in nature), it is considered that the parking layout is appropriate in this instance.

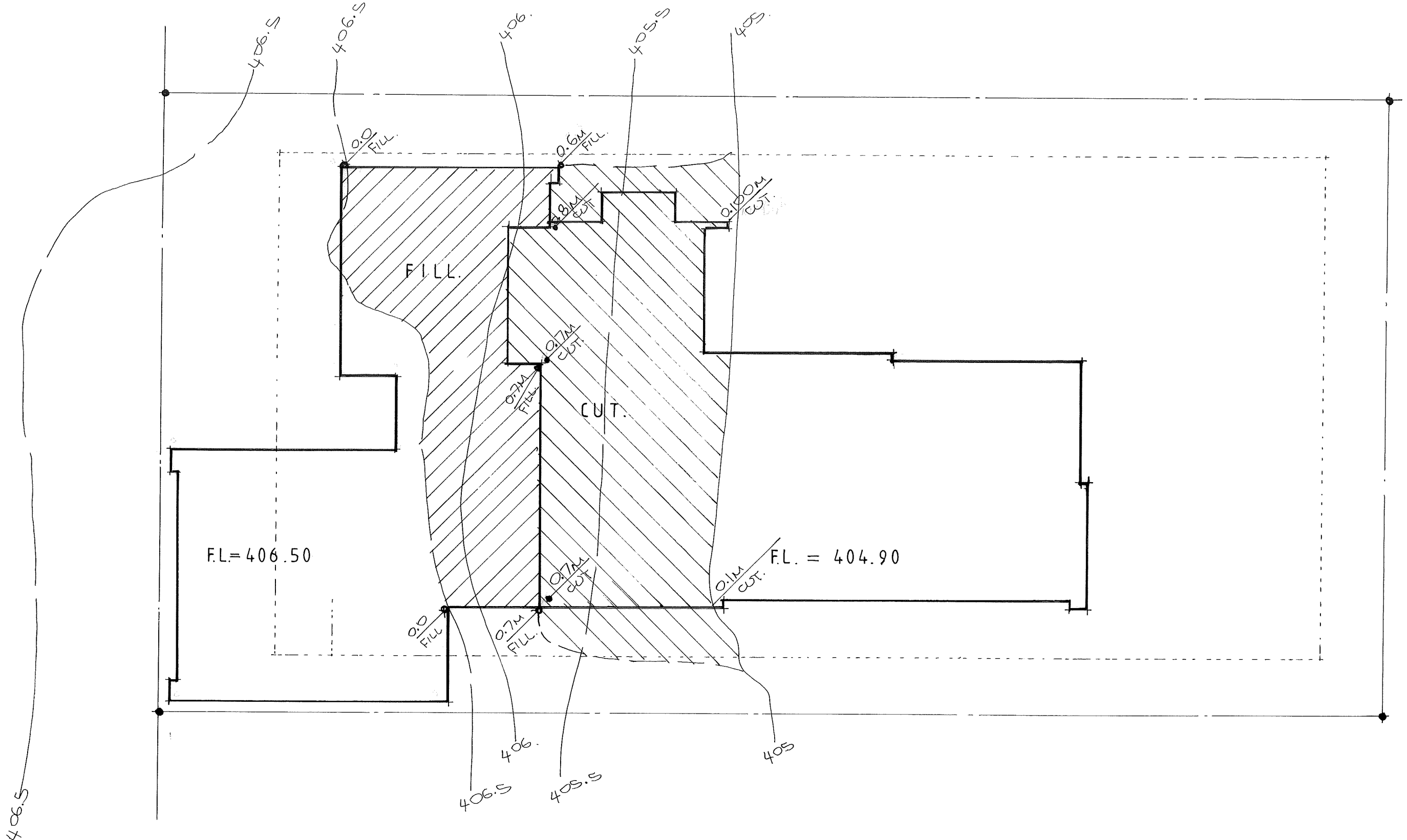


The other guidelines are associated with larger scale developments and relate to treatment of streetscape, street lights and exterior lighting, pedestrian networks, views/vistas, churches and planting. These guidelines have been considered but are not considered relevant to this proposal. With specific regard to planting, the final form of landscaping alongside the front boundary has not yet been decided but it will be similar to what is existing which is fairly basic. As detailed earlier in this response, we are okay with a condition that a landscape plan be submitted prior to construction. This condition would need to contain certain objectives and allow for flexibility to minor changes to the landscaping in the future.

Should you have any questions in relation to this response please do not hesitate to contact me.

Yours Sincerely

Alex Dunn  
**SOUTHERN PLANNING GROUP**



EARTHWORKS PLAN. 1:100.

- AREA OF SITE OF GREATER THAN 0.5M OF CUT & FILL = 30M<sup>2</sup>.
- MAX FILL HEIGHT = 0.7M.
- MAX CUT HEIGHT = 0.8M.
- VOLUME OF FILL = 10M<sup>3</sup>.
- VOLUME OF CUT = 24M<sup>3</sup>.

25/08/2021.

A1-06.

DEVON ST. HOUSE.

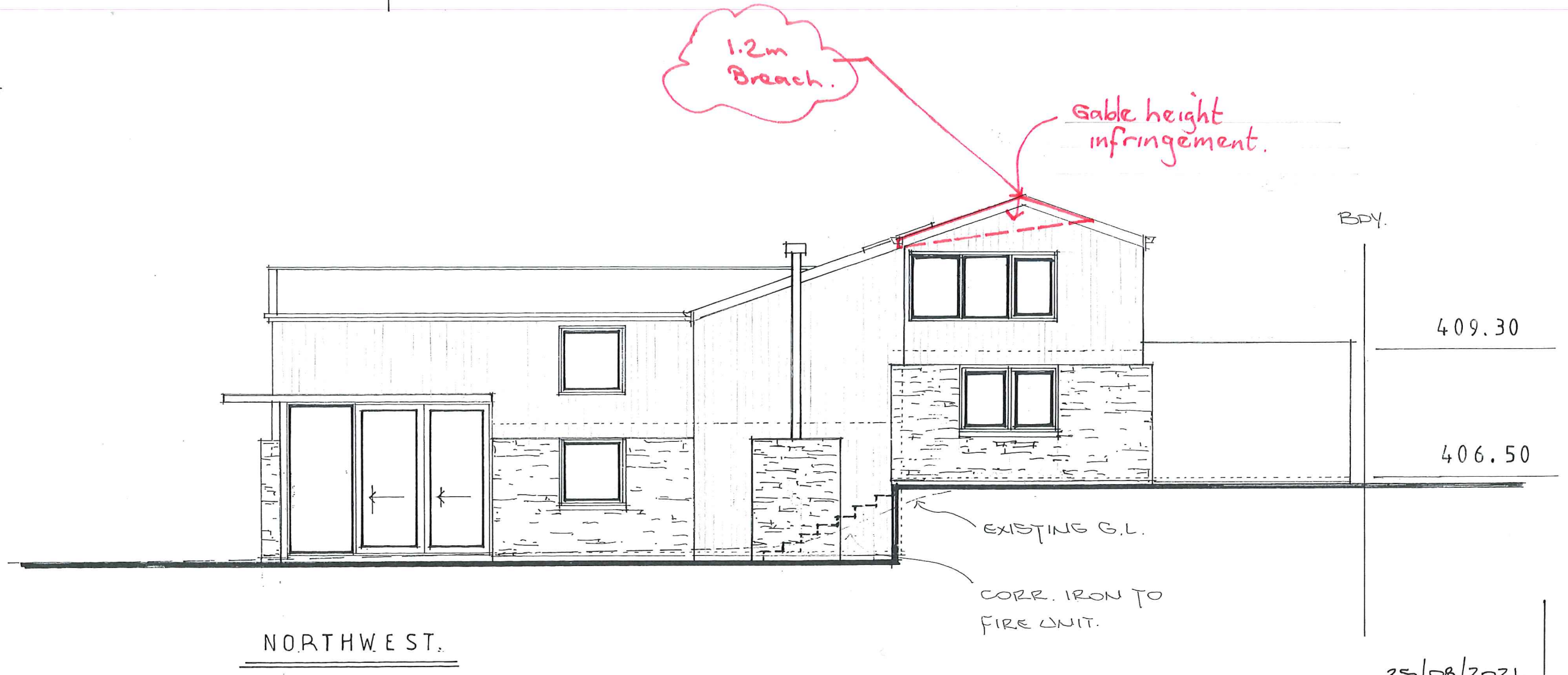
\* NORTHWEST ELEVATION. 1:100.  
(SHOWING HEIGHT INFRINGEMENT)

ELEVATIONS. 1:100.

BDY.

407.70

404.90



NORTHWEST ST.

25/08/2021.

A1:07.

DEVON ST HOUSE.

404.90

NORTHWEST.

EXISTING G.L.

CORR. IRON TO  
FIRE UNIT.

\* SOUTHEAST ELEVATION. 1:100  
(SHOWING HEIGHT INFRINGEMENT)

EXISTING GARAGE  
OUTLINE.

BDY.

CONC. BLOCK,  
PLASTER/PAINTED

409.30

406.50

700-850

SOUTHEAST.

410.10  
RIDGE.

GARAGE.

406.63  
F.L.

3470

2650

CONCRETE STEPS  
& FIN PLATFORM  
EXISTING GROUND LEVEL.

VERTICAL CORRUGATED IRON.

HOUSE.

408.57  
RIDGE.

405.17  
F.L.

0.7m  
Breach.

1.6m  
Breach.

7m.

BDY.

45°

407.70

EXISTING HOUSE  
OUTLINE.

404.90

25/08/2021.

A1-08.

DEVON ST HOUSE.

HARRIS-FARRIER

## Fern Beck

---

**From:** Alex Dunn <alex@southernplanning.co.nz>  
**Sent:** Friday, 24 September 2021 3:54 PM  
**To:** Fern Beck  
**Subject:** RE: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

Thank you for coming back to me. It is disappointing that it has taken almost a month to get a reply to our further information response.

I appreciate you confirming items one to five have been addressed.

Regarding item six, we will prepare a landscape plan. However we do not want to be tied into landscaping across the whole property (i.e. toward the rear of the site). Can you please confirm you would be okay with the landscape plan that addresses the front of the site? What we are proposing is to produce a landscape plan that addresses the first six metres of the site from the boundary. This will cover landscaping that is visible from any public place.

Regarding item seven, can you please elaborate on what you mean by street presence of the proposal? The garage is replacing an existing garage with a similar footprint and the building complies with height. Recession plane breaches do not apply to street frontages so unsure what you mean here? The front door is located facing toward the street. Like other houses in this area, the building will be oriented to the north for solar gain (which can be minimal in Arrowtown at times). It would be inefficient to face the house to the south toward the street for the sole purpose of the house 'activating' with the street more.

I am concerned that you are now suggesting that the design of the dwelling needs to change to achieve compliance with the recession plane standard, or for the eastern façade be broken up to achieve articulation. This would result in a complete redesign of the house. Considering it has taken almost a month for us to receive a reply to our further information response, it is simply getting too late in the design phase for Council to now be requesting these changes. Further, this indicates to me the notification report has yet to be completed. This should have been completed weeks ago. The RMA directs you to assess an application as submitted, not to request changes in order to achieve compliance. While I appreciate there can be constructive conversations early on in the consent process about the design of buildings, it is simply not something that should be brought up a month after further information was submitted to Council.

However, as you have concerns about the potential effects on the eastern property, we are going to have some plans drawn up which clearly show the massing of a house that could be built on the subject site as of right. The permitted baseline allows for a house to be built along the length of the boundary and at a closer distance. This is not considered fanciful at all. These plans will clearly show how a complying building on the subject site could have the same, if not greater effects, on the owners/occupiers of the property to the east.

I will have the abovementioned plans through to you as soon as possible.

Regards,  
Alex

**Alex Dunn** PLANNER

---

**From:** Fern Beck <fern.beck@qldc.govt.nz>  
**Sent:** Wednesday, 22 September 2021 5:04 pm  
**To:** Alex Dunn <alex@southernplanning.co.nz>  
**Subject:** RE: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Alex,

Thanks for your patience, I managed to speak with Andrew on this one today.

As previously mentioned, I have some concerns regarding the effects of the proposal on 1 Boundary Street and at this stage would be looking to notify the application to the owners/occupiers of this property. My concerns are primarily in relation to adverse amenity and dominance effects generated by the proposed eastern interface. If the residential unit cannot be redesigned to comply with the recession plane standard then I would suggest consideration is given to the proposed boundary treatment and breaking up and articulating this façade.

With regard to the RFI items, I have provided comments as below:

- Item 1: Query satisfied - I have spoken to Andrew and he is happy that Standard 8.5.10 is not breached.
- Item 2: Satisfied and engineer comfortable with proposal.
- Item 3: Satisfied.
- Item 4: See comments above.
- Item 5: Satisfied.
- Item 6: My preference is that a concept landscape plan is submitted outlining the landscaping strategy for the site. I am happy to include a consent condition allowing for minor amendments to this plan without a formal s127 variation to the consent and that a finalised landscape plan is submitted with building consent. I am primarily interested in the interfaces with the street and 1 Boundary Street. I think that the proposal could benefit from some quality front yard landscaping to improve the street presence, particularly given the location of the garage within the front yard, and the relatively blank southern façade of the residential unit.
- Item 7: Thank you for providing the additional assessment. As set out above, there are still concerns in relation to the recession plane breach and street presence of the proposal. In relation to the comments on the width of the road reserve mitigating effects, I note that extremely wide road reserves can, and should, still have active frontages, and that the width itself is not a reason in itself to avoid having an active street frontage.

Feel free to get in touch if you have any questions, or would like to discuss things further.

Thanks,  
Fern

---

**From:** Alex Dunn <[alex@southernplanning.co.nz](mailto:alex@southernplanning.co.nz)>  
**Sent:** Friday, 17 September 2021 4:29 PM  
**To:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>  
**Subject:** FW: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

Following on from our phone discussion yesterday, can I please have an urgent update? Days are starting to balloon out a bit here..

Regards,  
Alex

**Alex Dunn** PLANNER



M 027 840 2855 | P 03 409 0140  
Level 3, 36 Grant Road, Five Mile Centre, Queenstown 9371



---

**From:** Alex Dunn  
**Sent:** Friday, 10 September 2021 4:12 pm  
**To:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>  
**Subject:** FW: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

Hope you have had a good week!

Have you managed to get hold of Andrew to discuss this one? Clients are expecting a decision soon as it's on day 25. An update on where exactly in the process this consent is at would be appreciated given the time that has elapsed.

Regards,  
Alex

**Alex Dunn** PLANNER



M 027 840 2855 | P 03 409 0140  
Level 3, 36 Grant Road, Five Mile Centre, Queenstown 9371



---

**From:** Alex Dunn  
**Sent:** Friday, 3 September 2021 10:51 am

**To:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>

**Subject:** FW: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

Are you able to provide an update on this one please? I understand that today is day 20.

Cheers

Alex

**Alex Dunn** PLANNER



M 027 840 2855 | P 03 409 0140

Level 3, 36 Grant Road, Five Mile Centre, Queenstown 9371

Follow us

[southernplanning.co.nz](http://southernplanning.co.nz)

---

**From:** Alex Dunn

**Sent:** Thursday, 26 August 2021 3:49 pm

**To:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>

**Subject:** FW: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

S92(1) I mean....

---

**From:** Alex Dunn

**Sent:** Thursday, 26 August 2021 3:48 pm

**To:** 'Fern Beck' <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>

**Subject:** RE: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

S92(1) response attached.

Regards,

Alex

**Alex Dunn** PLANNER



M 027 840 2855 | P 03 409 0140

Level 3, 36 Grant Road, Five Mile Centre, Queenstown 9371



---

**From:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>  
**Sent:** Friday, 13 August 2021 3:29 pm  
**To:** Alex Dunn <[alex@southernplanning.co.nz](mailto:alex@southernplanning.co.nz)>  
**Subject:** RE: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Alex,

Yes absolutely fine 😊

Thanks,  
Fern

---

**From:** Alex Dunn <[alex@southernplanning.co.nz](mailto:alex@southernplanning.co.nz)>  
**Sent:** Friday, 13 August 2021 3:28 PM  
**To:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>  
**Subject:** RE: RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Fern,

On point 7 where you have requested that the AEE is amended, I assume that providing this further assessment as part of the RFI response is sufficient instead of actually amended the AEE document?

Cheers  
Alex

---

**From:** Fern Beck <[fern.beck@qldc.govt.nz](mailto:fern.beck@qldc.govt.nz)>  
**Sent:** Friday, 13 August 2021 3:24 pm  
**To:** Alex Dunn <[alex@southernplanning.co.nz](mailto:alex@southernplanning.co.nz)>  
**Subject:** RM210657 - J Harris, A Farrier & V Simons - s92(1) request for further information

Hi Alex,

Thanks for your time on the phone earlier!

I have reviewed your application for the new dwelling and garage at 7 Devon Street. To enable a full assessment of your application and to better understand the proposal and its potential effects on the environment, further information is requested under Section 92(1) of the Resource Management Act 1991 (RMA). I have set out the further information required below.

Feel free to get in touch if you have any queries.

Have a great weekend 😊

Thanks,  
Fern

## **REQUEST FOR FURTHER INFORMATION**

### **Requested Information**

The following additional information is requested for the reasons set out below:

1. Please clarify how the rubbish bins are taken to the street for collection. The Proposed District Plan requires bins to be “located where it is easy to manoeuvre for kerbside collections and avoiding impeding vehicle movements within and through the site...”. It appears from the site plan that bins have to be taken through the garage, and are therefore not avoiding impeding vehicle movements.
2. Please provide an earthworks plan confirming the location, volume and depth of cut and fill required to construct the dwelling and associated curtilage.
3. Please confirm the extent of the residential flat on the Upper Level Floor Plan and confirm the floor area (in sq m) that is intended to form part of this flat. You can indicate this on the floor plan you have provided.
4. In order to fully assess the effects of the height in relation to boundary infringements, could you please provide amended versions of the south eastern and north western elevations on sheet A1-03 showing the extent of the height plane angle infringements that run along the length of the dwelling (shown in blue on the Aurum Survey plan but not on the architectural plans).
5. The AEE states that the garage door will be constructed out of timber boarding stained dark brown but the elevations state it will be Colorsteel. Please confirm which is right and correct the relevant document.
6. The AEE states that landscaping is proposed along the front. Please confirm the front yard and front boundary landscaping arrangements. Please confirm if the existing front boundary fence and planting will remain, and if any additional landscaping features are proposed. In the instance that additional landscaping features are proposed, please provide a landscape plan. This is required as it will help inform our assessment of the overall proposal.
7. The AEE has insufficiently assessed the proposal against the Arrowtown Design Guidelines (ADG) and the zone objectives and policies. Please amend your AEE to provide a broader assessment of the ADG matters and zone objectives and policies. In particular we note the following:
  - a. The AEE acknowledges that the ADG encourages single level dwellings and justifies the proposal by stating that it complies with the maximum height requirements. It does not acknowledge the recession plane infringement, which has similar adverse effects, in terms of bulk and views, as a height infringement.
  - b. The AEE relies heavily on the proposal’s use of colours and materials to mitigate adverse effects of infringements. Please consider the proposal in light of all the relevant ADG guidelines and zone objectives and policies, including views, building form, landscaping, scale, garages and how the dwelling relates to the street. For example, it states that you consider the scale of the building to be appropriate, but not why you consider it to be appropriate. Note that PDP policy 8.2.4.2 of the Proposed District Plan specifically seeks to ensure development in Arrowtown **avoids** flat roofed dwellings.

### **Responding to this request**

What are your options? You may:

- a) Provide the information requested within 15 working days s92A(1)(a) of this letter 16 April 2021, or;
- b) Tell us in writing the date you will be providing the information, if you need longer than 15 working days (section 92A(1)(b)). If you chose this option the date will need to be agreed with the writer. Or;
- c) Tell us in writing that you refuse to provide this information (section 92A(1)(c)).

What happens then?

### Option 1

If you decide to provide the information under option (a) or (b) above, your application will be placed on hold until the information is received (section 88c(2)(b)). After that it will be taken off hold and the processing of the application will continue.

Option 2

If you chose option (c) above and refuse to provide the information, or;

If you agree to provide the information by an agreed date and then do not do so without obtained agreement of an alternative date with the writer, or;

You do not respond at all;

Section 95C of the RMA requires that the application must be publicly notified.

We strongly suggest that you choose options (a) and (b) above to avoid the notification of the application based on insufficient information.

Ngā mihi | with kind regards,

---

**Fern Beck** | Resource Management Consultant | Planning and Development  
Queenstown Lakes District Council  
M: +64 21 147 7122



1 October 2021

Fern Beck  
QLDC  
VIA EMAIL

Dear Fern

### **RM210657 – FURTHER INFORMATION**

I refer to your email dated 22 September 2021 that was sent in reply to our further information response dated 26 August 2021.

#### Landscaping

Please find attached a landscaping plan. This landscaping relates to the front of the site only, as this will be the area visible from the street. This plan has been based off Arrowtown Design Guidelines. A path leads directly from the low gate to the primary entrance. This will ensure that there is a clear link between the street and the building.

A yet to be determined deciduous structure tree will be planted within the front grass area. While the species is yet to be determined, it will be one from the ADG approved plant list.

The existing and established Laurel Hedge alongside the front boundary will remain in place. Hedges are commonly utilised throughout Arrowtown to demarcate the boundary between private property and the public realm.

The bin storage area is also to be relocated as shown on the landscape plan. This bin storage area will be screened from the street.

There is a large amount of existing and very well-established planting alongside the south-eastern boundary (adjacent to 9 Devon Street/1 Boundary Street). While we cannot control what the neighbour does with planting that is located fully on their property, the applicants of this consent will retain the majority of the existing vegetation that is located on their property adjacent to this boundary. This existing vegetation is relatively thick and provides a good amount of screening. It is noted in the ADG's that yellow conifers are not appropriate to the historic character of Arrowtown, so it is proposed that inappropriate trees be removed from the applicants property.

#### Street Presence

The building will comply with maximum height, the proposed garage is replacing an existing garage, and recession plane breaches do not apply to road. Figure 1 is a

render that shows how the building will appear from the street. (Note, garage door will be brown stained timber.)



*Figure 1: the proposed residential unit and garage from the street (no landscaping shown).*

With the clear connection between the footpath and front door, the garage will appear to the 'side' and will truly be accessory in nature.

Landscaping and the planting of a specimen structure tree to the west of the footpath will further soften the built form and the garage to ensure there are no street dominance effects.

The surrounding streetscape is characterised by a number of garages that directly abut the legal road reserve. For example, the property located to the west, also has a garage located to the boundary shown in Figure 2 below:



*Figure 2: Garage located at 5 Devon Street*

Further down the street, garages are also located abutting the road boundary as shown in Figure 3 below:



*Figure 3: Garages located at 33A and 35 Devon Street*

It is evident that garages form part of the wider Arrowtown residential environment.

In the context of the garage proposed on the subject site, the garage will appear secondary to the residential dwelling and will not have potential dominance effects on the streetscape or character of the wider residential area.

Further, this scale of building is not uncommon in Arrowtown and will become more common as landowners develop in the new Medium Density Residential Zone. For example, below is a residential unit that was recently approved to undergo additions and alterations at 17A Devon Street. The approved resource consent (RM200547) authorised the construction of an extra storey to the residential unit. 17A Devon Street has the same orientation as the residential dwelling proposed by way of this consent and is in a much more visible location. Figure 2 shows what the residential unit looks like currently.



*Figure 2: Residential unit located at 17A Devon Street*

While there may be a couple more windows on the front façade of this building, there is no garden path nor is there any door that fronts the street, nor does it utilise natural earthy tones in its materials.

Given the landscaping proposed at 7 Devon Street, in addition to the path which clearly connects to the front door, it is assessed that the development will have a suitable street presence for the Medium Density Residential Zone of Arrowtown.

### *Recession Plane*

As shown on page A1-10 of the plans submitted as part of this information, several different versions of this dwelling could be built on the subject site and be located closer to the boundary of 7 Devon Street. In addition to this, the overall height of the building could be greater at 7 metres and the bulk of the building could be located closer to the boundary than what is currently proposed. An additional cross section is provided on Page A1-05 which shows the extent of the recession plane breach toward the front of the house where the study is located on the first floor. As you can see, the area of the breach and slope of the breach is in no way significant.

The location of the residential dwelling on the subject site, even with the recession plane breach, will result in less effects on the owners/occupiers of 9 Devon Street compared to if Site Plan 1 or Site Plan 2 options were picked. Both of these options would result in the building being located further north on the subject site. This would result in views from 9 Devon Street being obscured to a greater degree. These effects would be further amplified due to the topography of 9 Devon Street which alongside the southern portion of the site (adjacent to the road), is slightly higher than the subject site. Therefore the further south a building is able to be constructed at 7 Devon Street (the subject site), the less potential effects there are on the owners and occupiers of 9 Devon Street.

Figure 4 shows a photograph from 9 Devon Street across to the subject site. The roof of the existing garage is partially visible (mid left of the photograph), while the roof of the existing residential unit is also partially visible (mid right of the photograph).





Figure 4: Looking toward 7 Devon Street from 9 Devon Street.

The topography of 9 Devon Street naturally results in the existing building on the subject site appearing to be relatively sunken. The new building, while somewhat more visible, will appear appropriate in scale and context. As detailed previously, landscaping that is located on the subject site alongside this boundary will be retained.

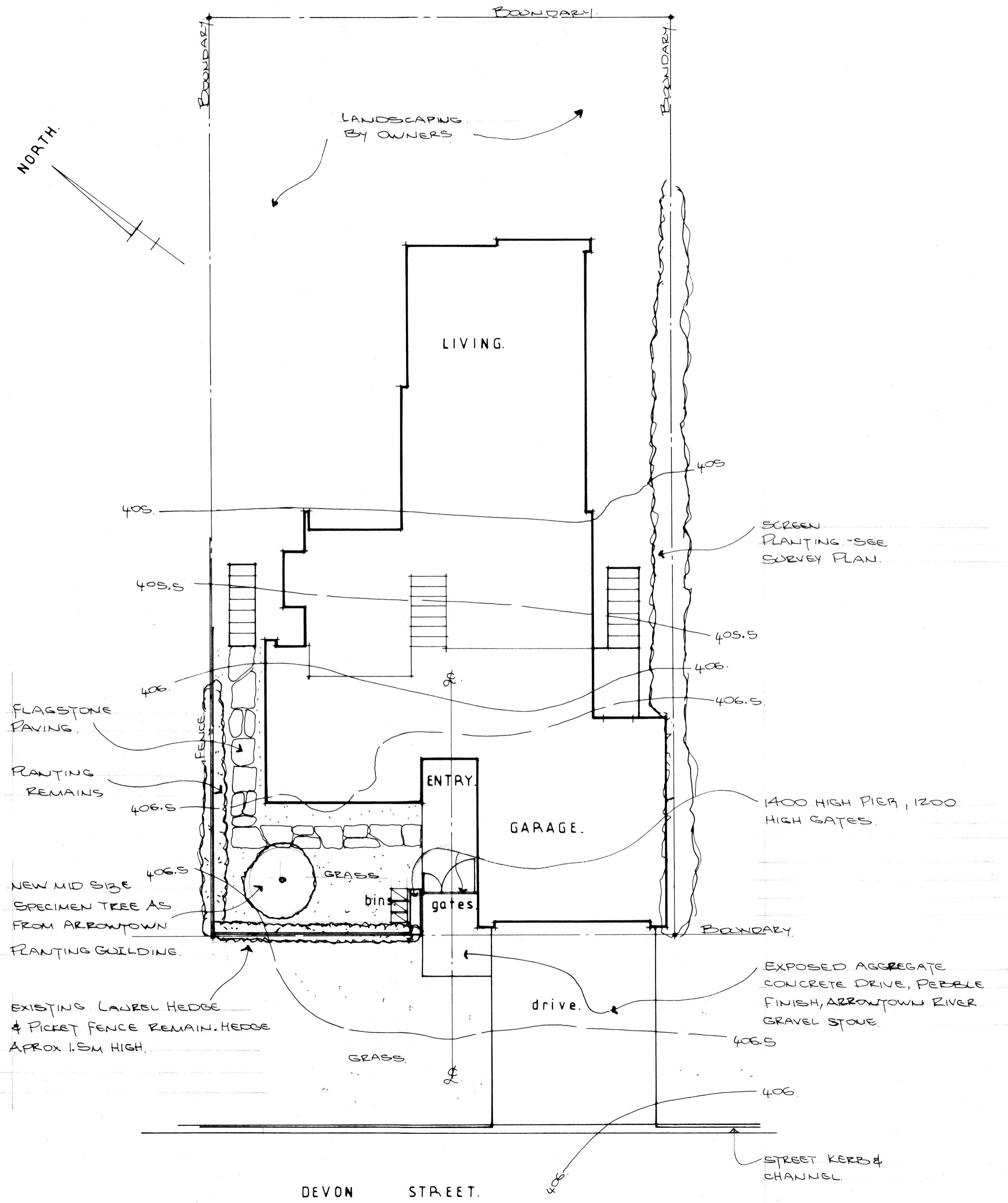
Taking into account the permitted baseline, which is not considered to be fanciful, it is assessed that the proposal will have a less than minor effect on the owners and occupiers of 9 Devon Street.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Alex Dunn'.

Alex Dunn  
**SOUTHERN PLANNING GROUP**

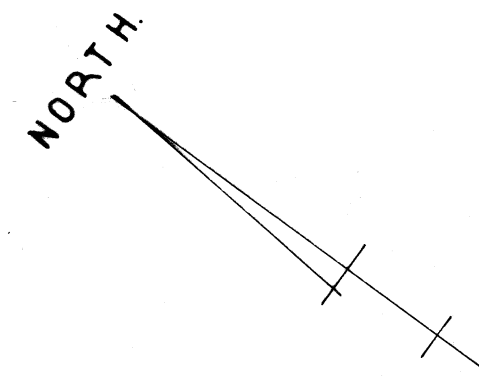
LANDSCAPING PLAN. 1:100.



27. SEPT 2021

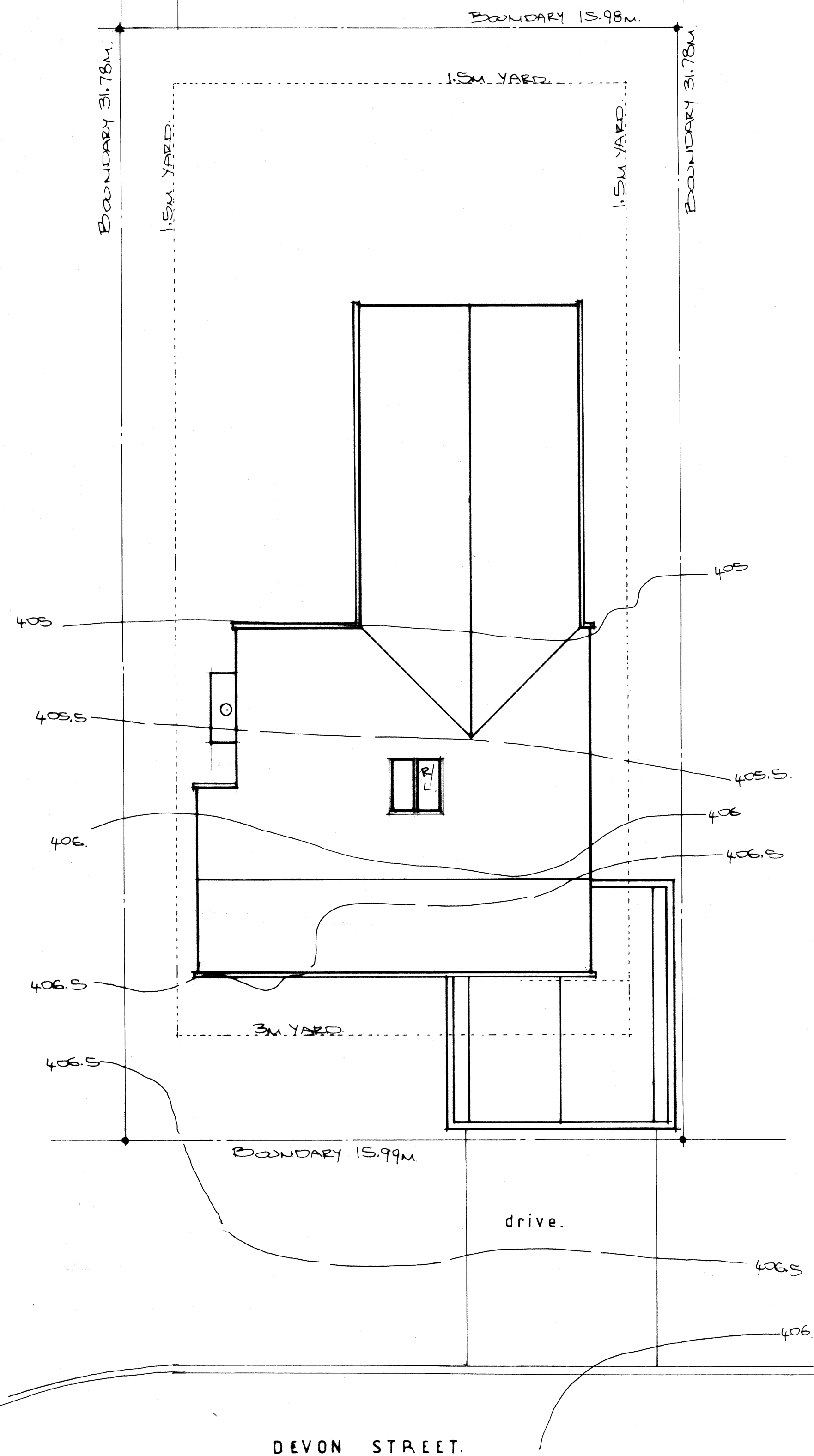
A1-09

HARRIS-FARRIER HOUSE

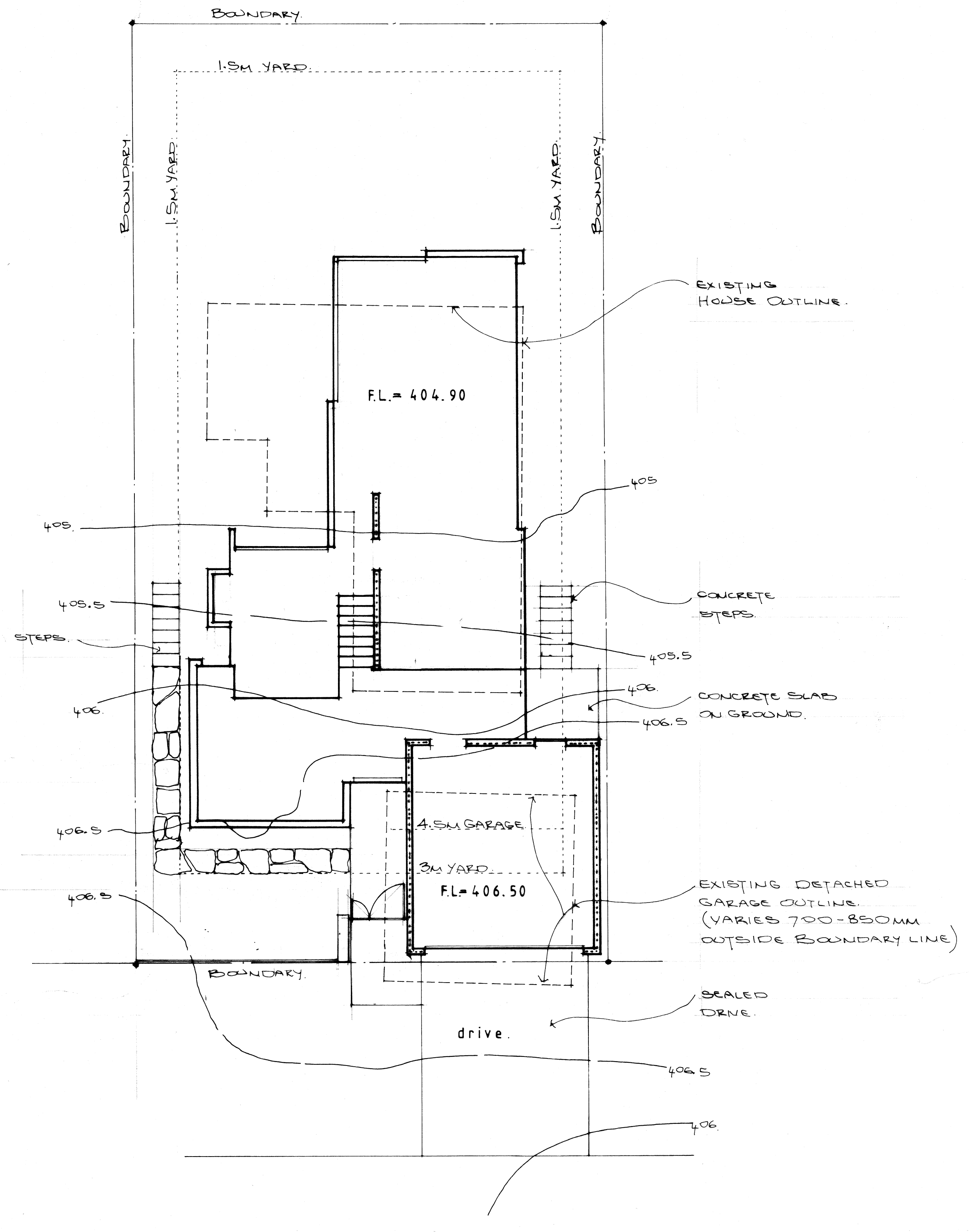


**SITE - ROOF PLAN. 1:100.**

7. DEVON STREET, ARROWTOWN.  
 LOT 2, DP 22505.  
 AREA = 508M<sup>2</sup>.



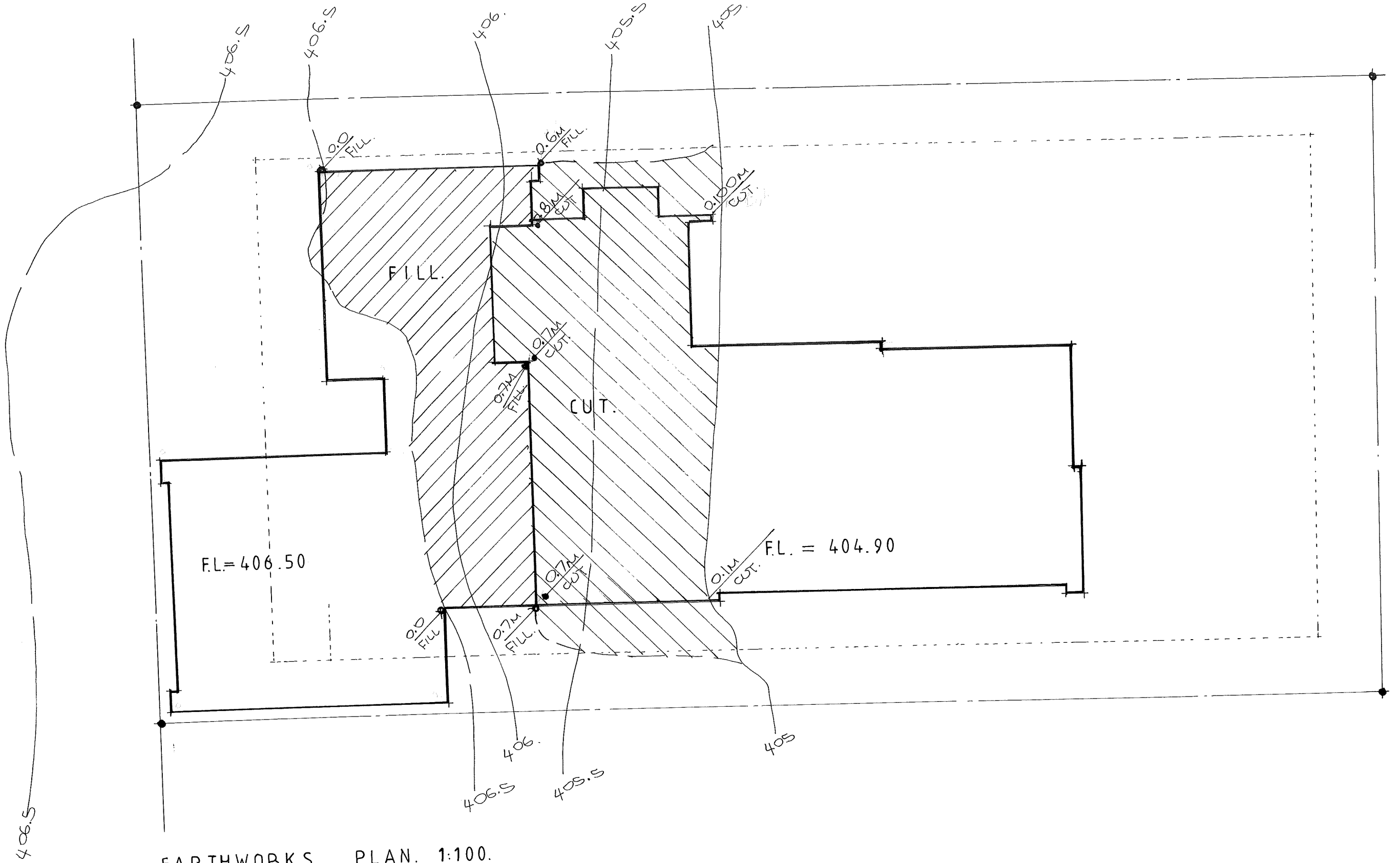
**SITE PLAN. 1:100.**



27. SEPT 2021  
 15. JULY 2021.

A1.-04.

HARRIS-FARRER HOUSE



EARTHWORKS PLAN. 1:100.

- AREA OF SITE OF GREATER THAN 0.5M OF CUT & FILL = 30M<sup>2</sup>.
- MAX FILL HEIGHT = 0.7M.
- MAX CUT HEIGHT = 0.8M.
- VOLUME OF FILL = 10M<sup>3</sup>.
- VOLUME OF CUT = 24M<sup>3</sup>.

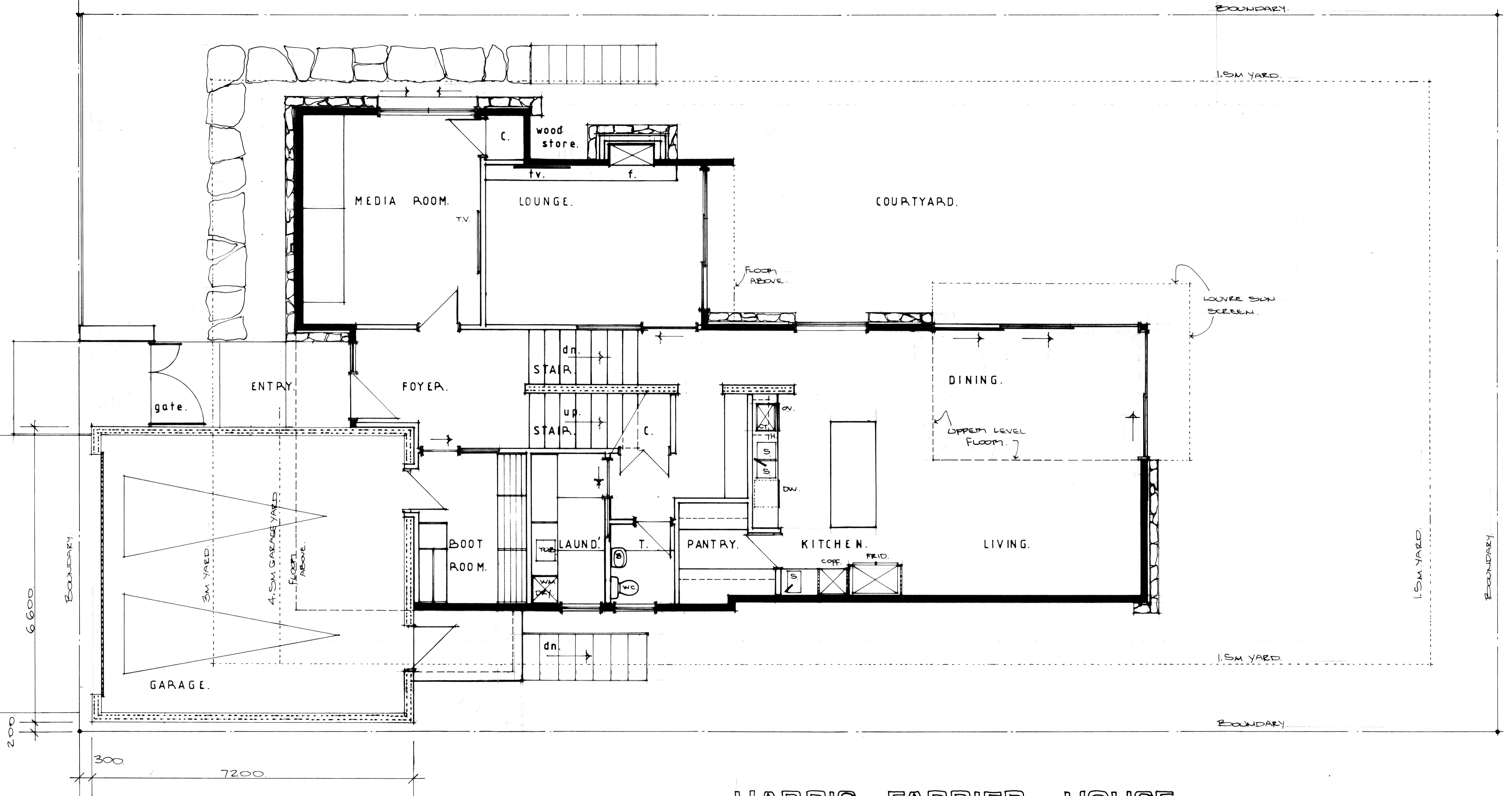
25/08/2021.

A1-06.

DEVON ST. HOUSE.

GROUND FLOOR PLAN. 1:50.

GARAGE AREA = 47.5M<sup>2</sup>  
 HOUSE AREA = 143.5M<sup>2</sup>



HARRIS - FARRIER HOUSE.

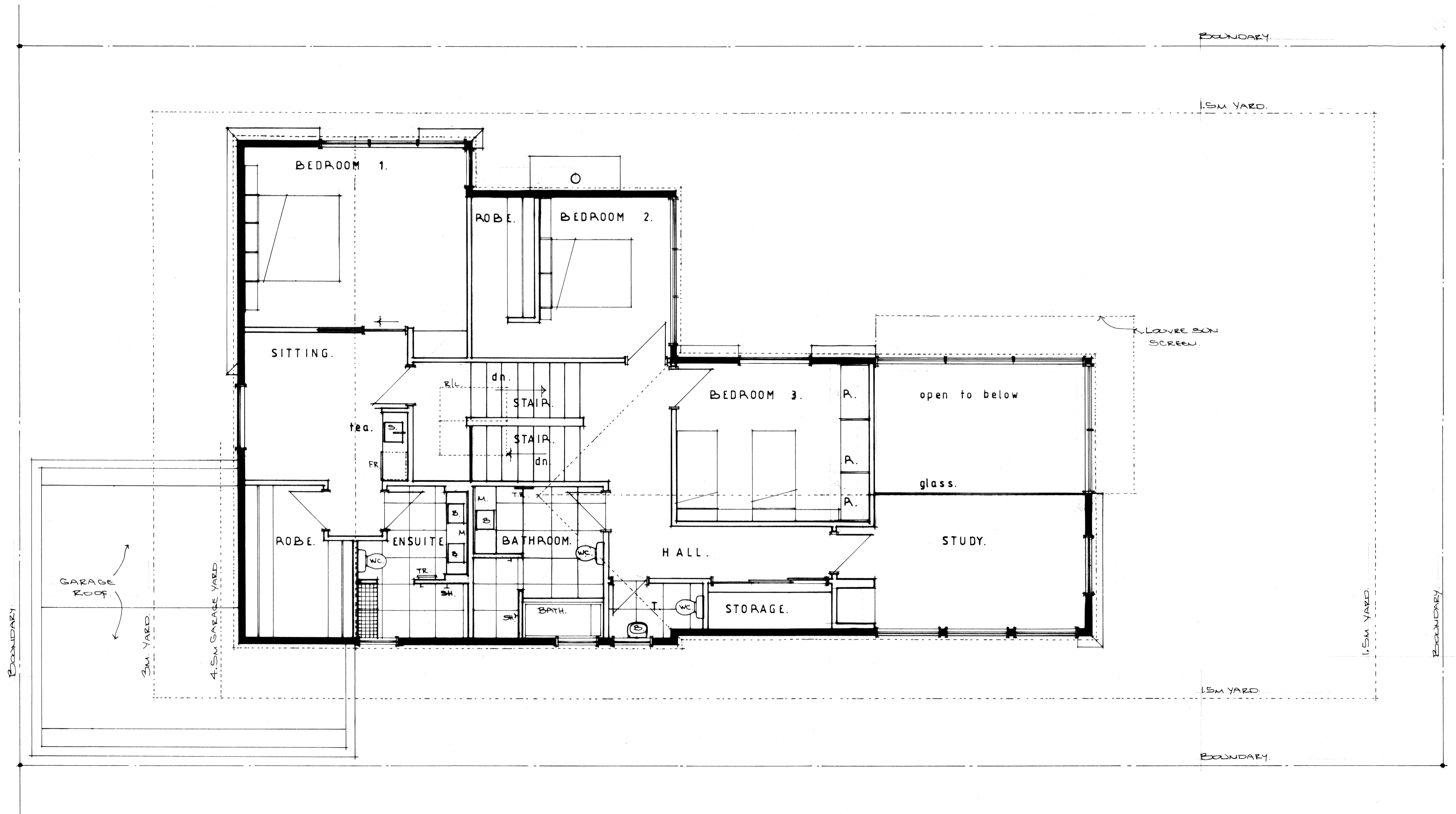
7. DEVON STREET - ARROWTOWN.

MURRAY BENNETT DESIGN LTD.  
 19. POPLAR DRIVE, KELVIN HEIGHTS, QUEENSTOWN.  
 PH: 021 - 425 - 751.

27. SEPT. 2021.  
 15. JULY 2021.

UPPER LEVEL FLOOR PLAN. 1:50.

FLOOR AREA = 159M<sup>2</sup>.



27. SEPT 2021.  
15. JULY 2021

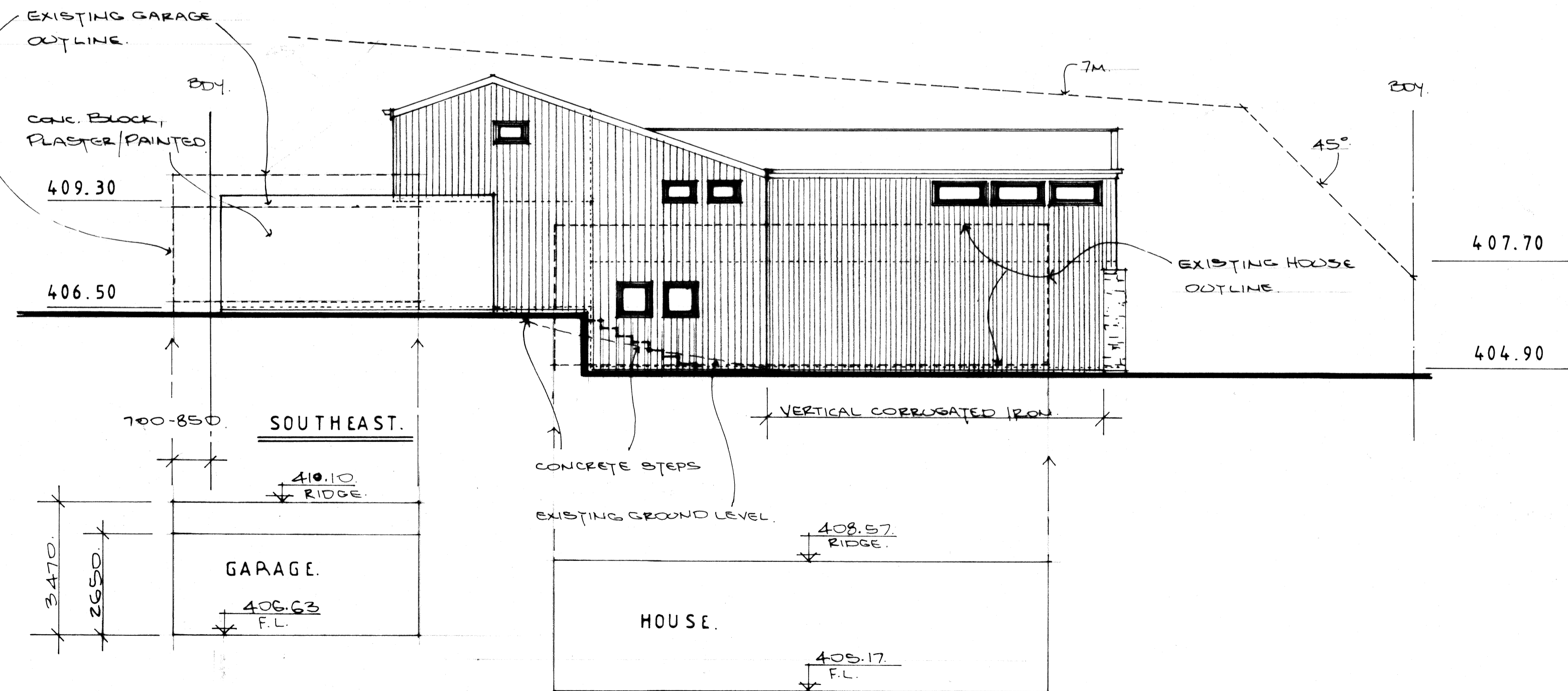
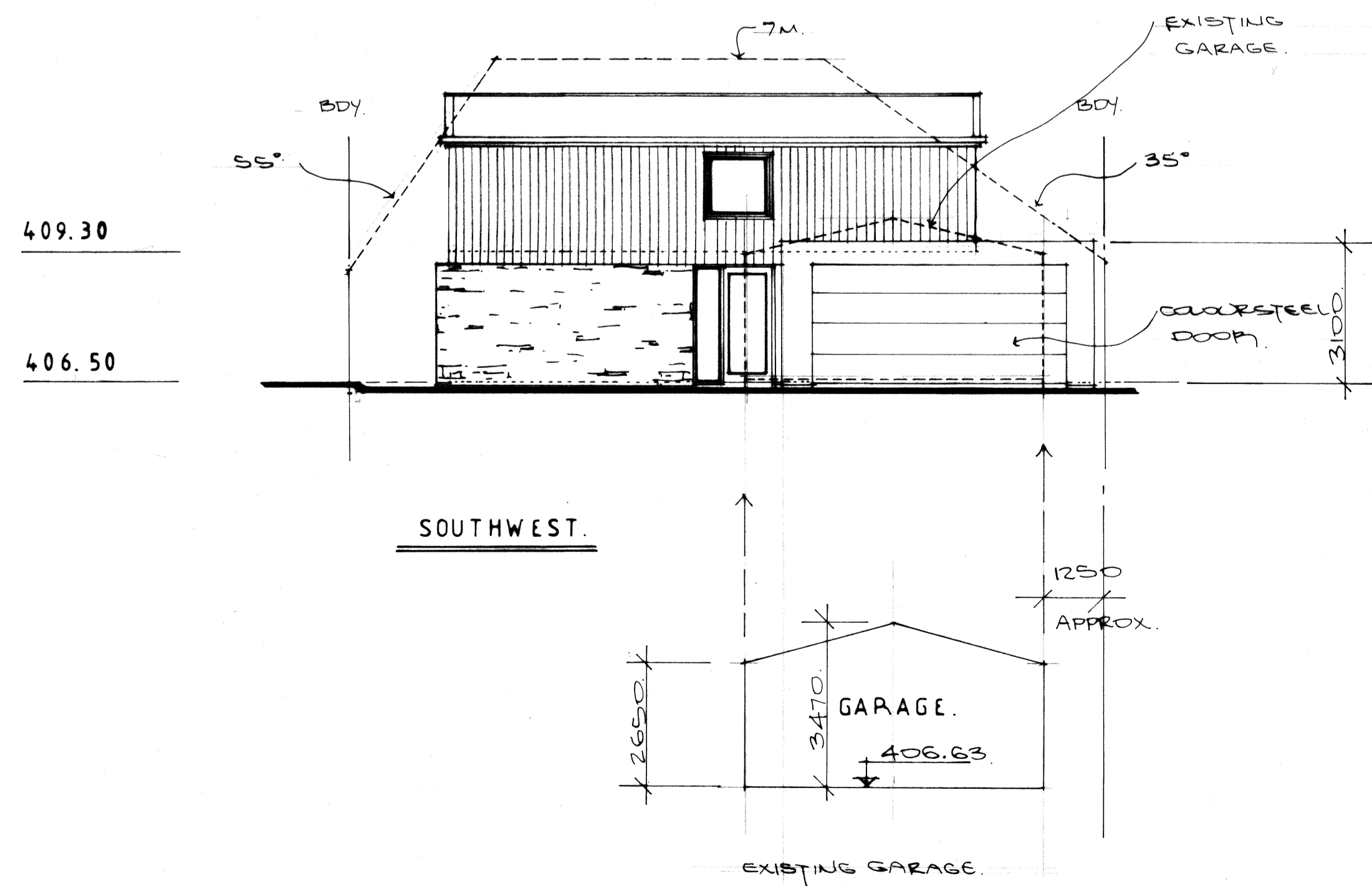
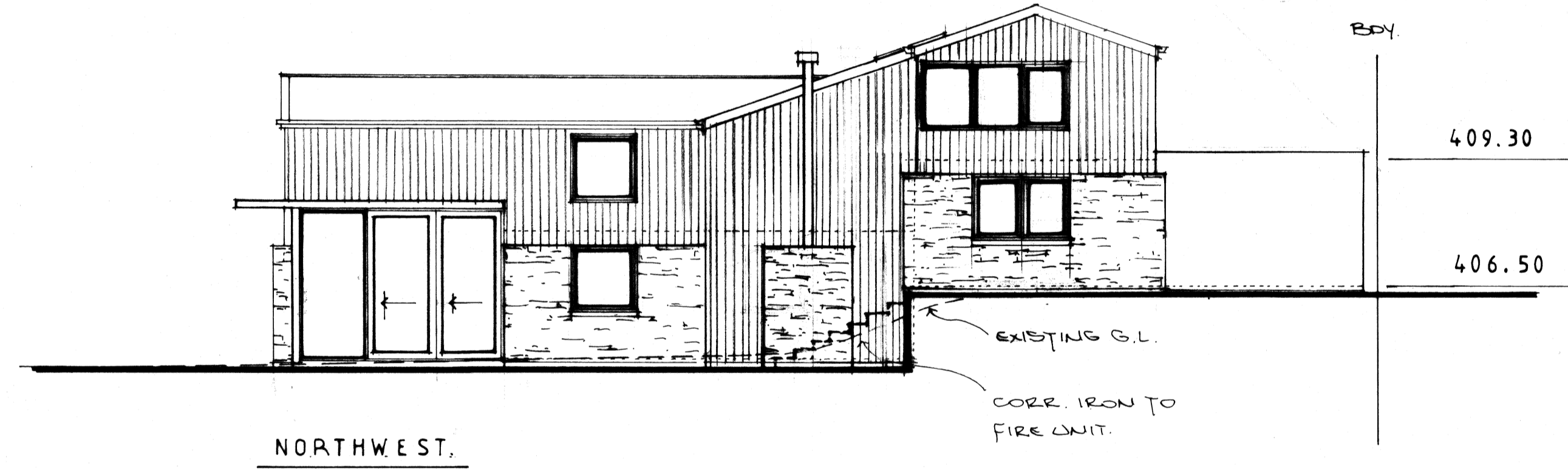
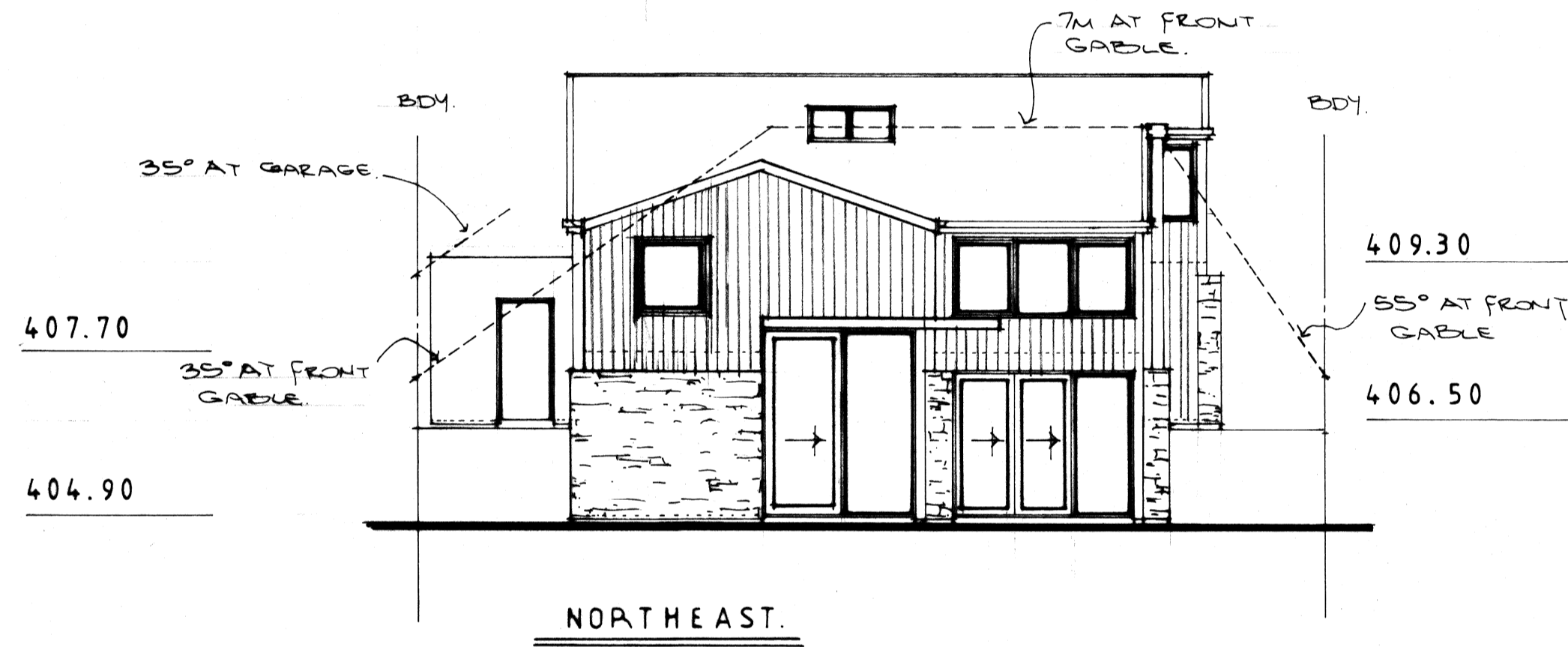
A1-02.

HARRIS-FARRIER HOUSE

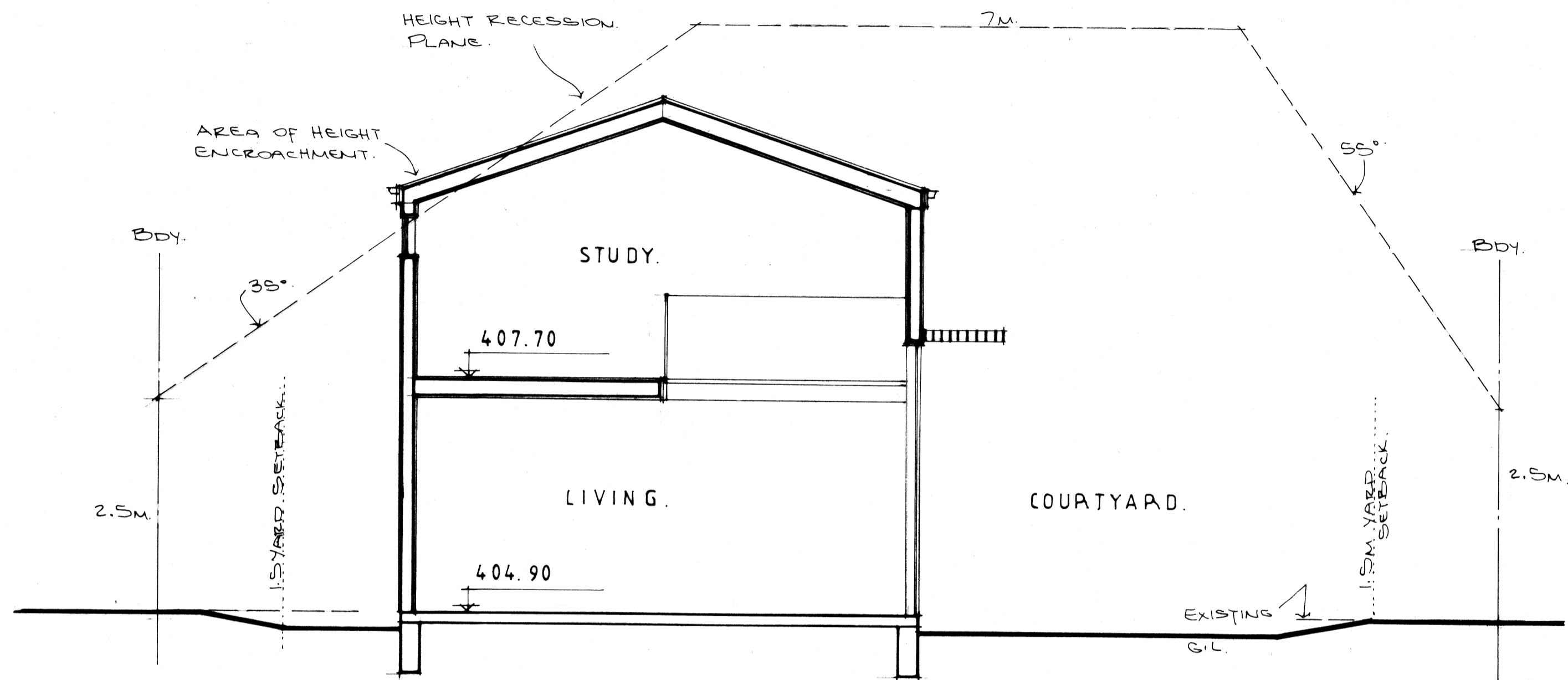
MATERIALS:

- ROOF: COLOURSTEEL CORRUGATED IRON.
- SPOUTING: COLOURSTEEL HALF ROUND.
- FASCIA: COLOURSTEEL.
- WALLS: FEATURE STACK STONE.
- VERTICAL TIMBER BOARDING.
- VERTICAL CORRUGATED IRON.
- WINDOWS: DOUBLE GLAZED ALUMINIUM.
- LOWER FLOOR: SLAB ON GRADE-HEATED.
- UPPER FLOOR: TIMBER FRAMED.

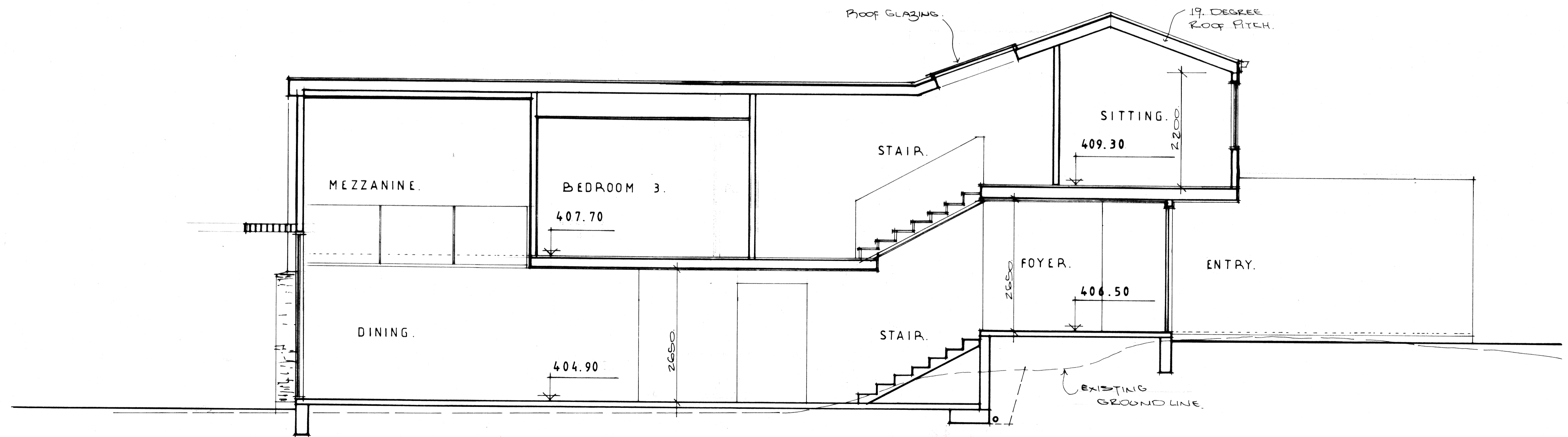
ELEVATIONS. 1:100.



27. SEPT 2021.  
15. JULY 2021.



INDICATIVE SECTION LIVING AREA. 1:50.



INDICATIVE LONG SECTION. 1:50.

27. SEPT 2021.  
15. JULY 2021.

A1-05.

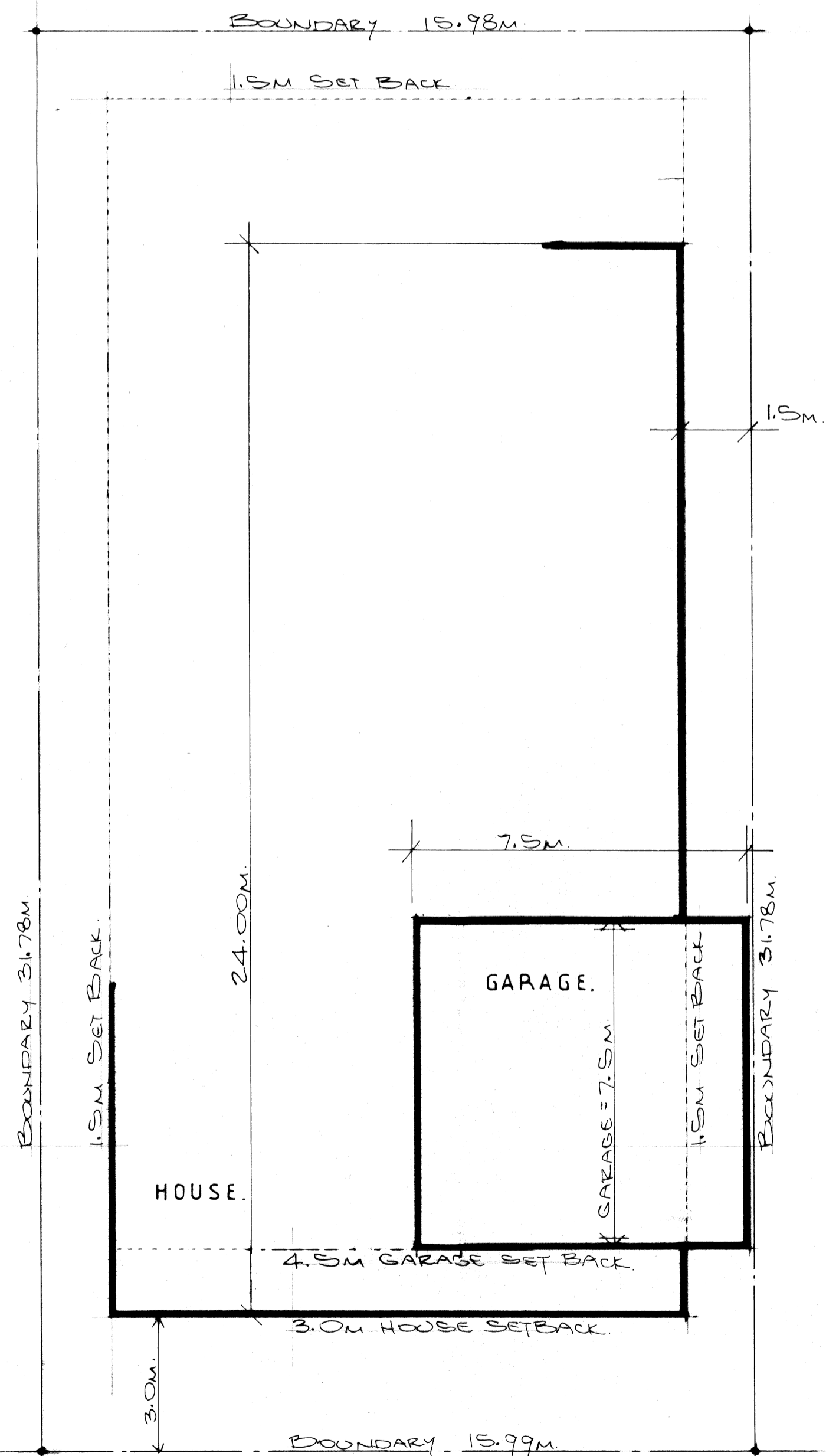
HARRIS-FARRER HOUSE



NOTES:

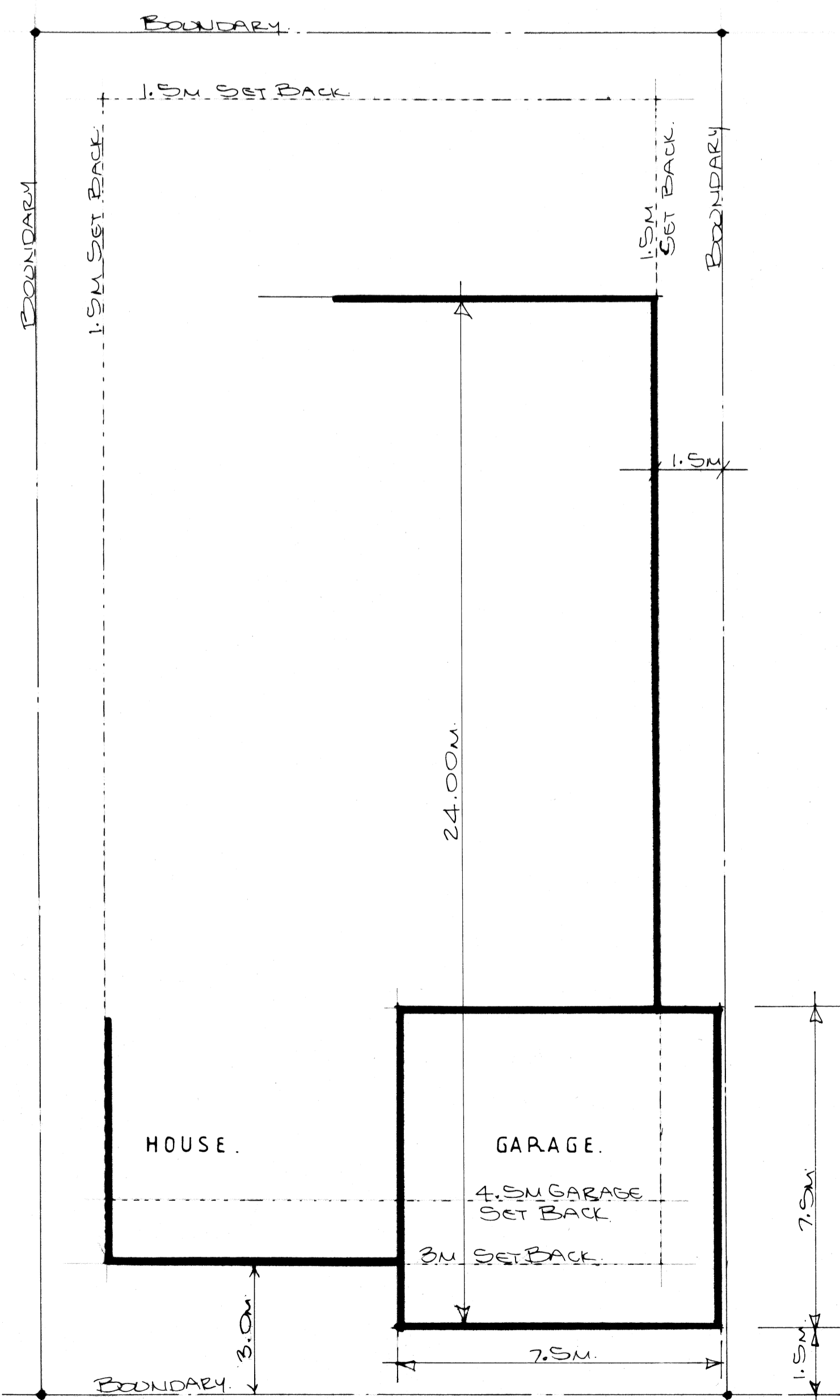
1. THIS SHEET IS ONLY TO BE USED AS A PERMITTED PLAN BASELINE.
2. PLAN OPTIONS 1 & 2 ARE PERMITTED UNDER DISTRICT SCHEME GIVEN OTHER CERTAIN RULES.
3. PROPOSED SITE PLAN - AS PER APPLICATION.
4. PROPOSED SITE PLAN ALLOWS FOR GREATER COMPLIANCE TO "ARROWTOWN DESIGN GUIDELINES 2016" BY ALLOWING GREATER SETBACK OF HOUSE & MORE LANDSCAPING.
5. PROPOSED SITE PLAN SHOWS REDUCE BUILT FORM CLOSE TO STREET WHICH IN TURN ALLOWS FOR GREATER LANDSCAPING AND SUBSTANTIALLY IMPROVED "STREET PRESENCE".
6. PROPOSED SITE PLAN, HOUSE IS FURTHER AWAY FROM S.E. BOUNDARY SUBSTANTIALLY BENEFITTING ADJOINING NEIGHBOR.

SITE PLAN: OPTION 1. 1:100.



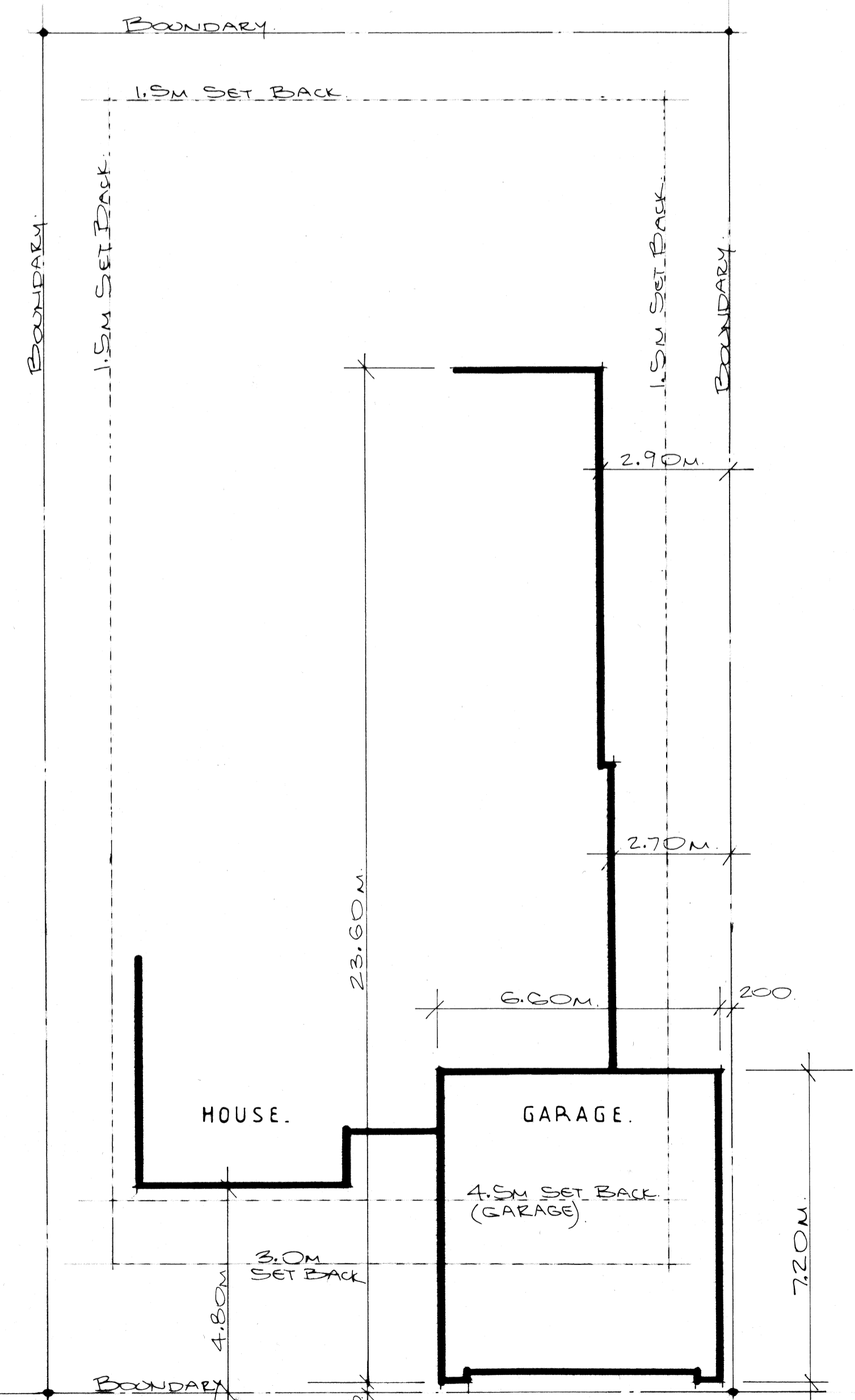
DEVON STREET.

SITE PLAN: OPTION 2. 1:100.



DEVON STREET.

PROPOSED SITE. 1:100.



DEVON STREET.

HARRIS-FARRIEP HOUSE.

27. SEPT 2021.

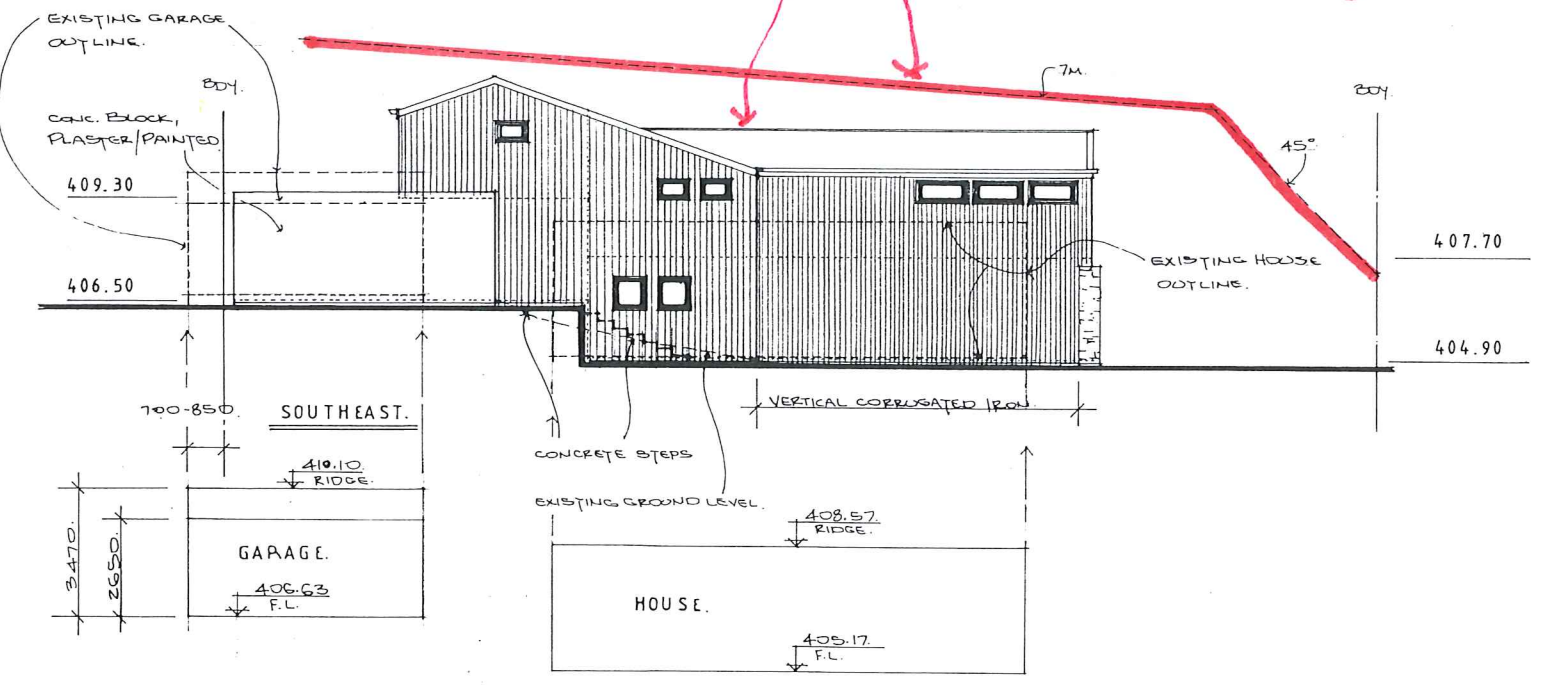
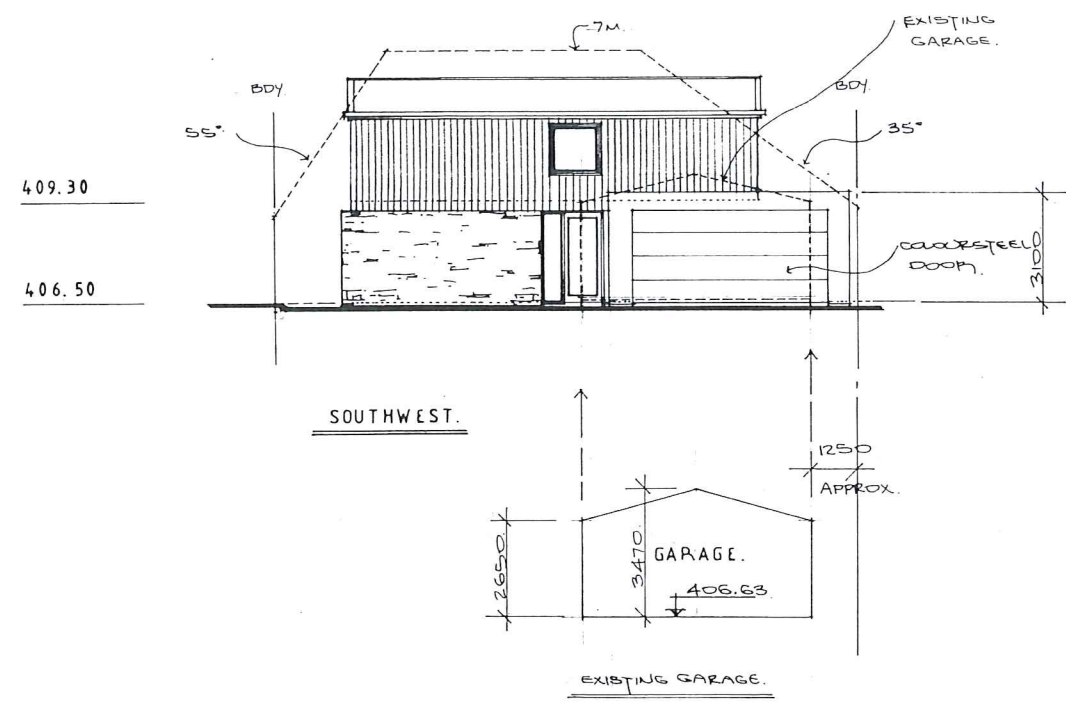
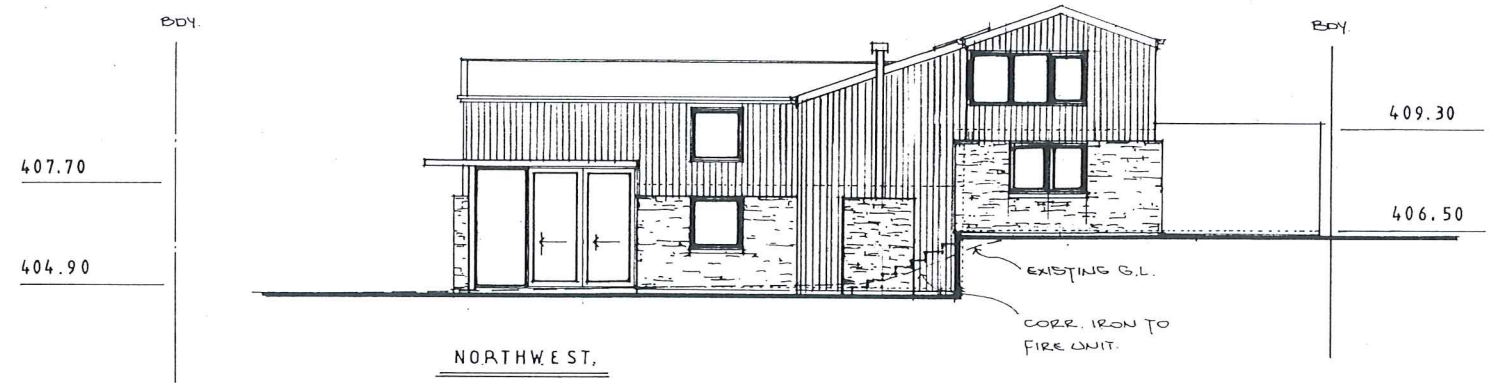
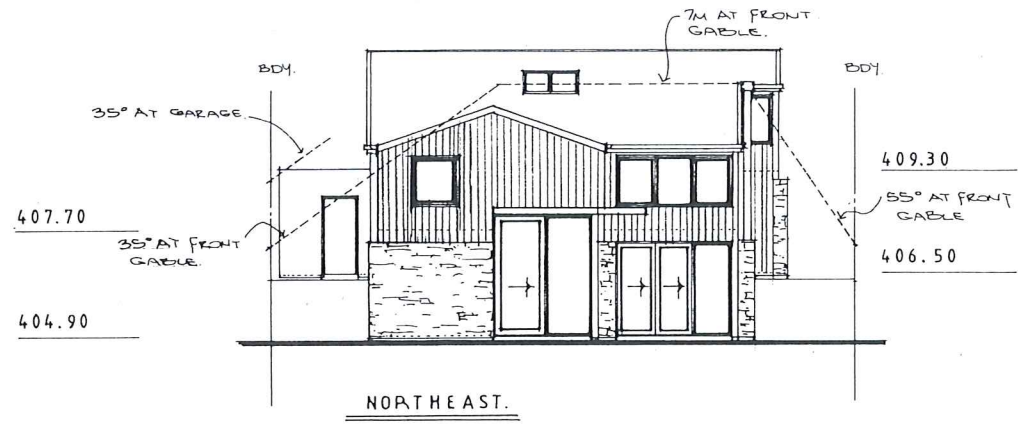
A1.-10.

\* Permitted 7m height plane.

MATERIALS:

- ROOF: COLOURSTEEL CORRUGATED IRON.
- SPOUTING: COLOURSTEEL HALF ROUND.
- FASCIA: COLOURSTEEL.
- WALLS: FEATURE STACK STONE.
- VERTICAL TIMBER BOARDING.
- VERTICAL CORRUGATED IRON.
- WINDOWS: DOUBLE GLAZED ALUMINIUM.
- LOWER FLOOR: SLAB ON GRADE HEATED.
- UPPER FLOOR: TIMBER FRAMED.

ELEVATIONS. 1:100.



current house ridge height.  
Permitted height line at ridge

\* 27. SEPT 2021.  
15 JULY 2021.

A1-03.

HARRIS-FARRER HOUSE.

\* NORTHWEST ELEVATION. 1:100.  
(SHOWING HEIGHT INFRINGEMENT)

ELEVATIONS. 1:100.



25/08/2021.

A1:07.

DEVON ST HOUSE.

404.90

NORTHWEST.

EXISTING G.L.

CORR. IRON TO FIRE UNIT.

\* SOUTHEAST ELEVATION. 1:100  
(SHOWING HEIGHT INFRINGEMENT)

EXISTING GARAGE OUTLINE.

BDY.

ZINC BLOCK, PLASTER/PAINTE

409.30

406.50

0.7m Breach.

1.6m Breach.

7m.

BDY.

45°

407.70

EXISTING HOUSE OUTLINE.

404.90

VERTICAL CORRUGATED IRON.

700-850

SOUTHEAST.

CONCRETE STEPS & BIN PLATFORM  
EXISTING GROUND LEVEL.

410.10  
RIDGE.

408.57  
RIDGE.

GARAGE.

406.63  
F.L.

HOUSE.

405.17  
F.L.

25/08/2021.

A1-08.

DEVON ST HOUSE.

HARRIS-FARRIER