Design Workshop Architecture.

ASSESSMENT OF EFFECTS

Prepared for: QLDC

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Date: 22/04/2025

Proposal: 3 Mara Way, Lower Shotover, Queenstown

Name of Owner: Koko Ridge Limited (Rob and Kerry Andrews)

Activity Status: Discretionary (Restricted)

District Plan (Proposed) Zoning: Te Putahi Ladies Mile

Previous Resource Consents: RM250021 (subdivison)

Building Consent: BC250299

1.0 Introduction

This application is a land use resource consent is sought to construct a new residential dwelling, which exceeds the allowable building coverage.
This is the only non-compliance, all other matters comply with the district plan.

2.0 The Land

2.1 Location and Legal Description

The land is located at 3 Mara Way, Lower Shotover, Queenstown. The property has 3 internal boundaries Eastern, Southern and Western boundaries and 1 road boundary Northern boundary.

The site is 2,002m^2 in area, and is legally described as Lot 19, DP 568849.

2.2 Topography and Vegetation

The site has a gradual slope in topography and comprises grass as ground cover.



Image 1. - Aerial Photograph of the site

3.0 The Proposal

3.1 Building

The applicant proposes to construct one residential dwelling on the site.
The residential dwelling complies with the setbacks, building heights, and there are no recession plane breaches.

The single-storey / 2 storey in part residential dwelling, with a height of approximately 6.2m from stated from the levels on the plans. The dwelling comprise of the following materials:

- Colorsteel Roofing, Resene colour with LRV of 7-20%.
- StoArmour Facade Plaster Wall Cladding, Resene Grey colour
- James Hardie Linea Horizontal Weatherboard, Grey colour
- Aluminium Joinery, Grey colour (including Front Door and Garage Door)
- Metal Fascias & Gutter, Resene colour with LRV of 7-20%.

3.2 Building Coverage

The proposed residential dwelling building coverage is over the maximum 15%, it has a building coverage of 18.8% for a site that is over 2000m2 (includes wall cladding and roof eaves). This is 3.8% over the allowed maximum building coverage in the District Plan. There are a couple neighbouring properties / properties close by that obtained a Resource Consent for not complying with this rule as well, see Section 5 below for the extent / comparison to 3 Mara Way.

4.0 District Plan & RMA Provisions

4.1 Proposed District Plan

The site is zoned as Te Putahi Ladies Mile Zone in the Proposed District Plan. The proposal requires resource consent for the following:

Chapter 49 - Rules Standards - 49.5.3- Building Coverage
- A Discretionary activity pursuant to Rule 49.5.3.2, in regards to the maximum building coverage in the Te Putahi Ladies Mile Zone.
New Residential units on sites greater than 2000m2 in Sub-Area H1: A maximum of 15% building coverage.
The proposed Residential dwellings building coverage is approximately 18.8m%, in breach of the maximum 15% building coverage by approximately 3.8%.

The dwelling is located in the Te Putahi Ladies Mile Zone and has discretionary activities, which are subject to the following standards and terms:

Rule:	*Compliance:*
Rule 49.5.3.2 Building Coverage: New residential units on sites greater than 2000m2 in Sub-Area H2: A maximum of 15% building coverage.	*Does not comply: The proposed site will have a building coverage of 18.8%, which is 3.8% over the maximum building coverage.*

5.0 Effects on Persons

It is not considered that the proposal will have adverse effects on persons that are of a less than minor nature for the following reasons, and the reasons mentioned in section 6.0 of the assessment below.

The residential dwelling (3 Mara Way) building coverage is not complying with the District Plan. In terms of the District Plan there are points to consider for neighbouring properties and for the area the site is located in.

<u>The Effect on Openness and Spaciousness:</u>

The proposed residential dwelling exceeds the Te Putahi Ladies Mile Zone building coverage allowance by 3.8%, resulting in a total coverage of 18.8%. We consider this breach to be minor, and it is unlikely to be noticeable from the surrounding environment.
The proposed building will be a single-story structure that descends to a lower level for the garage. It will feature non-obtrusive colors and varied facade faces, creating a sense of openness and mitigating any potential dominance effects resulting from the building coverage breach. Refer to attached Landscaping Plan design for outdoor spaces, this shows the spaciousness that is still provided with the extent of the proposed dwelling size. Overall, we believe any adverse effects on visual dominance and openness will be less than minor.

<u>Effects on privacy, views and outlook from neighbouring properties / Visual Dominance / Landscaping:</u>

The proposed landscaping plan effectively enhance the level of privacy by minimising views and outlook from neighbouring properties. Given the compliance with most of the permitted baseline, such as building height, recession planes and setbacks from the road and internal boundaries, as well as the proposed landscaping, it is concluded that the proposed built form will not result in any adverse effects on adjacent owners and occupiers regarding views, outlook and visual dominance.

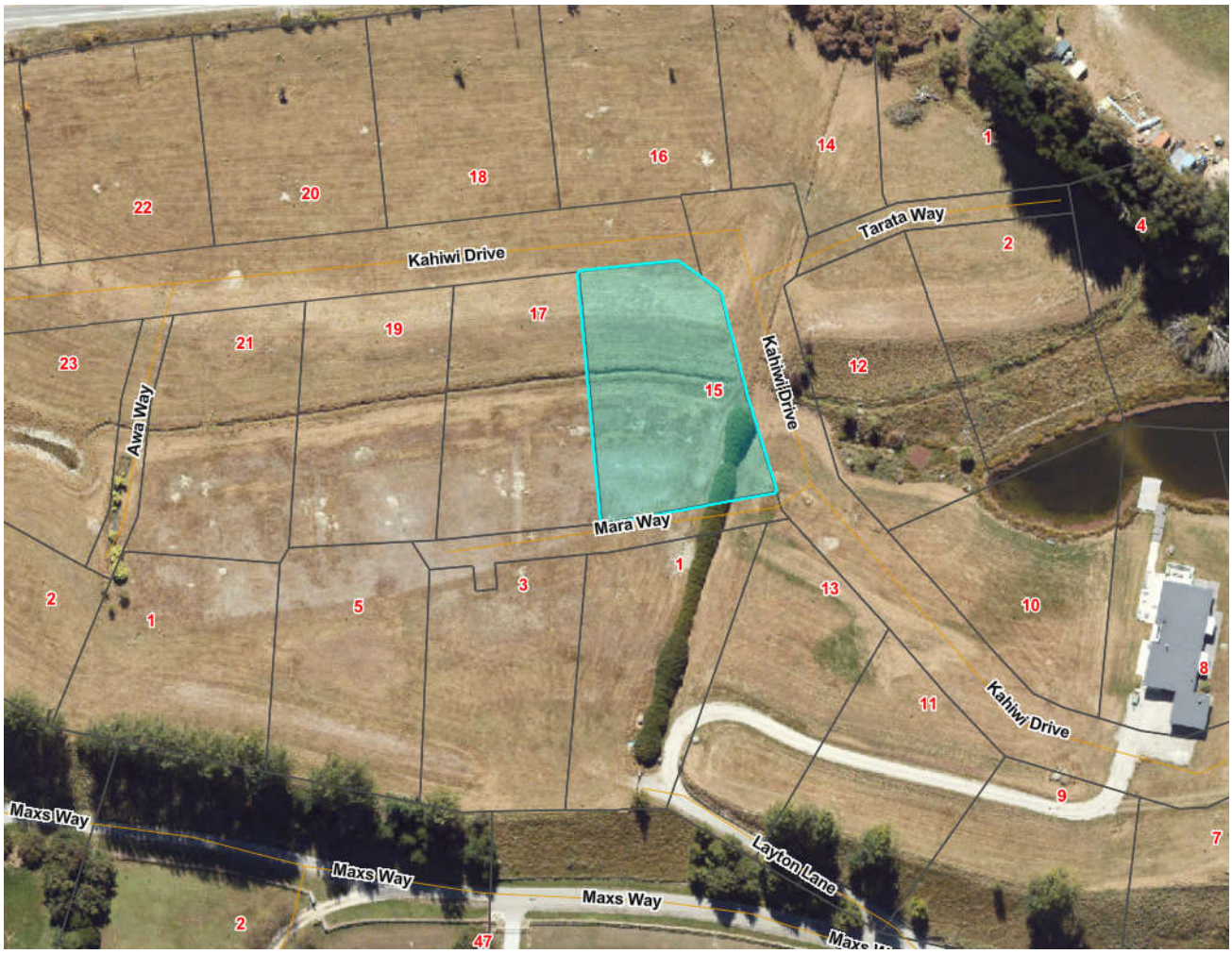
Having looked around at other properties around in the area is seems as though a couple of other properties have designed dwellings to exceed the maximum building coverage as well and cause a lot more affects onto neighbouring properties such as sun and shading.

To point out a few:
- Lot 20 (5 Mara Way)
- Lot 17 (15 Kahiwi Drive)
- Lot 13 (9 Kahiwi Drive)



5 Mara Way (Lot 20, DP 568849)

This adjacent site is located to the west of the subject site.
The proposed dwelling on this site has obtained a Resource Consent for breaching the maximum building coverage of 15%, they are breaching the maximum percentage by 6.52%, they have a total of 21.52%.



15 Kahiwi Drive (Lot 17, DP 568849)

This adjacent site is located to the north of the subject site.
The proposed dwelling on this site has obtained a Resource Consent for breaching the maximum building coverage of 15%, they are breaching the maximum percentage by 2%, they have a total of 17%.

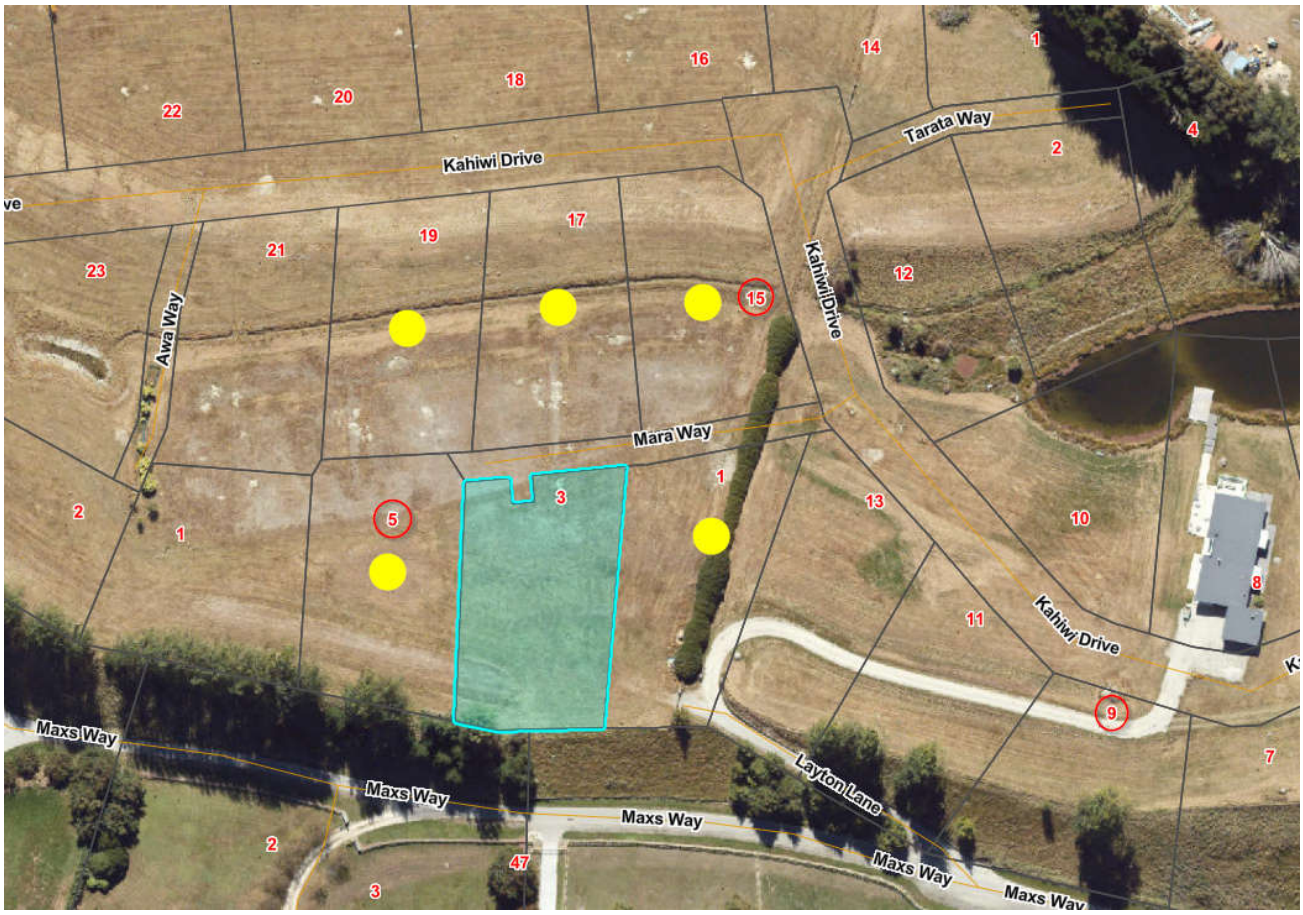


9 Kahiwi Drive (Lot 13, DP 568849)

This adjacent site is located to the east of the subject site.
The proposed dwelling on this site has obtained a Resource Consent for breaching the maximum building coverage of 15%, they are breaching the maximum percentage by 8.8%, they have a total of 23.8%.

See image below, the yellow circles indicated show the neighbouring properties that may be affected with this breach and the red dots show the sites that have breached the maximum building coverage. However as it is shown there are 2 within the neighbouring proprieties that have received a Resource Consent due to breaching the maximum building coverage percentage for sites over 2000m2.
19 and 17 Kahiwi Drive have not yet received any Building Consents to build a dwelling on these sites. We will not be able to see if there is much affect to their site as the position of the dwelling could located anywhere. However from looking at the plans of 15 Kahiwi Drive, the dwelling would be located at the north end of the site. This will mean that they will be further away from our site, and shouldn't create any effect on their privacy, views or outlook on to neighbouring properties, as they are situated higher up in the subdivision. They are more likely to look down upon our site than we are on them.
3 Mara Way (Lot 16), located to the east of the proposed site, the dwelling is orientated for the sun, just like ours. We are not breaching any setbacks and our outdoor living area, that is located on the western side, which is away from their outdoor living area. Even though we are breaching the building coverage percentage, we are still ensuring that all neighbouring properties have space between sites to ensure no effect on privacy will be effected.

Overall, it is considered that any adverse effects on persons from this restricted discretionary activity will be less than minor.



6.0 Assessment of Environmental Effects

A restricted discretionary activity consent is required. Building Coverage.

The position of the residential dwelling in regards to the building coverage will not affect the environment.

In summary the applicant's assessment of the adverse effects on the environment is considered accurate. Regarding the proposed building coverage it is relatively a small scale and is not perceivable to the wider environment when compared to a compliant residential dwelling. The applicant has also provided a landscaping plan, which effectively softens any sense of building dominance and improves the general amenity of the site.

The overall design of the residential dwelling meets elements of good design. This includes:
- Building Height / Roof Form: Mono pitched roofs and lower hipped roofs.
- Sunlight and Recession Planes: There are no Recession Planes. Dwelling is orientated to access sunlight to the habitable spaces.
- Entrances: Entry is visible from the street on the Eastern Boundary, however recessed in for some privacy.
- Site Coverage: The site coverage percentage is exceeding the zone limit.
- Outdoor Living Area: Useful outdoor area is accessible from the Living, Dining/Kitchen, Den and 1 Bedroom, accessing to a covered outdoor area and lawn.
- Landscaping: The site is to be landscaped with plantings that are suitable for the area such as species and heights.
- Service Areas: This is positioned at the back of the dwelling next to the Garage, refer to Landscaping Plan.
- Garage: This is located on the eastern facade, meets all boundary setbacks.

7.0 Section 104 Assessment

7.1 Effects (s104(1)(a)&(ab))

The actual and potential effects on the environment have been outlined in section 6, refer to section above in this report.

7.2 Objectives and Policies of District Plan (s104(1)(b)(vi))

In terms of the Proposed District Plan, the application has been assessed in relation to the Zone Purposes contained within Chapter 49 (Te Putahi Ladies Mile Zone).

The purpose of the zone is to provide for a built environment that positively responds to streets and open spaces, provide a high level of residential and neighbourhood amenity, achieves high quality urban design and ecological outcomes, and incorporates indigenous biodiversity in design.
The proposed development is considered consistent with and not contrary to the outcomes sought under the proposed objectives and policies of district plan rule.

In accordance to the relative zone purposes as stated in the Proposed District Plan. The proposal will have adverse effects on the / neighbouring properties of Lot 16, 17, 18 and 20, or the environment in terms of openness, spaciousness, views, visual dominance, outlook and landscaping. The proposed design / character is consistent with other sites within this zone, as shown on the plans, the proposal meets all setbacks and recession plane requirements with small breaches that are within the acceptable range, which will ensure no adverse effects on the neighbouring properties by overlooking and overshadowing of the dwelling on neighbouring sites. The high quality residential environment is maintained by keeping in best practice with the urban design.
The proposal also utilizes the space of the site with designing a shape that suits and works with the site appropriately. The proposed design has ensured there is enough open space at the front and the back for an outdoor living area for the dwelling.

Overall, the amenity values of the zone are protected and the proposal is in accordance with the relevant zone purposes of the Proposed District Plan.

8.0 Notification

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that they are more than minor (s95A(2)(a)). In addition, Section 95B(1) requires a decision on whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons are considered adversely affected. We propose a non notified consent.

9.0 Assessment of the Proposal against Part 2 of the Act

The proposal is consistent with Part 2 of the Resource Management Act, being the sustainable management of natural and physical resources, whilst also avoiding, remedying or mitigating adverse effects on the environment as stated in RM200711 Decision Letter S104 Assessment section 6.4.

10.0 Conclusion

A land use Resource Consent is sought in relation to the maximum building coverage. Consequently the proposed dwelling requires a restricted discretionary activity resource consent under the District Plan.

It has been considered that the proposed will result in less than minor adverse effects on the environment and is consistent with the relevant objectives and policies of the Proposed Plan.

The overall built form and size of the proposed structure is in keeping with the surrounding residential environment and its constraints. The design is to be of a character nature with mono pitched roofs and a site layout which has the dwelling and attached garage situated further down the site and within boundary setbacks.

The proposed development is consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

It is requested that a land use resource consent is granted for the proposed development.

List of Information attached:
Appendix A: Plans