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Assessment of environmental effects

Site Address: 330 Tucker Beach Road, Queenstown Hill, Queenstown
Legal Description LOT 3 DP 18045 and LOT 1 DP 555892
Zones: Wakatipu lifestyle Precinct + Rural Residential Zone + Rural General Zone

1. Proposal and existing environment

This application is for the proposed alteration to an existing residential dwelling with detached garage as per the attached drawings in **Appendix A**.

The proposed house has a ground floor area of 428.1m2. The subject site obtains access off Tucker Beach Road and has a total site area of 5250m2.

The site is located below Tucker Beach Road behind a dense area of large established trees, and overlooks the Shotover River. Please refer to the aerial photos below for reference.

Figure 1: **Aerial view of site 1**

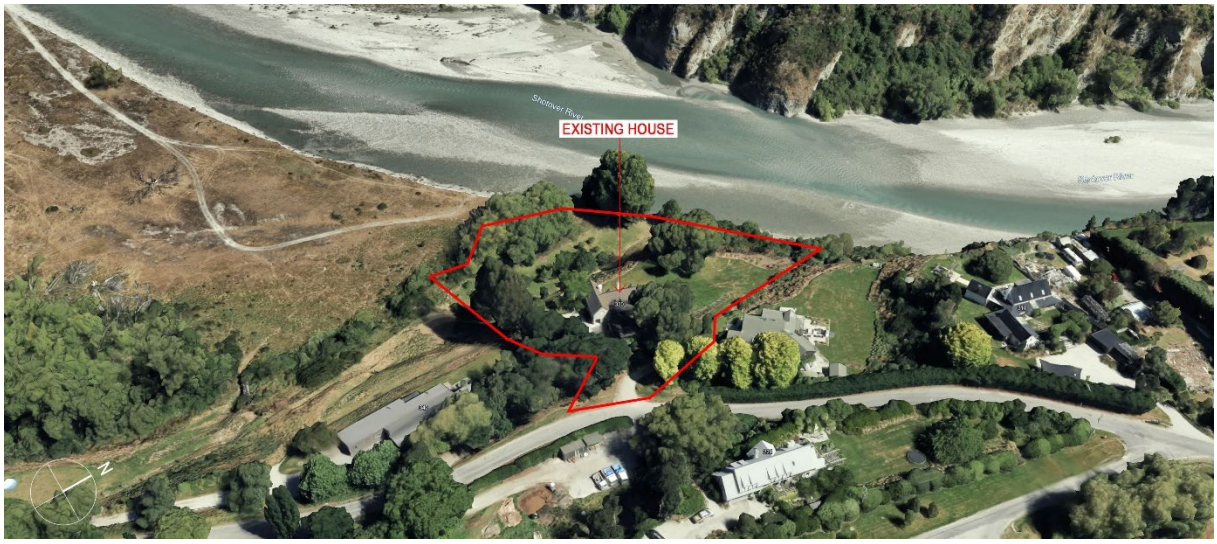


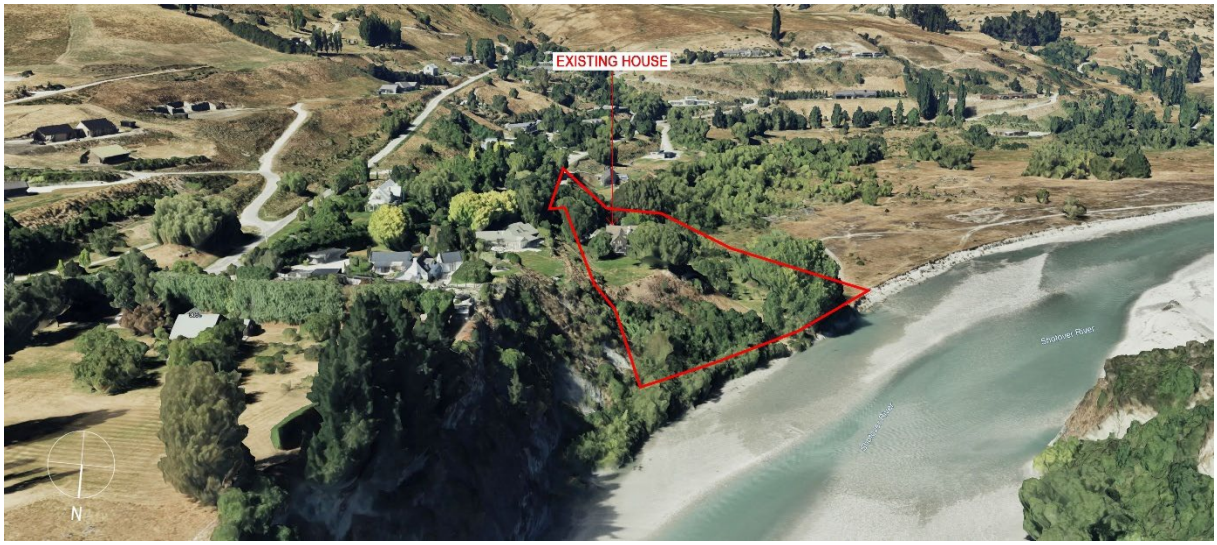
Figure 2: **Aerial view of site 2**



Figure 3: **Aerial view of site 3**



Figure 4: **Aerial view of site 4**



This application is for four separate resource consent items.

1. **24.5.3** Alterations to residential buildings for residential activities not located within a building platform.

2. **24.5.8.1** Building Height. The maximum height of buildings shall be 6.5m.

The building height of the proposed extensions is 7.2m.

Restricted Discretionary
For buildings with a height greater than 6.5m and no more than 8m, discretion is restricted to:
- *Visual prominence from both public places and private locations;*
- *External appearance including materials and colours;*
- *Landform modification/planting (existing and proposed).*
- *Note: 24.5.8.2 applies to buildings with a height greater than 8m.*

The proposed gable extension to the house is approximately 7.2m high, which matches the existing height of the house, and forms a second gable end of similar size and proportion to the existing gable on the Southern end of the house to create a more symmetrical architectural language that compliments and improvise the existing character of the house.

The position of the house down a steep, and heavily vegetated bank means that the new extension is not visible from the road, and the existing established vegetation to the East and South of mean that the new house extension will have minimal visibility to the neighbours

on the Northern boundary (340 Tucker Beach Road) and Southern (326 Tucker Beach Road) boundaries of the subject house as shown from the aerial photograph below.

Given that the extension is to the Northern elevation of the existing house there will also be no additional shading to either neighbouring house as this is too far (and downhill) from the house at 326 Tucker Beach Road, and the distance and dense stand of existing trees between 330 Tucker Beach Road and 340 Tucker Beach Road will prevent and effect by shading to the neighbour on the Southern elevation.

The new extension is also clad in compliant colours with a low LRV level, and the rural gable forms are consistent with the character of the existing house. This should make the proposed extension feel recessive if viewed from afar – and as the size and colour of the existing painted plaster gable will remain unchanged, we believe that any adverse effects caused by increased visibility, or the changes to the external appearance of the proposed extension and alteration will be less than minor.

3. **24.5.9 Setbacks from Roads. The minimum setback of any building from any road boundary shall be 75m.**

Restricted Discretionary
Discretion is restricted to:

- *Building location, character, scale and form;*
- *External appearance including materials and colours;*
- *Landscaping/planting (existing and proposed).*

The subject site is accessed from Tucker Beach Road via a steep, narrow driveway that passes through a dense stand of existing trees that cover the bank between the road and existing house. This positioning means that the house is completely concealed from view from any stretch of Tucker beach Road due to both the level of the house being so far down the bank and the height and density of the existing trees. The character, scale, and form of the proposed extension makes the house no more visible from the road therefore we consider any adverse effects due to the proximity of the proposed works within the road setback to be less than minor.

4. **24.5.4 Building Material and Colours**

The proposed extension is clad in a mix of browns and greys to feel recessive in the landscape. The following colours have been selected.

Roofing
Colorsteel 'Ironsand'. LRV= 8%

Alumnium Window joinery
Dark Bronze Anodized. LRV = 6%

Cedar Weatherboard Cladding
(2x) coats of Resene Benmore Wood-X Oil Finish. LRV = 20%

New paint finish to plaster
Colour to match existing (Assumed as Resene Gallery). LRV = 76%

All materials and colours of the proposed extension and additions are complaint with the maximum LRV levels with the exception of the areas with a plastered finish. These areas are proposed to be painted to match the existing plaster work colour and are limited to the following areas:

- The altered Western elevation of the existing plastered gable.
- The external chimney to the North elevation on the living room extension.
- The new loft/garage.

The altered Western elevation of the existing plastered gable essentially keeps the extent of plaster identical to the existing condition, but re-orders the windows within the elevation (Refer Figure 5 below). As the overall form is identical and only the proportions of glazing are being tweaked to a more residential scale – any effect on the visual prominence of the house, or the surrounding landscape is less than minor.

The external chimney on the Northern face is proposed to be plastered (Refer Figure 6). The position of this is not visible from any neighbouring properties, or distant locations due to the prominence of existing vegetation between this elevation and surrounding houses. The chimney is not in a position that is visible from any public places. As two white plastered chimneys visible on the Western face are being removed, the addition of a new chimney on the less visible Northern face is considered to have less effect on both the visibility of the house and the effect on the landscape character than the existing condition, and any adverse effects are therefore considered to be less than minor.

The location of the new loft/garage is in a position that is not visible from any neighbouring properties or the road, due to being tucked between the house and Tucker Beach Road (Refer Figure 7). The level of the garage far below the road, and the dense existing vegetation means that taller garage form will have no impact on the landscape and therefore any adverse effects will be less than minor.

Figure 5: **Comparison between existing house and proposed alterations**



Figure 6: **Comparison between existing house and proposed alterations**



Figure 7: **Comparison between existing house and proposed alterations**



Assessment of the activity against relevant objectives & policies of NES

The site has not been subject to the migration of hazardous substances and industries, and is not subject to any of the activities on the hazardous activities and industries list (HAIL) supplied by the Ministry for the Environment.

Assessment of activity against matters set out in Part 2 of the RMA

Statutory Assessment

Section 104(1) of the RMA requires that when considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to:

(a) any actual and potential effects on the environment of allowing the activity;
(b) any relevant provisions of —
(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

In accordance with section 104(2) a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

The consent authority may grant or refuse the application and, if it does grant consent, it may impose conditions in accordance with section 108 only for those matters over which it has restricted its discretion.

The effects of the proposal are discussed earlier in this AEE. In summary, it is concluded that the adverse effects of the proposal on the amenity of the rural environment will be less than minor and that the proposed additions and alterations are appropriate having regard to their extent, scale, and form.

Assessment of activity against the Operative District Plan objectives and Policies

Rural Living Areas Objectives and Policies

Objective 1 – Rural Living
Establishment of low density rural living managed and contained in both extent and location.

Objective 2 – Rural Amenity
Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Objective 3 – Life Supporting Capacity of Water -
To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.

As described above - any adverse effects caused by the proposed alterations are less than minor with regards to colour, scale, form, height, coverage, location, and landscaping.

The proposed alterations therefore meet the objectives and policies of the operative district plan for both the Wakatipu Basin zone, and Rural Zone.

Assessment of activity against Proposed District Plan objectives and Policies

As described above - any adverse effects caused by the proposed alterations are less than minor with regards to colour, scale, form, height, coverage, location, and landscaping.

The proposed alterations therefore meet the objectives and policies of the proposed district plan for the Wakatipu lifestyle Precinct + Rural Residential Zone + Rural General Zone.

Comment:
In summary, the relevant objectives and policies associated with the Rural Lifestyle Zone seek to ensure that a low density of rural living development is managed and contained in both extent and location, and the visual and environmental amenity of the rural area are maintained through appropriate mitigation and remedying of any adverse effects.

The low density nature of the Rural Lifestyle Area is characterised by an open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained.

As the proposed dwelling largely complies with bulk and location requirements and the residential density of the site is very low, it is considered that good access to sunlight and privacy are maintained on the subject site and adjacent sites. The proposed design also provides ample opportunities for landscaping and privacy. Therefore, it is considered that the proposal is consistent with the objectives and policies for the Rural Lifestyle Zone.

The relevant objectives and policies associated with Natural Hazard Areas seek to avoid development in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable. The geotechnical assessment undertaken for the site confirms that the risk from natural hazards on the proposed development is acceptable, providing the recommendations are adopted. Therefore, it is considered that the proposal is consistent with the objectives and policies which relate to Natural Hazards.

Part 2 Matters
Section 5(1) states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. A key component of sustainable management is enabling people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.

Section 6 of the RMA sets out a number of matters that must be given particular regard and section 7 provides additional matters that also must be given consideration in the assessment of the proposal. Further to this section 8 of the RMA requires consideration of the principles of the Treaty of Waitangi.

Given that the proposal is consistent with the relevant objectives and policies of the District Plan it is also assessed that it accords with the purpose and principles of the RMA in this instance. The proposal has been assessed against the relevant planning considerations, including the RMA, the Queenstown Lakes District Plan. It is considered that the proposal is consistent with the policy outcomes sought by district planning documents and the relevant RMA provisions.

Conclusion
The proposal is considered to generate adverse effects which are less than minor and acceptable in this environment.
In addition, it is concluded that the proposal is consistent with the policy direction provided by the relevant district planning documents and accords with Part 2 of the RMA. As such it is considered appropriate that resource consent be granted on a non-notified basis in accordance with the application.



2. Appendices

Appendix A – Architectural Drawings