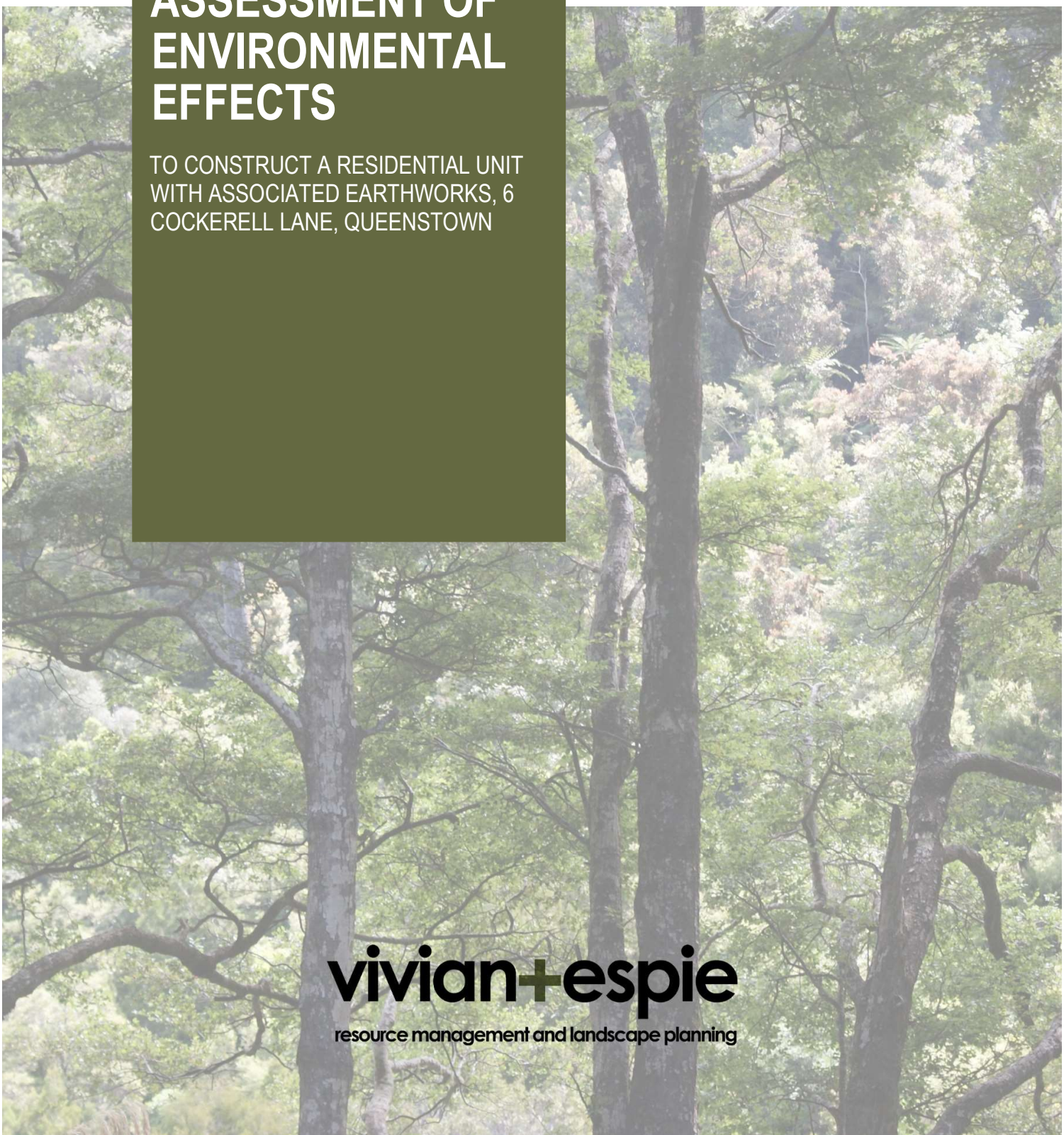
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PREPARED FOR
MARTIN MCDONALD FAMILY TRUST
SEPTEMBER 2025
J2518

ASSESSMENT OF ENVIRONMENTAL EFFECTS

TO CONSTRUCT A RESIDENTIAL UNIT WITH ASSOCIATED EARTHWORKS, 6 COCKERELL LANE, QUEENSTOWN



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Quality assurance

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1. Key Information

Address	6 Cockerell Lane, Queenstown
Legal Description	Lot 15 Deposited Plan 362057 held in Record of Title 253028
Site Area	2,385m²
Owners	Liam Preston Martin, Sara Louise McDonald and Geoffrey Alan Martin
Occupiers	N/A
Applicant	Martin McDonald Family Trust (Liam Martin & Sara McDonald)
Operative District Plan Zoning	Quail Rise Special Zone: Activity Area R2
Designations & Special Provisions	N/A
Proposed District Plan Zoning	N/A
Designations & Special Provisions	Urban Growth Boundary
Proposed Activity	To construct a residential unit with a breach of roof pitch and associated earthworks.
Consents Required	**Operative District Plan** • A **controlled** activity pursuant to Rule 12.15.3.2 (vi)(b) for the construction of new buildings within the R2 Residential Activity Area. • A **controlled** activity pursuant to Rule 12.15.3.2 (vii) for parking, loading and access. • A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iv) for the principal roof of the building not complying with minimum pitch from the horizontal of 25˚. • A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iii)(1)(a) for earthworks that do not comply with the 100m³ total volume of earthworks per site within a 12 month period. • A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iii)(1)(b) for earthworks that do not comply with the 200m² maximum area of exposed earthworks with a depth greater than 500mm per site within a 12 month period. Overall, the application is a **restricted discretionary** activity.
Written Approvals and Consultation	N/A
Other consents/permits	N/A

2. Introduction

This report is submitted as part of the application by the Martin McDonald Family Trust ("the Applicant") for resource consent from Queenstown Lakes District Council (QLDC or "Council") to construct a residential unit, including a residential flat, with an associated breach of roof pitch and earthworks. The completed Form 9 is appended as Attachment **[A]** and Record of Title 253028 is appended as Attachment **[B]**. Copies of Consent Notices 6739154.10, 9699917.1, and 6812508.3 are appended as Attachments **[B1]**, **[B2]** and **[B3]** respectively. A Location Map is appended as Attachment **[C]**. Proposed Plans prepared by DK Designs are appended as Attachment **[D]**. An Environmental Management Plan is appended as Attachment **[E]** and a Geotechnical Report prepared by Kirk Roberts Consulting is appended as Attachment **[F]**. The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment.

3. Existing Environment

3.1 Subject site and surrounding environment

The subject site is located at 6 Cockerell Lane, Queenstown and is a vacant residential section located amongst a series of developed residential lots of a similar size, within the southern area of Quail Rise in Activity Area R2. The site is 2,385m² in area and is rectangular in shape with its northeastern corner providing access to Cockerell Lane, which is a shared right of way. The topography of the site slopes to the southeast. The currently vacant site contains an existing fence to the west and an existing hedge to the east, both on the shared boundaries with the neighbouring properties, and an earth berm along the north-eastern boundary.

Refer to Figure 1 below and Attachment **[C]** for a Location Map.



Figure 1: location map

3.2 Site history

The site was created by subdivision consent RM041228 (issued 23 March 2005), which was Stage 4 of the Quail Rise development and approved a 15-lot residential subdivision. The site is Lot 15 of that subdivision. The following Consent Notices are registered on the title and are appended as Attachments **[B1]** – **[B3]**:

6739154.10

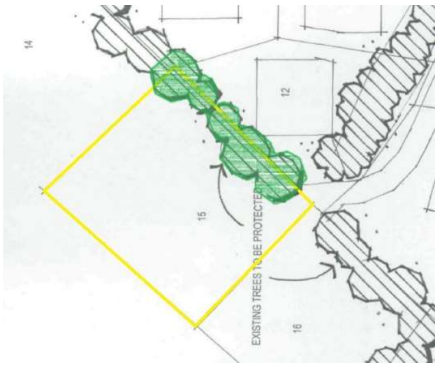
This Consent Notice does not refer to Lot 15 and is not relevant to this site or application.

9699917.1

This Consent Notice variation relates to Lot 36 DP 357615 and is not relevant to this site or application.

6812508.3

This Consent Notice includes the following conditions that refer to Lot 15 (the subject site):

Condition	Comment	Complies?
Condition 7b): any landscaping must complement the G(DUE) Activity Area.	Existing boundary hedges will be retained as per the proposed plan, and a group of 5 existing (non-protected) trees within the SE corner of the site will be relocated to the west of the site. The proposed landscaping is designed for this urban site and the wider Quail Rise aesthetic. It is noted that this site is in the middle of Activity Area R2 and is separated from the G(DUE) Activity Area by existing houses along Cockerell Lane.	Yes or N/A
Condition 7c): any landscaping must be in accordance with the Vivian & Espie landscape master plan, all trees or shrubs shown on that plan are protected. A snip of that plan is included below showing the site (Lot 15) and the trees that were to be protected (trees coloured green, site outlined in yellow): 	All of the trees shown on the Vivian & Espie landscape master plan have been removed at some time in the past and replaced with an earth berm, as evident on the aerials and at the site: 	Yes or N/A
Condition 7e): all roofs must be Colorsteel Ironsand or Greyfriars, cedar shingles, or slate.	Proposal will comply – as shown on the plans.	Yes
Condition 7f): wall claddings local schist, timber (weathered or cedar stain), plaster in muddy earth tones.	Proposal will comply – as shown on the plans.	Yes
Condition 7g): all ancillary buildings clad and coloured to match principal dwelling.	Proposal will comply – as shown on the plans.	Yes

Condition 7k): exterior lighting fixed, capped, pointed downwards.	Proposal will comply.	Yes
Condition 7d): maximum height for buildings and structures 5m from existing ground level on CMFA Plan.	Proposal will comply – as shown on the plans.	Yes

4. The Proposal

The proposal is to construct a residential unit (including a residential flat) with associated earthworks and a breach of roof pitch. The proposed building is single storey with mono pitch roofs. The residential unit will have 4 bedrooms and living areas that open onto decks and patios, and an attached double garage.

A 1-bedroom residential flat will be attached to the garage and include a patio and deck. The residential flat complies with the Operative District Plan definition as follows:

RESIDENTIAL FLAT	Means a residential activity that: • Consists of no more than one flat in the same ownership as the residential unit; and • Is contained within the same residential unit; and • If attached to a detached accessory building does not cover more than 50% of the total Gross Floor Area of the building containing the flat and detached accessory building; and • Contains no more than one kitchen and one laundry; and • Does not cover more than 35% of the total Gross Floor Area of the building(s) containing the residential unit and flat (but excluding accessory buildings).

The building will be finished with Colorsteel roofing, and clad with timber, schist, and Stria cladding with a plaster finish. The double garage will have compliant dimensions and will be accessed from a driveway with a gentle gradient, off Cockerell Lane.

Earthworks to create a level building area and will comprise 290m^3 of cut over an area of 480m^2 and 110m^3 of fill over an area of 235m^2, with a maximum cut depth of 1.4m, and a maximum fill height of 0.5m. The earthworks are fully contained in the site, and no retaining is required.

The proposal requires resource consent to:

- Construct a residential unit, including an attached garage with an attached residential flat.
- Parking, loading and access.
- Undertake total earthworks volume of 290m^3.
- Undertake 480m^2 of earthworks with a depth greater than 500mm.

The site will be landscaped with existing boundary hedges retained and new native hedges planted along the north and western boundaries. As noted in section 3.2 above, all trees show on the subdivision landscape master plan have been removed at sometime in the past. The remainder of the site will be lawn or other domestic plantings. A group of 5 trees will be relocated from the SE corner to the west within the site.

The Proposed Plans prepared by DK Designs are appended as Attachment **[D]**, including an Earthworks Plan. An Environmental Management Plan is appended as Attachment **[E]** and a Geotechnical Report prepared by Kirk Roberts Consulting is appended as Attachment **[F]**.

5. Matters Requiring Consent

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("the NES") came into effect from 1 January 2012 and applies to all subdivision or other activity that will change the use of the land. The NES requires an applicant to demonstrate to the Council that it is highly unlikely that there will be a risk to human health from any activity on the HAIL list. The application does not require consent under the NES since there have been no known HAIL activities that have taken place on the site as identified in QLDC and ORC GIS records. No new records suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. The proposal is therefore considered to be a permitted activity under the NES.

5.2 Operative District Plan

The subject site is zoned Quail Rise Special Zone in the ODP, and the proposed activity requires resource consent for the following reasons:

- A **controlled** activity pursuant to Rule 12.15.3.2 (vi)(b) for the construction of new buildings within the R2 Residential Activity Area. It is proposed to construct a new building containing a residential unit, garage, and residential flat. Council's control is with respect to:
    i. External appearance.
    ii. Access and earthworks.
    iii. Interior and exterior lighting.
    iv. Landscaping, including the protection of any existing or proposed trees.

- A **controlled** activity pursuant to Rule 12.15.3.2 (vii) for parking, loading and access. It is proposed to construct a garage and driveway. Council's control is with respect to earthworks and the impact on the safety and efficiency of the surrounding road network and the number of parking spaces to be provided and in respect of the visual impact of earthworks.

- A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iv) for the principal roof of the building not complying with minimum pitch from the horizontal of 25˚, with the angle of the pitch towards the centre of the building from the longest external side of the building. In this instance, a pitch of 3˚ is proposed for the principal roof. Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iii)(1)(a) for earthworks that do not comply with the 100m³ total volume of earthworks per site within a 12 month period. In this instance, 290m³ of earthworks cut are proposed, exceeding the 100m³ maximum volume by 190m³. Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 12.15.5.1 (iii)(1)(b) for earthworks that do not comply with the 200m² maximum area of exposed earthworks with a depth greater than 500mm per site within a 12 month period. In this instance, approximately 480m² of earthworks are proposed with a depth greater than 500mm. Council's discretion is restricted to this matter.

5.3 Proposed District Plan

The Quail Rise Special Zone has not been reviewed through the District Plan review process at this time, therefore, only the ODP provisions are applicable.

5.4 Overall Activity Status

The proposal can be assessed as a **restricted discretionary** activity under the Operative District Plan.

5.5 Scope of Application

This application is for all matters requiring resource consent rather than for the specific list of consent matters / non-compliances identified by the author. If the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

6. Assessment of Environmental Effects

6.1 Permitted Baseline

Section 104(2) of the Act states that, in considering the effects of allowing an activity, a consent authority may disregard an adverse effect if the plan permits an activity with that effect. In this case, within the Quail Rise Special Zone under the Operative District Plan (ODP), the construction of buildings for residential activity requires resource consent as at least a controlled activity. The ODP has permitted allowances for earthworks, but it is unlikely that these would be associated with a permitted activity and therefore fully permitted earthworks on the site are considered irrelevant. Therefore, there is no permitted baseline of relevance to the application.

6.2 External Appearance effects

The proposed development complies with almost all bulk and location standards, including site of buildings in conformity with the structure plan, setbacks from roads and internal boundaries, building height, glare, servicing, and site coverage. Additionally, the proposal will comply with all relevant Consent Notice conditions, including landscaping, materials and colours, lighting, and building height.

Access and earthworks

The site will be provided with a complying driveway, with earthworks required to create a suitable gradient. The proposed earthworks are designed to be sympathetic to natural topography where practicable, whilst providing a safe and stable building site. The proposed works would not result in any adverse visual effects on any significant

landforms. Once construction is complete, all exposed areas will be revegetated and landscaped. Further assessment of earthworks effects is provided below.

Overall, any adverse effects arising from the new building in relation to access and earthworks, are considered to be less than minor.

Interior and exterior lighting

Although not designed yet, all interior and exterior fixed lighting will be directed away from adjacent roads and properties. As the site is a rear site and not highly visible from public spaces, this will further reduce any potential for adverse effects of glare or lux spill. The proposal will comply with the specified 3.0 lux spill standard, in order to protect the amenity and well-being of neighbouring properties by preventing light pollution and disturbance.

Overall, any adverse effects arising from the new building in relation to interior and exterior lighting, are considered to be less than minor.

Landscaping, including the protection of any existing or proposed trees

The proposed landscaping, which includes lawns, retaining boundary hedges, and adding domestic plantings, is consistent with residential development within Quail Rise. Given that the site is a rear lot with limited public visibility, the landscaping will primarily enhance the visual amenity enjoyed by future occupants and immediate neighbours, rather than any public views.

The proposed landscaping, including the relocation of five non-protected trees, acts as a form of rehabilitation for the site after construction. While unknown previous owners removed all protected trees, the proposed landscaping aims to restore some vegetation and greenery. The use of lawns and other domestic plantings will provide functional open space within the site for future occupants.

Overall, any adverse effects arising from the new building in relation to landscaping, including the protection of any existing or proposed trees, are considered to be less than minor.

External Appearance of Buildings

The proposed roof with a 3° pitch does not comply with the standard that requires a minimum roof pitch of 25° for the principal roof. The standard also specifies that the pitch should be towards the centre of the building, which is not characteristic of a mono-pitch roof. It is considered that potential adverse visual effects are mitigated by low visibility, compatibility with surroundings, and compliance with other standards.

The proposed building complies with other bulk and location standards such as setbacks, height, materials, and colours, which further reduces any potential adverse visual effects. The building will fit in well with its surroundings in all other respects. Generally, the proposed building is considered to be of a scale, design and density which is in keeping with the character of the surrounding environment and of other residential units in the area. The proposed building has been designed to integrate into the topography of the site, with limited earthworks required to create a level building area and complying driveway gradient. The building will be constructed in compliant

exterior materials and colours which are appropriate and consistent with other buildings in the subdivision, ensuring it will not appear dominant in the context of this low density residential urban environment.

The site is a rear site, which reduces visibility of the proposed development from public spaces like roads and parks. This means the roof pitch will not be a prominent feature in the public streetscape. The proposed building has variations in shape and form and would not appear uncharacteristically bulky or dominant as viewed from the wider environment. The site is located near the beginning of a private right of way (Cockerell Lane) at the end of a cul-de-sac to the east (Sledmore Drive) and is not a prominent or isolated site. For these reasons the roof line will not be overly noticeable from any public places including from the Frankton-Ladies Mile Highway, which is at a lower elevation, or from Sledmore Drive or Eastwood Lane (to the west), which only offer partial views of the property as it is absorbed by surrounding buildings.

There are several other residential units in the neighbourhood with approved mono pitch roof designs, and as such the proposal will not appear incongruous and will not detract from the established character of the area.

Overall, actual or potential adverse effects on the environment resulting from the roof pitch are considered to be no more than minor.

6.3 Parking, loading and access effects

It is proposed to construct a double garage and driveway connecting to Cockerell Lane. The garage will have appropriate dimensions to accommodate two vehicles. An area of fill will be required to create a level building area for the garage, and a compliant gradient for the driveway.

Overall, it is considered that any adverse effects arising from parking, loading and access in relation to earthworks and the impact on the safety and efficiency of the surrounding road network and the number of parking spaces to be provided and in respect of the visual impact of earthworks, will be less than minor.

6.4 Earthworks effects

An Earthworks Plan is appended as Attachment **[D]**, and Environmental Management Plan is appended as Attachment **[E]**, and a Geotechnical Report prepared by Kirk Roberts Consulting is appended as Attachment **[F]**.

The earthworks are deemed **low risk** under QLDC Guidelines. EMP measures include stabilisation following works, sediment fences, stockpile management, and stormwater inlets protected, in accordance with an Erosion and Sediment Control Plan (ESCP).

Soil erosion and generation of sediments

Earthworks can result in adverse effects on the environment due to dust and sedimentation. The EMP identifies the nearest water bodies as the Shotover River, approximately 350m to the east, and the stormwater network along Cockerell Lane. The proposed earthworks will be undertaken in a manner that will comply with the relevant nuisance effects, erosion, sediment generation and run-off requirements as per the Table 25.3 Standards. Appropriate measures as noted above will ensure that earthworks do not create erosion and sediment run-off.

Overall, potential adverse effects of soil erosion, generation and run-off of sediment are considered to be less than minor.

Landscape and visual amenity values

The proposed earthworks are located within an urban area, and as such landscape and visual amenity values are not considered to be as sensitive as that of a rural zone. The earthworks proposed are also temporary in nature. Once complete, the earthworks will be occupied by the new built form and associated landscaping and site rehabilitation.

Overall, adverse effects on landscape and visual amenity values are considered to be less than minor.

Effects on infrastructure, adjacent sites, and public roads

The proposed earthworks will be undertaken within the application site and would not encroach on adjacent sites, or roads. There are existing network connections at the boundary, but laterals do not extend into the subject site.

Overall, potential adverse effects on adjacent sites, infrastructure or public roads are considered to be less than minor.

Land stability

The proposed earthworks will be undertaken within the application site and do not require or propose any retaining. Overall, any potential adverse effects on land stability are considered to be less than minor.

Effects on water bodies, ecosystem services and biodiversity

The proposed earthworks will be undertaken appropriately to comply with the relevant nuisance effects, erosion, sediment generation and run-off requirements as per the Table 25.3 Standards, to ensure no sediment enters any water bodies, as detailed in the EMP.

Overall, adverse effects on water bodies, ecosystem services and biodiversity are considered to be less than minor.

Cultural, heritage and archaeological sites

The site has not been identified as containing a heritage feature or an archaeological site.

Nuisance effects

Nuisance effects are unlikely to arise due to the small scale of earthworks required and their temporary nature. The EMP will capture environmental incident responses and procedures.

Overall, adverse nuisance effects are considered to be less than minor.

Natural Hazards

The Geotechnical Report appended as Attachment **[E]** notes that a review of QLDC hazard map viewer identified the site is within LIC 1 zone, indicating a Nil to Low risk of Liquefaction, and provides recommendations to achieve

"Good Ground" given the underlying silt and loose sand. The risks of seismic loading, liquefaction, and specific engineering designs and foundations will be addressed at building consent stage, in accordance with the Geotechnical Report.

Overall, potential adverse effects in relation to natural hazards are considered to be less than minor.

Functional aspects and positive effects

The earthworks are required to enable the construction of an anticipated residential development and access.

6.5 Summary

Overall, the actual and potential adverse effects on the environment arising from the proposed residential development with associated earthworks and roof pitch breach are considered to be no more than minor.

7. Notification Assessment

7.1 Public Notification Tests

Step 1 – Mandatory public notification

- We are not requesting public notification of the application.
- Provided a request is reasonable, we are unlikely to refuse to provide further information or refuse the commissioning of a report under Section 92(2)(b) of the Act.
- The application does not seek to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Accordingly, mandatory public notification of the application is not required.

Step 2 – Public notification precluded

- Public notification is not precluded by any rule or national environmental standard.
- The proposal is not for a controlled activity, or a boundary activity.
- The proposal is not a prescribed activity.

Accordingly, public notification of the application is not precluded.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

- No NES requires public notification.
- The adverse effects of the activity on the environment will not be more than minor.

Step 4 - Public notification in special circumstances

- No special circumstances exist. This is because the proposal is for a residential activity in a residential zone. Effects arising from earthworks can be readily managed.

This application can be processed without public notification.

7.2 Limited notification

Step 1: certain affected groups and affected persons must be notified

Not applicable. The site is not within a Statutory Acknowledgement Area.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under step 2.

Step 3: if not precluded by step 2, certain other affected persons must be notified

Consideration of affected parties is required in accordance with section 95E. No persons are considered to be adversely affected.

Step 4: further notification in special circumstances

There are no special circumstances considered relevant to this application.

This application can be processed on a non-notified basis.

8. Policy Framework

8.1 Operative & Partially Operative Regional Policy Statements

Section 104(1)(b)(v) requires a consent authority to have regard to any regional policy statement or proposed regional policy statement. The Partially Operative Regional Policy Statement (PORPS) is high level and does not provide specific guidance for small scale applications of this nature for a residential development on a residential allotment in a residential zone. The objectives and policies with regard to freshwater management are relevant and the proposal addresses these through the EMP. Overall, the proposal is not contrary to any policy of the PORPS.

8.2 Operative District Plan

The relevant operative objectives and policies are contained within Section 12 (Special Zones (Quail Rise Zone)) of the ODP. The objectives and policies seek to:

Objective 1: Enable development of low density residential activities in conjunction with planned open space and recreational opportunities.

Objective 2: Conserve and enhance the physical, landscape and visual amenity values of the Quail Rise Special Zone, adjoining land, and the wider environment.

Objective 3: Servicing to avoid adverse effects on the landscape, rivers and ecological values.

The proposed residential use and development of the site is consistent with the underlying structure plan for Quail Rise and the R2 Residential Activity Area. As the site is generous in size, the proposed building will easily be absorbed within the existing landscape and surrounding properties so as to not conflict with the external appearance of other buildings in the Quail Rise subdivision, even though the proposed roof pitch is not entirely consistent with the standards for the zone. As such, it is considered that the proposed activity will not adversely affect openness or landscape and visual amenity values beyond what is anticipated for this site. The proposed external appearance of the building is generally in keeping with the character of the area and ensures that the residential amenity of the Quail Rise Zone is not compromised.

The site can be appropriately serviced with connections to existing networks.

The proposed earthworks are reasonably minor in scale and have been designed to be sympathetic to natural topography where practicable, whilst providing a safe and stable building site and an access with a suitable gradient. All potential adverse effects can be suitably managed through environmental protection measures.

Policy 2.1: To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.

Whilst the proposed roof pitch of 3 degrees is not compliant, the overall external appearance of the building is assessed as being characteristic of this part of the Quail Rise Special Zone, taking into consideration the surrounding landscape and wider landforms, and given that this a rear site of generous proportions providing separation from adjoining properties and public spaces. The roof pitch is further mitigated by complying materials and finishes, setbacks, height, and other bulk and location standards.

Overall, it is considered that the proposal is consistent with the objectives and policies of the Operative District Plan.

8.3 Proposed District Plan

Given that the subject site remains zoned under the Operative District Plan, the objectives and policies of the Proposed District Plan are not relevant to this application and have not been assessed. Notwithstanding this, it is considered that the proposal is consistent with the strategic direction of the PDP in Chapters 3 and 4.

9. Conclusion

In considering whether to approve the application, the Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, “subject to Part 2”. The Council is also required to have regard to the effects of the proposal on the environment. The proposed development will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by enabling the Applicant to provide for their economic and social well-being through establishing a residential development on an appropriately zoned site, while at the same time avoiding and mitigating any adverse environmental effects.

Attachments

[A] Form 9
[B] Record of Title 253028
[B1] Consent Notice 6739154.10
[B2] Consent Notice 9699917.1
[B3] Consent Notice 6812508.3
[C] Location Map
[D] Proposed Plans (DK Designs)
[E] Environmental Management Plan
[F] Geotechnical Report (Kirk Roberts Consulting)