JOHN EDMONDS & ASSOCIATES

Assessment of Effects
Townhouse development
8, 10 and 12 Anderson Heights
For 812 Developments Limited
October 2025

EXECUTIVE SUMMARY OF PROPOSAL

812 Developments Limited (the applicant) seeks resource consent to establish 21 townhouse dwellings at 8, 10 and 12 Anderson Heights, Queenstown for residential and residential visitor accommodation use. The applicant also seeks resource consent to subdivide the site into 21 fee simple titles.

Location	8, 10 and 12 Anderson Heights
Legal Description	Section 2 Block XLVIII Town of Queenstown; Section 3 Block XLVIII Town of Queenstown and Section 4 Block XLVIII Town of Queenstown
Territorial Authority	Queenstown Lakes District Council
Plan	Proposed District Plan
Zoning	High Density Residential
Natural Hazards	Liquefaction Susceptibility LIC 1 – Nil to Low
Other	Wāhi Tūpuna notation for Te Tapanui (Queenstown Hill). This is limited to the northern extent, adjoining the driveway/road. There are no known designations, historic heritage or other cultural heritage overlays on the site.
Activity Status	Non-Complying

APPENDICES

Appendix A	Records of Title
Appendix B	Architectural Plans – Foley Group
Appendix C	Geotechnical Report – Geotago
Appendix D	Earthworks Plan – JE&A
Appendix E	Environmental Management Plan – EnviroScope
Appendix F	Infrastructure Report – JE&A
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ANNEXURE

Annexure 1	Assessment of Objectives and Policies from the Proposed District Plan

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to construct 21 residential dwellings and associated physical works at 8, 10 and 12 Anderson Heights, Queenstown. Resource consent is also sought for subdivision of the site into 21 freehold titles. The site is zoned High Density Residential within the PDP.

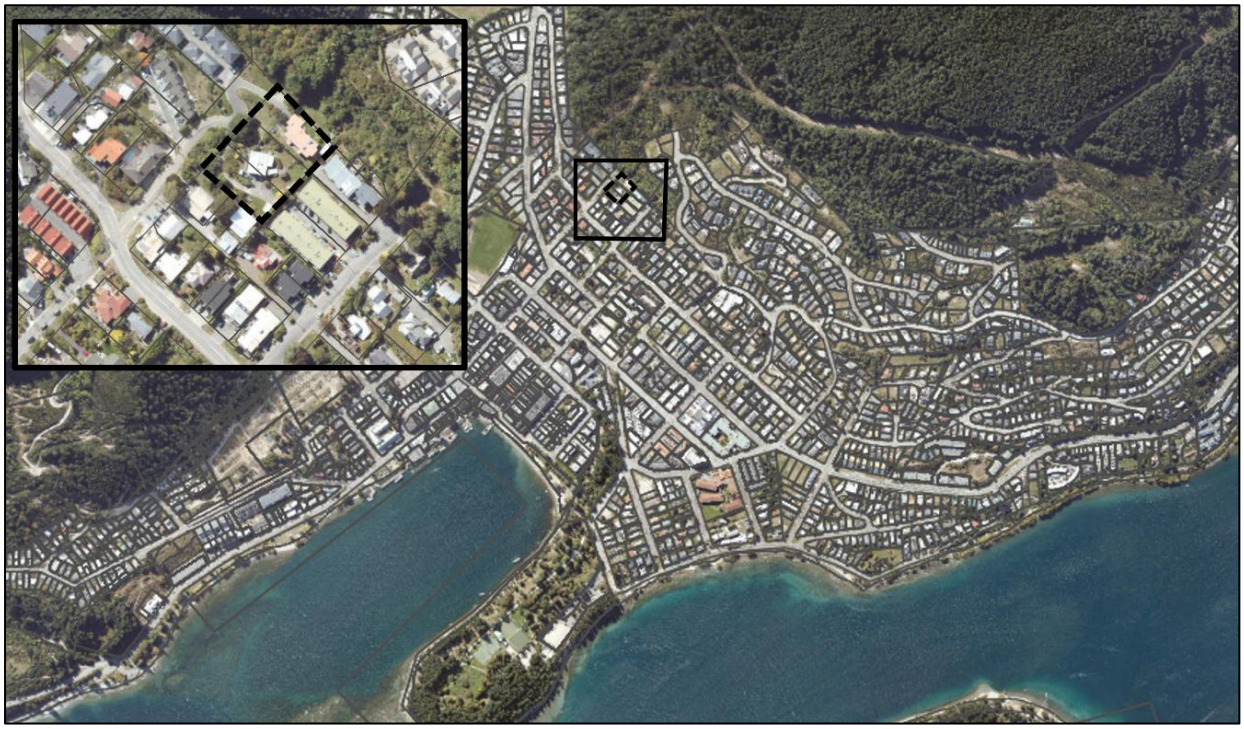


Figure 1: Site Location (Site identified in dash)

1.2 Site Description

8 and 10 Anderson Heights

These two rectangular sites comprise a single residential unit that extends across the shared boundary, driveway and forecourt, accessory buildings and landscaping.

Mature trees extend along the Anderson Heights frontage, within the road reserve. There is no footpath or street parking along this section of Anderson Heights, as the road is steep, narrow and winding.

Property access is gained midway along the Anderson Heights street frontage by a private driveway. There is a large forecourt area outside the dwelling enabling vehicle turnaround on site.

Landscaping has occurred within the unformed sections of the Anderson Heights road reserve.

The site is steep on the western boundary, between the house, the driveway and the road.

12 Anderson Heights

This rectangular site comprises one residential unit. The road merges with the driveway to the site at the north-western boundary. The house is the perceived end point of Anderson Heights.

The site contains a house, driveway and forecourt area and landscaping. The landscaping appears to extend beyond the northern boundary of the site and into the grassed area of Queenstown Hill Recreation Reserve. An accessory building on the eastern boundary of the site and a glasshouse structure are located beyond the cadastral boundary of the site, in the recreation reserve.

This top section of Anderson Heights also provides access to two residential townhouse complexes on the opposite side of the street (3-5 and 7 Anderson Heights).

1.3 Legal Description and Consent History

The site comprises three allotments, which are described below in Table 1. There are no relevant resource consents.

Table 1: Property Details

8 Anderson Heights	
Legal Description	Section 2 Block XLVIII Town of Queenstown
Record of Title Reference	OT393/16
Valuation Reference	2910621100
Area	880m^2
Building Consent Comments	BC980320 – installation of wood burner. CCC issued 10/05/1998. Legacy property documents show building permit J23476 for a sleepout, approved 17/11/1981. Existing house predates this permit.
10 Anderson Heights	
Legal Description	Section 3 Block XLVIII Town of Queenstown
Record of Title Reference	OT420/16
Valuation Reference	2910621100
Area	880m^2
12 Anderson Heights	
Legal Description	Section 4 Block XLVIII Town of Queenstown
Record of Title Reference	OT4B/751
Valuation Reference	2910621300
Area	969m^2
Building Consent Comments	BC970591 – construction of basement unit. CCC issued 17/11/1998. Existing house predates this permit.

The Records of Title are attached as **Appendix A**. There are no title instruments registered on any title.

1.4 Geotechnical and Natural Hazards

The site is subject to the following natural hazards layers in Council's records:

- Liquefaction Susceptibility LIC 1 – Nil to Low Risk. Shown in green in Figure 2.

This classification means the land is potentially subject to a "low risk" liquefaction susceptibility. As indicated on an extract of that hazard map, the LIC1 classification extends across most of the lower slopes of Queenstown Hill (shown in green and yellow).

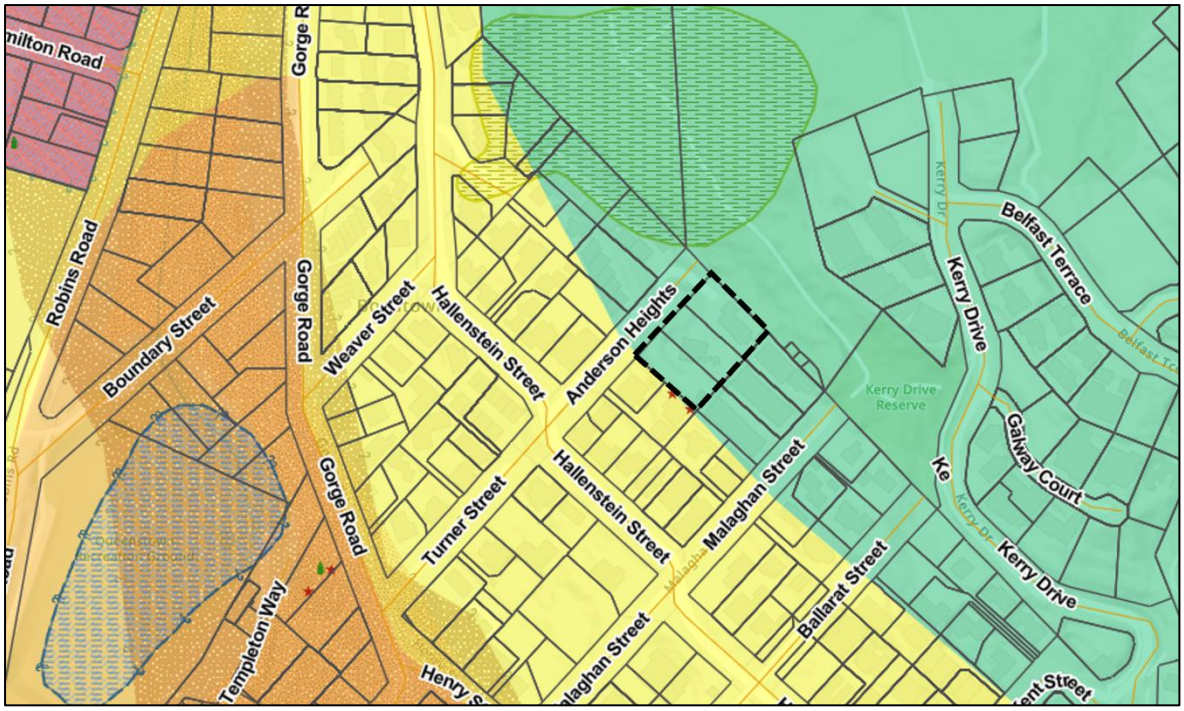


Figure 2: QLDC Hazard Risk (site identified in bold)

The adjoining site to the south at 4 Anderson Heights has a Dangerous Goods License (DG194 for Class 3(c) 545 ltrs a/g tanks and a Class 3(c) diesel burner), showing as two red stars on Figure 2 above, indicating a Potentially Contaminated Site. This property comprises 'Hippo Lodge' accommodation facility. This Dangerous Goods License does not affect the site.

A Geotechnical report has been prepared by Geotago and is attached as **Appendix C**. The Geotechnical Report summarises the stratigraphy as surficial topsoil, underlain by uncontrolled fill overlying dense glacial deposits. The site is located on gently to strongly sloping topography but does not display any slope instability features.

The site is not located in an active fault zone, however, there is a significant seismic risk present in the region from potentially strong ground shaking associated with the rupture of the Alpine Fault.

No other natural hazards were identified in the Geotechnical Report.

1.5 Servicing

The Council reticulated networks are located in the road reserve of Anderson Heights.

Table 2: QLDC Three Waters Descriptions

Wastewater	150mm diameter UPVC within Anderson Heights. No connection to 8, 10 or 12 Anderson Heights.
Water	There is a water supply toby in the road reserve adjacent to 12 Anderson Heights. This toby does not appear to be connected to the main supply pipe along Anderson Heights.
Stormwater	An intake to the 225mm diameter concrete stormwater pipe that extends down Anderson Heights is located within 12 Anderson Heights boundary, adjacent to the driveway. A stormwater mudtank and concrete lateral are located in the road reserve directly adjacent to 10 Anderson Heights, extending from the 225mm diameter main pipe.

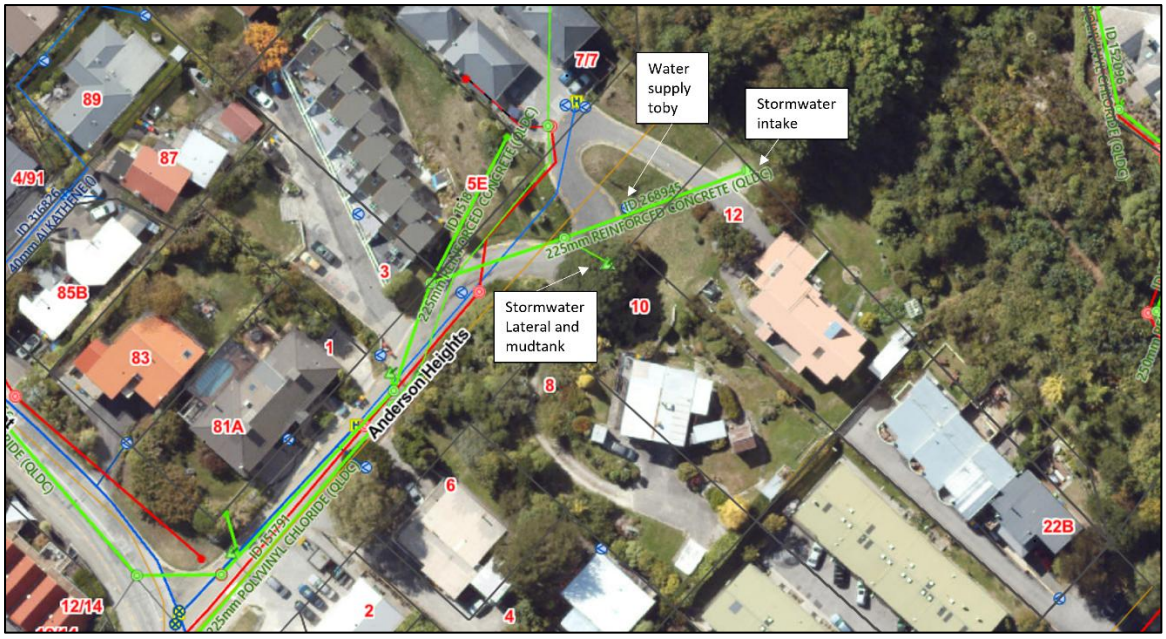


Figure 3: QLDC Infrastructure

2 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to provide for the construction of 21 residential dwellings that will breach permitted bulk and location standards, noise standards, and associated physical works. The applicant also seeks the necessary resource consent for subdivision of the site into 21 fee simple lots.

The redevelopment proposal will replace the existing dwellings and structures on the site.

2.1 Residential Units – Built Form

Architectural Plans prepared by Foley Group are appended as **Appendix B**. The proposal includes 21 residential units, separated into five blocks of buildings. The units comprise a range of two to four storey dwellings, each containing two to three bedrooms.



Figure 4: Concept Render - South aspect

The residential units are described in Table 3 below. Floor layouts are shown in Drawings RC.40 – RC.46 (**Appendix B**).

Table 3: Description of the Residential Units

Unit Type	Description	Layout	Gross Floor Area
T1	2-bedroom unit	Ground floor: Garage and bedroom with ensuite First floor: Bedroom with ensuite, open plan kitchen, living and dining, balcony	91m^2
T3	3-bedroom unit	Ground floor: Garage, bedroom with ensuite, laundry First floor: Two bedrooms with shared bathroom, open plan kitchen, living and dining, balcony	125m^2
T4	3-bedroom unit	Ground floor: Garage, bedroom with ensuite First floor: Two bedrooms, two bathrooms (one an ensuite) Second floor: Open plan kitchen, dining and living, balcony	150m^2
T5	3-bedroom unit	Ground floor: Two bedrooms, one bathroom, laundry First floor: Garage, bedroom with ensuite Second floor: Open plan living, dining and kitchen, balcony, separate toilet	137m^2
T6	3-bedroom unit	Ground floor: two bedrooms with ensuites, laundry First floor: one bedroom with ensuite, open plan living, dining and kitchen, balcony, separate toilet	125m^2
T7	3-bedroom unit	Ground floor: garage, bedroom with ensuite First floor: Two bedrooms, two bathrooms (one an ensuite), laundry Second floor: open plan kitchen, living and dining Third floor: void and balcony with outdoor area	160m^2
T8	2-bedroom unit	Ground floor: two-bedrooms, separate toilet, bathroom First floor: Open plan kitchen, living and dining	72m^2
T9	2-bedroom unit	Ground floor: two-bedrooms, separate toilet, bathroom First floor: Open plan kitchen, living and dining	68m^2

The design details, including materials palette, comprise a dark and light grey colour scheme. The proposed materials include trapezoidal longrun roofing in colour steel light grey, and two types of cladding: horizontal weatherboard in dark grey paint finish and vertical weatherboard in light grey paint finish. Glazed balconies are proposed.

The overall building coverage proposed is 44.3%. The total hardstand area is 967.08m^2.

The buildings are setback at least 2m from all boundaries. The overhang of the Unit 17 balcony is 1.7m from the northern boundary at its closest point.

The maximum building height of the proposal is 11.14m above the original ground level, for Unit 13. This results in a 1.4m breach of the 10m upper height limit.

The building height breaches the 7m height limit for numerous units. The extent of non-compliances are shown in the Site Elevations (refer Sheets RC.10, RC.11, RC.12, RC.13).

Two 5m^2 bin storage areas are proposed, on the western and eastern extents of the site. These areas are not directly visible from adjacent sites, roads or public spaces. The rubbish bins on the eastern extent will be screened from adjoining properties by boundary fencing.

No external lighting is proposed. Any lighting in future will comply with the PDP standards (or resource consent will be sought separately).

2.2 Landscaping

Conceptual landscaping has been shown on the Site Plan, Drawing RC.01 (**Appendix B**). The landscaping proposed includes planting of hedge, lancewood, cabbage trees and placement of large feature rocks. The overall landscaped (permeable) area of the site is 20.1%.



Figure 5: Proposed Landscaping (Drawing SK.01)

Additional landscaping may be incorporated in future by the respective lot owner(s).

2.3 Earthworks

An Earthworks Plan has been prepared by JE&A Survey Ltd and is included in **Appendix D**, extract in Figure 6 below.

The proposed earthworks have a volume of 2,977m^3, comprised of 2,620m^3 of cut and 357m^3 of fill. The earthworks cover an area of 2,108m^2.

The maximum depth of cut is 4.2m (in the vicinity of Unit 14) and the maximum height of fill is 4m (in the vicinity of the driveway). The Geotechnical report (**Appendix C**) confirms that no rock breaking is anticipated.

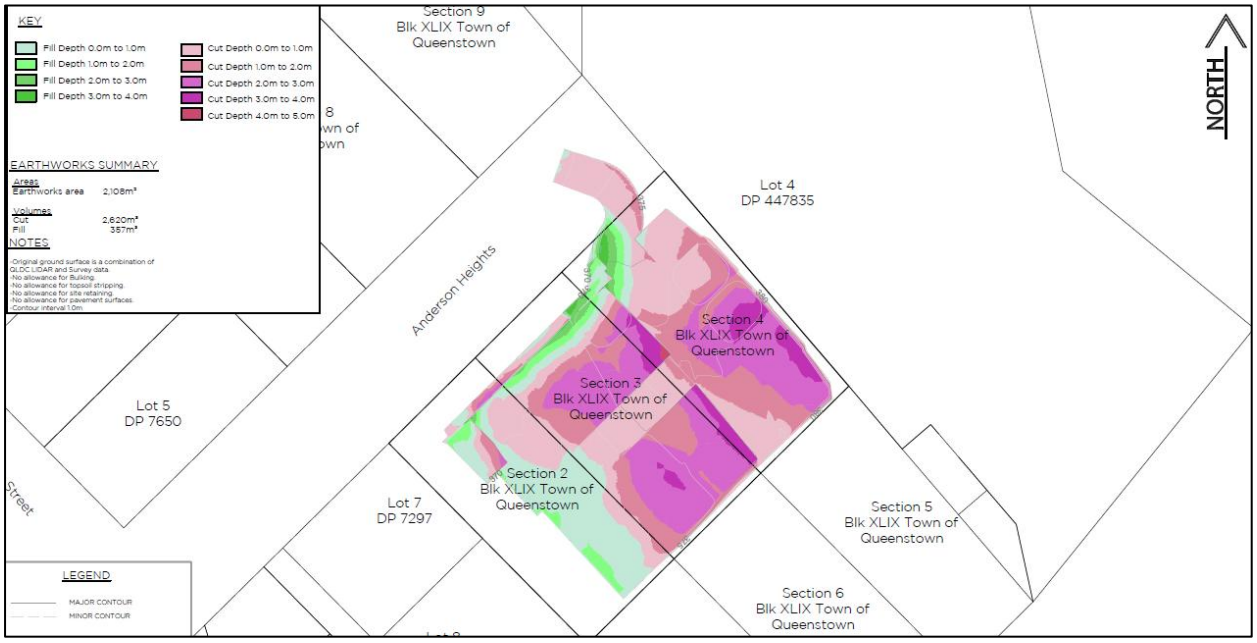


Figure 6: Earthworks Plan

A Medium Risk Environmental Management Plan prepared by EnviroScope is attached as **Appendix E**. The earthworks management will include:

- Stabilised entrance to the site;
- Erosion and sediment controls, including any of the following:
  - silt fencing;
  - clean water diversion bund/channels;
  - decanting earth bund;
  - dirty water diversion channels;
  - stabilisation following earthworks (i.e. erosion matting, aggregate or hydroseeding);
  - trafficable swale;
  - check dams and contour drains; and
  - Stormwater inlet protection.
- Dust management measures;
- Communication with neighbours of high generating noise activities; and
- Chemical, fuel and waste management measures.

The recommendations of the EMP will be implemented throughout the duration of the works.

2.4 Geotechnical and Natural Hazards

The Geotechnical Report summarises the relevant hazards associated with the site. The report (**Appendix C**) has concluded that the site will be suitable for the proposed residential development.

Section 7 of the Geotechnical Report makes recommendations regarding site preparation, retaining, foundations and compliance with relevant standards. Specific engineering design will follow in the detailed design process.

The Geotechnical Report indicates that provision should be made for on-site storage and retention of stormwater with slow release to either the reticulated system, discharge trenches or rain gardens.

2.5 Access and Parking

Access to the proposed dwellings is via the existing upper driveway (12 Anderson Heights). 16 units have a private single garage. Vehicle tracking curves are shown in the Transport Assessment (**Appendix I**), which show that vehicles can exit the site in a forward gear.

The proposed vehicle crossing is 6.7m wide at the road boundary. The access forms the northern end of Anderson Heights (no exit road). Access throughout the site is two-way in all directions.

2.6 Residential Visitor Accommodation

Resource consent is sought to enable residential visitor accommodation for up to 365 nights per year for all units. Each two-bedroom unit will have a maximum of six guests and each three bedroom unit will host a maximum of nine guests. Guests will be required to park in the garage or allocated parking space for the respective unit within the site. No vehicle movements by passenger service vehicle capable of carrying more than 12 people will be generated. A draft Management Plan is provided in **Appendix J**. An updated Management Plan will be provided for each unit to QLDC prior to RVA activity commencing for that particular unit.

2.7 Subdivision

Resource consent is sought concurrently to allow for the freehold subdivision of the units into 21 allotments. A subdivision plan has been prepared by JE&A Survey Ltd and is attached as **Appendix H**. The Scheme Plan includes provision of right of way/service easements and party wall easements.

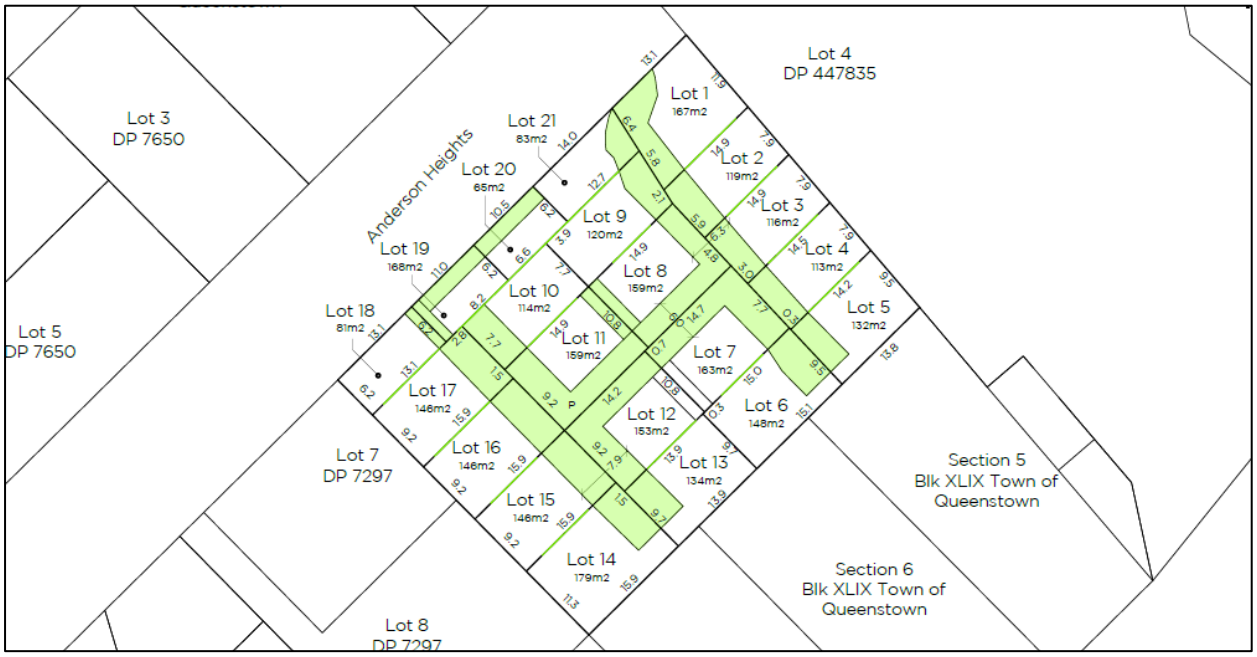


Figure 7: Scheme Plan

Each unit will be separated by a party wall easement. Easements for a right of way and services are provided for in green on Figure 7. The subdivision will only be given effect upon completion of the proposed units to a measurable state.

2.8 Servicing

The site is serviced by existing QLDC reticulated water services. These are located within Anderson Heights, up to the site boundary. Conditions of consent are anticipated to ensure appropriate connection to these services are made during development for the additional residential units.

A report on the services for the development has been prepared by JE&A Survey Ltd and is appended as **Appendix F**.

2.8.1 Potable water

There is an existing QLDC water main that services the site, with 2 existing connections. 19 additional feeds will be required to service the proposed units. Given the zoning and location of the land, it is assumed that adequate potable water supply to service the development is available.

2.8.2 Wastewater

There is an existing 150mm uPVC wastewater main located within Anderson Heights. It is assumed that the existing dwellings on the site are individually connected to the existing wastewater infrastructure in Anderson Heights.

A new wastewater connection will be constructed to service the proposed development. Given the zoning and location of the land, it is assumed that adequate wastewater capacity within Anderson Heights to service the development.

2.8.3 Stormwater

There is existing QLDC stormwater infrastructure within Anderson Heights. It is assumed that the existing dwellings dispose of their stormwater to this reticulated network.

Consistent with the recommendations of the Geotechnical Report, stormwater storage tanks are proposed to be located under the access with an outlet sized to mimic the pre-developed situation. This is summarised in the Infrastructure Report.

2.8.4 Firefighting

There is a fire hydrant at 7 Anderson Heights, adjacent to the corner of the road, which is located in sufficient proximity to the site for firefighting purposes.

2.8.5 Electricity and Telecommunications

Electricity and telecommunications are already available on the site to the existing dwellings. Confirmation from Aurora that the proposed development can be serviced within the existing Aurora network is included in the Infrastructure Report. Confirmation from Chorus NZ Ltd that there is capacity within the existing network to supply this proposal is included in the Infrastructure Report (**Appendix F**).

2.9 Construction Noise and Vibration

The Construction Noise standards (NSZ6803) are adopted in Chapter 36 of the PDP, and any breach of those standards is listed as a Discretionary activity (36.5.13). The proposed activity is described as a 'long term duration activity' for the purposes of the NZS6803.

Noise will be generated during the earthworks and construction phase. The Acoustic Assessment (**Appendix G**) summarises the potential noise sources during the construction period, including modelling of conservative levels that account for the highest noise combination of equipment. The Acoustic Assessment indicates that any construction in small to medium lot residential areas is likely to exceed noise limits at various stages particularly in this case where there are neighbouring multi-storey dwellings overlooking.

The construction methodology does not include any disproportionately high noise generating activities, rather demonstrates best practicable options for construction of this small-medium scale.

The Acoustic report identifies that noise levels may be temporarily exceeded at the properties that adjoin the eastern boundaries. The applicant will communicate with neighbours (letter drop or door knock) regarding the expected phasing and duration of high generating noise activity.

A Construction Noise and Vibration Management Plan will be prepared and submitted to Council for certification prior to work commencing on site.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as High Density Residential. The purpose of the High Density Residential Zone is:

> *" The High Density Residential Zone provides for efficient use of land within close proximity to town centres and Arthurs Point that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone plays a key planning role in minimising urban sprawl and consolidating growth in existing urban areas.*
>
> *In Queenstown, the High Density Residential Zone enables taller buildings than in the other residential zones, subject to high design quality. In Wānaka, lower building heights are anticipated, accounting for its distinctive urban character, however relatively high densities are still achievable. Such development will result in a greater diversity of housing supply, help support the function and vibrancy of town centres, and reduce reliance on private transport. Over time, low-rise apartments and terraced housing are envisaged to become commonplace within the zone."*

The relevant PDP provisions are not subject to appeals. Pursuant to section 86F of the RMA, these rules are deemed operative, and the Operative District Plan provisions are no longer relevant.

The edge of 12 Anderson Heights is overlapped by the Wāhi Tūpuna notation for Te Tapanui (Queenstown Hill). This is limited to the northern extent, adjoining the driveway/road, as shown in Figure 8.

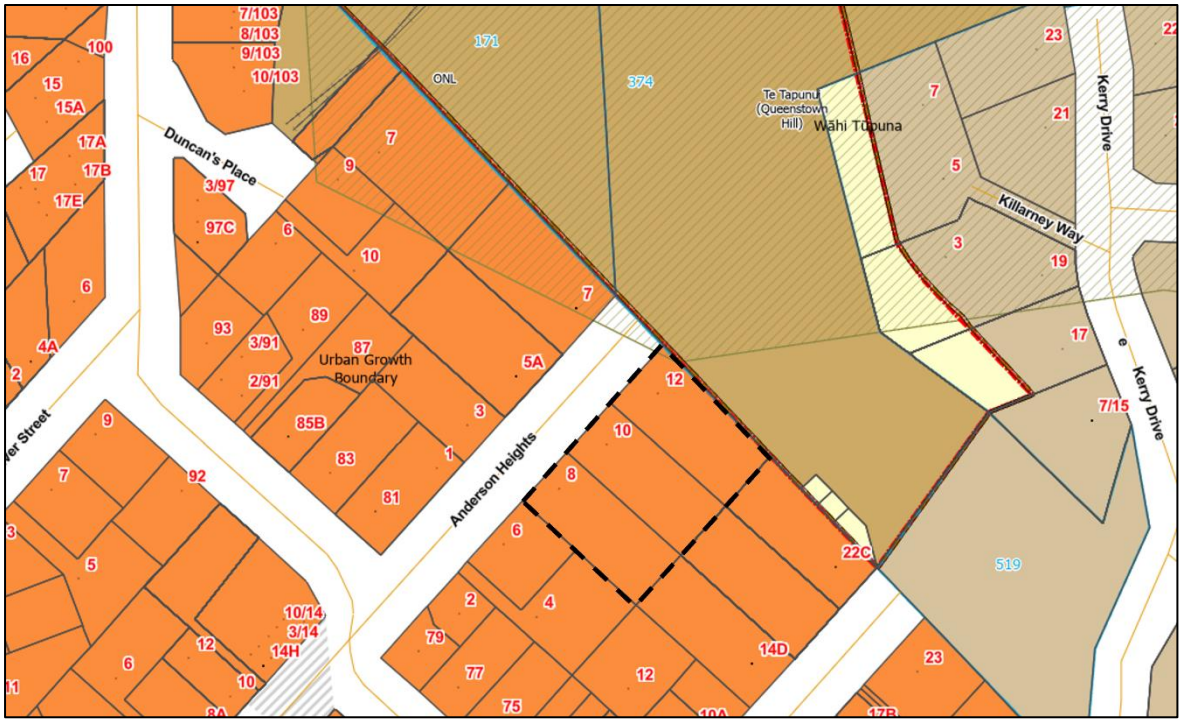


Figure 8: Proposed District Plan Zoning and Overlays

Under the PDP, Resource Consent is sought for the following:

Chapter 9 – High Density Residential

- A **Restricted Discretionary** activity resource consent pursuant to Rule 9.4.5 for more than four residential units across the site. Discretion is restricted to:

  a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;
  b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;
  c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;

d. privacy for occupants of the subject site and neighbouring sites;
e. street activation;
f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
g. design and integration of landscaping;
h. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
a. the nature and degree of risk the hazard(s) pose to people and property;
b. whether the proposal will alter the risk to any site; and
c. the extent to which such risk can be avoided or sufficiently mitigated.
i. The location, size, access, design and screening of waste and recycling storage space; and
j. Consistency with the Residential Zone Design Guide 2021.
k. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.

- A **Discretionary** activity resource consent pursuant to Rule 9.5.3.4 for building height exceeding 10m. The maximum building height is 11.14m.

- A **Restricted Discretionary** activity resource consent pursuant to Rule 9.5.8 for building length of the façade above ground floor exceeding 30m. The length of the building façade of level 3 of Units 17-21 is 38.58m^2. Discretion is restricted to:

  a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

- A **Restricted Discretionary** activity resource consent pursuant to Rule 9.5.9 for the balcony of Unit 17 overhanging the 2m boundary setback (northern boundary) by 0.3m. Discretion is restricted to:

  a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
  b. streetscape character and amenity;
  c. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;
  d. 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 significant public views identified within the District Plan).
  e. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.

- A **Restricted Discretionary** activity resource consent pursuant to Rule 9.5.15 for residential visitor accommodation exceeding 90 nights per annum. Resource consent is sought for 365 nights residential visitor accommodation for all units. Discretion is restricted to:

  a. The location, nature and scale of activities;
  b. Vehicle access and parking;
  c. Privacy and overlooking;
  d. Outdoor lighting;
  e. The management of noise, rubbish, recycling and outdoor activities;
  f. Guest management and complaints procedures;
  g. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and
  h. Monitoring requirements, including imposition of an annual monitoring charge.

Pursuant to Rule 9.5A.1, the Urban Design Assessment (**Appendix K**) provides assessment of the proposed design elements against the QLDC Residential Design Guide 2021.

Chapter 25 – Earthworks

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.4.2 for earthworks that do not comply with Standard 25.5.3 for the 300m^3 maximum total volume of earthworks in the High Density Residential Zone. The total volume of earthworks proposed is 2,977m^3.

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.5.15 for maximum depth of cut exceeding 2.4 metres. The maximum depth of cut proposed is 4.2m.

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.5.16 for maximum height of fill exceeding 2 metres. The maximum height of fill proposed is 3.9m.

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.5.18 for earthworks greater than 0.5m height or depth within 0.5m of the boundary.

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.5.21 for more than 300m^3 of cleanfill to be transport by road from the site. Approximately 1,860m^3 of cleanfill will be transported from the site.

The matters of discretion for the above rules are set out in 25.7.1:

25.7.1.1 Soil erosion, generation and run-off of sediment.
25.7.1.2 Landscape and visual amenity values.
25.7.1.3 Effects on infrastructure, adjacent sites and public roads.
25.7.1.4 Land stability.
25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.
25.7.1.6 Cultural, heritage and archaeological sites.
25.7.1.7 Nuisance effects.
25.7.1.8 Natural Hazards.
25.7.1.9 Functional aspects and positive effects.

Pursuant to Rule 25.3.2.5, earthworks associated with subdivisions under Chapter 27 are exempt from the following rules:

- Table 25.2 Maximum Volume
- Rule 25.5.15 Cut Standard
- Rule 25.5.16 Fill Standard
- Rule 25.5.21 Cleanfill

Assessment against the matters of discretion in Part 25.7 and assessment matters in Part 25.8 is undertaken in section 5 of this report.

Chapter 26 – Noise

- A **Discretionary** activity resource consent pursuant to Standard 36.5.13 for construction noise that does not comply with the relevant standard. Details of worst-case noise non-compliance are provided in section 5 of the Acoustic Assessment (**Appendix G**).

Chapter 27 – Subdivision

- A **Non-Complying** activity resource consent pursuant to Rule 27.5.22 for subdivision that does not comply with the minimum lot area specified in Part 27.6. The minimum lot area for the High Density Residential Zone is 450m^2. The proposed lots are sized between 65m^2 and 179m^2 respectively.

- A **Non-Complying** activity resource consent pursuant to Rule 27.7.36 for non-compliance with the minimum dimensions of 15m x 15m.

PDP Rule 27.7.37 Subdivision associated with infill development – provides that the specified minimum allotment size in Rule 27.6.1 and minimum dimensions in Rule 27.7.35 shall not apply in the High Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit

(i.e. Building Code of Compliance Certificate has been issued or construction is completed to not less than the installation of the roof). The Non-Complying activity status for the subdivision activity is therefore a result of the timing of the subdivision consent application.

hapter 29 – Transport

- A **Restricted Discretionary** activity resource consent pursuant to Rule 29.5.14 for width of the vehicle crossing at the property boundary exceeding the maximum 6m standard for a residential land use. The proposed vehicle access is 6.7m wide, including at the crossing on the property boundary. Note the crossing forms the end of Anderson Heights road (no turning area). Discretion is restricted to:

  a. Effects on safety, efficiency and amenity of the site and of the transport network, including the pedestrian and cycling environment.
  b. The location, design, and width of the vehicle crossing.

4 ACTIVITY STATUS

The activity status of the application is **Non-Complying**.

Sections 104, 104B and 104D set out the relevant assessment matters for resource consent applications carrying the Non-Complying activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–
(a) any actual or potential effects on the environment of allowing the activity; and
(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.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -
(a) may grant or refuse the application; and
(b) if it grants the application, may impose conditions under section 108.

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—
(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
(b) the application is for an activity that will not be contrary to the objectives and policies of—
(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.
(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.

5 RECEIVING ENVIRONMENT

The adverse effects of the application must be assessed considering the receiving environment.

The site is located within a high density residential zone, in close proximity to the Queenstown Town Centre. The site is surrounded by residential uses and accommodation providers. The northern boundary is the Queenstown Hill Recreation Reserve (QLDC).

Consented activities within the surrounding area are identified in Figure 9 and described in Table 4:

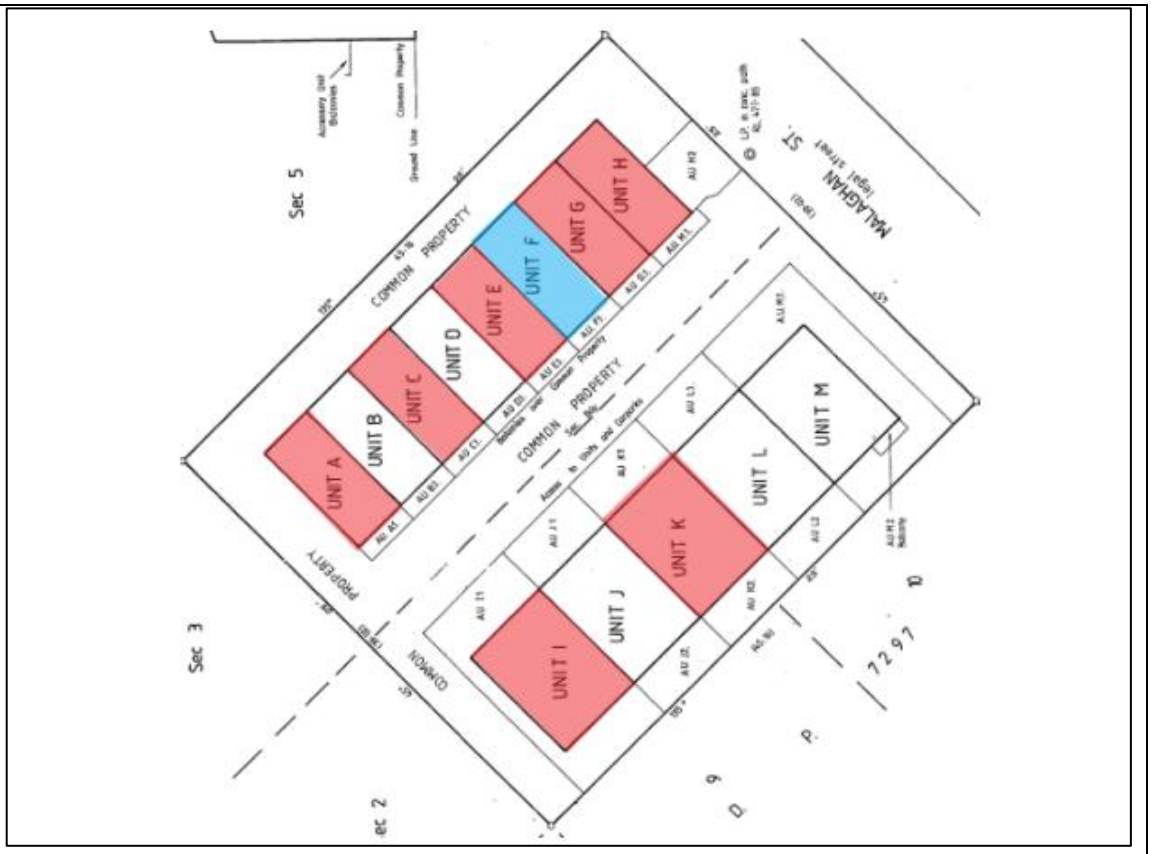


Figure 9: Visual representation of receiving environment (visitor accommodation activities shown in blue, site outlined in bold)

Table 4: Consented activities within receiving environment

Address	Existing / consented activity
4 – 6 Anderson Heights	RM990162 – Resource consent approved 11 May 1999 for four bedroom visitor accommodation in existing dwelling. RM020604 – Resource consent approved 15 January 2003 for capacity of 55 people within the backpacker accommodation (Hippo Lodge). The approval provided for 34 person capacity at 4 Anderson Heights and 21 person capacity at 6 Anderson Heights. The Hippo Lodge backpackers currently operates out of the three buildings on these sites.

2 Anderson Heights	RM241018 – Resource consent approved 29 January 2025 for residential visitor accommodation in two units (up to three guests in each) and three visitor accommodation studio units (up to two guests in each) for 365 nights.
7 Anderson Heights	RM010452 – Resource consent approved 6 June 2003 to establish 15 three-bedroom residential units. RM030502 – Subdivision consent approved 23 July 2003 for unit title subdivision of the consented residential dwellings. RM050123 – Resource consent approved 21 July 2005 to operate the 15 residential units as visitor accommodation.
3-5 Anderson Heights	Building Permit BC1322 was approved 1 October 1992 for 5 residential units (5A – 5E Anderson Heights). Legacy documents show outline planning approval was sought for this development in May 1992.
81 Hallenstein Street	RM170584 – Resource consent approved 6 November 2017 for visitor accommodation activities from the upper level of an existing residential unit for up to 14 persons for 200 days per year.
Recreation Reserve	RM210004 – Outline plan approved 4 February 2021 for establishment of a mountain bike jump park on Queenstown Hill, including a two cubicle toilet block at Kerry Drive.
15 Kerry Drive	RM030843 – Resource consent approved 23 February 2004 to establish a residential development comprising 14 units and associated unit title subdivision. Short-term visitor accommodation resource consent has been approved for 365 nights for all units through the following resource consents: RM171399, RM171342, RM171343, RM171344 and RM180493. This site operates as the 'Commonage Villas'.
22 Malaghan Street	Adjoining site on eastern boundary. Four residential dwellings on the site. RM940671 – Compliance certificate issued 15 December 1994 for three apartments. RM950164 – Subdivision of apartments approved 17 March 1995. RM180970 – Resource consent approved 27 August 2018 for visitor accommodation for up to 180 days per year at 22C Malaghan Street for up to 8 guests. RM220857 – Resource consent approved 1 June 2023 for visitor accommodation for up to 365 nights at 22B Malaghan Street for up to 8 guests.
14 Malaghan Street	Adjoining site on eastern boundary. Thirteen residential apartment units constructed circa 1985. The units shown in blue and red each have consented residential visitor accommodation activity for use by four or five guests for 365 nights per year. Units A and I are closest to the boundary of the site.

	 The visitor accommodation activities are approved through resource consents RM180333, RM180688, RM190285, RM190360, RM200137, RM241050 and RM250241.
10 Malaghan Street	RM040699 – Resource consent issued 1 October 2004, approved construction of two residential units and garage. RM051204 – Resource consent issued 2 February 2006, approved subdivision of the two residential units into separate lots. Units have a party wall easement and lot size of 255m^2. RM240385 – Resource consent issued 27 June 2024 approved residential visitor accommodation for up to 7 guests in Unit 10B for up to 365 nights per year.
12 Malaghan Street	RM240750 – Resource consent approved 1 April 2025 to construct two residential units and fee simple subdivision into two allotments. This consent would replace the existing dwelling on the site.
69 Hallenstein Street	RM930519 – consent effective 7 December 1993 for upgrade of existing guest rooms and owners' area of boarding house. Existing boarding house dwelling / bed and breakfast (Queenstown House) that predates VA consenting.
71 Hallenstein Street	RM000756 – Resource consent granted 11 April 2001 to construct three apartments with carparking. The building is three storeys and similarly set into the slope.
73 Hallenstein Street	RM130855 – Resource consent granted 23 January 2014 for earthworks associated with construction of two residential townhouse units. RM170034 – Resource consent granted 16 February 2017 for two lot subdivision with each lot to contain existing residential unit and associated internal setback breach for party wall / attached dwellings. Resulting lots of 253m^2.

	RM230285 – Resource consent issued 12 June 2023 approved residential visitor accommodation use for up to 8 people for 365 nights per year at 73B Hallenstein Street.
75 Hallenstein Street	Existing standalone dwelling – circa 1970s.
77 Hallenstein Street	Existing standalone dwelling. RM181484 – Resource consent approved 3 February 2020 for visitor accommodation from existing residential unit for 365 nights per year.
79 Hallenstein Street	RM170203 – Resource consent granted 23 June 2017 approving use of existing dwelling for visitor accommodation for 365 days per year for up to 6 guests.

The opposite side of Malaghan Street (i.e. 9 and 15) comprises existing residential dwellings.

The receiving environment comprises established residential activity, including numerous apartment complexes and multi-unit developments, as well as visitor accommodation and RVA activity. The associated subdivision of residential units, including party wall easements and lot sizes of ~250m^2 has occurred on properties directly north and south of the site.

6 ASSESSMENT OF EFFECTS

6.1 Permitted Baseline

Under section 104(2) of the RMA, Council may disregard an adverse effect of a proposed activity on the environment if a plan permits an activity with that effect. The permitted baseline refers to the effects of permitted activities or activities which have already been granted resource consent on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is:

- Commercial activities;
- Home occupation;
- Residential Units comprising three or less per site – i.e. nine units across the three land parcels;
- Residential Visitor Accommodation and Homestays up to 90 nights.

There are no permitted subdivision activities.

6.2 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.

6.3 Actual & Potential Effects

Taking into account effects that must or may be disregarded and the permitted baseline above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Where an aspect of the proposed activity carries the Restricted Discretionary activity status (as identified in section 3.1 above), the relevant matters of discretion specified in the PDP form the basis of the effects assessment for those matters.

6.4 Positive Effects

The proposed residential units have been designed to efficiently utilise the site and provide a housing typology that supports increased density within a location close to the town centre, as anticipated by the High Density Residential zoning.

6.5 Neighbourhood Effects

The site is located within a developed neighbourhood that comprises residential and visitor accommodation activities. Several of the surrounding properties have been developed into multi-unit townhouse / apartment complexes over time (as per Table 4). The proposed built form will be characteristic of development throughout the High Density Residential Zone, similar in nature to surrounding built form.

Effects on adjoining neighbours are assessed below:

6.5.1 4 and 6 Anderson Heights

The site is separated from this neighbour by existing mature vegetation on both properties and topography (more than 10m elevation change between the dwellings on 6 and 8 Anderson Heights).

The design of the buildings has been stepped up the hill, with the two-storey (lowest rise typology) proposed on this southern boundary to minimise dominance and bulk effects. The height of these dwellings is approximately 9-10m above ground level. The shading diagrams provided in the Architectural Drawings (**Appendix B**) show that the shading is similar to the permitted shading envelope in the PDP built form standards, with increased shading potential at the summer solstice 9am. Queenstown Hill topography to the north blocks sun, particularly during the winter when the shading would be the greatest, such that effects of the building height on this neighbour are mitigated at that time.

Consideration of earthworks, particularly reducing cut in proximity to this neighbouring boundary, has informed the building design. The built form has been designed on piles to reduce the volume of earthworks required.

The existing land use of 4 and 6 Anderson Heights is Hippo Lodge backpackers, with capacity to accommodate up to 55 guests. The residential visitor accommodation aspect proposed in this application is compatible with this use.

Adverse effects on this landowner are anticipated to be less than minor.

6.5.2 14 Malaghan Street

The units at 14 Malaghan Street look out across to Lake Wakatipu and are separated by existing planting (hedge) on this boundary and a 1.8m high fence. No changes to this boundary planting or fence are proposed. There are no windows on the elevation facing these properties that would generate privacy or overlooking effects. The building typology comprising two and three storey townhouses, similar to the existing apartment complex of thirteen townhouses at 14 Malaghan Street.

Eight of the existing townhouses have residential visitor accommodation activity consents for year-round use. The proposed residential visitor accommodation activity will be compatible with this consented mixture of residential and RVA activities. The Acoustic Assessment indicates that small exceedances of the noise limits during construction activities are anticipated for up to 4 weeks at this property across the 12-month construction period. Moderate exceedances are expected to occur for approximately 5-6 days across the length of the construction period. The applicant will implement the management measures recommended in the Acoustic Assessment, including liaison with this neighbour, to appropriately manage these potential effects. The Acoustic Assessment concludes that the noise effects are considered acceptable (refer **Appendix G**).

Any adverse effects on this landowner are anticipated to be less than minor.

6.5.3 22 Malaghan Street

The four residential units at 22 Malaghan Street are oriented towards Lake Wakatipu, with balcony areas facing south to the lake. The proposed orientation of the units in this application towards Lake Wakatipu is consistent with the orientation of this neighbour and there are no balconies proposed on the shared elevation. The site is separated by existing planting (hedge) on this boundary and a 1.8m high fence. No changes to this boundary planting or fence are proposed. There are no windows on the elevation facing this property that would generate privacy or overlooking effects.

The building typology proposed is similar to the three apartments nearest to 12 Anderson Heights, which comprise three storey attached dwellings. This will assist integration of built form.

The Acoustic Assessment indicates that small noise exceedances may be experienced for approximately 3 weeks across the 12 month construction period. Moderate noise exceedances may be experienced at this property for approximately 2 days. Effects of these temporary exceedances can be managed as per the recommendations in the Acoustic Assessment, and the noise effects are considered acceptable (refer **Appendix G**).

Two of the four units at 22 Malaghan Street are consented for 365-night residential visitor accommodation. The proposed RVA activity will not be incompatible with this consented land use.

Any adverse effects on this landowner are anticipated to be less than minor.

6.5.4 12 Malaghan Street

The proposed built form may generate small areas of shading beyond the permitted shading envelope at 12 Malaghan Street, as shown at 12 noon at the equinox and 3pm at the winter solstice (refer Drawings RC.36 and RC.37). The additional shading shown on the shadow diagrams indicate it would likely be shadow across the roof of the existing or consented built form at 12 Malaghan Street. These shading exceedances are small scale and would not be discernible to the naked eye.

The Acoustic Assessment indicates that small exceedances of the construction noise limits may be experienced at 12 Malaghan Street for approximately 3 days of the 12 month construction period. The applicant will communicate with the property owner/occupant of 12 Malaghan Street regarding the timing of the high noise generating works. This is recommended in the Acoustic Assessment (**Appendix G**) as appropriate management and the noise effects are considered acceptable.

Any adverse effects on this landowner are anticipated to be less than minor.

6.5.5 Queenstown Hill Reserve

The Queenstown Hill reserve adjoining the site is heavily vegetated. There are no existing trails or built form within this reserve that would be affected by the residential development on the site. The overhanging balcony of Unit 17 will create a small encroachment (310mm at widest) of the 2m boundary setback. This will not be perceptible from the reserve, and is limited to the extent of balcony. The remainder of this unit's built form complies with the minimum boundary setback.

The proposal will not affect public access to or enjoyment of Queenstown Hill Reserve. Any adverse effects on this property are anticipated to be less than minor.

6.5.6 3-5 and 7 Anderson Heights

The proposal has been designed to face out across to the lake. There are four balconies proposed on the western elevation of the site facing Anderson Heights road and properties on the opposite side such as 3-5 and 7 Anderson Heights. These balconies are setback 2m from the site boundary, and there is a 20m wide road reserve between the private properties to the west. Users of the balconies will not overlook any sensitive spaces of the opposite properties.

The road reserve includes existing vegetation along the curve on the applicant's side and approximately 20m elevation change from north to south.

The shading diagrams provided in the Architectural Drawings (**Appendix B**) show that the shading is similar to the permitted shading envelope in the PDP built form standards, with increased shading potential at the summer solstice 9am. Queenstown Hill topography to the north blocks sun, particularly during the winter when the shading would be the greatest, mitigating effects of the building height on the neighbour.

Windows and balconies facing towards Anderson Heights will be partially softened by the existing vegetation within the road reserve.

Given the existing visitor accommodation and residential visitor accommodation activities in the receiving environment, including at 7 Anderson Heights, the proposed use is considered compatible.

Any adverse effects on these landowners are anticipated to be less than minor.

6.6 Residential Zone Design Guide 2021

Pursuant to Rule 9.5A.1, the proposed development has been designed in accordance with the Residential Zone Design Guide 2021 to achieve high quality design outcomes. Specific reference is made to the guidance for the High Density Residential Zone.

The buildings have a high level of visual interest, utilising a dark and light grey colour scheme with a mixture of cladding materials. Apartment style units which step up the hillside and terrace housing are anticipated within the High Density Residential Zone. The proposed development steps up the hillside, to enable additional development potential and minimising effects on the adjoining private properties.

Design elements that have been incorporated to minimise adverse effects are:

- Glazing has been positioned to create visual interest and avoid blank walls/facades facing the street;
- Varied roof lines have been used to avoid adverse dominance and shading effects;
- Units have outdoor patio/balcony areas to enable outdoor living areas and optimise the view to Lake Wakatipu;
- The units are separated by gaps in the façade or walls between units to assist with privacy. Windows have been positioned to provide passive surveillance including over the vehicle access areas and street;
- The same materials will be used for all units to maintain a cohesive building design. The materials have been selected for durability and will require minimal upkeep and maintenance;
- Vegetation is proposed on all boundaries. The species of trees selected are expected to withstand the growing conditions in Queenstown; and
- The existing access to 12 Anderson Heights will be retained and used, to enable a sense of establishment and retain character of the site.

6.7 Residential Units

The density of residential units exceeds 4 per site. The matters of discretion are listed in Rule 9.4.5 and addressed in this section.

> *a. location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;*

The location of the development in close proximity to the Queenstown town centre will provide for increased housing and accommodation options in an accessible and high demand area. The layout of the site has been designed to enable two-way vehicle access throughout the site.

As set out in the Urban Design Assessment:

> "*The architectural design is expected to engage positively with Anderson Heights, presenting units which respond to the site's terrain, and support visual interest through material variations, varied roof lines, the positioning of glazing, and architectural details such as unit balconies."*

> *b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads;*

The shading diagrams provided in **Appendix B** show that the development will have similar shading to the permitted building standards. The proposal will not block sunlight access for neighbouring properties or public spaces.

The middle section of Anderson Heights will be more shaded at the summer solstice, with the lower and upper end of the road reserve retaining solar access, and shading lessening throughout the day.

Shading of the road otherwise will be similar to, or will not affect, the shading beyond the permitted building envelope.

c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;

The proposal will facilitate increased housing diversity through a range of eight typologies that provide 2-4 bedroom options. The design will promote

d. privacy for occupants of the subject site and neighbouring sites;

The proposal has been oriented towards the lake. Balconies and roof terraces have been positioned to avoid overlooking into private spaces where possible.

The units facing Anderson Heights are raised above the street, enabling outwards views and passive surveillance over the street, at the same time restricting views into these units from the street and retaining privacy.

The existing boundary fencing on the eastern boundary will be retained, providing screening at the boundary level. The orientation of the units on the subject site, as well as adjoining sites, are typically oriented with glazing and outdoor areas towards the lake. The proposal is consistent with this approach.

e. street activation;

The access to the proposed development utilises the existing access to 12 Anderson Heights, which forms the end of Anderson Heights road reserve. The proposed units adjoining the street are raised and include glazing to provide visual interest towards the street. No fencing is proposed along the Anderson Heights street frontage, which is consistent with the wider Anderson Heights streetscape. Section 6 of the Urban Design Assessment indicates that the internalised communal bin areas support a high amenity streetscape, and glazing on units 1, 10, 11 and 12, will retain a strong visual connection to the road reserve. The incorporation of CPTED principles through the development design support a safe streetscape within Anderson Heights.

f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;

The vehicle access has been designed to enable two-way vehicle movements throughout the site, improving safety and efficiency. Garaging is provided for most units, providing secure off-street parking. Other units that do not have garaging will not have parking on-site, however, the site is in walking and cycling distance from the town centre. There is no on-street parking on Anderson Heights.

g. design and integration of landscaping;

The landscaping proposed includes specimen trees, hedges, grassed areas and feature rocks. The Urban Design Assessment (**Appendix K**) considers that the height and form of the trees selected will complement the scale of built form, enhance the overall amenity of the development and feature rocks will add visual interest to planted areas. The site will retain an open feeling environment, which is consistent with the receiving environment.

h. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:
- *a. the nature and degree of risk the hazard(s) pose to people and property;*
- *b. whether the proposal will alter the risk to any site; and*
- *c. the extent to which such risk can be avoided or sufficiently mitigated.*

The proposal will not exacerbate any natural hazards.

i. The location, size, access, design and screening of waste and recycling storage space; and

Two communal rubbish bin areas are proposed in the development, on the western and eastern extents. These areas are located away from the street boundary, will be screened, and in convenient locations for the majority of units. The bin areas are considered appropriate for the development.

j. Consistency with the Residential Zone Design Guide 2021.

The Urban Design Assessment considers the proposal against the Residential Zone Design Guide 2021. The proposal is considered consistent with the Design Guide and is supported from an urban design perspective (**Appendix K**).

k. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.

This matter is not applicable.

6.8 Setback Infringement

The proposal includes a small area of balcony overhang for Unit 17 within the 2m setback from the northern boundary. The matters of discretion for this non-compliance are set out in Rule 9.5.9, and addressed in this section.

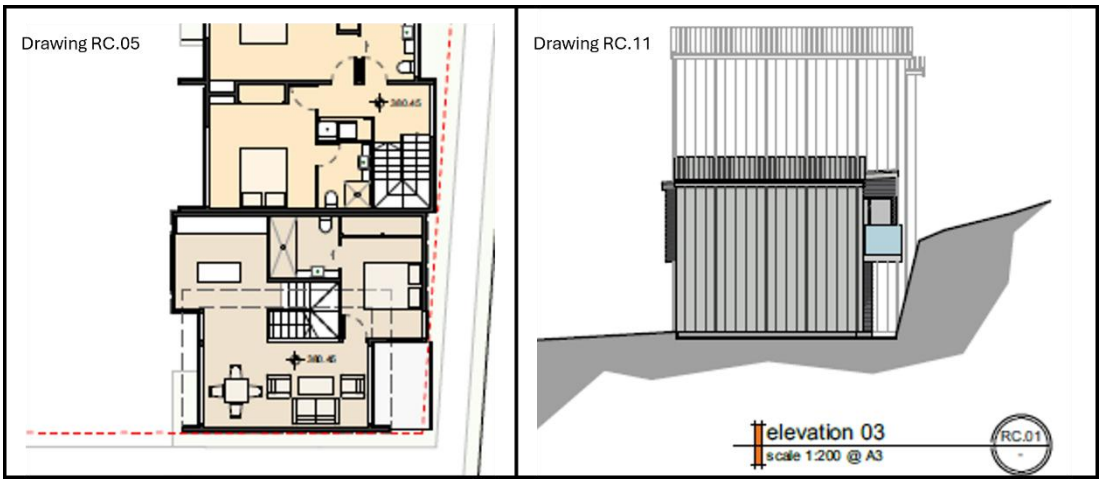


Figure 10: Extent of setback non-compliance

The extent of the setback infringement is shown in Figure 10, being the area of balcony outside of the red dashed line. This will not be dominant when viewed from the adjacent property to the north, which is Queenstown Hill Recreation Reserve. The majority of Unit 17 built form is within the 2m setback. The balcony is a glazed structure with a solid base, as shown in the elevation in Figure 10, which will not create visual dominance on any neighbour. The balcony will not be visible from the street, as it is located to the rear of Unit 17. The setback infringement will therefore not impact the streetscape character and amenity. The extent of the setback breach will not generate any sunlight, shading or privacy effects on adjacent sites and/or their occupants. Views from the east show the balcony as part of the wider development, as shown in elevation 03. The setback encroachment will not affect any significant public views. Effects of the setback infringement are considered to be less than minor.

6.9 Impact on Streetscape and Residential Amenity

The site is located within an environment where high density developments are anticipated. The High Density Residential Zone provisions identify that development controls provide minimum protections for existing amenity values, and that moderate to substantial change is anticipated, given the focus on intensification (PDP 9.1).

The proposed development is of a similar characteristic to other townhouse developments in the immediate vicinity, being rows of terraced housing that are oriented towards the lake. Design elements have been incorporated to best utilise the character and nature of the site. The existing residential amenity of the site and surrounding area will be retained with the proposed residential development.

Anderson Heights is a no-exit street, used largely by residents or guests, as the street is steep and no on-street parking is available. The access to the site effectively forms the end of the road. Any impacts of additional vehicles using the driveway will be consistent with anticipated use of the road, as any manoeuvring will be completed on the site.

The site does not have any active street frontage and there are limited views from the street, upward towards the site as a result of the topography. Glazing has been included on the elevations of Units 1, 10, 11 and 12, that are oriented towards Anderson Heights. Clustered planting and grassed areas are proposed along the western / street facing boundary. Adverse visual impacts on users of Anderson Heights are considered to be less than minor.

6.10 Residential Visitor Accommodation

The matters of discretion for RVA activity are listed in Rule 9.5.15 and addressed below.

a. The location, nature and scale of activities;

The site is located within an area of high intensity RVA activity, which is both anticipated and enabled in the high density zone (refer PDP 9.1 Zone Purpose). The site is located near the Queenstown town centre and is an appropriate location for residential visitor accommodation. The RVA activity will be contained within each

residential unit and the number of guests is consistent with the RVA activity standard (6 in a two-bedroom unit and 9 in a three-bedroom residential unit).

Given the high intensity of existing RVA and VA activities in the surrounding environment, including on the adjoining properties on all boundaries (excluding the reserve to the north), the nature of the activity is considered appropriate and consistent with the existing and consented landuse in the receiving environment. Effects on people and the environment as a result of the location, nature and scale are considered to be less than minor.

b. Vehicle access and parking;

One carpark will be available for each RVA activity that has a garage. Guests will be advised of the carparking available in the garage prior to arrival. If the residential unit does not have a garage, guests will be advised that there is no carparking available on site in the booking information. This is set out in the draft Management Plan in **Appendix J.** Given the vehicle access through the site is two-way, pick-up and drop-off by a taxi/rideshare is not considered to generate any adverse effects.

c. Privacy and overlooking;

The proposal has been designed to reduce privacy and overlooking effects of external sites. The elevations that face private properties have limited glazing and balcony areas. The existing 1.8m timber paling fence on the eastern boundary will be retained which provides screening to the adjoining neighbours at 14 and 22 Malaghan Street. The raised nature of the units closest to 4 and 6 Anderson Heights are designed to look across to Lake Wakatipu, with hedging and clustered native vegetation between the units and the boundary. The balcony areas on the southern elevation for Units 2-5 all comply with the minimum boundary setback and there is vertical separation between the two sites such that proposed Units 2-5 would look out across the roof of the existing built form, rather than into the windows or living areas. Effects on these neighbouring sites are considered to be less than minor.

The orientation of Units 1 and 10-12 with glazed areas towards Anderson Heights road reserve will not generate privacy and overlooking effects for neighbours on the other side of the road, given the 20m road reserve width and vertical separation through the topography.

The site adjoins Queenstown Hill Recreation Reserve to the north, which is heavily vegetated and the topography rises upward away from the site. The proposed RVA activity will not generate any privacy and overlooking adverse effects on this reserve.

Considering the orientation and topography of the site and surrounding area, no other neighbouring properties are considered to be affected by a risk of privacy or overlooking effects.

d. Outdoor lighting;

No outdoor lighting is proposed in this application. If any outdoor lighting is provided, it will be down lighting only and comply with PDP requirements (otherwise be subject to a separate resource consent). There will be no adverse effects from light spill on adjoining properties.

e. The management of noise, rubbish, recycling and outdoor activities;

A Draft RVA Management Plan is provided in **Appendix J**. This Management Plan will be updated for each unit prior to commencement of RVA activity. The management controls include the following:

- Signage to be placed on doors leading to outdoor patio/balcony areas that states “Outdoor area is strictly not to be used between 10pm and 7am daily”.
- House Rules that include that no outside speaker systems are to operate at any time.
- Rubbish and recycling bins are taken to the communal collection points and the days of collection to be advised to guests.
- Booking information to advise of the carparking available/unavailable.

These management controls will be enforced through a management entity, details of which will be provided in the updated Management Plan prior to commencement.

f. Guest management and complaints procedures;

The management entity will be required to keep records, including the date and duration of guest stays and guest numbers per night. The property manager's details will be provided in the Management Plan, with a 24 hour phone number. The complaints procedure is set out in the Draft RVA Management Plan (**Appendix J**). The unit owner and property manager will ensure that there are no potential hazards on site that could result in health and safety issues.

g. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and

The management entity will keep records of the RVA use, including all bookings and guest numbers, which will be available to QLDC for inspection upon request.

h. Monitoring requirements, including imposition of an annual monitoring charge.

These will be covered by the unit owner, who will be aware that there may be monitoring requirements and possible charges for this.

6.11 Height Effects

There are height non-compliances across all of the proposed building blocks. The permitted building height is 7m. The maximum building height is 11.14m for Unit 13, which is an exceedance of 1.14m from the upper height limit of 10m for sloping sites in the PDP. There are two other exceedances of the 10m height plane, for Units 9 and 20, shown in Figure 11 below. These non-compliances are limited to isolated areas of the upper level wall or roof.



Figure 11: Proposed built form showing 10m height plane

There are numerous building height non-compliances with the 7m height plane, as shown in Figure 12. The height non-compliances on the southern boundary are largely a design response to the topography, to reduce the extent of earthworks required in this area of the site. The land slopes away from the site to the south, as part of the wider Queenstown Hill setting. The built form is set on piles in this area to reduce the extent of cut/fill needed.



Figure 12: Proposed built form showing 7m height plane

The effects of the proposed non-compliances in terms of visual prominence from both public places and private views is limited. The views from surrounding dwellings are typically oriented towards the lake. Visibility effects will be less than minor as the height non-compliances will be seen in the context of a terraced housing development that steps up the hill. The piled nature of the townhouses on the southern boundary will be softened with proposed hedge planting and clustered lancewoods within the 2m boundary setback.

The external appearance includes colours and materials that will not exaggerate the extent of built form. The varied roof form means height non-compliance will not contribute to a monolithic built form or dominance effects from built mass. The internal nature of the 10m height non-compliance reduces the effect of the height breach, noting the area of the 10m height non-compliance will not generate excess shading on private properties.

Any visual effects of the additional height will be contained within the site. Proposed boundary planting along the southern and western boundaries will soften views towards the overall development, including views of the height non-compliance.

This assessment of effects also applies to the effect of building length for the third floor level of Units 17-21. This level of the buildings is within the permitted height plane and will be viewed from the street and adjacent properties in the context of the development as a whole. From many external viewpoints, the length of this floor level will not be visible as the elevation is obscured by other built form in the foreground. The length of the façade will be visible from the recreation reserve to the north, however, it will be viewed in the context of the development and is considered to have less than minor effects on this neighbour.

6.12 Landscape and Visual Effects

The proposed development complies with the landscaped (permeable) surface coverage standard.

The landscaping proposed is located on the southern and western boundaries, which will soften views into the site from these adjoining properties. This greenery will retain the established character of the site as a residential property with boundary planting.

The change in elevation between the properties to the south will minimise any landscape and visual effects when viewed from these properties. Stormwater can be appropriately managed through the reticulated stormwater network and attenuation to be developed on site. The proposed landscaping, including specimen trees, is considered appropriate for the site and will soften the proposed built form and hard surfacing (refer Urban Design Assessment, **Appendix K**). Landscape and visual effects are considered to be less than minor.

6.13 Earthworks Effects

Earthworks are proposed to create a level building area and to set the building into the topography. The council's discretion for earthworks is restricted to those prescribed under Rule 25.7.1. These matters are assessed below.

6.13.1 Soil erosion, generation and run-off of sediment

The EMP (**Appendix E**) provides for management of the earthworks on the site to avoid adverse effects and minimise soil erosion, generation and run-off of sediment. The Applicant will ensure that erosion and sediment control measures are implemented onsite in accordance with the Erosion and Sediment Control Plan provided in the EMP, for the duration of works. Any effects on soil erosion, generation and surface water run-off are considered to be less than minor.

6.13.2 Landscape and visual amenity values

The proposed earthworks are sympathetic to the natural and modified topography of the site. The earthworks have been designed to reduce the extent of cut and fill required across the site where possible.

The earthworks will be a temporary activity associated with the construction of the dwellings and will be visually contained within the site. All earthworks will be stabilised and sealed by the development. Any exposed earthworks will be landscaped or grassed upon completion to avoid impacts on landscape and amenity values. Once complete, the earthworks will not be visible or affect the visual amenity values of the residential neighbourhood.

Given the urban nature of the site, the landscape is not considered to be highly sensitive, and the proposed earthworks will not change the character or quality of the site.

6.13.3 Effects on infrastructure, adjacent sites and public roads

The proposed earthworks will be contained within the subject site. The proposed works will not affect infrastructure or services located outside of the site.

The earthworks within close proximity to the boundary will be undertaken to ensure there are limited adverse effects on neighbouring properties.

The proposed works will be managed to ensure the disruption to use of the local traffic network is kept to a minimum. The majority of vehicle movements will occur onsite with machinery moving between the excavation and fill areas. Existing vehicle crossings will be stabilised and used during the earthworks and construction.

The EMP (**Appendix E**) erosion and sediment controls include provision of stormwater inlet protection and silt sock measures in Anderson Heights road reserve to mitigate effects on infrastructure.

6.13.4 Land stability

The earthworks have been designed to ensure stability of the land during and following the construction works. The works will be undertaken in accordance with the recommendations of the Geotechnical Report. Any effects on land stability are considered to be less than minor.

6.13.5 Effects on water bodies, ecosystem services and biodiversity

There are no anticipated effects on water bodies, ecosystems, biodiversity, cultural, heritage or archaeological sites.

6.13.6 Cultural, heritage and archaeological sites

The proposed earthworks will not affect the small area of the site within the wāhi tupuna overlay. No other archaeological sites or heritage items are identified in proximity to the site.

6.13.7 Nuisance effects

As recommended in the Acoustic Assessment (**Appendix G**), a CNVMP is to be prepared prior to commencement of earthworks on the site. This will include proactive communication with the adjoining landowners that may be most sensitive. The nuisance to neighbours is anticipated to be temporary in duration and limited to the relevant aspect of the works.

Given the location of the site at the end of the Anderson Heights road, the impact on neighbours will be limited to the movement of vehicles to and from the site. Any potential nuisance impacts on neighbours will be limited to the duration of earthworks and construction and considered to be less than minor.

6.13.8 Natural Hazards

The earthworks will not increase natural hazards or risk of land instability.

6.13.9 Functional aspects and positive effects

The earthworks are not for the purpose of a fire break, public recreation trail or for the remediation of contaminated land. The proposed earthworks are required to facilitate the construction of a level building area, suitable access gradients across the site, and enable the building design to step up the slope of the site. The development overall will facilitate intensification. Adverse effects are considered to be less than minor.

Overall, the effects of earthworks are anticipated to be less than minor.

6.14 Transport effects

The proposed vehicle crossing is 6.7m wide at the property boundary with Anderson Heights road reserve. The vehicle crossing is effectively a continuation of Anderson Heights road to the site. The maximum vehicle crossing width at the boundary in the PDP for a residential site is 6m. The non-compliance is 0.7m.

The proposed vehicle crossing is 6.7m wide so that two-way access is facilitated. The vehicle access is at least 6.7m wide throughout the entire site. The Transport Assessment (**Appendix I**) considers that the vehicle crossing width is appropriate, indicating that the width will not create any road safety issues but rather will improve overall safety. The Transport Assessment concludes that transport effects are considered to be minimal.

6.15 Cumulative Effects

The proposed activity will replace existing residential activity in the landscape. The effects are considered appropriate for the site and area, given the context of surrounding comprehensive residential developments of densities such as 15 residential units. The proposed activity is consistent with other residential units and associated subdivision in the immediate vicinity, and consistent with intensification direction in the High Density Residential Zone.

Similarly, the residential visitor accommodation use is compatible with the existing residential visitor accommodation activities that occur at a high intensity within this area.

The proposed activity is not considered to result in over domestication of the site, and cumulative effects are considered less than minor.

6.16 Subdivision Effects

The proposed allotments do not comply with the minimum dimensions of 15m x 15m. The proposed allotments do not comply with the minimum lot size for the High Density Residential Zone of 450m^2.

The subdivision has been designed to outline each of the residential units, with a common wall easement between the units that are connected. The proposal does not meet the minimum lot size, however, the zone provides for multi-unit developments (permitted density of up to three residential units per site). There are numerous unit title subdivision developments within the vicinity of the site.

The proposed subdivision is in accordance with the building design and will enable the proposed land use, including access and servicing. The proposed lots will provide adequate dimensions and space for residents in terms of amenity, privacy and accessibility.

It is noted that infill subdivision activities around established residential dwellings is exempt from the minimum lot size and minimum dimensions rules in the PDP. The non-compliance with these rules is therefore considered a consequence of the desired staging.

The applicant wishes to apply for concurrent subdivision and land use resource consents. The effects of this proposal are the same as if the applicant was to stage the application for subdivision consent to follow the construction (to at least the roof) of the proposed dwellings. The subdivision activity is linked to the specific building design proposed.

Adequate servicing is proposed for all allotments, including connection to existing QLDC services. A sufficient water supply can be provided to all units, including an appropriately located firefighting hydrant within proximity to the site.

The development utilises the existing access to 12 Anderson Heights. The subdivision allows users of the ROW two-way access around the site, and all vehicle users will be able to exit the subdivision in a forward gear. This will ensure the safety of future residents and the community.

Effects of the subdivision will have less than minor effects on the environment.

6.17 Geotechnical Effects and Natural Hazards

The Geotechnical Report (**Appendix C**) finds that foundation construction and engineering solutions can address the anticipated ground conditions and geotechnical issues at the site. The construction will not increase natural hazard risk or land instability.

The Applicant will undertake the proposed works in accordance with the recommendations contained in the Geotech report.

6.18 Construction Noise and Vibration Effects

The Acoustic Assessment (**Appendix G**) identifies potential small exceedances (0-5 dB) at the highest 15-minute levels when activities are undertaken at the closest point to the shared boundary, for 12, 14 and 22 Malaghan Street. Small exceedances would be experienced for parts of up to 25 days over the 12 month construction period in the worst case scenario for 14 Malaghan Street.

Moderate exceedances (6-8 dB) are identified for a possible 6 days at 14 Malaghan Street and 2 days at 22 Malaghan Street. These are temporary exceedances that are conservative, as they account for the highest noise combination of equipment in each phase operating at the same location and at the closest point to each property. The Acoustic Assessment indicates that in most cases one equipment item would be more distant and/or screened by the closer equipment item and/or not operating, therefore the noise levels modelled represent the noise levels that would occur for part only of multi-equipment phases.

The Acoustic Assessment finds that the noise effects from potential exceedances of construction noise standards for limited durations are considered acceptable.

Section 7 of the Acoustic Assessment provides context:

> *"It should be understood that any construction in small to medium lot residential areas is likely to exceed noise limits at various stages particularly in this case where there are neighbouring multi-storey dwellings overlooking. The identified typically small exceedances can be adequately managed with a letter drop to the properties where the limits are expected to be exceeded advising them of the works. This is a common and effective measure in a CNVMP, which should be provided given that noise limits are likely to be exceeded."*

The applicant will liaise with neighbours including Hippo Lodge to make sure they are aware of high noise levels and determine the time of day which will be least noise sensitive. Higher noise construction works will be restricted to these less noise sensitive hours where practicable.

The applicant volunteers a condition that a CNVMP will be prepared prior to implementation of this consent.

The effects of the construction noise activity on the environment and neighbouring properties are considered to be less than minor.

6.19 Summary of Effects

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3 of s95D of the RMA.

7 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the relevant Objectives and Policies from the Proposed District Plan has been attached to this application as **Annexure 1**.

In summary, it is considered that the proposal is consistent with the overall objectives and policy direction provided for in either the Proposed or Operative District Plan.

8 NOTIFICATION SUMMARY

8.1 Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8.2 Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9 SECTION 104D ASSESSMENT

Section 104D states that consent may be granted for a non-complying activity only if the consent authority is satisfied that the adverse effects on the environment will be minor or the activity will not be contrary to the objectives and policies of any relevant plan or proposed plan.

Although the proposal is considered a non-complying activity under the Proposed District Plan provisions, the proposal provides for a form of development that is largely anticipated and promoted within the High Density Residential Zone.

As assessed in section 6 of this report, the adverse effects of the residential development and associated subdivision are anticipated to be less than minor. As assessed in section 7 of this report, the application is consistent with the objectives and policy direction in the Proposed District Plan. The application therefore passes both limbs of the section 104D consenting pathway.

10 REGULATIONS

10.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involved a review of the information held about the site by the Queenstown Lake District

Council (QLDC) and Otago Regional Council. No records suggest a HAIL activity has been undertaken on the site; therefore, the NES does not apply to this application.

10.2 National Policy Statement on Urban Development 2020

Policy 5 of the NPS-UD directs that the district plan enables increased height and density of urban form, commensurate with the greater of accessibility and demand. The PDP Urban Intensification Variation (UIV) is currently partway through the process of implementing policy 5. No decisions have been made on the UIV, so these provisions are of limited weight at this time. However, the direction of the NPS-UD 2020 is relevant.

The UIV as notified, as well as the QLDC position in Reply, recommends a permitted building height in the High Density Residential Zone of 16.5m. This indicates a greater building height is anticipated in this zoning than is currently provided for in the PDP, which includes the site.

Objective 3 of the NPS-UD directs district plans to enable more people to live in areas of urban environment that are near a centre zone or other area of employment opportunities, serviced by public transport, and/or where there is high demand. Given the site is located within 10-minute walking distance of the town centre and employment opportunities and services, the proposed intensification of the site is consistent with the direction of the NPS-UD.

11 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below:

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- *a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- *b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(b) The efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) Maintenance and enhancement of the quality of the environment:

The proposal will provide for the social and economic wellbeing of the applicant and future owners/occupants of the units, while avoiding, remedying and mitigating adverse effects on people and the environment.

The proposal will not impact any matters of national importance in section 6.

As discussed throughout this report, the proposal has been specifically designed to suit the site and receiving environment. The proposal optimises the site and anticipated intensification in High Density Residential zone, while maintaining the quality of the environment and amenity values. The design has responded to topography considerations in respect of the layout of the units, minimising earthworks required and achieving appropriate vehicle access gradients throughout the site.

Overall, the proposal is considered to be consistent with Part 2 of the Resource Management Act 1991.

12 CONCLUSION

Resource consent is sought to provide for 21 residential units and associated physical works at 8, 10 and 12 Anderson Heights, Queenstown. The applicant also seeks resource consent to use all units for residential visitor accommodation for 365 nights/year. Subdivision consent is also sought to allow for the freehold subdivision of each unit.

The effects of the proposed built form, RVA and subdivision are assessed as less than minor on both the environment and people. The proposal is consistent with the overall policy direction of the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

Annexure 1: Proposed District Plan Objectives and Policies

Chapter 3 – Strategic Direction

#	Provision	Comment
3.2.2	Urban Growth is managed in a strategic and integrated manner.	The proposed activity is located within the Urban Growth Boundary as an identified area for urban growth and will promote a compact urban form in close proximity to the town centre. The proposal will not contribute to sprawl and will enable intensification in line with direction in the National Policy Statement for Urban Development. The proposal will be integrated with existing infrastructure servicing.
3.2.2.1	Urban development occurs in a logical manner so as to: a. promote a compact, well designed and integrated urban form; b. build on historical urban settlement patterns; c. achieve a built environment that provides desirable, healthy and safe places to live, work and play; d. minimise the natural hazard risk, taking into account the predicted effects of climate change; e. protect the District's rural landscapes from sporadic and sprawling urban development; f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in; g. contain a high quality network of open spaces and community facilities; and h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure.	

Chapter 4 – Urban Development

#	Provision	Comment
4.2.1	Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defendable urban edges.	The proposed development is wholly contained within the Urban Growth Boundary.
4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.	
4.2.2 A	Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that:	The proposed development is wholly contained within the Urban Growth Boundary and can be serviced by existing QLDC reticulated water services and existing infrastructure.

	i. is coordinated with the efficient provision, use and operation of infrastructure and services; and ii. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.	The proposal will not impact Queenstown Airport.
4.2.2 B	Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.	The proposed development will maintain the quality of the environment and will not impact Outstanding Natural Landscapes or Features.

Chapter 9 – High Density Residential Zone

#	Provision	Comment
9.2.1	***Objective – High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.***	The proposed development will enable additional residential units and residential visitor accommodation in close proximity to the town centre. The site is within walking distance to many services. This will enable additional housing supply and reduce need for capital expenditure on infrastructure as existing services will be utilised. The proposal is consistent with these provisions.
9.2.1.1	*Provide sufficient high density zoned land that enables diverse housing supply and visitor accommodation close to town centres.*	
9.2.1.2	*Promote high density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.*	
9.2.2	***Objective - High density residential development provides a positive contribution to the environment through quality urban design.***	The proposed residential development has been designed by Foley Group. The proposal includes materials and colours that add visual interest, avoiding blank walls and using a stepped design approach to modulate building mass. Effects of height non-compliance will be partially internalised to the site and will not result in shading or dominance effects to neighbours that create noticeable effects beyond the permitted baseline. Design elements of the Residential Zone Design Guide 2021 have been considered, as set out in section 2 of the AEE. The proposal is consistent with these provisions.
9.2.2.1	*Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes:* *a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;* *b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;* *c. achieving a variation and modulation in building mass, including roof forms;* *d. use landscaped areas to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public.*	

9.2.2.2	*Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.*	
9.2.2.4	*Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2021.*	
9.2.3	***Objective – High density residential development maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.***	The proposed development will replace three existing residential units with 21 residential units. The proposed development meets the overall site coverage. The building height non-compliance will not affect outlook, sunshine or light access. The proposal will not breach any yard setbacks. Amenity values will be maintained, noting the neighbours closest to the height breach on the southern elevation is a backpackers accommodation facility. The built form achieves privacy for occupants of the site through the orientation towards the lake and window and balcony placement.
9.2.3.1	*Apply recession plane, building height, yard setback and site coverage controls as the primary means of ensuring a minimum level of neighbours' outlook, sunshine and light access, and privacy will be maintained, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.*	
9.2.3.2	*Ensure the amenity values of neighbours are adequately maintained.*	
9.2.3.3	*Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting habitable windows from one another, screening, or other means.*	
9.2.6	***Objective - High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.***	The proposed development will connect to existing services, as set out in the Infrastructure Report (**Appendix F**). Residents will access the site through the existing driveway and vehicle crossing, with sufficient space on the site to manoeuvre from allocated carparks / garages and maintain two way traffic flow. All vehicles will exit in a forward gear. Stormwater will be managed through the existing stormwater network and attenuation on site (to be designed).
9.2.6.3	*Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including the consideration of a reduction in required car parking where it can be demonstrated that this is appropriate.*	
9.2.6.4	*Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.*	
9.2.8	***Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity values and traffic safety are avoided, remedied or mitigated.***	The proposed residential visitor accommodation use of the development is consistent with these provisions, which enable RVA activity in the high density zone. The site is close to the Queenstown town centre and will provide accommodation options in various unit layouts, including 2 and 3 bedroom options.
9.2.8.1	*Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.*	

9.2.8.2	*Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.*	The effects of the RVA use on residential amenity are considered less than minor, and a Management Plan will be updated and submitted to QLDC prior to RVA activity within each unit commencing. The proposed RVA activity is consistent with this objective and policies.

Chapter 25: Earthworks

#	Provision	Comment
25.2.1	***Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.***	Earthworks have been designed to limit the extent necessary for the specific building design, particularly on the southern boundary. Cut material will be placed on the site as fill where possible to create even building platforms. The earthworks are constrained by the site topography, which has been recognised and used to inform the building design. The Environmental Management Plan will be implemented, including erosion and sediment controls, to ensure the effects are appropriately managed. Traffic movements of contractors and machinery are not anticipated to affect the safety of the road and access. The proposed earthworks will not exacerbate natural hazard risk. The proposal is consistent with the earthworks provisions for the reasons above.
25.2.1.4	*Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*	
25.2.1.5	*Design earthworks to recognise the constraints and opportunities of the site and environment.*	
25.2.1.6	*Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*	
25.2.1.7	*Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*	
25.2.1.8	*Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.*	
25.2.1.9	*Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.*	
25.2.1.10	*Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*	
25.2.1.11	*Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*	

Chapter 27: Subdivision and Development

#	Provision	Comment
27.2.1	***Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.***	The proposed subdivision is based on the specific built form design, which is fit for purpose on this site and within the surrounding neighbourhood.
27.2.1.1	*Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.*	
27.2.1.2	*Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.*	
27.2.1.3	***Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.***	The proposed allotments will be a suitable size and shape for the landowners to service and use the sites for residential activity. The allotments are consistent with the surrounding area, which comprises numerous lots smaller than the proposed. The proposed subdivision will provide for greater efficiency of land use on the underlying site and enable additional housing supply.
27.2.1.4	*Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:* *a. desirable urban design outcomes;* *b. greater efficiency in the development and use of the land resource;* *c. affordable or community housing.*	
27.2.1.5	*Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.*	
27.2.2	***Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.***	The proposed subdivision will benefit the subdivider and future residents by enabling additional residential land use and freehold land titles. The location is in close proximity to the town centre, which provides for employment, community facilities, public transport and services. The Queenstown Hill walking trail is also in close proximity. The site is well located for future residents / landowners.
27.2.2.1	*Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.*	
27.2.2.4	*Urban subdivision shall seek to provide for good and integrated connections and accessibility to:* *a. existing and planned areas of employment;* *b. community facilities;* *c. services;*	

	d. trails; *e. public transport; and* *f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.*	The proposed subdivision responds to the local context of the site and the landform, with the allotments designed to enable use of the sloping site and opportunities for views towards Lake Wakatipu for each lot. The proposal is consistent with these provisions.
27.2.2.6	*Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.*	
27.2.3	***Objective - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.***	The proposed subdivision is similar to numerous townhouse developments within this existing residential neighbourhood. The applicant has elected to subdivide in advance of establishing the proposed residential buildings, noting that the applicant could subdivide once these are built and rely on the infill subdivision exemptions for minimum lot size and dimensions. The proposed lots are shaped and sized to provide for onsite amenity, privacy and the specific building design. The site is located at the end of Anderson Heights road, therefore avoidance of additional rear lots is not practicable. The buildings proposed will enhance the visual coherence of the development within the surrounding neighbourhood, as it is an area comprising numerous townhouse and apartment complexes. The site is well located to connect to services and facilities within the town centre. The proposal is consistent with these provisions.
27.2.3.1	*Accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7.*	
27.2.3.2	*While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:* *a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;* *b. where possible, locate lots so that they over-look and front road and open spaces;* *c. avoid the creation of multiple rear sites, except where avoidance is not practicable;* *d. where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;* *e. identify and create opportunities for connections to services and facilities in the neighbourhood.*	

Chapter 29: Transport

#	Provision	Comment
29.2.2	***Objective – Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:*** ***a. providing a safe and efficient transport network;*** ***b. compact urban growth;*** ***c. economic development;*** ***d. facilitating an increase in walking and cycling and the use of public transport; and*** ***e. achieving the level of residential amenity and quality of urban design anticipated in the zone.***	The vehicle crossing proposed exceeds the maximum vehicle crossing standard of 6m for a residential area. The vehicle crossing forms the end of the Anderson Heights road. There is no turning head or other private access off this portion of Anderson Heights Road. The vehicle crossing has been sized at 6.7m to provide for two-way access. The Transport Assessment considers this width is appropriate and will improve safety outcomes overall. The proposed vehicle crossing is not close to an intersection or conflict point with other vehicle crossings. The proposal is consistent with this objective and policy.
29.2.2.11	*Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.*	

Chapter 36: Noise

#	Provision	Comment
36.2	***Objective – The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.***	The proposed noise generated from the activity is limited to temporary construction noise. The noise effects will be temporary and limited to the construction activities. A draft CNVMP will be prepared and submitted to the Council prior to works commencing. That plan will adopt the Best Practicable Option and mitigation measures in line with NZS6803, to ensure that the sound environment for nearby residents is reasonable at all times. The mitigation measures adopted by this application achieve the policies and give effect to Objective 36.2. Conflict with land use activities is not anticipated, nor are reverse sensitivity effects anticipated.
36.2.1.1	*Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.*	
36.2.1.2	*Avoid, remedy or mitigate adverse noise reverse sensitivity effects.*	