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Application for Resource Consent to the Queenstown Lakes District Council:

Craig Manley, Wade James and Mel Manley

LAND USE CONSENT TO RENOVATE AND EXTEND AN EXISTING RESIDENTIAL DWELLING AT 144 PARK STREET, QUEENSTOWN

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www.townplanning.co.nz

Document prepared by:

Town Planning Group (NZ) Limited

Phone: 0800 22 44 70

Email: office@townplanning.co.nz

Web: www.townplanning.co.nz

Offices in Tāhuna, and Ōtautahi

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[B] Record of Title
[C] Architectural Plans by *JCY*
[D] Environmental Management Plan and Environmental Risk Classification Justification by *Hewland Projects Limited*
[E] Geotechnical Desktop Report by *Geosolve*

1 Executive Summary

Craig Manley, Wade James and Mel Manley ("**the Applicant**") is applying for resource consent to renovate and extend an existing residential dwelling at 144 Park Street, Queenstown ("**the site**").

The site at which the proposed activity is to occur measures 675m^2 with an established residential dwelling measuring 202m^2.

The site is zoned **Lower Density Suburban Residential** under the Queenstown Lakes Proposed District Plan ("**PDP**"). Pursuant to the PDP, resource consent is required for the following reasons:

- Building height for sloping sites over 7m is a **Non-Complying Activity** under Rule 7.5.2.3.
- Boundary set back is greater than 2.0m is a **Discretionary Activity** under Rule 7.5.8.2.
- Building length is greater than 16m is a **Restricted Discretionary Activity** under Rule 7.5.10.
- The depth of cut exceeding 2.4m is a **Restricted Discretionary Activity** under Rule 25.5.15.
- Setbacks from boundaries of earthworks exceeding the required distance is a **Restricted Discretionary Activity** under Rule 25.5.18.

Overall, resource consent is required for a **Non-Complying Activity**.

In summary, this Assessment of Environmental Effects ("**AEE**") report considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment while providing a high-quality built form outcome that integrates well with the surrounding environment. The proposed development and activities will be entirely appropriate in the context of the receiving environment.

The proposal aligns with the key objectives and policies of the PDP. The proposal achieves the purpose and principles of the RMA and accords with the definition of sustainable management under Part 2. The relevant application forms have been included as **Attachment [A].**

2 Site and Surrounding Environment

2.1 Site Description

The site is located 144 Park Street, Queenstown as shown in **Figure 1** below. The site measures 675m^2 and is legally described as Lot 15 DP 12596 as held in Record of Title OT5B/247 under the ownership of 144 Park Street PTY Limited. The Record of Title is enclosed as **Attachment [B]**.

The site is a 'flag-shaped' lot with a pedestrian accessway to The Terrace at the rear of the site, with the main vehicle access is via Park Street.

The property is not listed as contaminated on the Otago Regional Council's ("**ORC**") Listed Land Use Register. The application site is not identified on the QLDC GIS Hazards Register as being subject to any risk of natural hazards and no other overlay or activity area restrictions apply to the subject property.

The subject site is not of archaeological importance and does not contain any scheduled heritage items or areas.



Figure 1 Subject site (*Grip Maps*)

The existing dwelling consists of three levels, the garage and entry on the ground floor, three bedrooms, a bathroom and laundry on the first floor, with the master bedroom, family room, kitchen and living/dining room on the second floor. Balconies facing Lake Wakatipu feature at the front of the house, with a patio positioned at the rear.

The site contains a mix of mature vegetation and medium-sized trees, primarily concentrated along the northern, eastern, and western boundaries. This planting provides a valuable degree of visual screening between the subject property and adjoining sites. Additionally, the site benefits from a substantial area of established garden within the road reserve, located immediately south of the existing dwelling.

2.2 Surrounding Environment

The site is situated within a well-established residential suburb located approximately 1km east of the Queenstown town centre. It forms part of the urban area extending east from the town centre towards Frankton along Lake Wakatipu (refer **Figure 2**).

The area is characterised by its steeply sloping landform, and its lakefront position, which enables views over Lake Wakatipu, the Remarkables and Ben Lomond.

Development is predominately low-density residential, comprising detached dwellings that are often multi-storeyed to respond to the sloping topography. The built form is highly varied in style and era, reflecting incremental development since the 1960's.



Figure 2 Aerial of site (*Grip Maps*)

3 Description of the Proposal

3.1 Overview

The proposal is for the renovation and extension of an existing residential dwelling, as detailed in the Architectural Plans prepared by JCY Architecture (refer **Attachment [C]**).

The key features of the proposal are summarised below:

- An extension of the house floor area from 284m^2 to 331m^2.
- The addition of a passenger lift.
- Extension of decking and patio areas, including additional louvered pergola to upper level deck.
- Exterior refurbishment of roofing and cladding.

3.2 Building design

The proposal involves the renovation, extension, and recladding of an existing three-storey residential dwelling. The works will result in a comprehensively refurbished and modestly enlarged dwelling that remains consistent with the scale and character anticipated within the surrounding area.

The proposal maintains the orientation of the existing house while extending the building envelope modestly to the east to accommodate internal reconfiguration and the installation of a passenger lift.

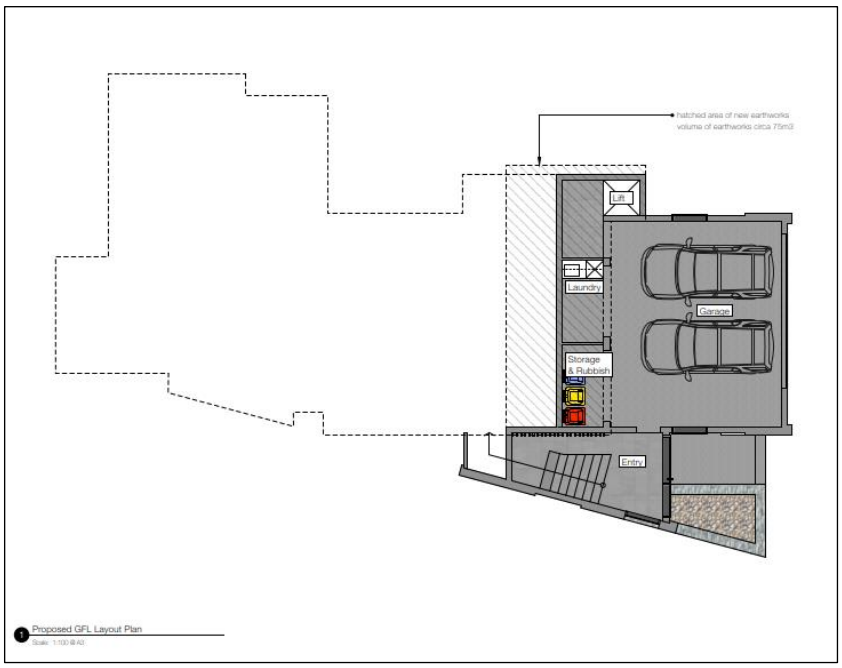


Figure 3 Floor plans showing the proposed ground floor layout (*JCY*)

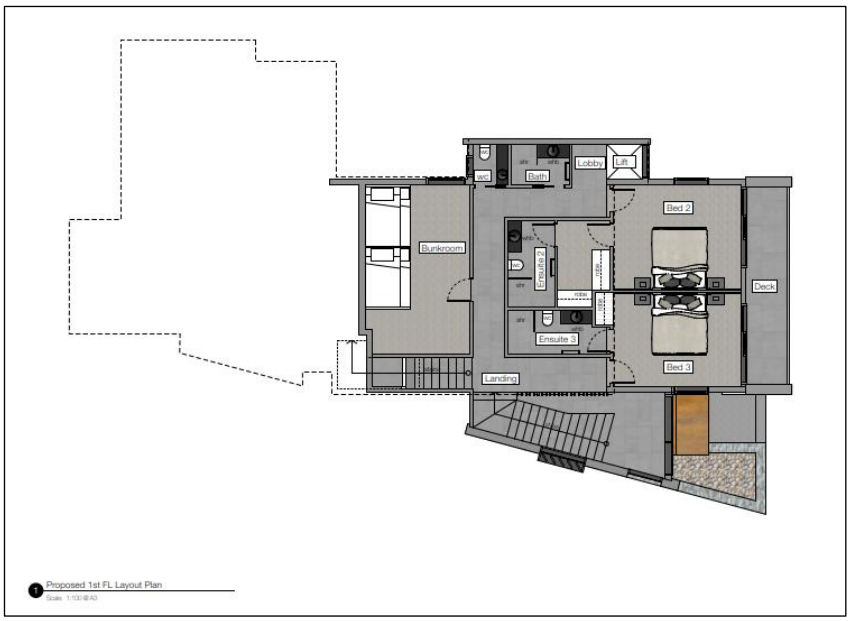


Figure 4 Floor plans showing the proposed first-floor layout *(JCY)*

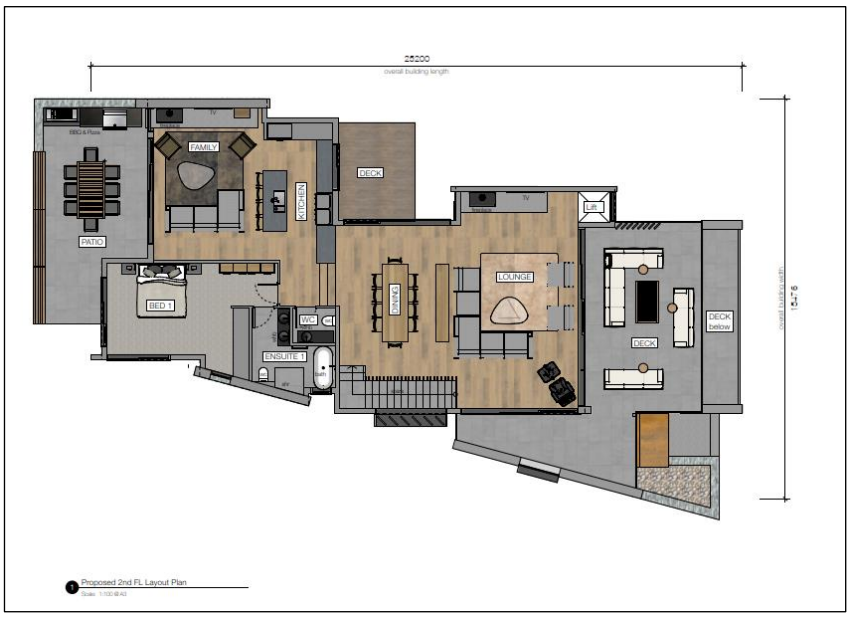


Figure 5 Floor plans showing the proposed second-floor layout *(JCY)*

The resulting building will comprise of a building height of 8.4m above ground level confined to the western side of the dwelling and remaining within the established residential scale of the surrounding neighbourhood. The breached area comprises of a parapet and roof edge measuring approximately 6.9m^2 and a louvred pergola measuring approximately 1.72m^2. Refer to **Figures 6, 7 & 9** which show the extent of the breaches.



Figure 6 Roof height breach areas southern elevation *(JCY)*



Figure 7 Roof height breach areas western elevation *(JCY)*

The building form adopts a contemporary stepped architectural design that integrates with the site's topography while modernising the existing structure.

The roof design features a low profile form. The building is arranged over multiple levels, with a stepped façade that follows the natural slope of the site. The terraced nature and orientation create a layered and articulated appearance that responds to the sloping topography and reduces apparent bulk when viewed from the street or adjoining properties.

The selection of exterior cladding comprises a refined palette of natural finishes, including colourSteel tray wall cladding and roofing, timber weatherboards, and corten steel feature walls. Dark aluminium joinery, schist retaining elements, and a powder-coated steel pergola complete the modern and alpine design. The proposed colours are recessive, in a range of greys with natural timber and weathered steel tones.

Overall, the proposed exterior finishes are natural and recessive with the proposed building achieving all bulk and location standards of the LDSR zone, with the exception of height, building length (existing breach) and a very minor setback breach.



Figure 8 Artistic render of the proposed dwelling from Park Street *(JCY)*

As part of the proposed extension, two portions of the building encroach into the 2 metre setback along the eastern boundary. These encroachments relate to the garage and lift well, neither of which contain windows or doors. While they represent technical

breaches of the standard setback requirements, they fall within the defined exceptions under Rule 7.5.8. The encroachment along the western boundary setback is existing. The extent and location of these encroachments (including those that qualify as exemptions) are illustrated in **Figure 9**.

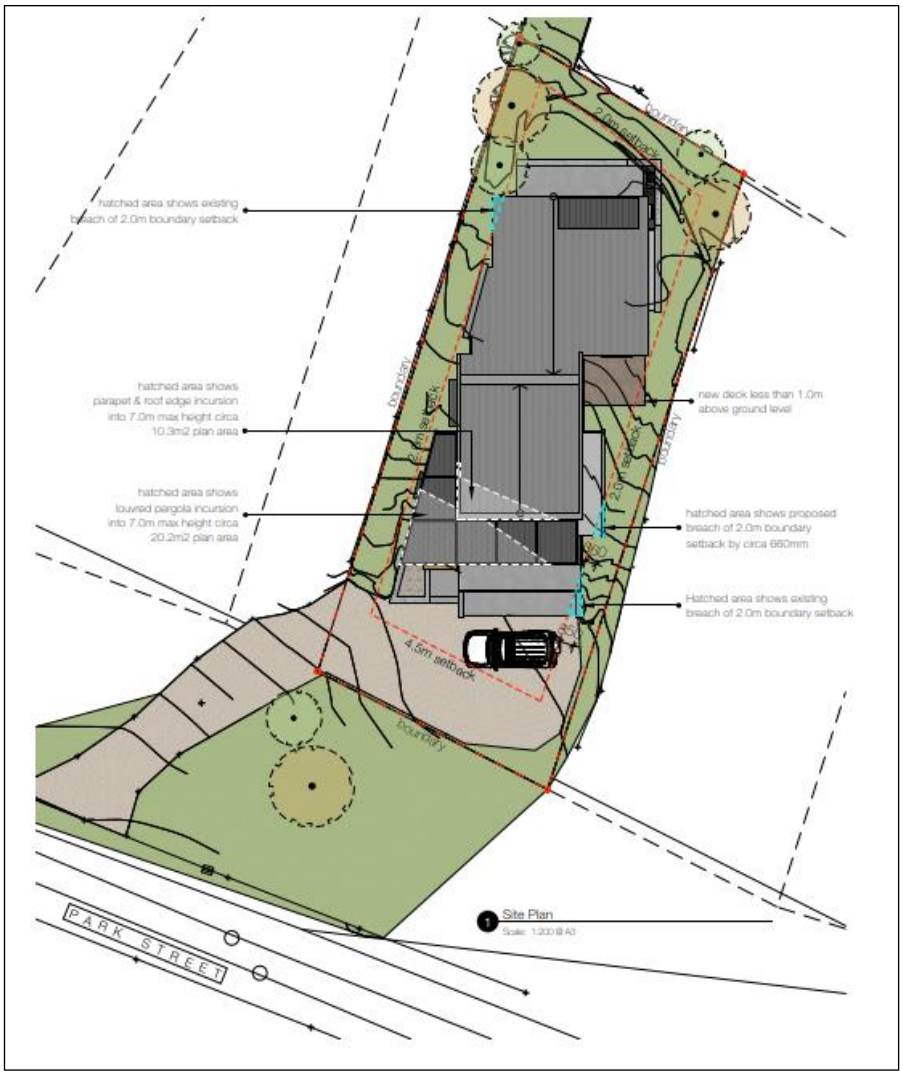


Figure 9 Boundary setback breaches shown in blue hatching and height breaches shown in white hatching *(JCY)*

3.3 Earthworks

The proposal includes a small quantity of earthworks, primarily associated with the garage extension and installation of a new lift. These works are confined to a small area of approximately 15m^2 of external ground disturbance and will involve approximately 75m^3 of excavation to accommodate the lift shaft down to the ground-floor level and enable the rear garage extension. The cut required to form the lift shaft to the ground floor will exceed 2.4m, with an estimated depth of between 3.3m and 3.8m, in order to avoid undermining the existing garage concrete block footings and to

provide an additional 300mm for the lift pit beneath the current garage floor level. The cut will be located approximately 1.34m from the property boundary.

All excavation works will be carried out in accordance with QLDC's Land Development and Subdivision Code of Practice. In addition, prior to works commencing on site, an Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) (refer to **Attachment [D]**) in accordance with QLDC Guidelines for Environmental Management Plans (June 2019) to address the effects associated with these works. This EMP includes an Environmental Risk Classification Justification (Low Risk) Report by Hewland Projects Limited.

The design of the proposed earthworks, excavation depths, and retaining structures has been informed by a Geotechnical Desktop Report prepared by Geosolve Limited (**Attachment [E]**).

3.4 Landscaping

The existing and proposed landscaping focuses on maintaining a balanced mix of built form and green space, with 46% of the site retained as landscaped area. The layout provides new patio and deck areas at ground and upper levels, creating functional outdoor living spaces. Existing mature plantings are to be retained along boundaries, to maintain privacy and limit views into the site.

Hard landscaping elements include the existing driveway (approximately 105m²) and a 30m² patio finished in durable, neutral materials that complement the building's cladding palette of natural timber, Corten steel, and dark metalwork.

4 Statutory Provisions

4.1 Operative District Plan

There are no relevant rules under the ODP as the relevant rules of Chapter 12 (Special Zones) and Chapter 22 (Earthworks) are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

4.2 Proposed District Plan

The subject site is zoned **Lower Density Suburban Residential** by the PDP as shown in **Figure 10** below and is subject to the Urban Growth Boundary overlay. A small slither at the south-east of the site is subject to the Wahi Tupuna overlay.

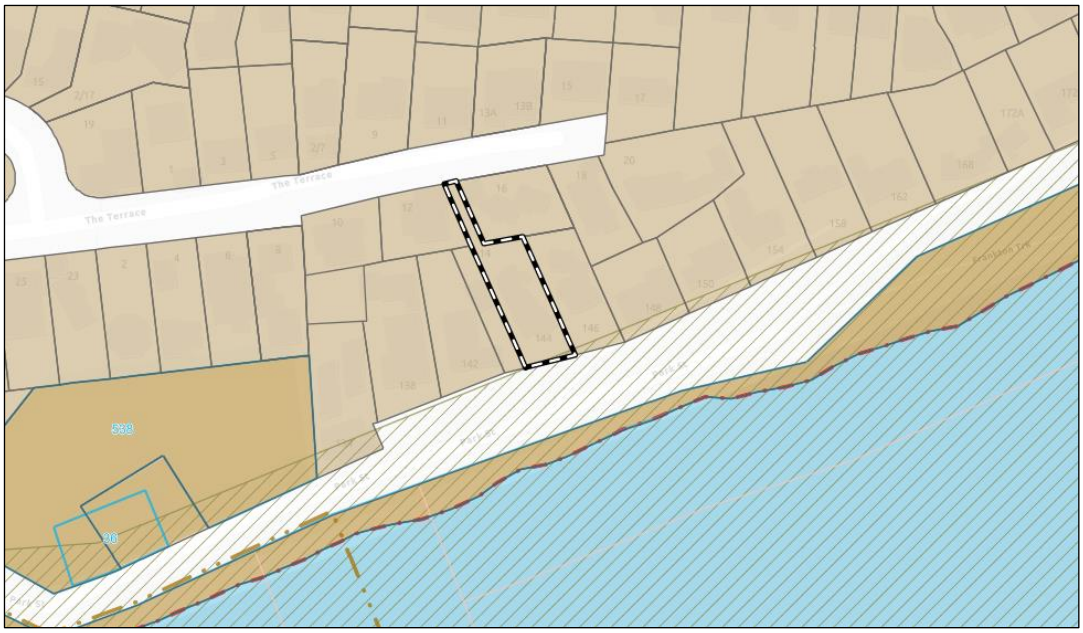


Figure 10 PDP Zoning (QLDC Mapping Database)

The proposed residential development will require resource consent pursuant to the following Rules of the PDP:

- A **non-complying activity** pursuant to **Rule 7.5.2.3** for building height greater than 7 metres on a sloping site.
- A **discretionary activity** pursuant to **Rule 7.5.8.2** for internal setbacks less than 2 metres from the western and eastern boundaries.
- A **restricted discretionary activity** pursuant to **Rule 7.5.10** for building length greater than 16 metres.

- A **restricted discretionary activity** pursuant to **Rule 25.5.15** for the depth of cut exceeding 2.4 metres.
- A **restricted discretionary activity** pursuant to **Rule 25.5.18.2a** for earthworks greater than 0.5m that are not setback further than the height of the retaining wall.
- A **non-complying activity** pursuant to **Rule 36.5.2** as construction noise associated with the proposed alterations (in particular rock breaking over a period of 1-2 days, if required) has the potential to exceed the permitted noise limits for the site, being:
    - 0800h to 2000h - 50 dB LAeq(15 min)

Overall, resource consent is required for a **Non-Complying Activity**.

4.3 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards ("**NES**"), the only NES that is of potential relevance to this proposal is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health ("**NESCS**").

A review of the ORC Listed Land Use Register has been undertaken for the site and there are no records of contamination nor HAIL activities having been undertaken on site. In consideration of the abovementioned, it is reasonable to conclude that the site is not defined as a 'piece of land' under Clause 7 of the NESCS.

5 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of the actual and potential effects on the environment arising from the proposal is required, including details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the following provides an assessment of effects commensurate with the scale and significance of the proposed activity.

This proposal offers a high-quality residential development that has been sensitively designed to achieve consistency with the objectives and anticipated character of the LDSR Zone.

5.1 Effects relating to height breach

The proposed alterations result in two minor encroachments beyond the 7 metre height limit specified under Rule 7.5.23 of the PDP. The breaches occur at the parapet and roof edge, and at the louvred pergola, affecting approximately 10.3m² in plan area across the north and west elevations. The maximum extent of this encroachment is minimal and largely confined to architectural features that do not contribute significantly to overall building bulk or mass.

The height exceedance is localised occurring only at the parapet, roof edge and pergola elements on a small portion of the upper façade. These features represent minor architectural projections rather than an extension of the main building form and appear visually recessive and consistent with the contemporary architectural style of the dwelling. Their inclusion improves the building's proportion and finishes rather than increasing dominance or shading effects.

Given the orientation of the site and surrounding topography, the height exceedance will not result in any measurable shading or visual dominance on adjacent properties, nor will it obstruct views or adversely affect privacy. The neighbouring properties are set at similar or slightly elevated levels, and the minor additional height will be indiscernible from the street and adjoining sites.

In the context of the varied built form along Park Street, where roof forms and parapet lines differ, the proposal maintains a scale and character consistent with the surrounding residential environment. The overall design remains well integrated within the existing built form and landscape setting.

The site's southward fall, together with the established planting along all boundaries will effectively screen the dwelling from neighbouring properties.

Potential adverse effects on amenity values associated with the height breach will be further mitigated through the stepped design of the dwelling and use of natural and recessive exterior materials and colour tones, including local stone, timber cladding and grey-toned metal and roofing.

Accordingly, the minor height breach is considered to have less than minor effects.

5.2 Effects relating to boundary setbacks

Rule 7.8.5.2 requires buildings to be set back a minimum of 2 metres from side and rear boundaries within the LDRZ. The proposed alterations result in a minor encroachment of approximately 660mm and 850mm into this setback along the eastern boundary. This infringement affects the garage and lift shaft, with no windows or openings facing the boundary. The encroachment into the western setback (approximately 600mm) is existing with no structural changes proposed for this area.

The scale and location of the encroachment mean that it will have negligible visual or amenity effects on the adjoining property. The affected wall remains low and visually recessive due to its materiality and colour palette, which integrates with the existing dwelling and surrounding residential character.

The existing vegetation and fencing along the boundaries will further mitigate any potential visual effects. The proposal maintains a high standard of residential design and does not compromise the spacious and landscaped character anticipated by the zone. Overall, this setback encroachment is minor in scale and effect.

5.3 Effects relating to building length

The proposal exceeds the maximum building length of 16 metres under Rule 7.5.10; however, the existing dwelling already measures 24.6 m in length. The proposed building length of 25.2 metres represents only a modest 60 cm increase over the existing form.

The increase is modest and does not substantially alter the visual perception of the building's bulk. The proposed design incorporates a stepped and articulated façade as illustrated in **Error! Reference source not found.**, breaking up the overall building m ass and providing visual depth and variation. These changes ensure that the extended building retains a balanced and well-proportioned appearance consistent with surrounding residential forms.

In terms of external appearance, the use of high-quality materials, including Colorsteel cladding and natural timber finishes, integrates the building with the existing dwelling and the wider streetscape. The location of the building remains within the existing footprint, largely maintaining the established setback and alignment relative to adjoining properties.

With regards to visual dominance, the stepped form will effectively reduce the perception of building length when viewed from both Park Street and neighbouring sites. The minimal extension and thoughtful articulation of the façade mean that the proposal will not create an overbearing effect, nor will it adversely affect the character or amenity of adjacent dwellings. The effects on external appearance, location, and visual dominance are considered less than minor.

5.4 Effects relating to Earthworks

The proposal breaches the maximum cut depth of 2.4m under Rule 25.5.15. The cut areas are contained to the rear extension of the garage on the ground floor and to enable the installation of the left well. The total volume of earthworks is approximately 75m^3. As the proposed cut height will exceed 2.4 metres to provide for the lift well and this cut will not be setback at least 2.4 metres from the eastern boundary the proposed earthworks will also breach Rule 25.5.18.2a.

A Geotechnical Desktop Report prepared by Geosolve Limited (**Attachment [E]**)) has assessed the site conditions and confirms that the proposed earthworks and foundations can be appropriately designed and constructed to achieve stability. The report identifies underlying alluvium, glacial till and schist bedrock, with no significant natural hazard constraints affecting the site, subject to standard engineering design and construction controls.

On this basis, and with implementation of the geotechnical recommendations, the proposed earthworks will not result in instability or adverse effects on adjacent land.

5.4.1 Soil erosion, generation and run-off of sediment

The extent of excavation is limited to the building footprint and will be managed through standard sediment control measures such as silt fencing and stabilised surfaces during construction. Given the small scale and contained nature of the works, the risk of soil erosion or sediment discharge beyond the site is low. An EMP and ESCP has been prepared to mitigate and manage any effects (**Attachment [D]**). As such, the effects on erosion and sedimentation are negligible and will be temporary during construction only.

5.4.2 Landscape and visual amenity values

All earthworks are situated below existing ground level and located to the rear of the dwelling, where they will be fully concealed once construction is complete. The proposed works will not alter the natural landform in a manner visible from Park Street or adjoining sites, and no permanent change to the surrounding landscape character will occur. Once completed, the works will appear as a typical residential arrangement and will not adversely affect landscape or visual amenity values.

5.4.3 Effects on infrastructure, adjacent sites and public roads

Although one area of earthworks is closer to the boundary than permitted, all will be engineered to appropriate standards, including footing design, drainage and wall backfill. There is no encroachment onto neighbouring properties or public land. The proximity of walls to boundaries will not undermine adjacent land or infrastructure because retaining design will be based on structural and geo-technical engineering recommendations (and a PS1) and will ensure stability within property limits. The

setback breach therefore has no adverse effect on infrastructure, adjacent sites, or Park Street itself.

5.4.4 Land stability

The rule's intent is to prevent slope instability or loss of bearing capacity near property boundaries. In this case, geotechnical design and construction supervision will ensure that all retained faces and founding soils achieve appropriate safety factors. The minor setback non-compliance will not reduce slope stability or introduce risk to neighbouring properties. The cut will be retained by the wall of the dwelling.

5.4.5 Effects on water bodies, ecosystem services and biodiversity

The retaining wall setback non-compliance has no connection to any watercourse or natural drainage line. Subsoil and surface drainage from retained areas will be directed into the existing piped stormwater network, preventing any discharge of sediment-laden water to the environment.

5.4.6 Cultural, heritage and archaeological sites

The affected area has previously been modified by residential development and contains no recorded cultural or archaeological sites. Any potential effects in this regard will be appropriately managed through the standard Accidental Discovery Protocol consent condition. Whilst a very small portion of the site is subject to Wahi Tupuna overlay, no earthworks are proposed within this area.

5.4.7 Nuisance effects (including Construction Noise and Vibration)

Temporary construction-related effects, including noise, vibration and dust, may occur during earthworks and building works.

In response to Council's request for further information, the Applicant has sought input from Geosolve Limited (refer **Attachment [E]**) regarding the anticipated ground conditions and construction and excavation methodology and associated noise and vibration effects.

Geosolve have confirmed that the proposed excavation methodology can be undertaken within standard construction working hours and is expected to comply with the noise limits set out in Chapter 36 (Noise) of the PDP.

The excavation works, including any rock breaking, are short in duration, with soil excavation anticipated to take approximately 2–3 days and any rock excavation a further 1–2 days, if required. These works will be undertaken using standard construction equipment and methods typical of residential development within Queenstown. No blasting is proposed.

Any vibration generated will be temporary and associated with conventional excavation methods. Potential dust generation will be managed through standard construction

practices, such as dampening of exposed surfaces during dry conditions. The EMP (**Attachment [D]**) provides further detail on these measures.

Notwithstanding the above assessment, and in response to Council's feedback regarding the absence of a specialist acoustic/vibration assessment (email from Carrie Skilton dated 24.4.26), a conservative approach has been adopted. While the anticipated construction methodology confirmed by Geosolve is typical of residential development and is expected to comply with the permitted standards of Chapter 36 (Noise) of the PDP, it is acknowledged that short-duration activities, such as rock breaking, have the potential to generate elevated noise and vibration levels that could, on a precautionary basis, exceed the relevant permitted standards of Rule 36.5.2 (refer to **SECTION 4.2** above).

Noting the limited scale and duration of these works, the applicant considers that a detailed acoustic assessment is not necessary in this instance. However, to provide certainty, the applicant is willing to accept that the proposal may technically trigger the relevant noise rules of the PDP and has therefore volunteered a suite of conditions to appropriately manage any potential adverse effects on neighbouring properties, particularly 146 Park Street, which is located immediately to the east of the excavation area.

(a) Volunteered Conditions of Consent

(a) The consent holder must advise the occupants of 146 Park Street of excavation works no less than 14 days before the start of these activities. The information must be provided in writing and must include:

- *i. A brief overview of the construction works*
- *ii. The working hours and expected duration of the project*
- *iii. The times when the highest noise and vibration levels can be expected*
- *iv. The mitigation to be implemented and the availability of monitoring where there are concerns about noise or vibration*
- *v. A contact phone number for any concerns regarding noise and vibration*

(b) The consent holder must advise the QLDC Monitoring and Enforcement Team no less than 14 days before the start of excavation works on the site of the proposed date and time of the proposed excavation activities. This notification must be provided in writing and must include confirmation that condition (a) above has been undertaken.

(c) Hours of operation for earthworks, shall be as follows:

- *Monday to Saturday (inclusive): 9am to 5pm.*
- *Sundays and Public Holidays: No Activity.*

(d) No machinery shall start up or operate earlier than 9am. All activity is to cease by 5pm.

(e) *Prior to commencing any work on the site, and subject to approval of property owners, the consent holder shall undertake a pre-construction condition survey upon 146 Park Street.*

The pre-construction survey shall include photographs, to record the existing condition of the residential unit, access and landscaping. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of access, landscaping and structures is to be documented by way of photos, focusing on any damage that is already apparent/exists. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. This process exists so that the extent of damage, if any, due to excavation can be clearly and accurately determined. A copy of these photo records shall be submitted to the QLDC Monitoring and Enforcement Team for certification prior to any works taking place.

(f) *If, in the event that unintentional, unanticipated damage is to occur upon the neighbouring site as identified within condition (e) above, the consent holder is fully liable the remediation and or compensation of all damage.*

Overall, while the construction-related noise and vibration effects are expected to be temporary, short in duration, and typical of residential development, the applicant has adopted a conservative approach by volunteering conditions to address any potential exceedance of permitted standards. With these measures in place, any adverse nuisance effects on neighbouring properties will be appropriately managed and are considered to be no more than minor.

5.4.8 Natural Hazards

The Geotechnical Desktop Report by Geosolve Limited (**Attachment [E]**) confirms that while the site is located within a seismically active region, it is not subject to specific natural hazard constraints such as slope instability, alluvial fan hazards, or significant liquefaction risk. The report concludes that the site is suitable for the proposed development, subject to standard geotechnical design and construction practices.

5.4.9 Functional aspects and positive effects

The proposed lift shaft enables vertical accessibility within the dwelling, improving the functionality and long-term liveability of the home. The garage extension enhances off-street parking and usability. These outcomes represent positive effects that support the ongoing residential use and amenity of the site.

5.9 Conclusion

In consideration of the above it is concluded that no persons will be adversely affected by the proposal. The proposed built form is sympathetic to the receiving area, whilst protecting the characteristics and residential amenity of the surrounding low density environment.

Any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.

6 Statutory Assessment

6.1 Section 95, RMA

6.1.1 Section 95A Assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), the proposal does not fall within any of the matters for which public notification is precluded.

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in this report and the AEE and supporting information, the adverse effects on the environment can be appropriately managed so that they are not likely to be more than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.1.2 Section 95B Assessment

Any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), none of the circumstances in Subsection (5) that would preclude limited notification apply.

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

For the reasons outlined in **SECTION 5**, there are not considered to be any affected persons, with suitable mitigation measures in place to avoid, remedy and mitigate any actual and potential adverse effects of the proposal.

Overall, any actual or potential adverse effects of the proposed works are considered to be less than minor.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

6.2 Section 104 (1), RMA

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

SECTION 5 of this application addresses the matters contained in Section 104(1)(a) and (ab). This section of the AEE considers those matters relevant under Section 104 (1)(b) and Section 104 (1)(c) that are considered relevant and reasonably necessary to determine the application.

6.3 Section 104(1)(b), RMA

Section 104(1)(b) requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the relevant planning documents are the PDP.

The following objectives and policies are considered of most relevance to the proposal:

6.3.1 Proposed District Plan

The relevant operative objectives and policies are contained within 'Chapter 7 – Lower Density Suburban Residential of the PDP**.** These are summarised below.

> ***Objective 7.2.1***
>
> ***Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone***
>
> *Policies (of relevance):*
>
> *7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.*
>
> *7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.*
>
> *7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2021.*

The proposed extension and renovation will maximise the efficient use of the site while maintaining compatibility with the scale and character of the surrounding residential development. The design includes a modest extension and renovation of an existing three storey dwelling which is consistent with the built form anticipated by Policy 7.2.1.2.

With the exception of the minor breaches relating to height, internal setbacks and building length, the proposal complies will all other bulk and location standards for the LDSR zone. The design has been carefully considered to maintain the LDSR suburban character and amenity values of the area, ensuring that adequate sunlight access, privacy and visual separation between dwellings are achieved, The proposal is therefore consistent with the direction of Policy 7.2.1.3.

The proposal has been designed by a high experienced architect with extensive experience in residential projects within the Queenstown District. The design has been developed in accordance with the principles and design elements outlined in the Residential Zone Design Guide (2021) and will deliver a high quality architectural outcome as anticipated by Policy 7.2.1.5.

Overall, the proposal gives effect to Objective 7.2.1 and its supporting policies, as it provides a high-amenity, low-density residential development that is compatible with the surrounding suburban context and contributes positively to the character and quality of the zone.

In summary, the proposal is consistent with the relevant objectives and policies of the PDP.

6.4 Purpose and Principles of the RMA

The purpose of the RMA, as set out under Section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration.

The proposed has been designed to ensure that the natural character of the Lower Density Suburban Residential Zone is maintained. The activity can achieve section 6 of the RMA.

The RMA specifies that particular regard shall be had to the relevant other matters listed in Section 7 including:

(a) kaitiakitanga:

(aa) the ethic of stewardship:

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

….

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

…

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

…

(h) the protection of the habitat of trout and salmon:

…

The proposal has been assessed against the PDP as being consistent with these provisions. Further, the development is consistent with the other relevant matters set out in **SECTION 5** through the careful design of the proposed extensions and renovations to an existing residential unit.

Section 8 of the RMA requires *that all persons… shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).* There are no matters under Section 8 that require consideration with respect to this application. A small portion of the site is subject to the Wāhi Tūpuna overlay. However, the site is otherwise not identified in the PDP as being of additional cultural significance. The proposal will not adversely affect any known cultural or ancestral values associated with the land.

For the reasons outlined in this application, the proposal is consistent with the purpose and principles under Section 5 and the associated matters under Part 2 of the RMA. The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Accordingly, the proposal is considered consistent with the overall purpose and intent of the RMA.