From: "Rose Selby" <RoseS@barker.co.nz>
Sent: Mon, 22 Jun 2026 15:04:36 +1200
To: "Andy Calder" <andy.calder@qldc.govt.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information
Attachments: Compliance - 575 Speargrass Tennis Court.pdf, Speargrass Tennis Court.pdf, Assessment of Environmental Effects 22 June 2026.pdf

Hi Andy,

Apologies for the slight delay in getting this back to you.

Please see the attached updated AEE & tennis court lighting plan and confirm that it can comply with the relevant standards.

Let me know if you need any additional information to proceed.

Thanks
Rose

Ngā mihi | Kind regards,

ROSE SELBY
Senior Planner
027 226 6673
RoseS@barker.co.nz

Urban & Environmental

barker.co.nz

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From: Andy Calder <andy.calder@qldc.govt.nz>
Sent: Tuesday, 16 June 2026 9:10 am
To: Rose Selby <RoseS@barker.co.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hl Rose,

Yes if you can update the AEE when you update on the lighting aspect, that would be great.

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

Andy Calder | Resource Management Consultant |
Planning and Development
Queenstown Lakes District Council
M: +64 22 0430923
E: andy.calder@qldc.govt.nz

From: Rose Selby <RoseS@barker.co.nz>
Sent: Monday, 15 June 2026 4:49 pm
To: Andy Calder <andy.calder@qldc.govt.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Andy,

Take the volumes on civils – I can amend the AEE if you would like.

I'll get back to you tomorrow regarding lighting

Ngā mihi | Kind regards,

ROSE SELBY
Senior Planner
027 226 6673
RoseS@barker.co.nz

barker.co.nz

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From: Andy Calder <andy.calder@qldc.govt.nz>
Sent: Monday, 15 June 2026 4:20 pm
To: Rose Selby <RoseS@barker.co.nz>
Subject: RM251087 - K Gibbons - s92(1) request for further information

Hi Rose,
Thanks for the call.

As discussed, the RFI response is largely accepted, with the LVA specialist confirming the added information provided 11 June 2026 is sufficient, with the exception of the following two matters:

- **Item 3: Not resolved.** Updated figures acknowledged in both the AEE and the civils drawings, but they also differ from each other. Please confirm which is correct:
  AEE States:
  - A total area of 4,100 m² of earthworks is proposed on the site.
  - Topsoil strip 1,640 m ^{3} of topsoil strip.
  - Approximately 640 m³ of cut is proposed, with a maximum cut depth of 1.7 m.
  - Approximately 700 m³ of fill is proposed, with a maximum fill height of 0.7 m.

  Civil engineering plans state:
  - 3,900m²
  - 1,560m3 topsoil strip
  - 668m3 cut
  - 572m3 fill

- **Item 11 / 16: Not resolved**. The AEE advises that lighting is TBC but will comply. The landscape plan refers to six 4m high lighting poles for the tennis court. Please provide typical elevations / manufacturers specs for these and demonstration that they will comply with relevant lighting requirements at Rule 24.5.17.

Application remains on hold for the above matters to be resolved.

Acknowledge that one of the recommended APAs has been provided. I need to confirm with QLDC snrs that the format is acceptable for this purpose. For the other side, acknowledge that the development has moved away from the common boundary, and that there is now boundary landscaping proposed.

Andy Calder | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 22 0430923
E: andy.calder@qldc.govt.nz

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www.qldc.govt.nz

From: Rose Selby <RoseS@barker.co.nz>
Sent: Thursday, 11 June 2026 9:50 am
To: Andy Calder <andy.calder@qldc.govt.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Andy,

See attached our response to the landscape requests.

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

Please let us know any other question/comments.

Thank you

Ngā mihi | Kind regards,

ROSE SELBY
Senior Planner
027 226 6673
RoseS@barker.co.nz

Urban & Environmental

barker.co.nz

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From: Andy Calder <andy.calder@qldc.govt.nz>
Sent: Wednesday, 10 June 2026 1:32 pm
To: Rose Selby <RoseS@barker.co.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Rose,

DE has confirmed:

I have reviewed the revised application. The earthworks details have changed with increased cut volume over a larger area. However, there are no new breaches of District Plan standards and the revisions do not change my assessment or recommended conditions.

LVA Specialist has requested:

Can the applicant please confirm:

1. *The type of stone proposed for cladding rather than a colour description - eg limestone, Oamaru stone etc? This material doesn't appear to comply with the rural colour guideline standard and clarification on the material is required. A sample or local example is requested please.*
2. *The proposed stain for timber cladding - manufacturer and colour. Please note that LRVs can be estimated based on timber type and selected stain. Please provide a sample of the timber with proposed stain applied).*

3. *Please clarify which conifers along the road boundary area are to be removed or retained as the labelling suggest both? Need to clarify the level of screening intended from roadside border planting in context to the proposed dwelling.*
4. *Clarify selected tennis surface colour?*
5. *Define materials for driveway surface ie manufacturer / colours of paving etc provide a sample image.*

The proposed building and external surfaces appear to be outside the rural colour guidelines, i.e very pale. Understanding the colour LRVs or near estimates for all external materials and colours , and the vegetated context that may support screening of some areas is therefore sought.

I'll take a bit longer than them, sorry, so will update tomorrow with my RFI review. 😊

Andy Calder | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 22 0430923
E: andy.calder@qldc.govt.nz

From: Rose Selby <RoseS@barker.co.nz>
Sent: Wednesday, 10 June 2026 12:11 pm
To: Andy Calder <andy.calder@qldc.govt.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Andy,

Thanks for the update & understood regarding the DE confirmation.

Correct – all information has been superseded by the link below (not that some documents have remained unchanged).

Ngā mihi | Kind regards,

ROSE SELBY
Senior Planner
027 226 6673
RoseS@barker.co.nz

barker.co.nz

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

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From: Andy Calder <andy.calder@qldc.govt.nz>
Sent: Wednesday, 10 June 2026 12:07 pm
To: Rose Selby <RoseS@barker.co.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Rose,
Acknowledging receipt and have circulated to the LVA specialist and the DE for their action, noting the DE will need to reconfirm their previously completed memo and recommendations remain valid.

I'll treat all of the originally lodged application material as being updated with the documents in the link. Correct?

Andy Calder | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 22 0430923
E: andy.calder@qldc.govt.nz

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From: Rose Selby <RoseS@barker.co.nz>
Sent: Tuesday, 9 June 2026 4:27 pm
To: Andy Calder <andy.calder@qldc.govt.nz>
Subject: RE: RM251087 - K Gibbons - s92(1) request for further information

Hi Andy,

Thank you for your patience while we prepared our response. I hope you have been keeping well.

Please find below a link to the Section 92 response and supporting documentation in full.

RM251087 - 575 Speargrass Flat Road

As part of the response process, and through design refinements the proposed built form has undergone several minor design changes. These include a slight shift of the dwelling to the west to remove the previous eastern boundary setback infringement, an extension to the garage to accommodate four vehicles, and associated minor updates to the architectural and landscape

plans. As a result, the AEE has also been revised to reflect the updated proposal and confirm that the changes do not materially alter the nature or scale of the application.

The response package includes:

- A response to the s92 questions raised supported by:
  - an updated Assessment of Environmental Effects;
  - updated architectural drawings;
  - updated landscape plans;
  - updated landscape assessment; and
  - revised specialist technical information.

Should you have any questions or require any further clarification, please do not hesitate to contact me.

Ngā mihi | Kind regards,

ROSE SELBY
Senior Planner
027 226 6673
RoseS@barker.co.nz

Urban & Environmental

barker.co.nz

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From: Andy Calder <andy.calder@qldc.govt.nz>
Sent: Tuesday, 10 February 2026 10:45 am
To: Rose Selby <RoseS@barker.co.nz>
Subject: RM251087 - K Gibbons - s92(1) request for further information

Hi Rose,

Re: RM251087 – K Gibbons - s92(1) request for further information

This email is a request under s92(1) of the Resource Management Act 1991 (RMA) for further information to assist Council in processing your application and understanding of the actual or potential adverse effects of your proposal. Please see the below which sets our why the request is being made, and process should you refuse to provide information or not respond to this request.

Planning

AEE matters

1. Please update the AEE to:

a. Confirm what land has been identified as being excluded from the public notification assessment – is this meant to refer to Figure 7 on page 21.
b. Consider the anticipated development on 1 Ayr Avenue (where there will be three large lots / dwellings as enabled by resource consent RM250715)

2. Please confirm if the Landscape Mitigation Plan at Figure 6 in the AEE is to form part of the application package – this does not appear to form part of the landscape plans at Appendix 4.

3. Please clarify and confirm the proposed earthworks that consent is sought for – the AEE and plans provide differing values for area, and cut and fill volumes.

4. Please update the landscape plan and AEE to detail the anticipated height, and height at time of planting, for proposed landscaping, particularly those elements that are along site boundaries, or provide visual screening and are being relied upon for mitigation purposes.

Overlap with Easement D

5. The application site, and specifically the area that is to be redeveloped, is subject to an easement in favour of the eastern neighbour, providing for the conveyance of water:
    a. It is also noted that the engineering plans (ref: Services Plan, sheet 400 Rev B) show easement 'D' to be realigned to along the northern boundary. Please advise if this realignment is to be undertaken in advance of any works commencing.
    b. If this is not the case, please confirm if the development (the swimming pool and tennis court elements specifically) have been designed to avoid conflict with the reasonable enjoyment of the easement (i.e. the applicant has confidence that the proposed works will not require further amendment to reflect this easement and the rights of the benefitted land owner).

Road frontage

6. Please clarify the inconsistency between the architectural and landscape plans with respect to walls / landscaping on the road frontage. Site Plan Sheet A-1.1 indicates two parallel road boundary fences / walls, with the landscape plans showing existing vegetation to retain only.

Height infringement/s

7. Please confirm if the pair of aluminium chimneys on the main building benefit from the exclusions identified in the definition of 'height' in the Proposed District Plan. If they do not, please update the application to seek consent. It is noted that the RMM landscape assessment sets out at the chimneys are excluded as they exceed the height of the proposed building by no more than 1.5m; however, the exclusion refers to the maximum permitted height (6.5m) and not the

maximum height of the building they are attached to (which is 7.5m in this instance).

8. Please dimension and mark up that part of the main building that exceeds the 6.5m building height standard.

9. Please clarify the statements in the AEE and RMM landscape assessment around the height infringement as being 'contained, rather than continuous' or 'discrete', in the context that the infringement relates to a continuous roof ridge of more than 30m in length, parallel to the road boundary.

Building coverage

10. Please clarify the inconsistency between the AEE and the RMM landscape assessment with respect to the building coverage exceedance: the AEE refers to a total GFA of 956.4m², whereas the RMM landscape assessment refers to a figure of 858m².

Lighting

11. If any lighting is confirmed as forming part of the proposal by other RFI items (see below), please confirm and demonstrate that compliance with Rule 24.5.17 will be achieved. It is acknowledged that Appendix 7 states that compliance will be achieved, but it is not known what lighting this is in relation to.

Landscape and visual amenity

The following have been requested by Richard Denney, consultant landscape architect.

Building materials / cladding

12. Please confirm the external colours and materials for all proposed buildings (main dwelling and pavilion), including updated details on the plans to be approved:
    a. Provide details of colours eg Resene Greyfriars LRV 12%, or if colour additives are to be added to plaster etc (include photos of examples of plaster finish and colour)
    b. Include all details of materials and colours for walls, roof, joinery, spouting, chimneys etc.

13. Please show the location of proposed skylights (unclear on drawings).

14. Please confirm if the cedar cladding to be treated in any manner to retain natural colour, or be silvered off?

15. Please include pool details - materials and colours.

Landscape

16. Is there any tennis court fencing and/or flood / pole lighting? If yes, please provide details.

17. Define what the different green shaded areas are on the plan (i.e. a legend).

18. Identify the botanical names of existing trees to be retained, and trees to be planted.

19. Is there a proposed main gateway design onto Speargrass Flat Road? If yes, please provide details.

Note: the architectural plans indicate a fenced entrance, but the landscape plans do not show this.

20. What is the tennis court surface (materials / colour)?

21. Please clarify what the planting strip alongside Speargrass Flat Road is composed off? General densities and species. Eg mixed evergeen native shrub border of pittosporum, flax, mingimingi.

22. Provide an image of proposed driveway surfacing and define 'aggregate stone' proposed.

Requested Information

The following additional information about your application is requested for the reasons set out below:

Responding to this request

This email represents the formal request under Section 92(1) and sets out the reasons for the Council requesting the information in accordance with section 92(3)(a) of the RMA.

*You are required to respond to this request in writing within **15 working days** from the date of this email, which is **3 March 2026,** to advise the consent authority that you either agree or refuse to provide the information requested, or to seek an alternative timeframe to provide the information in accordance with RMA section 92A(2)(a).*

If you are seeking an alternative timeframe to provide the information, this new timeframe must be agreed in writing with Council.

In accordance with RMA section 88C(2), the consent authority will exclude all time from the consent process working days starting from the date of this request, and ending when – satisfactory information is received on or before either the statutory 15 working day date (above), or other agreed dated; or if no information is received the agreed date; or the date Council receives confirmation the applicant refuses to provide the information (in accordance with s88C(2)(b)).

In accordance with section 92A(3) of the RMA, if the applicant refuses to provide, or does not provide the information in the agreed timeframe, or does not respond to this request, the Council must advance processing the application without the benefit of the requested information, and must publicly notify the application in accordance with section 95C of the RMA.

Development Engineering recommendations
The Development Engineer's recommendation was previously circulated for comment and is attached again.
Please review the memo and where the recommended measures are additional to what is proposed, and are acceptable, confirm that they form part of the application and offered as mitigation measures.

Written approvals
Notwithstanding the above RFI matters, my preliminary view is that the minor or more than minor adverse effects are likely to be experienced by the immediate western and eastern owner / occupiers. While the applicant may wish to provide more detailed arguments and mitigation measures to address these potential effects, it is recommended that the written approval of 567 Speargrass Flat Road, and Lot 2 DP 334133 (vacant parcel of land to east, on Speargrass Flat Road) be obtained.

Please advise how the applicant wishes to proceed.

Ngā mihi | kind regards,

Andy Calder | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 22 0430923
E: andy.calder@qldc.govt.nz

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Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

To Whom it May Concern,

As per Southern Light Technical Specifications, the accompanying design for Speargrass House Tennis Court meets the below regulations.

All specified fittings have a UWLR of 0, and are directed straight down to the court. The pole lights are supplied with back shields to further prevent glare to adjacent sites. The CCT of specified fittings is 3000K or below.

Spill Light at boundary: Vertical maximum 1.5 lux, horizontal maximum <1 lux. PASS

<3.0 lux per Southern Light Technical Specifications Part 30.

Assumes hedge meets requirements of AS/NZS 4282:2023 part 3.3.1.6

Obtrusive light @10m: .5 lux, 557 candelas. PASS

<2 lux and <2500 candelas required per Tables 3.2 and 3.3 of AS/NZS 4282:2023

Overall UWLR: 0.4% PASS

<1% required per Southern Light Technical Specifications Part 29

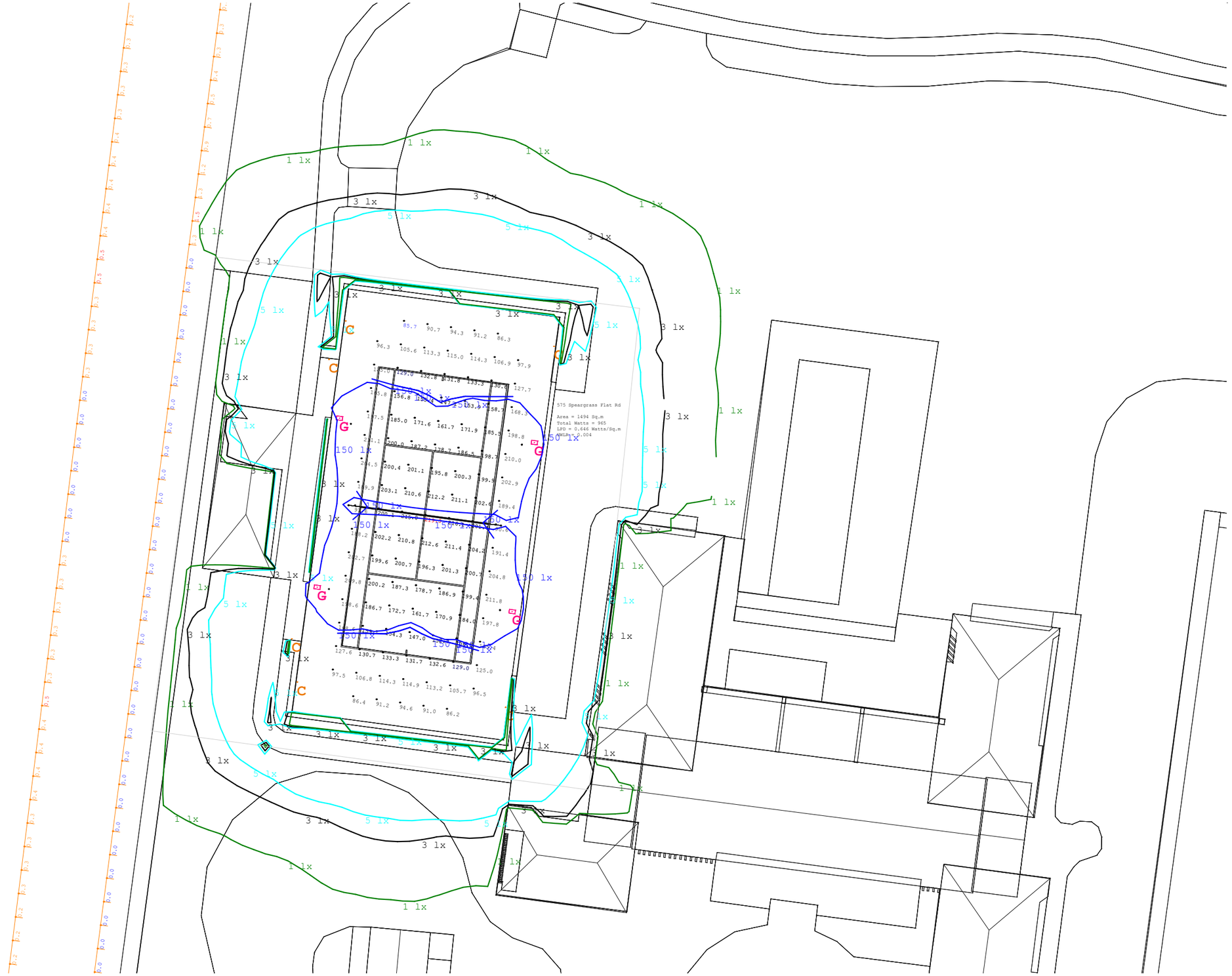
Glare: 10 PASS

<40 required per AS2560.2:2021 Table 2.11.6

Nicole Roberts

Lighting Designer

+642718010800



R. Redpaths	Aquaheat	Project: Speargrass House Tennis Court Address: 575 Speargrass Flat Rd Client: Aquaheat	Drawing: Layout Date: 19.06.26 Rev: 01

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	C	Single	X980 Tread Light IP65 1.5W 2700K	1.000	111	1.5	9
	4	G	Single	DSX2_4_LA363_FWE_EGS (TZ)	1.000	30185	239	956

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Min/Avg
GR_2	Illuminance	Lux	N.A.	202.0	66.2	N.A.
GR_2	Glare Rating	N.A.	N.A.	10.0	10.0	N.A.
PPA - Court Area	Illuminance	Lux	179.05	219.3	129.0	0.72
TPA - Court Surround	Illuminance	Lux	161.73	219.3	85.7	0.53
z Obtrusive Spill_Cd_Seg1	Obtrusive - Cd	N.A.	N.A.	557	0	N.A.
z Obtrusive Spill_Ill_Seg1	Obtrusive - Ill	Lux	N.A.	0.5	0.0	N.A.
z West Boundaryst_Ill_Seg1	Obtrusive - Ill	Lux	N.A.	1.5	0.0	N.A.

LPD Area Summary				
Label	Area	Total Watts	LPD	UWLR
575 Speargrass Flat Rd	1494	965	0.646	0.004

- This design is based on information provided by the client. We have taken all due care to interpret it accurately, and where details were missing, we've made informed assumptions to move forward.
- It is the client's responsibility to ensure that the final implementation is verified and compliant with applicable standards and regulations.
- All calculations performed using AGI32 V22.3.
- LLF = 1
- Design based on light levels recommendations of AS/NZS 1680 and/or 1158 series.
- Locations are approximate. Final locations and heights TBC by client.
- See full terms and conditions at https://redpaths.co.nz/terms-conditions

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X980 Elbow

Dimensions W40 x H50 x D40mm **Beam** 42°

Watts 1.5W **Lumens** 110lm



X981 Wedge

Dimensions W50.6 x H45 x D45mm **Beam** 42°

Watts 1.5W **Lumens** 110lm



X982 Dome

Dimensions W68 x H45.5 x D39mm **Beam** 42°

Watts 1.5W **Lumens** 110lm



X983 Block

Dimensions W40 x H45 x D45mm **Beam** 42°

Watts 1.5W **Lumens** 110lm

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

Mini Mariner

Specifications

Input	24V DC Constant Voltage
Colour Temp	2700K
CRI	90
Lifespan	65,000hrs (L90)
Binning	SDCM 3
Material	316 Stainless Steel or Brass
IP Rating	IP65
Driver	Sold separately
Dimming/Control	Non-dimmable
Termination	Prewired with 2000mm feed, see image
Application	Exterior, surface mount
Warranty	5 Year Warranty


Black


Brass


Stainless Steel

Available In

Description	Code
X980 - Elbow	
Black 316 STS	X980-B27K
Brass	X980-BR27K
316 STS	X980-SS27K
X981 - Wedge	
Black 316 STS	X981-B27K
Brass	X981-BR27K
316 STS	X981-SS27K
X982 - Dome	
Black 316 STS	X982-B27K
Brass	X982-BR27K
316 STS	X982-SS27K
X983 - Block	
Black 316 STS	X983-B27K
Brass	X983-BR27K
316 STS	X983-SS27K



Mini Mariner Series can be terminated either remotely via 2000mm feed cable or internally via rear of fitting. Installation note: Rear cavity is very low profile and requires IP65+ thick wall lined heat shrink connection. See installation instructions for further details.

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Type G

D Series (DSX0 / DSX1 / DSX2)

LED STREET & AREA LUMINAIRES

FEATURES & CONFIGURATIONS

- Available with nominal lumen ranges from 2,000 - 50,000 (delivered) in 3 different luminaire variants.
- A range of distributions for a variety of applications with 0% ULOR.
- 2700K, 3000K, 4000K & Amber CCT available.
- CRI > 70.
- Available with integrated control options.
- Complies with EN60598.
- IP65 and IK07.
- -40˚C to +40˚C.
- 5-year warranty.
- Optional backlight shields available on request.

Images display fitting with optional post-top bracket (sold separately).

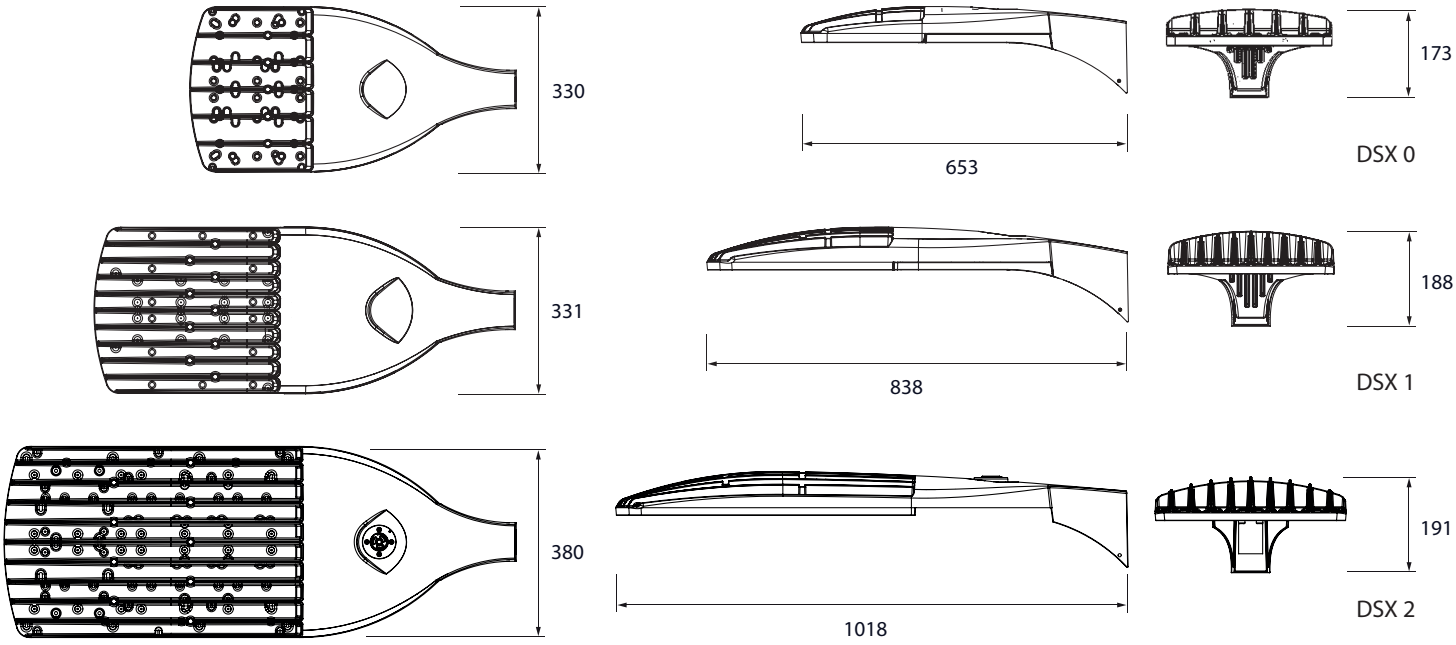


DSX0 (20 - 40 LEDs)
Weight: 8.0kg
Windage: 0.09m²
Outreach to Optical Centre: 520mm

DSX1 (60 LEDs)
Weight: 12.2kg
Windage: 0.09m²
Outreach to Optical Centre: 625mm

DSX2 (80 - 100 LEDs)
Weight: 15.0kg
Windage: 0.10m²
Outreach to Optical Centre: 780mm

DIMENSIONS



SPECIFICATION

Single-piece die-cast aluminium housing, that conforms to EN1706 AC-46500, with integral heat sink fins to optimise thermal management through conductive cooling. LED modules are IP65 with individual lenses, and high grade aluminium housing to transfer heat away from the LEDs and dissipate through the finned housing for cooling. The LED driver is mounted in direct contact with the finned housing for cooling to promote low operating temperature and long system life. Housing is completely sealed against moisture and environmental contaminants (IP65). Installation is via the integrated mounting block and integral arm that facilitate a quick and easy installation. International Dark-Sky Association Approved*.

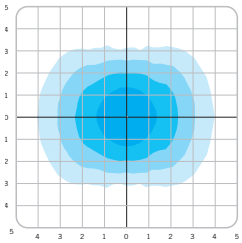
**Colour temperatures 3000K or warmer are approved under the International Dark-Sky Association.*

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Version: 1, Version Date: 23/06/2026

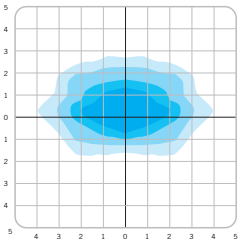
D Series (DSX0 / DSX1 / DSX2)
LED STREET & AREA LUMINAIRES

Advanced LIGHTING TECHNOLOGIES | HOLOPHANE

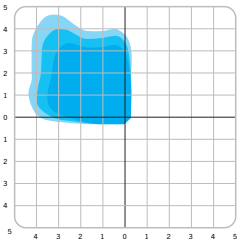
DISTRIBUTIONS



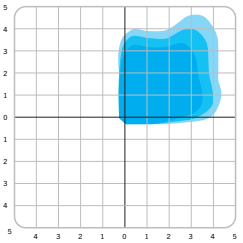
Symmetric (.SY)



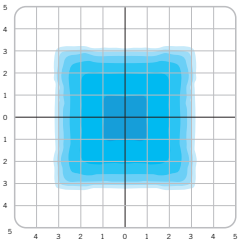
Asymmetric (.AY)



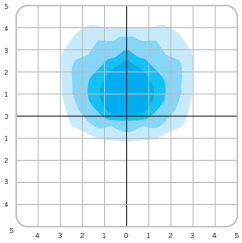
Right Corner Cut Off (.RCCO)



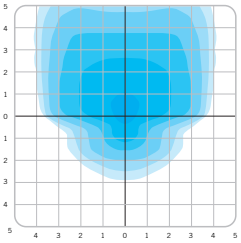
Left Corner Cut Off (.LCCO)



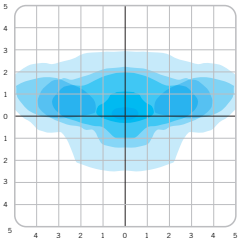
Square (.SQ)



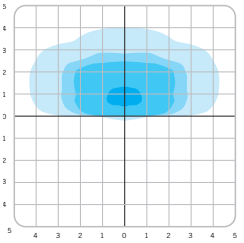
Forward Throw (.FW)



Forward Throw Extra (.FWE)



Long & Narrow (.NR)
DSX0 & DSX1 only



Long & Narrow (.BLC)
with extreme backlight cut off

TYPICAL LUMINAIRE PERFORMANCE

Configuration	Variant	Delivered Lumens	Circuit Power (W)	Driver Output Current (mA)	Total No. Of LEDs	Efficacy (lm/w)
DSX0.4.LA02X	DSX0	2,000	14	203	20	143
DSX0.4.LA03X	DSX0	3,000	20	309	20	150
DSX0.4.LA04X	DSX0	4,000	27	419	20	148
DSX0.4.LA05X	DSX0	5,000	34	534	20	147
DSX0.4.LA06X	DSX0	6,000	40	653	20	150
DSX0.4.LA08X	DSX0	8,000	56	906	20	143
DSX0.4.LA10X	DSX0	10,000	68	1181**	20	147
DSX0.4.LA11X	DSX0	11,000	75	609	40	147
DSX0.4.LA13X	DSX0	13,000	90	733	40	144
DSX0.4.LA15X	DSX0	15,000	106	864	40	142
DSX0.4.LA16X	DSX0	16,000	114	932	40	140
DSX0.4.LA18X	DSX0	18,000	130	1050	40	138
DSX0.4.LA22X	DSX0	22,000	169	1385	40	130
DSX1.4.LA22X	DSX1	22,000	145	799	60	152
DSX1.4.LA30X	DSX1	30,000	213	1150	60	141
DSX1.4.LA36X	DSX1	36,000	256	1400	60	128
DSX2.4.LA30X	DSX2	30,000	202	838	80	149
DSX2.4.LA36X	DSX2	36,000	239	781	100	151
DSX2.4.LA40X	DSX2	40,000	268	883	100	149
DSX2.4.LA45X	DSX2	45,000	310	1016	100	145
DSX2.4.LA50X	DSX2	50,000	351	1157	100	142

Lumen data is considered to be representative of the configuration shown, and may vary, with a tolerance on flux of +/- 7% (typical of LED manufacturers data) and luminaire power of +/- 5%.

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Type G

D Series (DSX0 / DSX1 / DSX2)

LED STREET & AREA LUMINAIRES

ELECTRICAL

Configuration	LA024	LA034	LA044	LA054	LA064	LA084	LA104	LA114	LA134	LA154	LA164
Model	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0	DSX0
Drive Current From Driver	203mA	309mA	419mA	534mA	653mA	906mA	1,181mA	609mA	733mA	864mA	932mA
Power	14W	20W	27W	34W	40W	56W	79W	75W	90W	106W	114W
Fitting Current	0.06A	0.09A	0.12A	0.15A	0.18A	0.25A	0.35A	0.34A	0.4A	0.48A	0.51A
Fitting Inrush	22A - 0.29ms	22A - 0.29ms	22A - 0.29ms	22A - 0.29ms	35A - 0.355ms	35A - 0.355ms	43A - 0.26ms	43A - 0.26ms	53A - 0.3ms	53A - 0.3ms	53A - 0.3ms
Number of Drivers	1	1	1	1	1	1	1	1	1	1	1
1 x Driver 1 Inrush	22A - 0.29ms	22A - 0.29ms	22A - 0.29ms	22A - 0.29ms	35A - 0.355ms	35A - 0.355ms	43A - 0.26ms	43A - 0.26ms	53A - 0.3ms	53A - 0.3ms	53A - 0.3ms
Max Drivers per 16A Type B MCB	20	20	20	20	10	10	10	10	8	8	8
Max Fittings per 16A Type B MCB	20	20	20	20	10	10	10	10	8	8	8
Total Number of LEDs	20	20	20	20	20	20	20	40	40	40	40
Minimum Dim Level	26%	17%	13%	10%	2%	1%	8%	8%	10%	8%	8%

Configuration	LA184	LA224	LA224	LA304	LA364	LA304	LA364	LA404	LA454	LA504
Model	DSX0	DSX0	DSX1	DSX1	DSX1	DSX2	DSX2	DSX2	DSX2	DSX2
Drive Current From Driver	1,050mA	1,385mA	799mA	575mA	700mA	838mA	781mA	883mA	1,016mA	1,157mA
Power	130W	169W	145W	231W	256W	202W	239W	268W	310W	351W
Fitting Current	0.58A	0.76A	0.65A	1.04AA	1.15A	0.91A	1.07A	1.2A	1.39A	1.57A
Fitting Inrush	53A - 0.3ms	83.2A - 0.261ms	53A - 0.3ms	13A - 1.32ms	13A - 1.32ms	11.5A - 1.32ms	106A - 0.3ms	106A - 0.3ms	116A - 0.34ms	166.4A - 0.261ms
Number of Drivers	1	1	1	1	1	1	2	2	2	2
1 x Driver 1 Inrush	53A - 0.3ms	83.2A - 0.261ms	53A - 0.3ms	13A - 1.32ms	13A - 1.32ms	11.5A - 1.32ms	N/A	N/A	N/A	N/A
2 x Driver 1 Inrush	N/A	N/A	N/A	N/A	N/A	N/A	53A - 0.3ms	53A - 0.3ms	58A - 0.34ms	83.2A - 0.261ms
Max Drivers per 16A Type B MCB	8	5	8	7	7	10	8	8	7	5
Max Fittings per 16A Type B MCB	8	5	8	7	7	10	4	4	3	2
Total Number of LEDs	40	40	60	60	60	80	100	100	100	100
Minimum Dim Level	7%	5%	9%	9%	7%	8%	9%	8%	7%	6%

Lumen data is considered to be representative of the configuration shown, and may vary, with a tolerance on flux of +/- 7% (typical of LED manufacturers data) and luminaire power of +/- 5%.

STANDARD COLOURS

- C1 Smooth White (RAL9016)
- C4 Graphite (RAL7011)
- C6 Smooth Grey (RAL7035)
- C7 Black (RAL9005)
- C9 Metallic Silver (RAL9006)

CUSTOM COLOURS

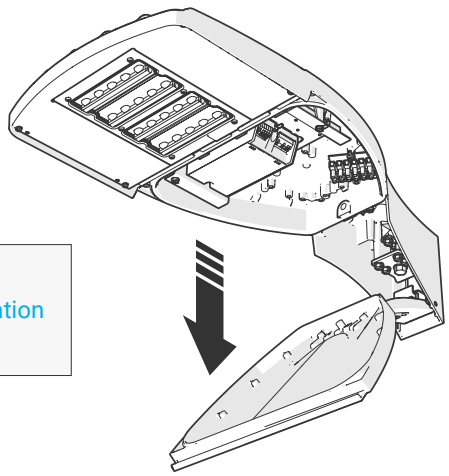
RAL**** Customer Specified Colour

**Choosing a custom colour may increase cost and lead time.*

MAINTENANCE

The D-Series range has an easily accessible gear compartment ensuring fast and simple component changes if required.

View Installation Guide



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D Series (DSX0 / DSX1 / DSX2)
LED STREET & AREA LUMINAIRES

Advanced LIGHTING TECHNOLOGIES | HOLOPHANE

LLMF

Configuration	Wattage	CCT	Optic	Depreciation @ 50K Hours	Depreciation @ 100K Hours
DSX0.4.LA024.AY.C1	14W	4000K	AY	L95B50	L90B50
DSX0.4.LA034.AY.C1	20W	4000K	AY	L95B50	L90B50
DSX0.4.LA044.AY.C1	27W	4000K	AY	L94B50	L88B50
DSX0.4.LA054.AY.C1	34W	4000K	AY	L93B50	L86B50
DSX0.4.LA064.AY.C1	40W	4000K	AY	L93B50	L86B50
DSX0.4.LA084.AY.C1	56W	4000K	AY	L92B50	L85B50
DSX0.4.LA104.AY.C1	79W	4000K	AY	L91B50	L83B50
DSX0.4.LA114.AY.C1	75W	4000K	AY	L93B50	L86B50
DSX0.4.LA134.AY.C1	90W	4000K	AY	L93B50	L85B50
DSX0.4.LA154.AY.C1	106W	4000K	AY	L92B50	L85B50
DSX0.4.LA164.AY.C1	114W	4000K	AY	L92B50	L85B50
DSX0.4.LA184.AY.C1	130W	4000K	AY	L91B50	L83B50
DSX0.4.LA224.AY.C1	169W	4000K	AY	L91B50	L82B50
DSX1.4.LA224.AY.C1	145W	4000K	AY	L92B50	L85B50
DSX1.4.LA304.AY.C1	231W	4000K	AY	L92B50	L84B50
DSX1.4.LA364.AY.C1	256W	4000K	AY	L91B50	L83B50
DSX2.4.LA304.AY.C1	202W	4000K	AY	L92B50	L85B50
DSX2.4.LA364.AY.C1	239W	4000K	AY	L92B50	L85B50
DSX2.4.LA404.AY.C1	268W	4000K	AY	L93B50	L85B50
DSX2.4.LA454.AY.C1	310W	4000K	AY	L93B50	L85B50
DSX2.4.LA504.AY.C1	351W	4000K	AY	L91B50	L83B50
		AVERAGE (ROUNDED)		**L92B50**	**L85B50**

Note: Ta: 25°C. Approximate LLMF data provided as a guide only. LLMF for other configurations may be different. For reference purposes, the data may extrapolate beyond the recommended 6x LM-80 data in IESNA TM-21, which these calculations are based on. Contact ADLT for more information.

MOUNTING OPTIONS

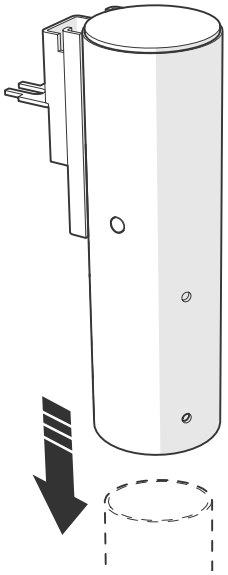
- Mounts to be ordered separately - wall or post-top (below).
- Single post-top bracket available to suit the following standard vertical spigots*: 60mm / 76mm.
- Back-to-back post-top bracket available to suit the following standard vertical spigots*: 60mm / 76mm.

**Larger spigot sizes up to 127mm also available. Contact ADLT for more information.*

POST TOP BRACKET OPTIONS

Product Code*	Bracket Type	Diameter	Height (H)	Tilt**
HAUA.1A.60.GV#	Single x 60mm OD	76	330	0°
HAUA.1A.76.GV#	Single x 76mm OD	89	330	0°
HAUA.2A.60.GV#	Double x 60mm OD	76	330	0°
HAUA.2A.76.GV#	Double x 76mm OD	89	330	0°

**Replace # with colour code.*
***5° & 10° tilt angle options also available. Contact ADLT for more information.*

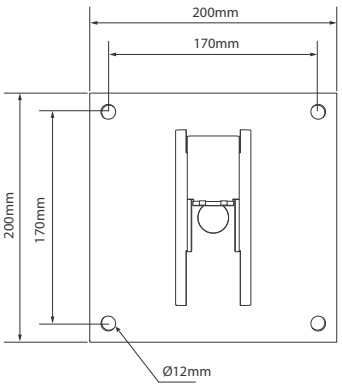


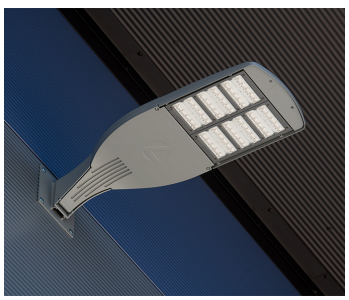


WALL MOUNT BRACKET OPTIONS

Description / Code	Tilt Angle	Width (W)	Height (H)
HAWA.AU.GV#	0°	200	200
HAWA.AU5.GV#	5°	200	200
HAWA.AU10.GV#	10°	200	200

**Replace # with colour code.*
Wall mount w/ outreach arm options also available. Contact ADLT for more information.





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D Series (DSX0 / DSX1 / DSX2)
LED STREET & AREA LUMINAIRES

BACKLIGHT CONTROLS - THE BLC OPTIC

LIGHTING WHERE YOU NEED IT

Addressing unwanted spill light along the perimeter of your outdoor lighting design is no easy task. Whether you are trying to limit the light trespass due to concern for neighbouring properties, or simply seeking to achieve the most optimised lighting design, you need the most stringent light control available.

The D-Series Extreme Cut-Off Optics, with its industry-leading optics addresses light trespass using innovative backlight control, delivering outstanding performance, long life and energy efficiency. This is accomplished through the use of specialised point-source black light engines, integrated specular reflectors with optimised optics and dedicated light-absorbing backlight shields to provide maximum control for backlight while providing superior lighting levels and luminaire efficiency.

DEDICATED BACKLIGHT CONTROL

Holophane's BLC optic enables significant backlight control, projecting light directly to the front and side of the task area while having as little as 0.5% of total backlight beyond the boundary line or column placement. This optic allows for optimal back-lighting results when used on paths, curbs and parameter edging where backlight is not required. This is accomplished using a specialised point-source black light engine with integral reflectors, optimised optics and light-absorbing backlight shields, providing superior lighting levels and luminaire efficiency. LEDs also can't be seen from the rear, which helps reduce glare when looking at the fitting from behind.

SPECIAL BLACK LIGHT ENGINE

The stray-light absorbing light engines remove light scattered during refraction, ensuring light is directed exactly where it is needed - virtually eliminating spill light.





INTEGRATED SHIELD

The integrated shield design virtually eliminates light trespass, reduces glare, and maximises forward-reflected light, while maintaining high luminaire efficiency.

D-SERIES W/ BLC OPTIC



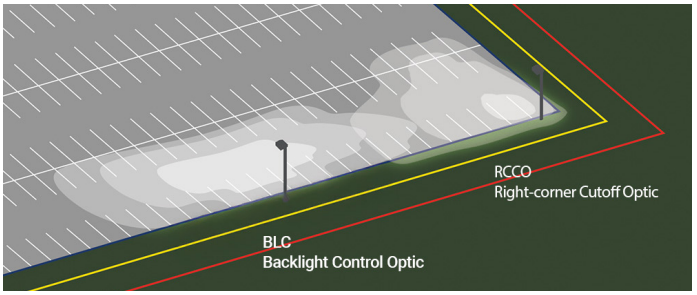
DSX0



DSX2



DSX1



CURB LINE

PROPERTY LINE
Virtually all light is cut-off right at the property line

BOUNDARY LINE

CORNER CUT-OFF CONTROL

The RCCO (right-corner cut-off optic) and LCCO (left-corner cut-off optic) apply the same principles as the BLC optic. However, this optical distribution caters to aiding perimeter lighting control to the corners of parking lots and other outside areas. The image above illustrates this optic working in harmony with the BLC optic to provide unmatched perimeter lighting while maintaining light levels that offer high visibility to the target area. The image further illustrates how sharp the cut-off is of the light. Allowing for projects to have a column mounted in the corner without any light spill going to one side. This helps support compliance with intrusive light requirements along the perimeter area while the target area remains illuminated.



DSX with BLC optic



DSX without BLC optic

OTHER BACKLIGHT OPTIONS*



.EGS



.BLS

**Shielding options may not be available with all variants and optics.*

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D Series (DSX0 / DSX1 / DSX2)
LED STREET & AREA LUMINAIRES

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ORDERING INFORMATION

Code	**Luminaire** (required)
DSX0	D-Series 0 Luminaire

Code	**Lamp Type** (required)	
.LA02X	LED light engine producing c.2,000 lm	
.LA03X	LED light engine producing c.3,000 lm	
.LA04X	LED light engine producing c.4,000 lm	Replace 'X' in lamp type code with either: 2 for 2700K 3 for 3000K 4 for 4000K
.LA05X	LED light engine producing c.5,000 lm	
.LA06X	LED light engine producing c.6,000 lm	
.LA08X	LED light engine producing c.8,000 lm	
.LA10X[1]	LED light engine producing c.10,000 lm	
.LA11X	LED light engine producing c.11,000 lm	[1]TZ01, TZ02 & TZ03 Not available with lumen codes LA10X and LA22X
.LA13X	LED light engine producing c.13,000 lm	
.LA15X	LED light engine producing c.15,000 lm	
.LA16X	LED light engine producing c.16,000 lm	
.LA18X	LED light engine producing c.18,000 lm	
.LA22X[1]	LED light engine producing c.22,000 lm	

Code	**Distribution** (required)
.SY	Symmetric light distribution
.AY	Asymmetric light distribution
.FW	Forward Throw distribution
.NR	Long and Narrow distribution
.BLC	Long and Narrow distribution with extreme backlight cut-off
.RCCO	Right Corner Cutoff
.LCCO	Left Corner Cutoff
.FWE	Forward Throw Extra
.SQ	Square light distribution

Code	**Colour** (required)
.C1	Smooth White (RAL9016)
.C4	Graphite (RAL 7011)
.C6	Smooth Grey (RAL7035)
.C7	Black (RAL9005)
.C9	Metallic Silver (RAL9006)
.RAL****	RAL Colour (Customer choice)

Code	**Voltage Electrical Class** (option)
.CII	Class II

Code	**Photocell** (option)
.TSZ	Complete with miniature 70 lux factory fitted photocell. (Zodion SS12)
.T1	Complete with NEMA socket. (To accept standard NEMA Photocell, available from Holophane).
.T7	Complete with 7-pin dimming NEMA ANSI C136.41 socket (photocell/node supplied by others) without locking top
.T7T	Complete with 7-pin dimming NEMA ANSI C136.41 socket (photocell/node supplied by others) with weather proof locking top
.TZ01	Complete with 4-Pin Zhaga Socket - 'Top' (suitable photocell/node supplied by others) with weather proof locking cap
.TZ02	Complete with 4-Pin Zhaga Socket - 'Bottom' (suitable photocell/node supplied by others) with weather proof locking cap
.TZ03	Complete with 4-Pin Zhaga Socket - 'Top & bottom' (suitable photocell/node supplied by others) with weather proof locking cap

Code	**Controls** (option)
.PH1	PIR on a Zhaga socket, suitable up to 12m. Dims to 30% after 10 minutes of inactivity - switches off after further 10 minutes. Remotely re-programmable with accessory HEL.PRG (purchased separately). Requires option TZ02 or TZ03.
.PH2	Groupable PIR on a Zhaga socket, suitable up to 12m. Dims to 30% after 10 minutes of inactivity - switches off after further 10 minutes. Remotely re-programmable with accessory HEL.PRG.G (purchased separately). Requires option TZ02 or TZ03.
.CA	Wireless lighting node (top socket) for use with Holophane Controlux Air System. Requires option TZ01 or TZ03. (Includes subscription package for two years)
.CAP	Wireless lighting node (top socket) & PIR (bottom socket) for use with Holophane Controlux Air System. Requires option TTZ03. (Includes subscription package for two years). Suitable up to 12m.

Code	**Control Gear** (option)
.CL7	Programmed to deliver 70% of the initial lumens over the life of the luminaire
.CL8	Programmed to deliver 80% of the initial lumens over the life of the luminaire
.CL9	Programmed to deliver 90% of the initial lumens over the life of the luminaire
.CL****	Customer specified programming

Code	**Dimming outputs** (option)
.LRD	DALI
.LRT56	pre-set to dim to 50% between 12am to 6am
.LRT66	pre-set to dim to 60% between 12am to 6am
.LRT76	pre-set to dim to 70% between 12am to 6am
.LRT******	Customer specified pre-set dimming

Code	**Paint finish** (option)
.C	Enhanced Paint Finish

Example								
DSX0	.LA02X	.AY	.C7	.CII	.TSZ	.CL7	.LRD	.C

Note: The specifications of the Holophane luminaire, all descriptions, illustrations, drawings and specifications in the Holophane catalogue and website represent only general particulars of the goods to which they apply and shall not form part of any contract. The company reserves the right to change specifications at its discretion without prior notification or public announcement.

Lumen data is considered to be representative of the configuration shown, and may vary, with a tolerance on flux of +/- 7% (typical of LED manufacturers data) and luminaire power of +/- 5%.

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D Series (DSX0 / DSX1 / DSX2)
LED STREET & AREA LUMINAIRES

Advanced LIGHTING TECHNOLOGIES | HOLOPHANE

ORDERING INFORMATION

Code	**Luminaire** (required)
DSX1	D-Series 1 Luminaire
DSX2	D-Series 2 Luminaire

Code	**Lamp Type** (required)	
.LA22X*	LED light engine producing c 22,000 lumens	
.LA30X+	LED light engine producing c 30,000 lumens	With a nominal 3000K or 4000K colour temperature.
.LA36X**	LED light engine producing c 36,000 lumens	Replace X with 2 for 2700K, 3 for 3000K, 4 for 4000K
.LA40X+	LED light engine producing c 36,000 lumens	TZ01, TZ02 & TZ03 Not available with lumen codes LA30X & LA36X when
.LA45X**	LED light engine producing c 45,000 lumens	configured with DSX1. Also not available with lumen codes LA45X and LA50X
.LA50X**	LED light engine producing c 50,000 lumens	

Code	**Distribution** (required)
.AY	Asymmetric
.SY	Symmetric
.FW	Forward throw
.BLC	Long and Narrow distribution with extreme backlight cut-off
.NR	Long and Narrow distribution
.RCCO	Right Corner Cutoff
.LCCO	Left Corner Cutoff
.FWE	Forward Throw Extra
. SQ	Square light distribution

Code	**Colour** (required)
.C1	Smooth White (RAL9016)
.C4	Graphite (RAL 7011)
.C6	Smooth Grey (RAL7035)
.C7	Black (RAL9005)
.C9	Metallic Silver (RAL9006)
.RAL****	RAL Colour (Customer choice)

Code	**Photocell** (option)
.T	Mini Photocell
.T1	Complete with NEMA socket (To accept standard NEMA Photocell, available from Holophane)
.T7	Complete with 7-pin dimming NEMA ANSI C136.41 socket (suitable photocell/node supplied by others) without locking top
.T7T	Complete with 7-pin dimming NEMA ANSI C136.41 socket (photocell/node supplied by others) with weather proof locking top
.TZ01	Complete with 4-Pin Zhaga Socket - Top (suitable photocell/node supplied by others) with weather proof locking top^‡
.TZ02	Complete with 4-Pin Zhaga Socket - Bottom (suitable node/presence detector supplied by others) with weather proof locking top^‡
.TZ03	Complete with 4-Pin Zhaga Socket - 'Top & bottom' (suitable photocell/node supplied by others) with weather proof locking cap.

Code	**Control Gear** (option)
.CL7	Programmed to deliver 70% of the initial lumens over the life of the luminaire
.CL8	Programmed to deliver 80% of the initial lumens over the life of the luminaire
.CL9	Programmed to deliver 90% of the initial lumens over the life of the luminaire
.CL****	Customer specified programming

Code	**Controls** (option)
.PH1	PIR on a Zhaga socket, suitable up to 12m. Dims to 30% after 10 minutes of inactivity - switches off after further 10 minutes. Remotely re-programmable with accessory HEL.PRG (purchased separately). (Requires option TZ02 or TZ03).
.PH2	Groupable PIR on a Zhaga socket, suitable up to 12m. Dims to 30% after 10 minutes of inactivity - switches off after further 10 minutes. Remotely re-programmable with accessory HEL.PRG.G (purchased separately). (Requires option TZ02 or TZ03).
.CA	Wireless lighting node (top socket) for use with Holophane Controlux Air System (Includes subscription package for two years). (Requires option TZ01 or TZ03).
.CAP	Wireless lighting node (top socket) & PIR (bottom socket) for use with Holophane Controlux Air System. (Includes subscription package for two years). Suitable up to 12m. (Requires option TZ03).

Code	**Dimming outputs** (option)
.LRD	DALI
.LRT56	Pre-set to dim to 50% between 12am to 6am
.LRT66	Pre-set to dim to 60% between 12am to 6am
.LRT76	Pre-set to dim to 70% between 12am to 6am

Code	**Paint finish** (option)
.C	Enhanced Paint Finish

DSX1	.LA30X	.AY	.C7	.T1	.CL7	.PH1	.LRT56	.C
Example								

*DSX1 only +DSX1 & 2 **DSX2 only

Note: *The specifications of the Holophane luminaire, all descriptions, illustrations, drawings and specifications in the Holophane catalogue and website represent only general particulars of the goods to which they apply and shall not form part of any contract. The company reserves the right to change specifications at its discretion without prior notification or public announcement.*

Lumen data is considered to be representative of the configuration shown, and may vary, with a tolerance on flux of +/- 7% (typical of LED manufacturers data) and luminaire power of +/- 5%.

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New Residential Unit

575 Speargrass Flat Road

Assessment of Environmental Effects and Statutory Analysis

22 June 2026

B&A
Urban & Environmental

Prepared for:
Kurt Gibbons

Document Set ID: 9707336
Version: 1, Version Date: 23/06/2026

B&A Reference:

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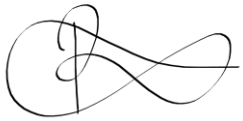
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Date:

22 June 2026

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Associate, Barker & Associates Limited

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Appendices

Appendix 1	Record of Title and Interests
Appendix 2	Previous Consents
Appendix 3	Architectural Drawing
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Appendix 6	Infrastructure Report
Appendix 7	Rules Assessment
Appendix 8	Environmental Management Plan
Appendix 9	Written Approval

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1.0 Applicant and Property Details

To:	Queenstown Lakes District Council
Site Address:	575 Speargrass Flat Road, Lake Hayes
Applicant Name:	Kurt Gibbons
Address for Service:	Barker & Associates Ltd PO Box 1749, Christchurch, 8140 Attention: Rose Selby
Legal Description:	Lot 2 Deposited Plan 559337 (refer to Record of Title as **Appendix 1**)
Site Area:	1.2ha
Site Owner:	Adrienne and John Bray[1]
District Plan:	Queenstown Lakes District Council Proposed District Plan (PDP)
QLDC PDP Zoning:	Wakatipu Basin Lifestyle Precinct
PDP Precinct:	Wakatipu Basin Landscape Character Unit 12
PDP Overlays & Controls:	Lake Hayes Catchment
Locality Diagram:	Refer to Figure 1: Locality plan. Source: Emaps.
Brief Description of Proposal:	Establish a new residential unit, pool and associated landscaping at 575 Speargrass Flat Road, Lake Hayes.
Summary of Reasons for Consent:	QLDC PDP: Rule 24.4.7B for a new residential unit as a restricted discretionary activity; Rule 24.5.6 for building coverage greater than 500m² as a restricted discretionary activity; Rule 24.5.8.1 for maximum building height exceeding 6.5m as a restricted discretionary activity; Rule 24.5.8.2 for maximum height of chimneys exceeding 8m non-complying activity. Rule 24.5.7.1 for minimum setback from internal boundaries not meeting the 10m standard as a restricted discretionary activity; Rule 24.5.9.1 for minimum setback from Speargrass Flat Road not meeting the 20m standard as a restricted discretionary activity; and Rule 25.4.2 for earthworks

[1] There is a sale and purchase agreement in place between the applicant and the landowners.

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volumes exceeding 400m³ as a restricted discretionary activity.

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2.0 Introduction

This report has been prepared to address a resource consent application submitted by Kurt Gibbons (hereafter referred to as 'The applicant') for the establishment of a new residential unit, pool and associated landscaping at 575 Speargrass Flat Road, Lake Hayes. This report is intended to address the relevant matters under the Resource Management Act 1991 ('RMA').

2.1 Background

Consenting History

Relevant resource contents that apply to the site are set out below:

- RM200510 approved a two lot subdivision, which established Lot 1 being 8,000m^2 with access obtained via a new vehicle crossing onto Speargrass Flat Road and Lot 2 (subject site) being 1.22ha, utilising the existing vehicle crossing onto Speargrass Flat Road. This consent established a 500m^2 building platform on Lot 1.
- RM210175 approved the construction of an accessory building, being the garage, outside of a building platform and within the road boundary and internal boundary setbacks.
- RM221038 approved alterations to the existing residential unit on the site, increasing the floor areas of the residential unit by 205m^2.
- RM230455 approved the construction of a residential flat and a variation to Condition 1 of resource consent RM221038 to amend the design of the residential unit and swimming pool.

A copy of these consents are attached as **Appendix 2**.

3.0 Site Context

3.1 Site Description

The site is located at 575 Speargrass Flat Road, Queenstown (refer to **Figure 1** below). The site is legally described as Lot 2 Deposited Plan 559337, held in Record of Title 984495 and has an area of 1.2ha. It is an irregular six-sided parcel located near the intersection of Arrowtown-Lake Hayes Road and Speargrass Flat Road.

The site currently contains a residential unit, a residential flat, a garage, a garden shed and a pool. The site has extensive amenity landscaping, including a number of mature trees, shrubs, and a large lawn that extends across the land to the north and west of the existing residence. The site has an existing formed access to Speargrass Flat Road.

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Figure 1: Locality plan. Source: Emaps.

The surrounding consented development to the east, west and south is predominantly residential in character. To the north of the site is the Ayrburn development. To the west, the landform falls toward Mill Creek, which has incised the surrounding terrain, creating a terrace formation upon which the site is located. The site is located within the Lake Hayes Catchment and falls within Landscape Character Unit 12: Lake Hayes Rural Residential.

4.0 Proposal

The proposal involves removal of the existing residential unit and associated structures, with exception to the existing residential flat which is proposed to be retained. The site will be redeveloped with a new single-level residential unit, swimming pool, upgraded landscaping, and improved onsite servicing infrastructure. The applicant engaged DGSE to design the new unit, and a copy of the architectural package is attached as **Appendix 3**. RMM have been engaged to provide a landscape design to accompany the proposed new unit, and this is attached as **Appendix 4**.

Built form

The new residential unit will have a floor area of approximately 918.5m^2 and will comprise: a central living area, six bedrooms, seven bathrooms, indoor living areas including a media room, covered outdoor living area, a study, kitchen, gym, laundry, garage, and associated storage areas. The residential unit will have maximum height of 7.75m and the chimneys will extend a 1.3m from the roof.

The façade of the proposed residential unit will be finished in:

- Cladding: plaster with a rough texture and cedar detailing, including a cedar garage door;

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- Roof: cedar overclad with large skylights;
- Chimneys: finished in anodised aluminium;
- Pergola: anodised aluminium pergola to outdoor living area; and
- Glazing: large areas of glazing and anodized aluminium joinery.

A new outdoor swimming pool is also proposed, measuring 6 metres in width and 20 metres in length, with a total area of 120m². It is proposed that the existing pool will be removed and infilled.

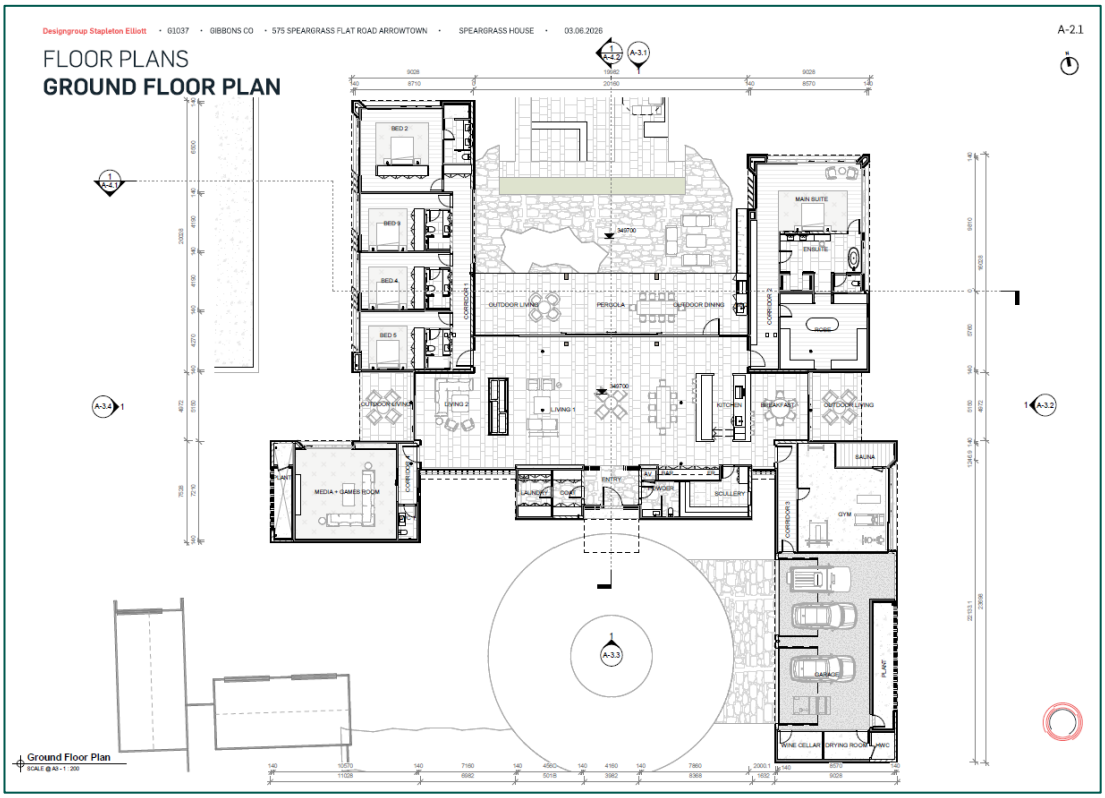


Figure 2: Proposed unit. Source: Architectural Drawings attached as Appendix 3.

Associated structures include a small pavilion which is proposed to be located on the site adjacent to the tennis court, adjacent to the western boundary. The pavilion will have an approximate 53.5 m² floor area with 84.5 m² of roof cover and a maximum height of 3.75m. It will provide amenities including a bar, indoor seating, bathroom facilities (no shower), and a covered outdoor living area.

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The building will be finished in plaster cladding with a rough textured finish (to match the main residence), with glazing proposed on the northern and eastern sides of the structure.

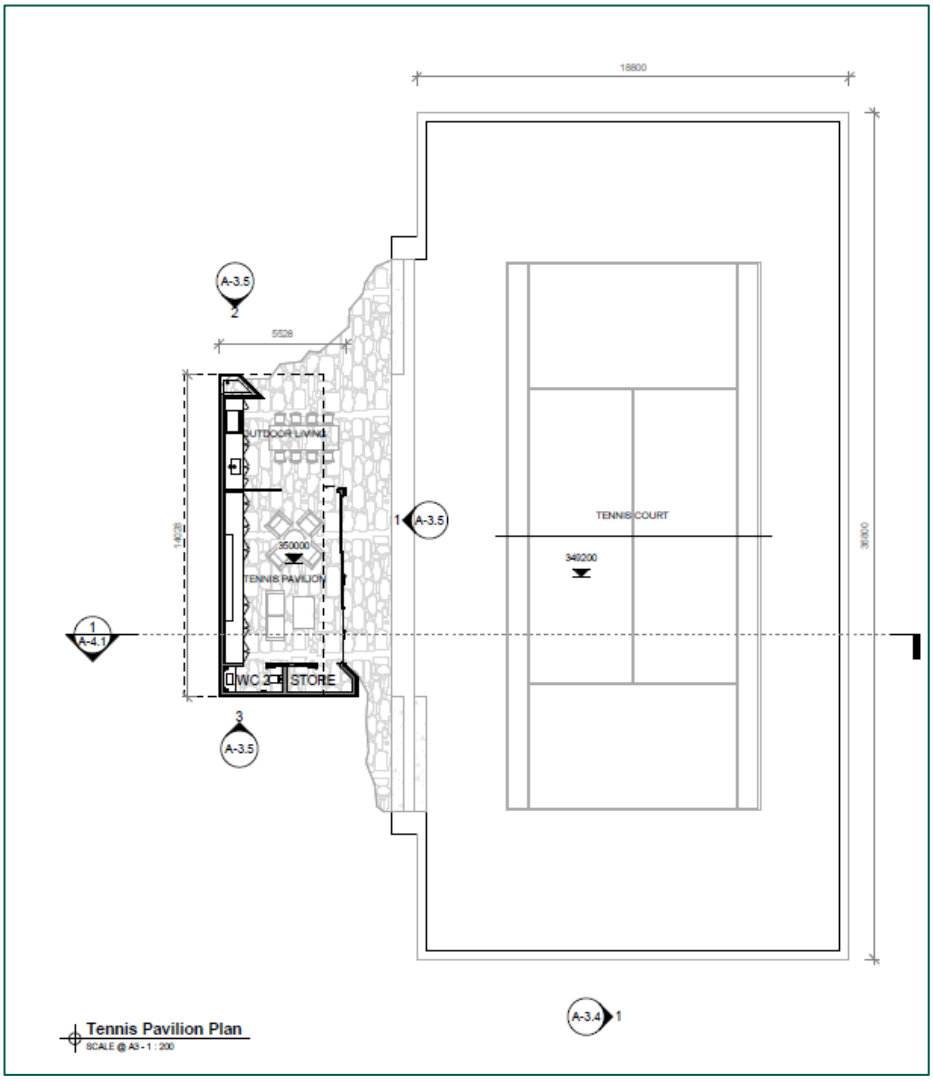


Figure 3: Proposed Pavilion and Tennis Court. Source: Architectural Drawings attached as Appendix 3.

The existing residential flat, with a floor area of 148.4m², is to be retained.

The total built form across the site, including the proposed residential unit, existing residential flat and proposed pavilion, will be a total area of approximately 1,129m^2.

Landscaping

The proposed landscape masterplan establishes a formal, highly structured landscape setting around a proposed new unit, integrating a series of outdoor living, garden and recreational spaces. The proposed landscaping includes a number of hardstand and amenity planting features, including:

- A large manicured lawn forming the central open space in the northern part of the site, a small putting green and planted moundings;
- A sunken tennis court with pavilion (detailed above) positioned west of the proposed residence;

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- A planted moat surrounding the proposed pool adjoining the manicured lawn;
- A layered proposed planting plan, including lavender with cypress rows around the proposed tennis court, mixed low shrubs and tussocks near the house, formal beech hedging, and additional tree planting focused along site boundaries;
- Almost all of the existing planting on the site is proposed to be retained; and
- Trees identified on the plan for removal, primarily along the boundaries, will be removed to accommodate the new layout and planting structure.

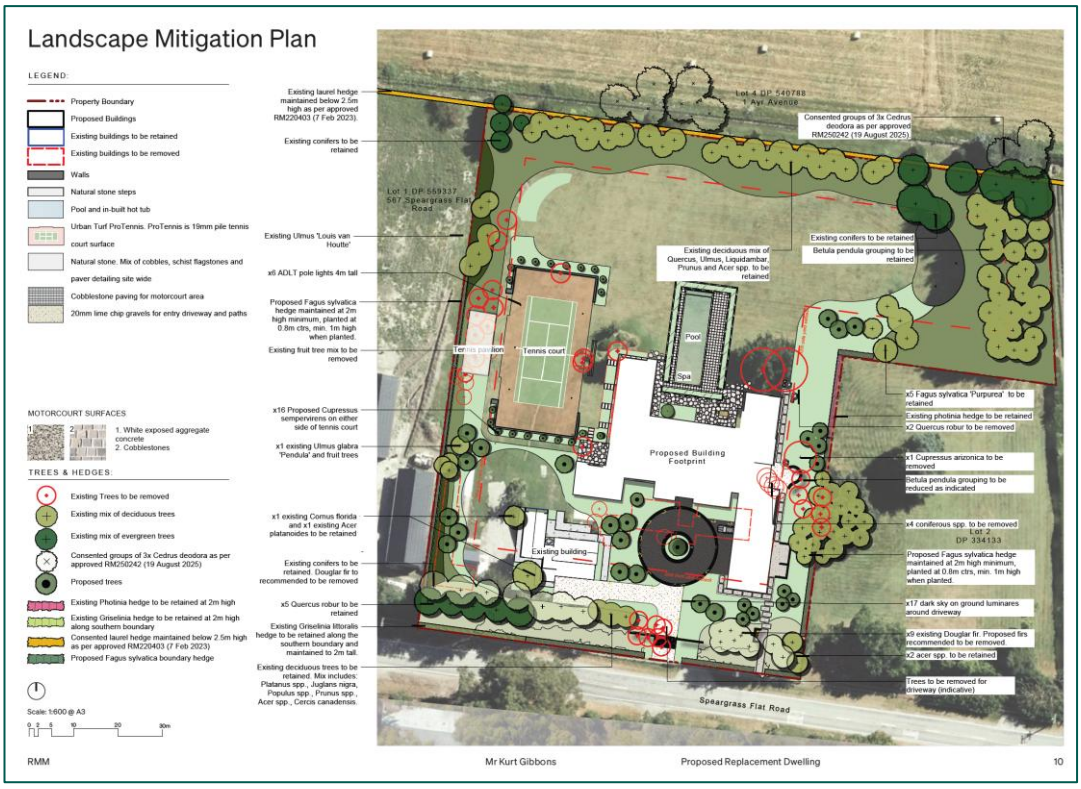


Figure 4: proposed landscape plan. Source: Architectural Drawings attached as Appendix 4.

Earthworks

Earthworks are required to form level building platforms, service trenches, and the proposed pool area. The bulk of the site will retain its existing topographic form. Minor cuts will be required to remove soft surface soils and to achieve grade transitions around the house, driveway, outdoor living area and landscaping. Earthworks proposed are :

- A total area of approximately 3,900 m² of earthworks is proposed on the site.
- Topsoil strip approximately 1,560 m^3 of topsoil strip.
- Approximately 640 m³ of cut is proposed, with a maximum cut depth of approximately 1.7 m.
- Approximately 572m³ of fill is proposed, with a maximum fill height of approximately 0.7 m.

The proposed earthworks are generally balanced, with a net fill requirement of approximately 70 m³. Excavated material will be reused on site where practicable, with any shortfall imported from an approved source. The earthworks plans are included in Appendix 6 of the Infrastructure Report

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and will be managed in accordance with an Environmental Management Plan (EMP), which is attached as **Appendix 8**.

5.0 Reasons for Consent

A rules assessment against the provisions of the Queenstown Lakes Proposed District Plan ('PDP') is attached as **Appendix 7.** The site is located within the Wakatipu Basin Lifestyle Precinct. The proposal requires consent for the matters outlined below.

5.1 Queenstown Lakes Proposed District Plan

Chapter 24 – Wakatipu Basin

- **Rule 24.4.6** – for a new residential dwelling not provided for by Rules 24.4.5 to Rule 24.4.7A is a **restricted discretionary activity.**
- **Rule 24.5.6** – Building Coverage, where the total GFA across the site is 956.4m^2 where 500m^2 is permitted. Consent is required as a **restricted discretionary activity**.
- **Rule 24.5.8.1 –** Maximum Height: The proposed dwelling has a maximum height of 8.0m at the parapet, where 6.5m is permitted. Accordingly, consent is required as a **restricted discretionary activity.**

  In addition, the proposed chimney reaches a height of 9.1m. While chimneys may exceed the permitted height limit by up to 1.5m, provided no dimension exceeds 1.1m in any direction, the proposed chimney exceeds this allowance. The chimney measures approximately 0.8m wide and 1.1m high in plan dimension, however its overall height exceeds the permitted 6.5m standard by 2.6m and exceeds the restricted discretionary threshold of 8.0m by 1.1m. Accordingly, pursuant to Rule 24.5.8.2, this component of the proposal requires consent as a **non-complying activity.**
- **Rule 24.5.7.1 –** Minimum Setback from internal boundaries, the proposed pavilion will be 2.15m from the western boundary and the garage is set back 8m from the eastern boundary, where 10m is required. Consent is required as a **restricted discretionary activity**.
- **Rule 24.5.9.1** – Minimum Setback from roads, the proposed dwelling will be set back 18m from Speargrass Flat Road where 20m is required. Consent is required as a **restricted discretionary activity.**

Chapter 25 – Earthworks

- **Rule 25.4.2** – earthworks maximum volumes. A total volume of approximately 2,800m^3 is proposed where 400m^3 is provided for. Consent is required as a **restricted discretionary activity**.

5.2 Activity Status

Overall, this application is for a **non-complying activity**.

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6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

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It is considered that there is nothing noteworthy about the proposal, noting that the proposed residential unit will replace an existing residential unit on the site. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is shown in Figure 7 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, the approved resource consent RM221038 and RM221038 provide a baseline that can be usefully applied to the proposal. The effects associated with the approved development have been disregarded in the assessment below.

- As a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

  The matters of discretion are listed is section 6.3 below.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

  Sarena and Simon Glass are the owner of 567 Speargrass Flat Road have provided their written approval (**Appendix 9**) to the proposal and therefore adverse effects on them have been disregarded.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

6.3 Matters of Discretion

While it is acknowledged that the proposal is a non-complying activity overall, this status arises solely as a result of the chimney height exceedance. The non-compliance is limited in extent and relates to a discrete component of the development (chimneys) rather than the principal built form. In this circumstance, it is considered appropriate to have regard to the matters of discretion

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associated with the underlying restricted discretionary activity infringements, as these provisions directly address the character, scale, form, location, and visual effects of the proposal. Accordingly, the assessment below considers the relevant matters of discretion as a useful framework for evaluating the actual and potential effects of the proposal.

The matters of discretion for Rule 24.4.6 in relation the establishment of the new residential dwelling not provided for by Rules 24.4.5 to Rule 24.4.7A are:

- Effects on landscape character associated with the bulk and external appearance of buildings;
- Access;
- Infrastructure;
- Landform modification, exterior lighting, landscaping and planting (existing and proposed); Natural hazards.
- Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment; and
- 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, any adverse effects on that infrastructure.

Matters of discretion associated with the bulk and location standards breaches are set out in the Rules assessment attached as **Appendix 6**.

6.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Amenity effects;
- Access effects;
- Serving effects;
- Effects on Lake Hayes; and
- Constitution effects.

These matters are set out and discussed below.

6.4.1 Amenity Effects

Existing environment

In addressing the environmental effects of the proposal, it is necessary to consider the existing environment. Case law confirms that the existing environment includes not only the current physical state of the site and its surroundings, but also the environment as it may be modified by permitted activities and the implementation of resource consents that have been granted and are either implemented or are likely to be implemented. This forms an important baseline for assessing the present application, given the consented and established residential activity already established on the site.

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The following elements are considered to form part of the receiving environment:

- Resource consent RM221038 authorised alterations to the existing residential unit, increasing its floor area by approximately 205 m². This consent established a larger residential building footprint resulting in a footprint of approximately 587.45m² of building ground floor area on the site.
- Resource consent RM230455 provided for the construction of a residential flat and a variation to Condition 1 of RM221038 to amend the design of the residential unit and swimming pool. These works further embedded the residential character and anticipated built form within the site.
- The site is serviced by existing connections, including established access arrangements and network service connections that support residential occupation.
- The surrounding environment comprises a mix of lifestyle, residential, commercial and recreational activities, all of which align with the outcomes anticipated by the applicable zoning. Lot sizes in the surrounding area range from small lifestyle allotments to larger rural-residential holdings, forming a landscape pattern consistent with established and emerging residential use.

Collectively, these consented activities, existing structures, and established services demonstrate that residential and lifestyle use of the site is an appropriate and anticipated outcome. The proposed new unit, located broadly in the same position as the existing unit, fits comfortably within this receiving environment and aligns with the type and scale of development already authorised and expected within the zone.

Amenity, landscape and visual effects

The proposal is considered to be consistent with the character and visual amenity of the surrounding landscape. The replacement residential unit is to be located in generally the same position as the existing lawfully established residential unit and therefore does not introduce new built form into the setting. Once the existing residential building is removed, the replacement residential building will be constructed generally on the cleared building platform, ensuring no increase in the number of primary buildings on the site and avoiding any perception of built form proliferation within the environment.

Although the unit is not located within a consented building platform (as one does not exist on the site), its position generally replicates that of the current unit. This maintains the existing development pattern on the site and avoids extending built form into new or more visually sensitive parts of the property.

While the new unit has a larger footprint than the existing unit, the additional bulk is considered to be appropriately absorbed within the site. The total built form across the site equates to a site coverage of approximately 9.4%, which is low relative to the overall site area. The unit is visually softened by the retention of the majority of existing planting. As a result, the perceived increase in built form is considered to be limited when viewed from beyond the site and the associated effects on density and character are considered to be acceptable.

While the pavilion encroaches into the western yard setback, it still maintains a set back of 2.1m from the boundary and is relatively low-profile (3.75 m in height). Its scale, location, and design

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ensure it does not present as visually dominant from outside of the site and there are no windows on the western elevation to maintain privacy.

In addition, the existing shed and greenhouse currently located along the western boundary are proposed to be removed. The pavilion will instead be located along this boundary. The pavilion is smaller in size than the existing shed and greenhouse, thereby reducing the extent of built form in close proximity to the shared boundary.

Most of the existing planting on the site is to be retained, which will continue to provide effective screening for the site. This assists in integrating the replacement unit into the landscape, softening its edges and reducing its visual prominence when viewed from neighbouring properties and public viewpoints. The proposal continues to involve a localised encroachment into the southern boundary (along Speargrass Flat Road), with a portion of the residences extending 2m into the 20m setback. It is important to note that resource consent RM230455, establishes the consented baseline, as the previously approved design included built form (existing garage which is proposed to be removed) extending 8.23m into the 20m setback. In this context, the current proposal reduces, rather than increases, the extent of road setback non-compliance.

The colour palette and exterior finishes of the replacement dwelling are more recessive than those of the existing dwelling. This will further reduce visual contrast with the surrounding landform and vegetation, ensuring the building reads as a subdued, integrated element within the landscape rather than a visually prominent feature. Collectively, these measures ensure that the proposal maintains, and in some respects enhances, the existing character and visual amenity values of the area.



Figure 5: East Elevation of the proposed unit: Source: Architectural Plans, Appendix 3



Figure 6: South Elevation of the proposed unit: Source: Architectural Plans, Appendix 3

The proposed height exceedance is highly localised and confined to a limited portion of the principal roof apex, rather than representing a continuous increase in building height across the dwelling. The majority of the dwelling complies with the 6.5m height standard, with the exceedance restricted to the central pavilion element. As shown on the architectural elevations, (Appendix 3) the southern elevation presents as a stepped and articulated roof forms that visually reduces the scale of the building, with only a small section of the roof apex extending above the permitted height limit.

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From Speargrass Flat Road, existing and proposed vegetation will continue to screen the dwelling, with only intermittent glimpses of the proposed unit visible through the entranceway. The Landscape Assessment (**Appendix 5**) identifies that the localised nature of the height exceedance, is confined to a small portion of the roof apex, which means it does not project above the enclosing vegetation in a manner that appears visually dominant. Together with the articulated roof form, recessive material palette, and substantial existing and proposed landscape mitigation planting, the dwelling will remain well integrated within its vegetated residential setting. Accordingly, and consistent with the findings of the Landscape Assessment, the visual effects associated with the height breach are considered to be less than minor.

As set out in section 4 above, a reasonable amount of landscaping is proposed as part of the development of the site. This landscaping, in combination with the site's existing vegetation and proposed built form, is an important component in managing and integrating the visual and landscape effects of the proposal.

The Landscape Assessment (**Appendix 5**) has considered the proposal from a range of viewpoints within the surrounding environment. From Arrowtown–Lake Hayes Road and other more distant public viewpoints, the unit is considered by the Landscape Assessment to read as a small, recessive element within a wider pattern of rural residential development and established vegetation, and the increased height is not considered to introduce a new skyline element or disrupt the ONL mountain backdrop.

From Speargrass Flat Road, existing and proposed vegetation will continue to screen the lower and mid-levels of the unit, with only intermittent glimpses of the upper roof visible through the mature canopy. The localised nature of the higher roof portion means it does not project above the enclosing vegetation in a way that appears visually dominant, and the more neutral roof tones further assist the form to recede within its vegetated setting.

The Landscape Assessment (**Appendix 5**) outlines that when viewed from public places, the unit will remain largely filtered or only partially visible through existing and proposed vegetation, reading as a well-designed rural-residential building within a vegetated node. From neighbouring properties, the combination of existing trees and proposed boundary planting will maintain privacy, outlook, and a sense of spaciousness. Overall, the proposal is considered to maintain and, in some areas, enhance the landscape character and visual amenity values identified for LCU 12.

As such, the effects of the proposal are considered to be less than minor.

6.4.2 Access, Parking and Vehicle Movements

The existing access via a vehicle crossing off Speargrass Flat Road is proposed to be retained. The design of the unit and site entrance means that there is ample space on-site to accommodate any parking requirements for the unit.

6.4.3 Servicing

All services, including potable water, wastewater, power and internet will be connected through existing connections on site. This is set out in detail in the Infrastructure Assessment attached as **Appendix 7**.

As a part of the infrastructure report there is a stormwater management plan (**Appendix 7**) which includes the installation of a soakage pit, which has been designed so that all stormwater from roofs, driveways and other hard surfaces will be piped to this central soakpit. The site has been

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designed so that any potential overflow during large rain events will run across grassed areas within the site rather than leaving the property. As such, improving the stormwater management at the site.

6.4.4 Effects on Lake Hayes

In relation to the effects on the Lake Hayes catchment, given the location of the site, it is considered that effects on the water quality of Lake Hayes will be reduced as a result of this proposal. Stormwater management is sought to be improved via the retention of existing landscaping, the introduction of additional new landscaping, the proposed stormwater management upgrades, including an on-site soakage pit and appropriate discharge methods from the new swimming pool (Appendix 7). The new on-site soakage pit ensures that all stormwater runoff generated on the site is managed within the on-site system.

A Stormwater Management Plan has been developed to support the application and is attached as part of the Infrastructure Report (Appendix 7). This plan sets out:

- Upgrade of the stormwater management on site to ensure no stormwater runoff is anticipated to leave the site;
- Swimming pool discharge is proposed to be connected into the reticulated wastewater network;
- There will be no increase in peak flows beyond existing pre-development runoff; and
- The on-site stormwater system complies with the 10-year ARI storage and disposal requirements for on-site soakage.

Collectively, these measures improve water quality outcomes by preventing untreated stormwater from reaching natural waterways. Overall, it is considered that the proposal will mitigate any potential and actual adverse effects on the water quality of Lake Hayes

6.4.5 Construction Effects

Noise

Noise generated from the operational aspect of the activity will comply with the noise requirements and limits associated with the underlying zone in the PDP. Additionally, given the nature of the proposed construction activities the project is unlikely to produce unreasonable or offensive noise.

Consequently, the project is unlikely to generate unreasonable or offensive noise effects that would adversely affect the surrounding character and amenity of the receiving environment and those that own or occupy nearby properties. Overall, the adverse effects of the proposal with respect to construction and operational noise effects are considered to be less than minor.

Earthworks

Earthworks are proposed to facilitate the construction of the replacement dwelling, swimming pool, associated outdoor living areas, accessways, and underground services. The works involve the establishment of level building platforms for the dwelling and pool area, service trenches, grade transitions around the dwelling, pool, and driveway, and excavation associated with the swimming pool. The majority of the site will retain its existing topographic form, with earthworks generally limited to those necessary to accommodate the proposed development.

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Construction activities will be undertaken in accordance with the EMP prepared by Enviroscope (**Appendix 8**). The EMP outlines a comprehensive suite of erosion and sediment control measures, including:

- a stabilised site entrance;
- clean water diversion bunds;
- silt fencing,
- silt socks within the roadside swale; and
- contingency settlement tanks for the treatment of sediment laden water generated from excavations or groundwater seepage.

The EMP (**Appendix 8**) also incorporates progressive stabilisation and revegetation of disturbed areas, routine inspection and maintenance requirements, and dust management measures including water suppression, staged vegetation clearance, active site monitoring, and cessation of works where dust cannot be adequately controlled.

Overall, the proposed earthworks are necessary to facilitate a level of development anticipated within the Wakatipu Lifestyle Precinct and are considered consistent with the character, amenity, and development outcomes anticipated for the precinct. Subject to the mitigation measures outlined in the EMP (**Appendix 8**), the adverse effects associated with the proposed earthworks will be appropriately managed and are assessed as less than minor.

6.5 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.6 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

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7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

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

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

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

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

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- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Written approval has been obtained form Sarena and Simon Glass who are the owner of 567 Speargrass Flat Road, therefore adverse effects on these persons have been disregarded, this is attached as **Appendix 9**.

Adverse effects in relation to building intensity, and privacy on persons at 1 Ayr Avenue, 589 Speargrass Flat Road, Lot 2 DP 33413, 578 Speargrass Flat Road, 574 Speargrass Flat Road and 568 Speargrass Flat Road are considered below.

Wider effects, including amenity, access, servicing effects on Lake Hayes and constriction were considered in section 6.4 above, and considered to be less than minor.

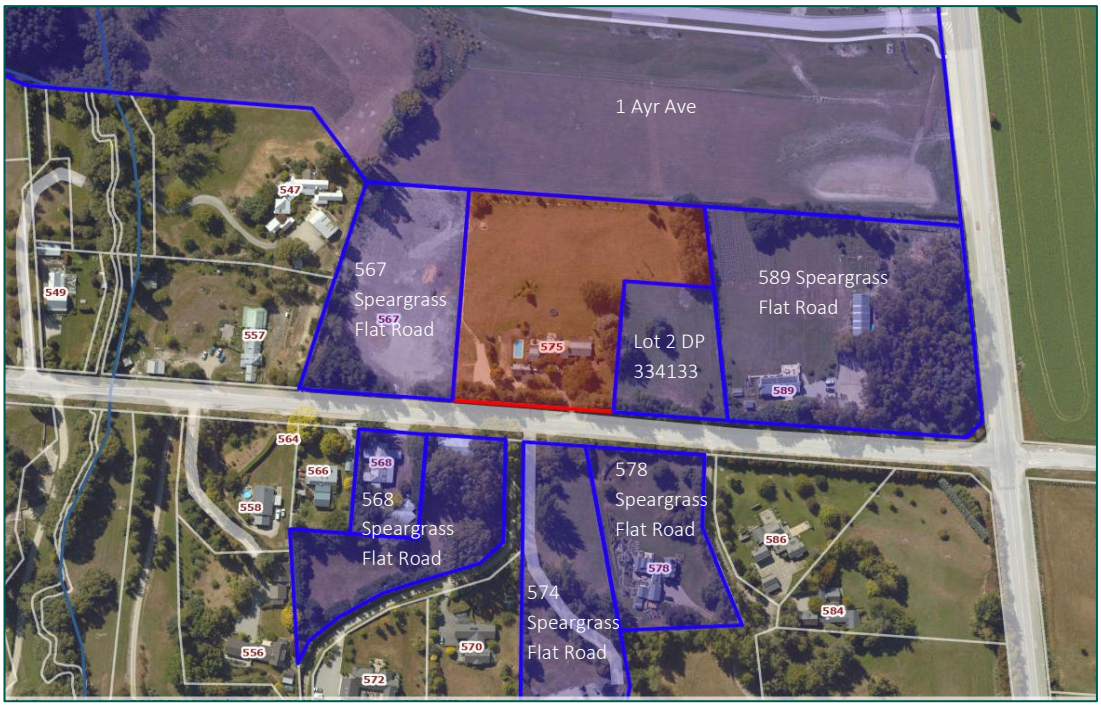


Figure 7: 575 Speargrass Flat Road, neighbouring sites.

Persons at 1 Ayr Avenue

It is understood that three residential units at 1 Ary Avenue have been approved by RM250715, known as Lot 6, Lot 7 and Lot 8, these are located to the north of the application site. While the proposed dwelling will be visible from this property, the generous setback from the northern boundary, together with the coherent built form and the combination of existing, established

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boundary planting and proposed planting, is considered to maintain a reasonable level of amenity and outlook for this neighbour. The proposed built form is consistent with the established character, scale and form of existing residential development on the site, and the use of recessive materials and colours will result in a visually coherent outcome within the receiving environment, as set out in the Landscape Assessment (Appendix 5). On this basis, any effects on the owners and future occupiers of this property, including in relation to amenity, outlook and privacy, are considered to be less than minor.

Person at Lot 2 DP 334133 Speargrass Flat Road and 589 Speargrass Flat Road

These two neighbouring sites are located to the east of the subject site. The proposed new dwelling will be partially visible from these properties, with oblique views towards the building possible from upper level areas and more open parts of the sites, as set out in the Landscape Assessment (Appendix 5). The dwelling is, however, setback, noting a minor increment of the setback from the proposed garage, and is positioned so that the built form will not appear visually dominant when viewed from these neighbours. Existing and proposed planting along the internal boundaries, will further soften and filter views and assist in maintaining privacy between the sites. On this basis, the effects of the proposal on the owners and occupiers of these properties, including in relation to amenity, character and privacy, are considered to be less than minor.

Person at 568 Speargrass Flat Road, 574 Speargrass Flat Road and 578 Speargrass Flat Road

These sites are located to the south of the subject site and are separated from it by Speargrass Flat Road. The proposed built form aligns with the established character, scale and layout of existing residential development on the site. The proposed finishes, including the use of muted materials and colours, will contribute to a visually coherent built form that appears recessive within the wider receiving environment. The application site contains extensive, mature landscaping between the built form and the road boundary, which serves to break up and soften the visual bulk of the buildings when viewed from the southern properties, this is confirmed in the Landscape Assessment attached as Appendix 5.

While the vehicle access provides some filtered views into the site, these are transient in nature and will not materially detract from the amenity values experienced from these properties. In addition, the separation created by the width of the road corridor, combined with existing and proposed landscaping, significantly reduces the visibility of the proposal from these sites. The proposed development is located centrally within the site, and the mature planting along the road boundary provides a high degree of screening.

7.3.1 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to visual and amenity effects, as set out in the Landscape Assessment (Appendix 5). Wider effects, including amenity, visual and landscaping, access, servicing, effects on Lake Hayes and construction effects were assessed in section 6.44 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

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7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and

As a non-complying activity, section 104D of the Act states that a council may only grant the application if:

(a) adverse effects will be no more than minor; or

(b) the activity is not contrary to the objectives and policies of the relevant plans.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects, including:

- The provision of a high-quality, contemporary dwelling that will enhance onsite amenity for occupants and contribute positively to the overall quality of housing stock in the area; and
- Improved visual amenity and integration of development within the surrounding residential streetscape as a result of updated building design and associated landscaping.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are appropriate.

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10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the Queenstown Lakes Proposed District Plan

10.1.1 Strategic Direction – Chapter 3

The particularly relevant strategic objectives (SO) and the associated relevant policies that relate to this proposal are detailed as follows with the key parts underlined:

- SO 3.2.1: The development of a prosperous, resilient and equitable economy in the District.

The proposal is for a single residential dwelling within the Wakatipu Basin. The development will contribute to a prosperous, resilient and equitable economy by:

- Supporting local economic activity through the design, construction and servicing phases of the dwelling.
- Providing a residential unit that enables people to live and remain in the District, supporting the stability and resilience of the local community and workforce.
- Making efficient use of serviced rural–residential land, contributing to the long-term provision of housing opportunities within the Basin.

It is therefore considered to be consistent with Objectives 3.2.1.

- SO 3.2.3: *A quality built environment taking into account the character of individual communities.*

The proposed dwelling has been designed to be sympathetic to the established rural–residential character of the Wakatipu Basin, with its scale, form, materials and siting responding appropriately to the surrounding environment. The layout maintains suitable separation from neighbouring properties and integrates with existing landscape patterns, ensuring the built form does not appear visually dominant or inconsistent with local character. This application is considered to be consistent with Strategic Objective 3.2.3

SO 3.2.4: The distinctive natural environments and ecosystems of the District are protected.

The proposal has been positioned away from streams and wetland areas and therefore the natural character of these areas will be retained.

- *SO 3.2.5.8: Within the Wakatipu Basin Rural Amenity Zone:*
    a. *the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and*
    b. *the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded.*

The proposal will protect and maintain the values of the Wakatipu Basin Rural Amenity Zone and the landscape character as required by Objective 3.2.5.8. This is evident within the Landscape Assessment attached as Appendix 4. As identified above in the effects assessment, the visual amenity values within LUC 12 will be maintained as the proposed building is located within an established site with established boundary planting, noting that LU12 has the capacity to absorb development.

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For the above reasons, the proposal is considered to be consistent with the objectives and policies located in Chapter 3 of the PDP.

10.1.2 Wakatipu Basin Rural Amenity Zone – Chapter 24

The subject site is located in the Wakatipu Basin Rural Amenity zone. An assessment against the relevant objectives and policies of this zone is outlined below.

- Objective 24.2.1 - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced
- Policy 24.2.1.3 - Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.
- Policy 24.2.1.8 – Manage development to maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone, including the Precinct and its surrounding landscape context.
- Policy 24.2.1.9 - Require buildings to be sited and designed so they do not compromise the landscape, amenity, or natural character of adjacent Outstanding Natural Features or Outstanding Natural Landscapes, including where they appear in the foreground of public views.
- Policy 24.2.4.1 – seeks to avoid cumulative adverse effects on ecosystem services and nature conservation values.
- Policy 24.2.5.2 – seeks to ensure development or landscape modification is undertaken sympathetically, using design-led and innovative approaches that maintain or enhance the wider Wakatipu Basin's landscape character and visual amenity.

The proposal involves the removal of an existing dwelling and the construction of a replacement dwelling in a generally the same location on the site. Although the new dwelling is moderately larger than the existing dwelling, it has been designed with more recessive exterior colours and materials, and will be read within the context of established boundary planting that provides a degree of visual filtering when viewed from outside the site. The site is located within LCU 12, which is characterised by a rural–residential pattern of development with established vegetation and a level of capacity to absorb additional built form where it is appropriately sited and designed, this is confirmed in the Landscape Assessment prepared by RMM attached as Appendix 5. The replacement dwelling is located in an area already characterised by residential activity and will utilise the existing boundary planting to assist with integration. The modest increase in scale, combined with the use of recessive colours and a design that avoids visual prominence, means that the landscape character and visual amenity values of LCU 12 will be maintained.

The proposal retains the existing generous yard areas around the dwelling and maintains the established pattern of open space across the site. The increased building size is balanced by its design, recessive colour palette, proposed landscaping and the ongoing dominance of open areas and boundary vegetation in views of the site.

The proposal utilises the existing development area on the site, with the replacement dwelling positioned in generally the same location as the existing dwelling. As a result, only limited landform adjustment is required, and no new accessways, building platforms or service corridors are proposed in more sensitive or unmodified parts of the site. By re-using an already modified part of

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the property, the proposal avoids unnecessary landform disturbance and maintains the natural topography and openness of the wider site. All stormwater will be managed via an onsite system, ensuring there are no adverse effects on the wider stormwater network. Details of the proposes stormwater management are set out in section 6.4 of the AEE and Appendix 7.

For the above reasons, the proposal is considered to be consistent with the relevant objectives and policies for the Wakatipu Basin Rural Amenity Zone in Chapter 24 of the PDP.

10.1.3 Earthworks – Chapter 25

The objectives and policies relating to earthworks are set out in Chapter 25 of the PDP, and the key relevant objective (Objective 25.2.1) requires that earthworks are undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment.

The proposed earthworks have been assessed in section 8.2 above and it was concluded that any adverse effects will be less than minor, as appropriate erosion and sediment controls will be in place to minimise sediment run-off, and dust suppressants will be in place to minimise nuisance effects. The EMP is attached as Appendix 8 will ensure that earthworks are undertaken in a manner that avoids adverse effects on the environment, and that inappropriate effects are avoided within the landscape. Māori cultural values, including wāhi tūpuna will be protected through the implementation of the management plan and Accidental Discovery Protocol.

10.1.4 Natural Hazards – Chapter 28

The key provisions in the natural hazards section of the PDP are as follows:

- Objective 28.3.1A The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.
- Objective 28.3.1 B - Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.

The site is not located in an identified natural hazards area. Standard building code provisions and specific stormwater design and overland flow management will mitigate the earthquake risk to the future building. As such, the risk of damage to human life, property and the environment from natural hazards can be adequately avoided or mitigated. In overall terms, the proposal is considered to be consistent with the proposed objectives and associated policies in Chapter 28 which seek to manage, determine and understand hazard risk.

10.2 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the PDP.

11.0 Relevant Rules and Assessment Criteria

The PDP specifies the relevant assessment criteria to be considered in assessing this application for each of the consent matters in the following sections:

- Landscape character;

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- Servicing, firefighting water, natural hazards, infrastructure and access.
- Setback from boundaries.
- Glare; and
- Lake Hayes Catchment.

These criteria largely cover the same matters that have been discussed and assessed in the above report, pertaining to environmental effects and the objectives and policies of the PDP.

In particular, the proposal is generally compliant with the PDP standards for the Wakatipu Lifestyle Basin, and where there are infringements to the bulk and location standards these are discussed in the rules assessment table attached as Appendix 6.

Overall, it is considered that the proposal meets the assessment criteria of the PDP for the reasons described in sections 6, 7, 9, and 10 above.

12.0 Section 104D Non-complying Activities

To be able to grant consent to a non-complying activity, a council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan or plan (s104D(1)(b)). This consideration is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under section 104. There is no primacy given to either of the two limbs, so if one limb can be passed then the 'test' can be considered to be passed.

As identified in the assessment above, the adverse effects of the activity on the environment will be less than minor and the proposed activity will not be contrary to the objectives and policies of the plan. As such the application can be considered under section 104 and a determination made on the application as provided by section 104B.

13.0 Conclusion

The proposal involves establish a new residential dwelling at 575 Speargrass Flat Road.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to visual amenity, landscape access, servicing, effects on Lake Hayes and construction effects are considered to be less than minor;
- Limited notification is not required as there are not considered to be any affected persons;
- The proposal accords with the relevant PDP objectives, policies and assessment criteria.
- The proposal will not give rise to or be at risk from natural hazards; and
- The proposal is considered to be consistent with Part 2 of the Act.

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It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.

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