JOHN EDMONDS & ASSOCIATES

Assessment of Environmental Effects

S127 variation of RM230151 to provide for updated building design

98 & 100 Hensman Road, Queenstown

December 2025

EXECUTIVE SUMMARY OF PROPOSAL

Kylie and Rolf Gomes (the applicants) seek resource consent to amend condition 1 of RM230151 to reflect updated design plans. Resource consent is also sought to increase the height of the dwellings at 98 and 100 Hensman Road, Queenstown Hill, and breach building coverage and earthworks standards.

Location:	98 – 100 Hensman Road, Queenstown
Legal Description:	Lot 30 Deposited Plan 23371 and Lot 31 Deposited Plan 23371
Territorial Authority:	Queenstown Lakes District Council
Plan:	PDP – Proposed District Plan
Zoning:	PDP – Lower Density Suburban Residential
Natural Hazards:	N/A
Other:	The site is identified within the Urban Growth Boundary.
Activity Status:	Non-complying

APPENDICES

Appendix A -	Record of Title
Appendix B -	Resource Consent RM230151
Appendix C -	Architectural Drawings
Appendix D -	Sun Study – 100 Hensman Road

TABLE OF CONTENT

1 INTRODUCTION 4

1.1 Overview and description 4
1.2 Consent and site history 4
1.3 Site Description 5
1.4 Legal Description 5
1.5 Natural Hazards 5

2 DESCRIPTION OF PROPOSAL 6

2.1 Dwelling design 6
2.2 Earthworks 7
2.3 Variation to Conditions RM230152 8

3 DISTRICT PLAN PROVISIONS 8

3.1 Proposed District Plan 8
3.2 Resource Management Act 1991 9
3.3 Activity Status Summary 9

4 ACTIVITY STATUS 9

5 ASSESSMENT OF EFFECTS 10

5.1 Permitted Baseline 10
5.2 Receiving environment 11
5.3 General 11
5.4 Actual & Potential Effects 11
5.5 Building Height Effects 11
5.6 Building Coverage Effects 13
5.7 Cumulative Effects 13
5.8 Earthworks Effects 13

6 OBJECTIVES AND POLICIES ASSESSMENT 14

7 NOTIFICATION SUMMARY 15

7.1 Public notification 15
7.2 Limited notification 16

8 REGULATIONS 16

8.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 16
8.2 National Policy Statement on Urban Development 2020 (NPS-UD) 16

9 Section 104D Analysis 17

10 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991) 17

11 CONCLUSION 17

1 INTRODUCTION

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

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

1.1 Overview

The site is located at 98 and 100 Hensman Road. The site is zoned Lower Density Suburban Residential under the PDP.

Resource consent is sought to vary condition 1 of RM230151 to provide for an amendment to the architectural drawings. Resource consent is also required for non-compliance with the height plane and site coverage standards at 98 Hensman Road.



Figure 1: Site Location (Site identified in yellow)

1.2 Consent and Site History

RM230151 was approved on 13 June 2024 to establish two residential units across two sites, 98 and 100 Hensman Road. This resource consent approved breaches of the District Plan standards for height, road boundary setbacks, construction noise and earthworks.

The resource consent assessment of environmental effects (AEE) was authored and submitted by Christine Hall Architects who also prepared the architectural drawings for the proposed houses. The application was approved on a non-notified basis subject to conditions. This resource consent decision associated conditions are appended in **Appendix B**. The resource consent decision approved:

	98 Hensman Road		100 Hensman Road	
Permitted Activity	**Approved (RM230151)**	**Proposed**	**Approved (RM230151)**	**Proposed**
300m^3 per site	396m^3	No change	310m^3	345m^3
2.4m depth of cut	3m	No change	3m	No change
2m height of fill	2.4m	No change	2.4m	No change to maximum height Additional 2.2m height
Earthworks proximity to boundary in	Eastern boundary cuts are 3m with temporary batters	No change	Earthworks batter slope of 1V:1H Western boundary (102 Hensman) 1m of fill installed on boundary and retained	Western boundary (102 Hensman) – up to 2.2m of fill installed in proximity to boundary
Cleanfill – 300m^3	396m^3	No change	310m^3	345m^3
Construction noise	Rock breaking (1 day) and rock removal (4 days)	No change	Rock breaking (1 day) and rock removal (4 days)	No change
Height – 7m	No height exceedance	7.27m (for an area of 1.32m^2)	7.6m (for an area of 11.5m^2)	8.15m
Road boundary setback	Complies	Complies	Garage 2.5m from road boundary	No change
Landscaped permeable area – minimum 30%	45%	37.52%	34.5%	30.5%
Building coverage – maximum 40%	39.3%	41.2%	39.8%	40%

1.3 Site Description

The subject sites are located at 98 and 100 Hensman Road, Queenstown. They are two vacant sites zoned in the Lower suburban density zone. Access to the site is from the north-west road boundaries. There are currently no vehicle crossings constructed to the sites. The sites are sloping in the direction of Lake Wakatipu.

1.4 Legal Description

The sites are legally described as Lot 30 Deposited Plan held in Record of Title OT15B/950 and Lot 31 Deposited Plan held in Record of Title OT15B/951. There are numerous easement interests listed on the titles, relating to the underlying subdivision consent that created the subject sites.

1.5 Natural Hazards

The following hazards are listed on the site under Council Hazard records:

- Liquefaction Susceptibility LIC 1 – Nil to Low Risk.

2 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to provide for amendments to the approved architectural plans of RM230151. The plans have changed through the detailed design process, including the preparation of building consent documents.

2.1 Dwelling Design

The proposed amendments include a change in external cladding and colour finish for both dwellings, from painted weatherboards to powder coated metal trough section vertical cladding.

The structural engineer recommended the construction materials change from concrete masonry to polyblock, which is a thicker material. Although the floor footprint remains similar, there is increased bulk to the outer edge of the walls as a result of the thicker material, as well as a slight change in wall shape of the bedroom marked 'B3' at 98 Hensman Road. The building coverage for 98 Hensman Road has increased to 41.5%.

The elevations have adjustments to window layout, as a result of internal layout changes (i.e. gym, living, kitchen, office and ensuite configurations). The amendments of the proposal are set out below for each property.

98 Hensman Road

Small adjustments are needed at 98 Hensman Road due to the reconfiguration and amendments to the internal layout. The south corner of the living room roof encroaches the 7m height plane by approximately 250mm.

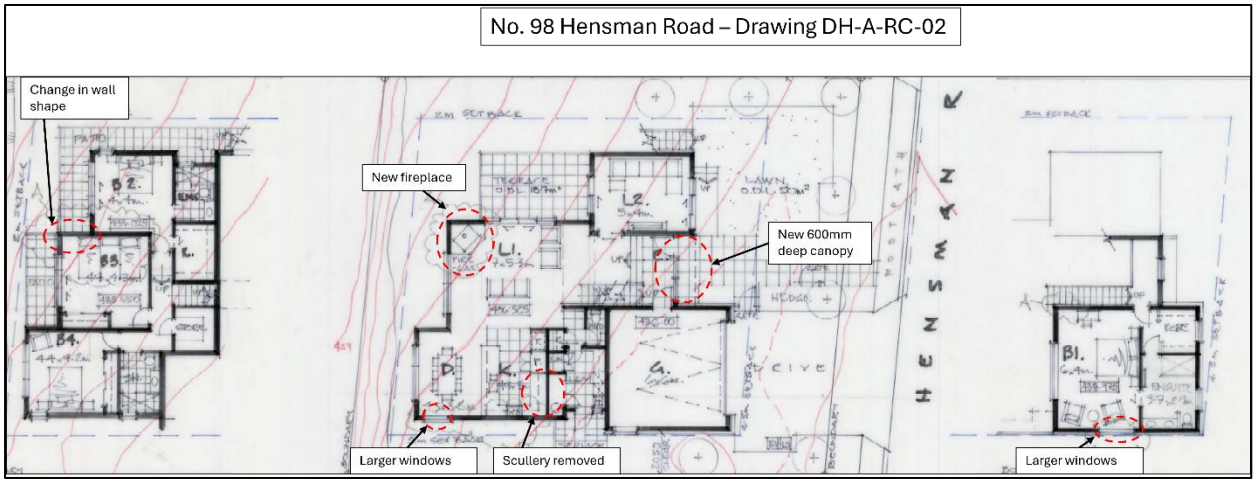


Figure 2: Revised plans with annotations for 98 Hensman Road

100 Hensman Road

The proposed driveway to 100 Hensman Road has been reconfigured to comply with the QLDC Code of Practice. Amendments to floor levels are required to ease the steepness of the driveway at 100 Hensman Road, and provide sufficient stair head height to the lower level of this dwelling. An increase in the ground floor level by approximately 200mm is required. The lower floor level has been raised by 25mm, to minimise any issue with head height accessing bedroom 2, and to make the driveway access to the garage work better. Noting that the previously approved resource consent plans approved a steeper driveway (this was reviewed and approved by the engineer).

Consequential amendments to the floor levels to work with this increase in ground level have created a higher roof level than previously consented. The maximum height of the dwelling is 8.15m, in the central portion of the roof.

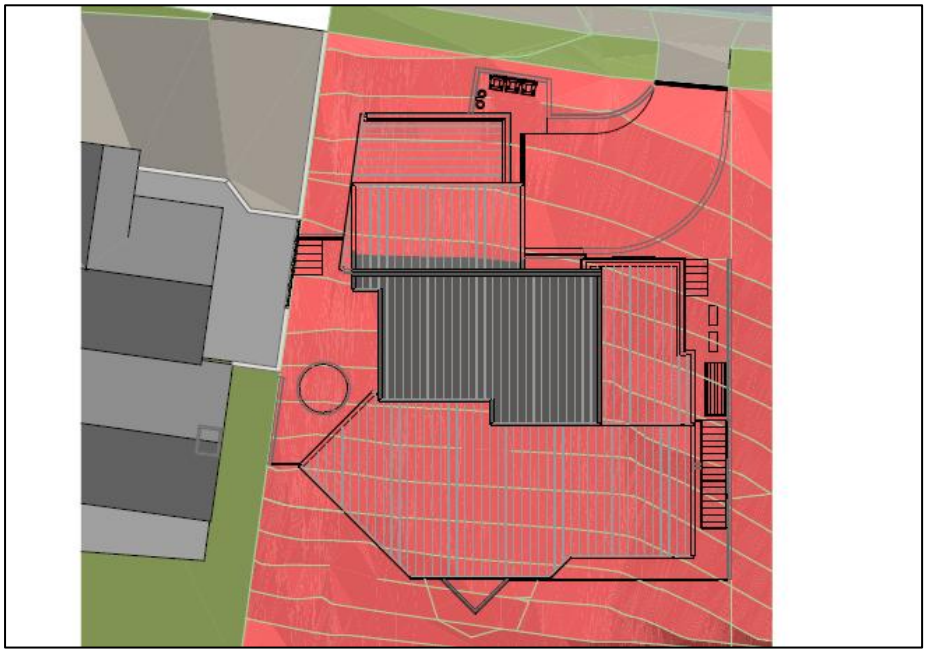


Figure 3: Area of roof above 7m height plane (height plane shown in red)

The garage space has changed slightly, as well as the inclusion of a media room, which will increase the proposed earthworks from 310m^3 (approved) to 345m^3. The internal dwelling layout will also have slight changes.

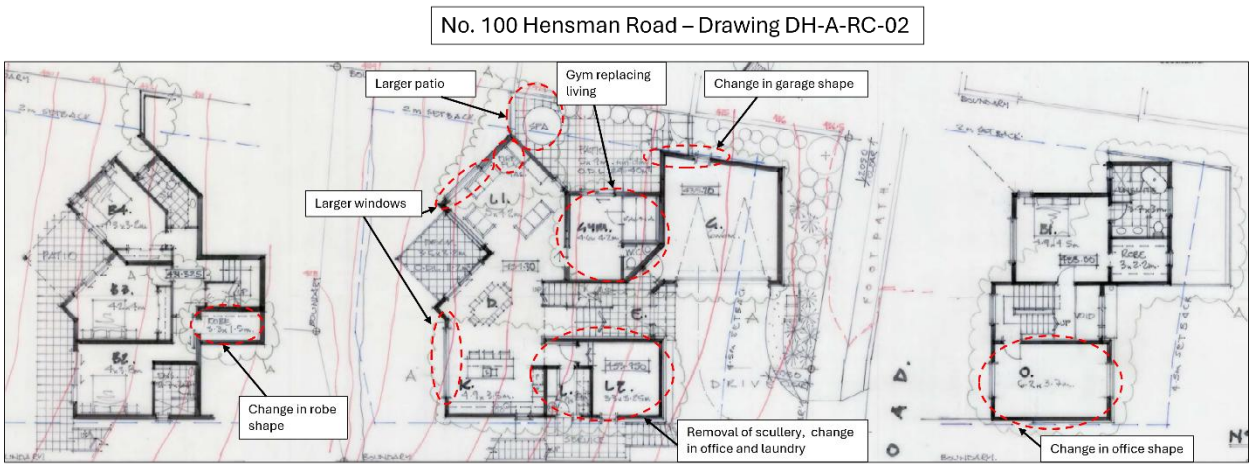


Figure 4: Revised plans for 100 Hensman Road

2.2 Earthworks

The revised earthworks include an additional 35m^3 of earthwork at 100 Hensman Road. This comprises 25m^3 excavation and 10m^3 fill. The area of increased earthworks is shown in cloud in Figure 5 below. The fill proposed in the patio area will be up to 2.2m height within 2.2m of the boundary.

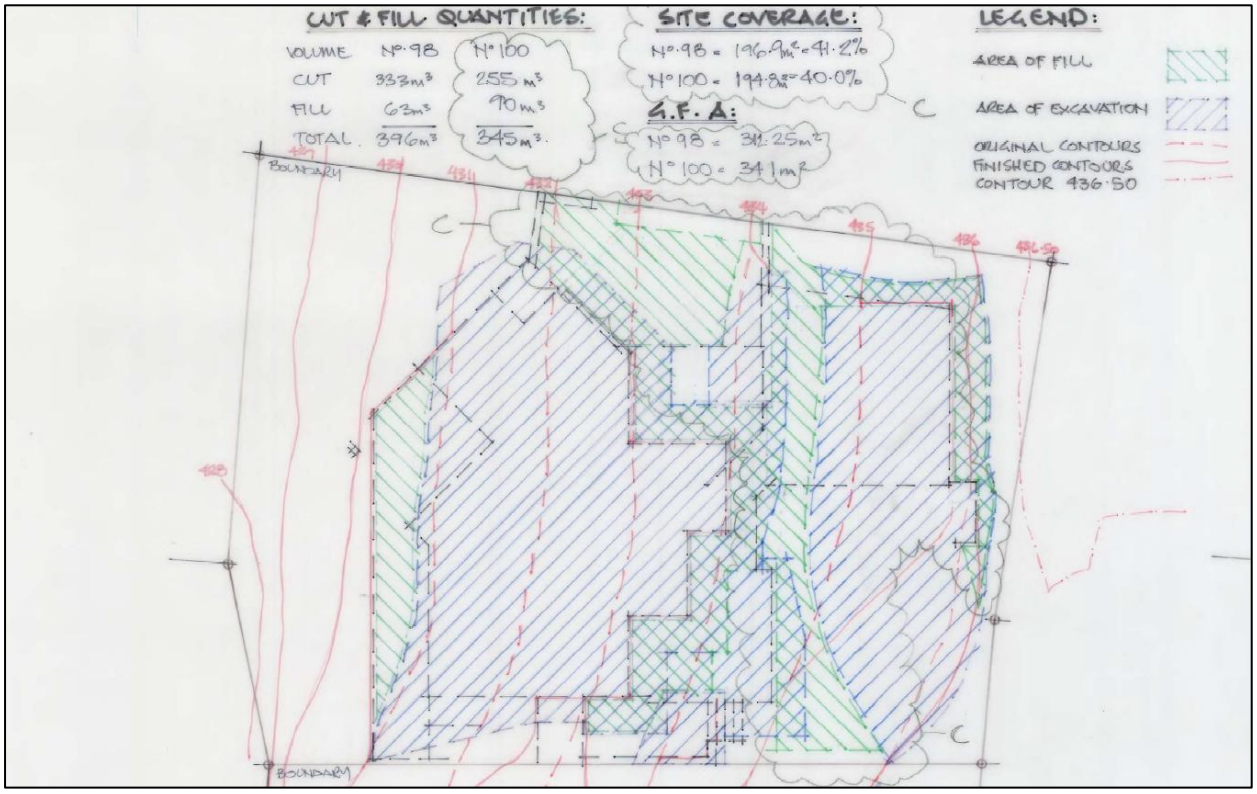


Figure 5: Proposed earthworks at 100 Hensman Road

2.3 Variation to Conditions RM230152

To reflect the revised plans, variation to condition 1 of RM230152 is proposed as follows (additions underlined; deletions ~~strikethrough~~):

General Conditions

1. That the development must be undertaken/carried out in general accordance with the plans:

• '98 and 100 Hensman Road, Site Plan and Cut and Fill Plan. Drawing DH-A-RC-01 ~~Rev B dated 6/12/2023~~Rev C dated Nov 2025'

• '98 and 100 Hensman Road, Elevations. Drawing DH-A-RC-03 ~~Rev A dated 6/12/2023~~Rev B dated Nov 2025'

• '98 and 100 Hensman Road, Floor Plans. Drawing DH-A-RC-02 Rev A dated Nov 2025'

stamped as approved on ~~12 June 2024~~date

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

The remainder of the consent conditions are considered appropriate, and no additional amendment is required.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Lower Suburban Residential Zone. The purpose of the Zone is to:

"The Lower Density Suburban Residential Zone is the largest residential zone in the District. The District Plan includes such zoning that is within the urban growth boundaries, and includes land that has already been developed - as well as areas that will continue to be developed over time.

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density by allowing sites down to 300 square metres in area and larger comprehensively designed developments. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The overall range of net household densities (including residential flats) could be as high as 1 unit per 150 square metres or as low as 1 unit per 1,000 square metres (or even less). The zone will help to provide a more diverse and affordable housing stock within the District."

Resource consent is sought for the following:

Chapter 7 – Lower Density Suburban Residential

- A **discretionary** activity for non-compliance with building coverage standard 7.5.5 which allows for a maximum of 40%. The amended building coverage is 41.2%, largely a result of increased thickness of construction materials at 98 Hensman Road.

- A **non-complying** activity pursuant to Rule 7.5.2 for maximum building height exceeding 7m. The maximum building height at 100 Hensman Road is 8.15m. The maximum building height at 98 Hensman Road is 7.27m.

Chapter 25 – Earthworks

- A **restricted discretionary** activity pursuant to standard 25.5.3 where more than 300m^3 will be excavated at each site. An additional 35m^3 of earthworks (25m^3 cut and 10m^3 fill) is required at 100 Hensman Road – meaning the total works is 345m^3.

- A **restricted discretionary** activity pursuant to standard 25.5.21 where no more than 300m^3 may be transported by road to or from an area subject to Earthworks. The application variation will require an additional 35m^3 to be transported to/from the site. Currently 310m^3 at this site has been provided for in RM230152.

- A **restricted discretionary** activity pursuant to standard 25.5.18 for earthworks greater than 0.5 within the permitted setback of the boundary. The proposed fill will be up to 2.2m high within 2.2m of the boundary.

- A **restricted discretionary** activity pursuant to standard 25.5.16 for the maximum height of fill of 2.2m. This exceeds the permitted maximum of 2m. Note that this standard has been previously assessed in RM230151 for a maximum fill height of 2.4m and is included in this application for the additional fill only.

3.2 Resource Management Act 1991

Consent is sought for the following:

- A **discretionary** activity resource consent pursuant to s127 of the Resource Management Act to vary the conditions of resource consent RM230151, listed above in section 2.3.

3.3 Activity Status Summary

The activity status of the application is **non-complying**.

4 ACTIVITY STATUS

Sections 104, 104B, 104D and 127 set out the relevant assessment matters for resource consent applications carrying the non-complying activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(a) may grant or refuse the application; and
(b) if it grants the application, may impose conditions under section 108.

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either

(a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
(b) The application is for an activity that will not be contrary to the objectives and policies of –
(i) The relevant plan, if there is a plan but no proposes plan in respect of the activity; or
(ii) The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
(iii) Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

127 Change or cancellation of consent condition on application by consent holder

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:
(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and
(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

…..

(3) Sections 88 to 121 apply, with all necessary modifications, as if –
(a) the application were an application for a resource consent for a discretionary activity; and
(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

…..

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who –
(a) made a submission on the original application; and
(b) may be affected by the change or cancellation.

5 ASSESSMENT OF EFFECTS

5.1 Permitted Baseline

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

In this case the permitted baseline is one residential unit on each site, that complies with all built form standards in section 7.5 of the PDP. The permitted building envelope on a sloping site comprises a maximum height of 7m, maximum building coverage of 40%, landscaped permeable surface coverage of 30% and setback a minimum of 4.5m from the road boundary and 2m from all other boundaries.

5.2 Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

5.3 General

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

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

5.4 Actual & Potential Effects

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

5.5 Building Height Effects

The maximum building height for 98 Hensman Road is 7.28m, for a small area of the roof on the second floor on the elevation facing the lake. The extent of this height breach is considered de minimis, given the context of the sloping height plane and the small area of roof (essentially the eave) that the height non-compliance is limited to.

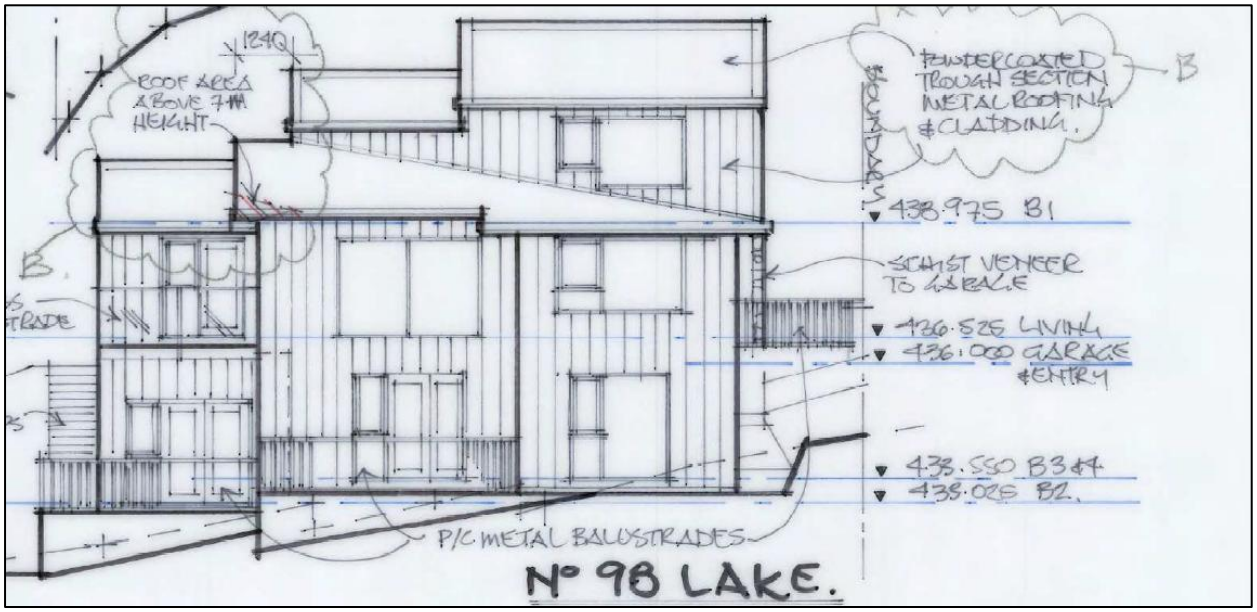


Figure 6: Extent of height non-compliance shown in cloud

The maximum building height for 100 Hensman Road is 8.15m, for the central area of the upper-level roof on the elevation facing the lake. The extent of non-compliance is shown in Figure 7.



Figure 7: Height plane encroachment of 100 Hensman Road

The proposed height encroachment of 100 Hensman Road is in the central portion of the site and the area of the building subject to additional height is set back from the internal boundary beyond the minimum setback. The building design has been informed by the topography of the sloping site, to 'step' down the site away from the road.

The area of the height breach that is closest to the neighbouring property is limited to the roofline and upper edge of the top floor. The height breach does not enable an additional floor level.

The height breach will not be visible from the northern (road) boundary or southern boundary (lake). The adjoining properties to the south are at a lower elevation and separated by topographic change and an access lane.

The extent of dominance effects generated by the height encroachment will be less than minor on the environment and any neighbouring properties.

A shading diagram is provided in **Appendix D**, which shows the extent of shading generated by the proposed building at 100 Hensman Road. The shading from the designed building form will be within the shading envelope that would be generated from a permitted building that meets height and setback requirements. The extent of shading generated to the neighbouring property at 102 Hensman Road from the proposed building design is considered acceptable and less than minor.

5.6 Building Coverage Effects

The building coverage for 98 Hensman Road is 41.2%. The exceedance of the permitted building coverage is 1.2%.

The extent of non-compliance will not be discernible from outside the site. The bulk of built form across the site will be similar to a permitted building envelope, noting the proposed built form complies with all setbacks on this site.

The building will appear similar to other building designs within the neighbourhood, particularly in that the design follows the existing topography and is built out from the upper terrace that slopes down towards the lake. As considered in RM230151 decision, the design of the two residential units is mostly consistent with the surrounding existing environment, such that bulk and location effects will be less than minor.

5.7 Cumulative Effects

The potential cumulative effects of the building coverage and height non-compliance are considered less than minor. The built form is largely the same as already consented in RM230151, with small scale amendments as a result of the driveway and materials detailed design. The built form is consistent with the permitted residential density.

5.8 Earthworks Effects

The proposed earthworks near the boundary will comprise up to 2.2m fill within 2.2m of the boundary. This area of earthworks adjoins a retaining wall and wooden fence on the boundary of 102 Hensman Road. The fill will be placed within the site and will not extend beyond the site boundary.

The earthworks assessment provided in the underlying consent RM230151 remains appropriate and the conditions are considered suitable for managing any effects related to earthworks. An EMP will be provided to Council for certification prior to works commencing, as well as a Construction Noise and Vibration Management Plan.

The conditions of the underlying consent provide for geotechnical supervision of fill and retaining, as well as producer statements or code of compliance certificates to be provided for the retaining exceeding 1.5m. Given the sloping nature of the site and the existing retaining on the adjoining property boundary in the location of the proposed fill, the effects of the additional fill within proximity to the boundary are considered less than minor.

The effects of an additional 35m^3 of fill to be placed within the site at 100 Hensman Road are considered less than minor.

5.9 Summary of Assessment of Environmental Effects

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

The effects of the variation are considered less than minor as the proposal is largely consistent with the previously consented activity. Small design refinements will enable the efficient use of the dwellings by residents and an improved driveway access.

The potential adverse effects, including height effects and coverage effects will be less than minor.

6 OBJECTIVES AND POLICIES ASSESSMENT

The site has been zoned Lower Density Suburban Residential under the Proposed District Plan (PDP). All appeals on the relevant objectives and policies of the Proposed District Plan have been resolved and are beyond contention. The relevant objectives and policies are considered below.

Chapter 7 – Lower Density Suburban Residential		
Objectives and Policies		**Comment**
7.2.1	Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.	The proposed development provides for two dwellings on two currently undeveloped sections. The variation has resulted from detailed design and will enable a functional living space for the residents. The dwelling provides adequate outdoor living space, including additional patio area, to ensure it meets the anticipated high amenity of this zone.
7.2.1.1	Policy - Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure and is designed in a manner consistent with the capacity of infrastructure networks.	The dwelling is located on a site that is nearby public bus stops and has direct access to key road networks into and out of Queenstown town centre.
7.2.1.2	Policy - Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.	The site is a sloping site with access directly off Hensman Road. The design of the dwellings are similar to existing built form throughout the neighbourhood, as expected for the suburban character. The built form is consistent with other two storey built form, utilising the topography to provide a stepped building design and oriented towards the lake.
7.2.1.3	Policy - Ensure that the height, bulk and location of development maintain the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.	Houses in the surrounding environment are constructed over 1 – 2 levels to maximise the sloping banks towards Lake Wakatipu. Due to the topography of the land, privacy and access to sunlight for the site and neighbouring properties is maintained. The isolated height and coverage non-compliances will not generate adverse effects on amenity values that are more than minor.
7.2.6	Objective – Development efficiently utilises existing infrastructure and minimises impacts on in infrastructure networks.	The site infrastructure has been established through the underlying resource consent and will not change.
7.2.6.1	Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.	Access and vehicle parking has been established through the previous resource consent. The site will have a

		driveway and garage, which has been subject to updated design to better accommodate vehicle movements. Vehicles will have space to ensure access and egress from site will be undertaken safely with adequate visual when exiting to Hensman Road.
7.2.6.2	Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.	The proposal is for two single dwellings, which are considered to be compatible with existing infrastructure networks.
7.2.6.3	Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).	The site is within walking distance to public bus stops, and a short walk or cycle to the main town centre.
Chapter 25 – Earthworks		
25.2.1	Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	An EMP and SQEP will manage all earthworks on the site to manage and minimise all adverse effects.
25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	All earthworks has been designed and will be managed to ensure there is no impacts to erosions, land instability, sediment generation or discharge.
25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	The required earthworks are to provide for the extension of the outdoor living area and building footprint. The bulk of the earthworks has already been permitted in resource consent with an increase of $35m^3$. The effects of earthworks are the same as already assessed.
25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	A Geotech consultant has provided a report and assessment in the underlying resource consent to ensure the earthworks are designed and managed in a suitable way. All earthworks will be undertaken.

7 NOTIFICATION SUMMARY

7.1 Public notification

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

Under step 1, public notification is not mandatory.

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

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

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

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

7.2 Limited notification

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

Under step 1, limited notification is not mandatory.

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

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

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

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

8 REGULATIONS

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

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

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council, and therefore the NES does not apply to this application.

8.2 National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD sets out the objectives and policies for planning for well-functioning urban environments. Objective 3 of the NPS-UD provides for district plans to enable more people to live in areas of an urban environment where there is a centre zone or other area of employment opportunities nearby, the area is well-serviced by existing or planned public transport, or there is high demand for housing in the area. Policy 1 indicates that urban environments enable a variety of homes that meet the needs (type, price and location) of different households, and have good accessibility for all people between housing and jobs, including by way of public or active transport, among other things. The proposed development presents a housing typology that will suit the intended household.

Policy 5 of the NPS-UD directs district plans to enable heights and density of urban form commensurate with the greater of the level of accessibility by existing or planned active or public transport, or relative demand for housing in that location.

The QLDC PDP is subject to a plan variation process, the Urban Intensification Variation (UIV), to give effect to this direction. The hearing stage was formally closed in October 2025. Hearing Panel recommendations are expected in the near future (the Panel signalled they intended to issue recommendations pre-christmas 2025), with QLDC decisions expected to follow early 2026.

The notified permitted height standard for the Lower Density Suburban Zone in the UIV is 8m.

The maximum height proposed in this application (8.15m) would be a small non-compliance with the permitted height standards in the UIV as notified (and recommended by QLDC).

The UIV does not yet have legal effect as no decisions have been made by QLDC. However, the direction of the NPS-UD and QLDC response to giving effect to Policy 5 of the NPS-UD can be had regard to, particularly in light of Policy 6 of the NPS-UD.

9 SECTION 104D ANALYSIS

As set out in section 5 of this AEE, the potential adverse effects of the proposal are considered to be less than minor overall. The effects of the activity have largely been considered and approved by QLDC in the processing of RM230151.

As set out in section 6 of this AEE, the activity will not be contrary to the objectives and policies of the PDP.

Both limbs of the gateway test under section 104D of the RMA have been met, therefore, the consent authority can grant the resource consent.

10 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

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

5. Purpose

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

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

a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

7. Other matters

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

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

(c) The maintenance and enhancement of amenity values:

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

The effects of the proposed amendments will be less than minor on the environment.

There are no relevant matters of national importance in section 6.

The proposal will enable an efficient use of the land, maintaining and enhancing the quality of the environment by providing for two residential dwellings. The proposed use will be consistent with the existing residential neighbourhood and maintain the amenity values and quality of the environment.

11 CONCLUSION

Resource consent is sought to vary condition 1 of RM230151 to provide for an amendment to the architectural drawings. Resource consent is also required for non-compliance with building height and site coverage standards at 98 Hensman Road and building height and earthworks standards at 100 Hensman Road.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.