ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Multi-Unit Development

8 Suburb Street, Queenstown

February 2026

1.0 EXECUTIVE SUMMARY OF PROPOSAL

354 Ferry Road Limited (the applicant) seek the necessary resource consents to construct six units that will breach permitted height and setback standards, and associated earthworks. Resource consent is sought concurrently to allow for the residential visitor accommodation use of each unit up to 365 nights per year.

Location:	8 Suburb Street, Queenstown
Legal Description:	Section 13 Blk XLI Town of Queenstown
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan
Zoning:	PDP = High Density Residential
Natural Hazards	The site is subject to several hazards which have been detailed further in this report.
Other	There are no known heritage features, cultural heritage, HAIL activities or archaeological sites.
Activity Status:	Restricted Discretionary

2.0 APPENDICIES

Appendix 1 –	Record of Title
Appendix 2 –	Architectural Plans
Appendix 3 –	Geotechnical/Hazards Report – RM240961
Appendix 4 –	Earthworks Plan
Appendix 5 –	Urban Design Report
Appendix 6 –	Environmental Management Plan
Appendix 7 -	Residential Visitor Accommodation Management Plan
Appendix 8 -	Landscape Plan
Appendix 9 -	Detailed Site Investigation - RM240961
Appendix 10 -	Vehicle Swept Paths Plans

3.0 ANNEXURE

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

4.0 INTRODUCTION

4.1 Overview

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.

Resource consent is sought to construct six four-bedroom, residential units that will breach permitted height and setback standards at 8 Suburb Street, Queenstown. Resource consent is also sought for breaches to earthworks standards and to allow for the residential visitor accommodation use of each of the units separately for up to 365 nights per year.

4.2 Site Description

The site is located at 8 Suburb Street, Queenstown. The site is located on the western side of Suburb Street and is 936m^2 in size. An aerial view of the site is included in ***Figure 1*** below (the site is outlined in red):



Figure 1*: Aerial view of the site (outlined in red)*

The site is legally described as Sec 13 Blk XLI Queenstown and held on the Record of Title as OT3B/765 (attached as **Appendix 1**). There are no interests of relevance to the development of the site.

The site and surrounding environment all slope down from the north to the south, with houses mainly developed to orientate toward the lake to the south. The site is located in an existing high density residential neighbourhood close to the Queenstown Town Centre.

The site has an established three-bedroom, two-bathroom dwelling located at the rear of the site. A driveway provides access to the dwelling from Suburb Street to the east. The site is currently utilized for visitor accommodation for up to 365 nights per year.

4.3 Resource Consent History

The following resource consents have been approved for the site:

- RM940614 (issued 26.09.1994) granted a Certificate of Compliance for the site to allow for the development of four apartments in addition to the existing dwelling. RM950124 (issued 17.03.1995) granted consent to allow for the unit title subdivision of these apartments into five. These apartments were never constructed and RM940614 has since lapsed.
- RM960288 (granted 22.01.1997) granted resource consent to redevelop the site into six apartments. This consent was never implemented and has since lapsed.
- RM170957 (granted 17.10.2017) granted resource consent to allow the use of an existing dwelling for Visitor Accommodation purposes for up to 365 days per year.
- RM240961 was lodged in December 2024 and sought resource consent to redevelop the site into eight units that breached permitted height and earthworks standards. Resource consent was additionally sought to allow for the use of each of these units for residential visitor accommodation. This resource consent subsequently withdrawn due to changes in circumstances by the applicant.

5.0 DESCRIPTION OF PROPOSAL

5.1 Built Form

Resource consent is sought to construct six units at 8 Suburb Street, Queenstown. Architectural plans have been produced by Immersion and are attached as **Appendix 2**. It is noted that each unit will be subdivided following construction and a subdivision consent will be lodged separately.

The site slopes from north to south with an additional crossfall from west to east. The proposed development has been separated into two distinct blocks of three units that rise across the site from the east to the west.

The units will each be three storeys with similar floor layouts. All units include a single garage, laundry, bedroom and ensuite on the lower floor, three bedrooms and 1 ½ bathrooms on Level 2, and main living, kitchen and dining area with adjoining deck on the top floor. The floor areas for each of the Units have been outlined in *Table 1* below.

Table 1: Floor areas for each of the Units

Unit #	Ground Floor Area	First Floor Area	Second Floor Area	Total Floor Area[i]
Unit A	68m^2	78m^2	65m^2 + 13m^2 Patio	224m^2
Unit B	63m^2	75m^2	69m^2 + 10m^2 Patio	217m^2
Unit C	63m^2	75m^2	69m^2 + 10m^2 Patio	217m^2
Unit D	63m^2	75m^2	69m^2 + 10m^2 Patio	217m^2

[i] Including Patios

Unit E	63m^2	75m^2	69m^2 + 10m^2 Patio	217m^2
Unit F	70m^2	86m^2	70m^2 + 16m^2 Patio	242m^2

The building will utilise a mixture of external colours and materials throughout its form. These external colours and materials are shown in ***Figure 2*** below:

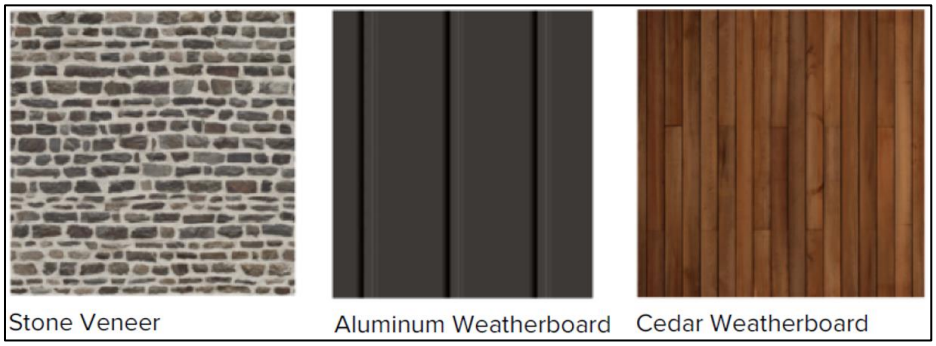


Figure 2*: Legend of external colours and materials*

An urban design assessment has been undertaken in support of the proposed development. This has been prepared by DCM Urban Design and has been attached as **Appendix 5**. The urban design assessment has reviewed the proposed development with respect to both the PDP and the Residential Zone Design Guide 2021[ii].

5.1.1 Height Breach

The proposed development will exceed the permitted 7m height plane. The largest exceedance to the height plane is present along the southern façade of the development the length of which exceeds 7m. Given the topography of the site sloping from north to south, in addition to a crossfall from west to east, the main areas of exceedance to this height limit are on the southeastern corner of each of the units.



Figure 3*: Southern Elevation of the Proposed Development (excerpt from Architectural Plans)*

The maximum exceedance to the 7m height plane will be 2.9m located along the southeastern corner of Unit A. It is noted that the southern façade of the building is setback a distance from this boundary, with the proposed accessway to each unit located within this area.

Portions of the building will exceed the permitted height limit along the northern elevation of the building. Similar to the southern elevation, due to the topography of the site, the maximum exceedance to the height limit will be located on the northeastern corner of Unit A. The building will breach the permitted 7m height limit by 1.6m.

[ii] The application will comply with Rule 9.5A.1 which requires a statement confirming the relevant design elements from the Residential Zone Design Guide 2021 have been considered.



Figure 4: *Northern elevation of the Proposed Development*

The proposed development will fully comply with the 10m upper height limit prescribed within the Proposed District Plan.

5.1.2 Setback Encroachment

The building along its length will be located slightly within the permitted 2m setback from the northern boundary. A site plan with areas of the built form located within the permitted setback has been included as **Figure 5** below.

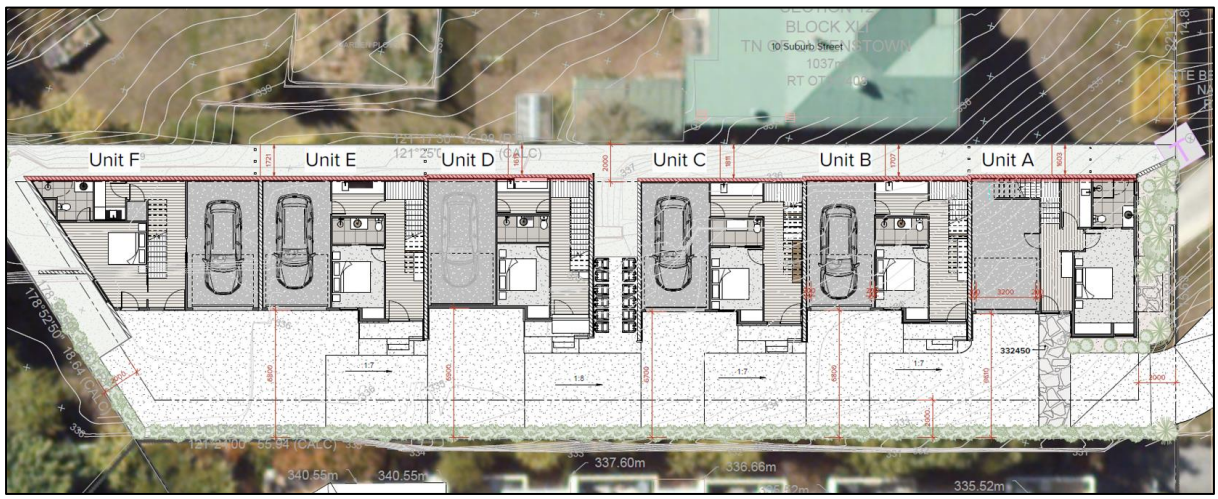


Figure 5: *Setback plan showing areas of built form located within the northern internal setback highlighted in red.*

Units A – F will all be located within the 2m setback from the northern boundary of the site. The distance from the northern boundary of each unit is:

- Unit A: 1603mm (397mm breach)
- Unit B: 1707mm (293mm breach)
- Unit C 1811mm (189mm breach)
- Unit D 1615mm (385mm breach)
- Unit E – F 1721mm (279mm breach)

The built form complies with all remaining setbacks from the western, southern and eastern boundaries. In particular the buildings have a large setback from the southern boundary of the site to accommodate the shared accessway for each of the units.

5.2 Landscaping

A landscape plan has been produced by Immersion and is attached to this application as **Appendix 8.** The proposed landscape scheme has incorporated evergreen Pittosporum hedging along boundaries that adjoin neighbouring allotments. Two Hoheria Angustifolia (Houhere) are proposed one at the front and one at the rear of the development. A mixture of shrubbery and grasses are also proposed along the road frontage and rear boundary of the site.

The proposed landscaping will meet the 20% landscaped permeable area, providing a total of 187m^2 across the site. It is noted that this permeable area is not including the concrete pavers that provide pedestrian access along the northern side of the property.

5.3 Earthworks

The site slopes down from the northern boundary of the site toward the southern. The proposed development has been designed to minimise where possible total earthworks while allowing for an appropriate driveway gradient horizontally across the site. To provide for the proposed development the following earthworks are required:

Earthworks Volume

- Maximum Volume of Fill = 70m^3
- Maximum Volume of Cut = 1,070m^3
- Total Volume = 1,140m^3

Maximum Depths

- Maximum Cut Depth = 3.5m
- Maximum Height of Fill = 1.5m

An earthworks plan has been prepared by Patersons Land Professionals and is attached as **Appendix 4.** A low-risk Environmental Management Plan (EMP) has been prepared for the site and is attached as **Appendix 6**. The recommendations set out in this EMP will be implemented throughout the duration of earthworks.

The site has been listed as potentially containing a HAIL activity. A Detailed Site Investigation (DSI) prepared for RM240961, was undertaken to review soil conditions of the site. This report has been attached as **Appendix 9** and concluded:

> *"In accordance with Regulation 5 (9) of the NES-CS these regulations do not apply to a piece of land described in subclause (7) or (8) about which a detailed site investigation exists that demonstrates that any contaminants in or on the piece of land are at, or below background concentrations."*

5.4 Geotech and Natural Hazards

The Council's hazards maps identify the site as being within LIC1(P) a low-level risk area of liquefaction. This hazard extends across the wider neighbourhood. A preliminary geotechnical assessment on the site and the proposed development has been completed by Geotago Ltd for RM240961. The conclusions reached through this report are still applicable to the current application. This report concluded that development of the site is feasible and any risk associated with the site is low.

5.5 Transport

Each unit will have a single car garage that is accessed via a shared accessway along the southern boundary. All car parks have been designed in accordance with District Plan requirements for car parking spaces, with one mobility accessible parking space provided.

The driveway and vehicle crossing have all been designed to meet QLDC standards, with gradients along the accessway appropriate for vehicles traversing. Onsite manoeuvring has been provided for a 99th percentile vehicle to manoeuvre. A plan showing relevant swept paths has been provided by Patersons and is attached as **Appendix 10.**

5.6 Services

The site is located within a high-density area, where developments of this nature and scale are provided for and there is sufficient capacity within the network. The site is currently being serviced by Council's reticulated services. These reticulated services are located up to the site boundary.

5.7 Residential Visitor Accommodation

Resource consent is sought concurrently to allow for the residential visitor accommodation use of each of the units following construction. The applicant seeks resource consent for the residential visitor accommodation use of each unit separately for up to eight guests, 365 nights per year.

The site and use will be managed off site by a Property Manager as detailed within the proposed Management Plan attached as **Appendix 7**. This Management Plan has outlined measures to be implemented onsite to appropriately manage any potential nuisance effects of the residential visitor accommodation use. These measures include:

- Restrictions on outdoor living areas;
- Requirement to comply with conditions of the relevant resource consent decision;
- Ensuring the total number of guests does not exceed 8 guests;
- Only a single group is permitted per Unit at any one time.
- Management of rubbish; and
- Management of parking areas, including allocation of parking during visitor accommodation use.

The Management Plan is a dynamic document able to be updated to continue managing effects and include new content if anything were to arise throughout the residential visitor accommodation use. The Management Plan includes the contact details of the manager, and the complaints process, should any concerns arise from neighbours. Prior to the use of each of the units for residential visitor accommodation, an updated management plan will be submitted to Council for approval included manager details.

6.0 DISTRICT PLAN PROVISIONS

6.1 Proposed District Plan

The site is located wholly within the High-Density Residential Zone of the PDP. There are no heritage features or protected trees listed for this site in the PDP. Under the PDP, resource consent is required for the following activities:

High Density Residential

- A **Restricted Discretionary** Activity under Rule 9.4.5 with regards to the construction of more than four residential units on a site. The proposal seeks to provide for six units. Discretion has been restricted to the following matters:
    - *location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area;*
    - *building dominance and sunlight access relative to neighbouring properties and public spaces including roads;*
    - *how the design advances housing diversity and promotes sustainability either through construction methods, design or function;*
    - *privacy for occupants of the subject site and neighbouring sites;*
    - *street activation;*
    - *parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;*
    - *design and integration of landscaping;*
    - *where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:*
        - *the nature and degree of risk the hazard(s) pose to people and property;*
        - *whether the proposal will alter the risk to any site; and*
        - *the extent to which such risk can be avoided or sufficiently mitigated.*
    - *The location, size, access, design and screening of waste and recycling storage space; and*
    - *Consistency with the Residential Zone Design Guide 2021.*
    - *Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the*

adjacent road and any proposed building is located within 9.5 meters of that road boundary, any adverse effects on that infrastructure.

- A **Restricted Discretionary** Activity under Rule 9.5.3.1 with regards to the proposal breaching the 7m height limit prescribed. Council discretion is restricted to the following:
    - *building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms;*
    - *building dominance and sunlight access relative to neighbouring properties and public spaces including roads;*
    - *how the design advances housing diversity and promotes sustainability either through construction methods, design or function;*
    - *how the design responds to the sloping landform so as to integrate with it;*
    - *privacy for occupants of the subject site and neighbouring sites;*
    - *effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);*
    - *the positive effects of enabling additional development intensity within close proximity to town centres.*
- A **Restricted Discretionary** Activity under Rule 9.5.9.1 with regards to the proposed development breaching the minimum setback from the north boundary by 0.5m. Discretion is restricted to the following matters:
    - *external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;*
    - *streetscape character and amenity;*
    - *any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;*
    - *effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan).*
    - *Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5m meters of the road boundary, any adverse effects on that infrastructure.*
- A **Restricted Discretionary** Activity under Rule 9.5.15 with regards to Residential Visitor Accommodation for each of the units where the total nights of occupation by paying guests exceeds 90 nights. Resource consent is sought to allow for the RVA use of each Unit for a total of 365 nights a year. Discretion is restricted to the following matters:
    - *The location, nature and scale of activities;*
    - *Vehicle access and parking;*
    - *Privacy and overlooking;*
    - *Outdoor lighting;*
    - *The management of noise, rubbish, recycling and outdoor activities;*
    - *Guest management and complaints procedures;*
    - *The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and*
    - *Monitoring requirements, including imposition of an annual monitoring charge.*

Earthworks

- A **Restricted Discretionary** Activity under Rule 25.4.2 as the proposal will breach the Standard 25.5.3 with regards to the proposal breaching maximum volume of earthworks for the High-Density Residential Zone of 300m^3. The proposal will result in a total earthworks volume of 1,140m^3.
- A **Restricted Discretionary** Activity under Standard 25.5.15 with regards to the proposal breaching the maximum height of cut of 2.4m. The maximum height of the cut proposed is 3.5m.

- A **Restricted Discretionary** Activity under Standard 25.5.18.2 with respect to earthworks supported by retaining walls that are greater than 0.5m in height in proximity to the site boundaries.
- A **Restricted Discretionary** Activity under Standard 25.5.21 with regards to no more than 300m^3 of Cleanfill being transported to or from the site. Approximately 1,000m^3 of cleanfill will be transported from the site.

  Council discretion for all of the matters above is restricted to the matters outlined in 25.7.1. These matters have been outlined below:

  - *Soil erosion, generation and run-off of sediment.*
  - *Landscape and visual amenity values.*
  - *Effects on infrastructure, adjacent sites and public roads.*
  - *Land stability.*
  - *Effects on water bodies, ecosystem services and biodiversity.*
  - *Cultural, heritage and archaeological sites.*
  - *Nuisance effects.*
  - *Natural hazards.*
  - *Functional aspects and positive effects.*

7.0 ACTIVITY STATUS AND ASSESSMENT MATTERS

7.1 Activity Status and Assessment Matters

The activity status of the application is **Restricted Discretionary**.

Sections 104 and 104C set out the relevant assessment matters for resource consent applications carrying the restricted discretionary 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

104C Determination of applications for restricted discretionary activities

1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –

a) a discretion is restricted in national environmental standards, wastewater environmental performance standards, stormwater environmental performance standards, wastewater environmental performance standards. Stormwater environmental performance standards, infrastructure design solutions, or other regulations:

b) it has restricted the exercise of its discretion in its plan or proposed plan.

2) The consent authority may grant or refuse the application.

3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which -

a) a discretion is restricted in national environmental standards, wastewater environmental performance standards, stormwater environmental performance standards, infrastructure design solutions, or other regulations:

b) it has restricted the exercise of its discretion in its plan or proposed plan.

8.0 RECEIVING ENVIRONMENT

The site is located within a high-density residential zone in close proximity to the Queenstown Town Centre. The site is surrounded by several mixed-use developments of a similar nature and scale. Those in close proximity to the site and of relevance to the site have been identified in **Figure 6** and *Table 2* below:



Figure 6: *Aerial view of the site and surrounding area described in Table 2 below.*

Table 2: Description of allotments outlined in Figure 6

Colour	Address	Description
Red	8 Suburb Street	The Site
Dark Blue	6 Suburb Street	This property is directly to the south of the site. The property has been developed into six three storey adjoining units. These units are orientated toward the south. Unit 6 has resource consent for the visitor accommodation use of this unit. Resource consent has also recently been lodged to utilise Unit 3/6 Suburb Street for RVA purposes.
Yellow	12 Suburb Street	12 Suburb Street is located to the immediate north of the site. This property is elevated above the site and has an existing residential unit located on the eastern side.
Light Green	1, 3, 5, 7, 9, 11 and 15 Suburb Street, and 4 Vient Crescent	This area has outlined several allotments on the eastern side of Suburb Street. This area is zoned low density residential, and each allotment has a single residential unit constructed upon it.
Purple	60 Frankton Road	This property comprises the Alexis Motor Lodge Apartments. There are 16 units and a managers residence comprising of eight studio units, six one-bedroom units, two two-bedroom units, and an onsite managers residence.

Pink	53, 57, 61 and 65 Frankton Road	Shundi Hotel – Following an appeal, an interim decision was granted to provide for an 82 room hotel complex across these allotments. This hotel required resource consent for several matters including breaches to height.
Dark Green	3 – 7 Adelaide Street	Garden Court Suites and Apartments. A large hotel block that covers four allotments that cover a combined area of 4,356m^2.
Light Orange	19 Adelaide Street	A development consisting of eight units, four of which have been approved for visitor accommodation use year-round.
Grey	23 Adelaide Street	A development consisting of eight units, four of which have been approved for visitor accommodation use year-round.
Light Blue	21 & 27 Adelaide Street	Resource consent is currently being sought to allow for the redevelopment of both allotments to provide for 26 one bedroom self-contained units that will be utilised for visitor accommodation activities. This resource consent is currently being processed.
Black	78 Park Street	A large allotment with several units located upon it.
Dark Orange	31 Frankton Road	The Copthorne Hotel – large hotel that covers the entirety of this allotment.

The site is located in close proximity to the Queenstown Town Centre as shown in **Figure 7** below. Built form across these allotments shares a common orientation towards the south, to maximise lake views.

The site is in easy walking distance to several nearby features:

- 160m walk to two Frankton Road bus stops
- 580m walk to Town Centre



Figure 7: Aerial view of site with 500m (shown in yellow) and 1km (shown in light blue)

9.0 PERMITTED BASELINE

Pursuant to s95D(b) a consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this instance a permitted built form would allow for four residential units and associated flats on the site, with a total building coverage of up to 655.2m^2, constructed to 7m in height and setback from internal boundaries by 2m.

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Subject to Part 2 of the Resource Management Act 1991, Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed. The following assessment has assessed the proposed development and its actual or potential effects on the environment and people. Resource consent is sought for a restricted discretionary activity, therefore only those relevant matters of discretion have been assessed.

10.1 Multi-Unit Developments

The matters of discretion for Multi-Unit Developments have been outlined under Standard 9.4.5. These have been outlined and assessed below.

Location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area.

The site is situated within a well-developed high-density, mixed-use environment in close proximity to the Queenstown Town Centre. Several of the surrounding allotments have been developed or are intended to be developed into mixed use multi-unit developments (as set out in *Table 2* and identified in **Figure 3**). The proposed development is located in a position where residential intensification is anticipated and appropriate.

The site layout has been designed to provide for the efficient use of the site, maintaining legible well designed built form throughout its length. Vehicle access, garaging and manoeuvring areas are arranged to ensure safe and legible access is available for each unit along the shared driveway.

The proposed development is consistent with the character of the area, with a built form that is consistent with what could be anticipated throughout this zone. Specifically, the built form is consistent with the established units located on the adjoining site to the immediate south, being six three storey units with a shared access running adjacent to the southern boundary.

Fencing is proposed along the northern boundary to provide visual screening and privacy, while internal fencing is proposed between individual unit areas to define private outdoor spaces and maintain appropriate separation between units. Landscaping will be utilised where possible to provide soft edges to each

The proposal will not introduce a level of density that would be inappropriate within the neighbourhood, and the mixed-use nature of the development is largely anticipated and provided for. The proposal responds appropriately to its location and surrounding context through a site layout, high-quality external design, and suitably designed buildings and fencing. The incorporation of landscaping and boundary treatments will further integrate the development with the existing environment and ensure it contributes positively to the character of the area.

Overall, any effects relating to location, built form, layout or character are considered less than minor.

Building dominance and sunlight access relative to neighbouring properties and public spaces including roads.

The site shares a boundary with three adjoining properties. An assessment of the actual and potential effects of the proposed development on each of these properties with respect to building dominance and shading has been included below. Shading diagrams have been included in the Architectural Plans attached as **Appendix 2**.

6 Suburb Street

6 Suburb Street is located to the immediate south-west of the site and has a similar allotment size, topography and orientation. The property has been developed into six three storey units along the length of the property. The multi-unit development on 6 Suburb Street is of a similar scale to the development but is a single building.

The proposed built form has been setback from the southern boundary by over 5m, with the proposed driveway to be located along the length of this boundary separating the built form and the neighbouring development. The building has been broken up and with the exception of permitted height meets all bulk and location standards when experienced from this neighbouring allotment.

The property both slopes from the northern boundary to southern, as well as a crossfall from west to east. There is potential for shading effects of the proposed development onto this property during the morning hours prior to 12.00pm during winter months. Given the nature and orientation of the site, potential shading of this south-western property will be limited in time and season. Further the location of the site on the southern side of Queenstown Hill and Bowen Peak also reduce potential shading effects during winter months, as sunlight access is diminished by topographical constraints.

Any effects with respect to shading on 6 Suburb Street are considered to be less than minor and of a similar scale to what would be present through a permitted built form.

12 Suburb Street

The adjoining allotment to the immediate north of the subject site contains an existing single-storey residential dwelling, understood to have been constructed in the 1970s. The dwelling is setback approximately 11.2 metres from the street boundary, with the eastern elevation of this dwelling aligning generally with the position of the internal wall between proposed Unit A and Unit B.

The proposal presents a two-storey built form along the length of this northern interface. While the introduction of a two-storey form will result in a change to the existing environment when compared with the adjoining single-storey dwelling, this change is considered to be consistent with the evolving character and intended density of development within the zone. The site is located within a high-density residential environment where multi-unit development is anticipated and provided for.

The proposal does not fully comply with the internal setback standard in respect of the northern boundary, the extent of non-compliance is small in nature, with encroachments ranging from 397mm for Unit A to 189mm for Unit C. Given the modest scale of these infringements, together with the overall design response and articulation of the building, the proposal continues to achieve the underlying intent of the setback control, including managing building dominance, maintaining visual separation, and protecting the residential amenity of the adjoining property.

Although increased building presence will be experienced, any effects relating to building dominance or visual amenity are considered to be within the range reasonably anticipated for development within this zone. Taking into account the proposed building orientation, façade design, and the established development expectations for the high-density zone, it is considered that any actual or potential adverse effects on the adjoining northern property with respect to building dominance will be less than minor.

Additionally, it is noted that this property is also located on the northern side of the site at a higher elevation. Any effects of shading on this property will be de minimis.

15 Adelaide Street

15 Adelaide Street is located to the immediate west of the site. There is an existing single storey dwelling located upon this allotment constructed in the 1970s. The eastern side of this allotment that adjoins the site is a valley with large established vegetation throughout. This valley runs along the eastern side of all allotments on the eastern side of Adelaide Street and provides a degree of separation between these allotments from the site.

The proposed development is orientated toward the south-west and is appropriately setback from this boundary. Further, the site is located to the south and east of 15 Adelaide Street. Given the above, any effects of the proposed development with regards to building dominance and sunlight access on this site is considered to be less than minor – negligible.

Public Areas

The site is viewable from areas of Suburb Street, Park Street and Lake Wakatipu beyond. Effects on the streetscape have been discussed further in the sections below in addition to the Urban Design Assessment attached as **Appendix 5**.

Any views from Park Street and Lake Wakatipu will be at a distance, and the development will be seen in the context of the established high density residential environment. The development will not dominate these views and any adverse effects relating to dominance will be negligible.

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

The design provides for a high-quality development that will provide for a supply of mixed use enabled four-bedroom units in a close proximity to the town centre and public transport/trail links. The proposal will add to the housing diversity within this area, while being constructed at a high standard enhancing the sustainability through its design.

Privacy for occupants of the subject site and neighbouring sites.

Privacy of Occupants

Each unit will inherently be orientated to provide for views to the south, however, both outdoor living areas and windows have been included on the northern side to increase availability of sunlight. A combination of fencing and landscaping will be located along the northern boundary and internally between unit to aid in providing a private internal space between the units. Overall, any effects with respect to privacy are considered to be less than minor.

Neighbouring Sites

The site is zoned high density, and both anticipates and provides for higher densities closer to the Town Centre. A degree of overlooking and slight reduction in privacy, particularly within a sloping environment such as the site, is realistically going to occur. The units have sought to reduce these effects as much as possible with the exterior screening while still allowing for sunlight into living areas.

Due to the inherent nature of the site, overlooking of the site to the south is expected and largely anticipated within this environment. The main views from the site are toward the lake to the south, with both the main living areas being orientated to provide for this. Units B – E have outdoor decking areas on the southern façade of the development, each overlooking 6 Suburb Street. The location of the decking areas on the upper levels of each unit provide vertical separation, reducing the potential privacy effects on this neighbour.

Unit A and F both have decks located on the within the northern exterior corners of the units. These areas are orientated away from adjoining neighbours with main outlook toward the road reserve for Unit A and the valley area for Unit F.

Any effects relating to overlooking over the properties to the south are considered to be less than minor and are largely anticipated within both the zone and the orientation of the site.

Windows have also been included on northern side, resulting in potential overlooking of the property to the north. These windows provide essential sunlight to the living spaces of each of the units. Only Units A and F have located their outdoor living areas partially toward the north. However, the main views and layout of the units' direct views out toward the lake to the south, with Unit A being orientated towards the east and Unit F towards the West.

Overall, it is considered that the potential adverse privacy effects with regards to neighbouring sites are less than minor and consistent with what is anticipated within a high density residential environment.

Street activation.

The proposed development has been designed to provide an interesting façade design when viewed from the road. A combination of façade design and planting will present an attractive street frontage when viewed from locations along Suburb Street. Several windows and a decking area for Unit A have been included that provide for passive surveillance of the immediate road frontage while also aiding in breaking up the built form.

Overall, the proposed streetscape is appropriate within the receiving environment and is characteristic of the high-density environment, providing a high-quality design that addresses the street appropriately.

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

Vehicle access located along the southern boundary of the site, with each unit providing a single garage for each unit. Access will extend along frontage of the site providing sufficient room for vehicle egress and manoeuvring on the site. The parking has been designed to provide for Class 2 users while additionally providing manoeuvring for a 99th percentile vehicle tracking curve that can be accommodated onto the shared Right of Way.

As demonstrated in the Vehicle Swept Path plans attached as **Appendix 10**, small conflicts may occur for vehicles during entry movements to each garage with hedging along the southern boundary if not maintained appropriately. Maintenance of this hedging will be required to ensure that it does not adversely affect vehicle manoeuvring movements from each of the parking spaces.

The layout has been provided at an appropriate gradient across its length, and the vehicle crossing will meet all COP requirements. Overall, any effects on safety and efficiency or on neighbours will be less than minor.

Design and integration of landscaping.

The proposed landscaping is appropriately located and has been designed to integrate with both the existing environment and the proposed development. Permitted fencing is proposed along the northern boundary, supplemented by Coprosma climbers to soften views into the development.

A Pittosporum hedge is proposed along the full length of the southern boundary. Ongoing maintenance of this hedging will ensure its effectiveness as a visual buffer. Additional planting is proposed along western and eastern boundaries to add a positive effect to the streetscape and amenity of future occupants.

Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:

- ***The nature and degree of risk the hazard(s) pose to people and property;***
- ***Whether the proposal will alter the risk to any site; and***
- ***The extent to which such risk can be avoided or sufficiently mitigated.***

The site is subject to a low liquification risk that is present across most of the Queenstown central urban area. A Geotechnical report attached as **Appendix 3**, was prepared as part of a previous resource consent RM240961. This report reviewed the natural hazards risk associated with the site and the viability for this site to be developed. Any risks associated with natural hazards are low.

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

A shared waste and recycling storage space has been located in the middle of the two blocks of units. This space is easily accessible to all units directly off the driveway. The built form, landscaping and location on the site of this storage space will inherently screen it from surrounding properties and Suburb Street.

Consistency with the Residential Zone Design Guidelines 2021.

In preparation of the development design, the Residential Zone Design Guidelines 2021 were considered to ensure that the proposed design is consistent with good design principles prescribed for the HDR Zone. The design guidelines specifically outline that building in the HDR zone need to;

- *Have a high-level of visual interest*
- *Avoid blank or unarticulated walls or facades*
- *Achieve a high level of natural surveillance over public spaces;*
- *Provide a greater level of housing choice, and;*
- *Have a positive relationship with neighbouring properties*.

An Urban Design Assessment has been undertaken by DCM Consulting that has considered these matters (attached as **Appendix 5**). The following assessment in *Table 3* is to be read in conjunction with this.

Table 3: Assessment of HDR Residential Zone Design Guidelines 2021

Residential Zone Design Guidelines 2021 – Good Design Elements for the HDR	
Entrances and Detailing *Ensure entrances are clearly visible from the street and large blank walls are avoided*	The orientation of the site does not lend toward allowing for entrances to be visible from Suburb Street. Each unit has included a clear legible, entrance and garage when viewed from the shared accessway. The proposal has incorporated built form design, window placement and materiality to avoid large blank walls throughout the development.
Building Height and Roof Form *Look for opportunities where additional height can be provided without adversely affecting neighbouring properties or views. A higher ceiling stud on the ground floor can allow future flexibility of use. Greater building height is supported when designed to achieve an exemplary standard of quality and environmental sustainability.*	The development will meet the upper discretionary height limit of 10m across the entirety of its form. The built form is of a high quality and presents articulated façade design throughout its form.
Sunlight and Recession Planes *Recession planes are required on boundaries with neighbouring sites but not along road frontages or reserves within town centres. Internal recession planes are not required.*	The site is located on a sloping site and recession planes do not apply.
Site Coverage and Low Impact Design *Small changes to provide rain gardens, swales and on-site tanks can all contribute to reducing stormwater runoff peaks, and demands on infrastructure and perceived bulk and dominance.*	The proposal will meet both permitted building coverage standards and landscape permeable area requirements prescribed in the PDP.
Connections to Open Space *Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.*	Each unit will have an associated outdoor living area appropriately landscaped and fenced to increase privacy and amenity of future occupants.
Outdoor Living Space *Consider providing each unit with access to an outdoor living space, whether at ground or a balcony, ideally directly from internal living areas.*	Each unit will provide for an upper-level deck area adjoining the respective living areas. A small external space is additionally provided on the northern side of each unit.
Accessibility *Consolidating vehicle crossings provides more on-street parking opportunities and improves pedestrian connectivity. Ideally parking is located to the rear, side or under developments to prevent facades being dominated by garages or vehicles.*	Vehicle entrance to the site is consolidated in a single accessway that runs adjacent to the southern boundary of the site. The garages for each unit are located under each of the respective units. Pedestrian access is also provided for.
Waste and Service Areas	The proposal has located a central shared bin storage area adjacent to the driveway, in between the two blocks of units. This area is easily accessible for all

Easily accessible communal systems are recommended for high-density developments, screened from public and neighbouring properties.	units and will not be readily viewable from surrounding public areas or properties.
Creating Private and Safe Places *Ensuring windows, balconies and outdoor spaces are designed to provide privacy between units while allowing views over public areas to provide natural surveillance.*	The units have been designed to maximise the privacy of each unit as much as possible while also providing opportunities for passive surveillance over the driveway area and the street frontage. Unit A has incorporated several windows and a decking area located on the eastern, road frontage which will further aid in passive surveillance opportunities of Suburb Street.
Materials and Environmental Sustainability *Materials and systems need to reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas. Extra height requires exemplary environmental sustainability.*	A mixture of stone veneer, aluminium and cedar weatherboards are to be utilised throughout the built form of the development.
Landscape *Use landscaped areas to add significant amenity and value and combined these with low impact approaches to stormwater management. Also look to retain well-established trees if possible.*	The site will incorporate landscaping throughout, aiding in increasing amenity for both future occupants and the surrounding environment. The proposal will meet minimum permeable area prescribed through the PDP.

Overall, it is considered that the proposal is consistent with the Residential Zone Design Guidelines 2021 with respect to the High-Density Residential Zone.

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

Not applicable to the current application.

10.2 Height Plane Breach

The proposed development will exceed the permitted height limit of 7m along its length. Council discretion is restricted to the matters listed in standard 9.5.3.1. These have been outlined and assessed below.

Building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms.

The buildings are of a scale that is largely anticipated within the High Density Residential Zone, largely adhering to Councils bulk and location standards except for breaches to height and setback standards. The units will be fully compliant with the upper 10m discretionary height limit.

The proposed development will comply with building length standards and has been separated into two blocks of units: each block consisting of three adjoining units. This aids in articulating the form of roofing across the development and avoids a large monolithic build. The crossfall nature of the site further breaks up the roof form, resulting in a break in roof form within each block of buildings.

The alternating built form and differing colours and materials will break up the built form ensuring visual interest. The proposed development is of a similar nature and scale to other developments in the vicinity, providing for a high-quality development that has been specifically designed to provide for an appealing frontage when viewed from Suburb Street.

Building dominance and sunlight access relative to neighbouring properties and public spaces including roads

The potential impacts on neighbours as a result of additional building height has been assessed in detail in section 10.1 above.

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

The proposed development advances housing diversity by providing multiple well-designed residential units within an established high-density, mixed-use environment, contributing to a broader range of housing options that respond to varied household types and needs. The efficient use of the site supports residential intensification in a location where such development is anticipated.

The design promotes sustainability through an efficient building form and orientation that maximises access to daylight and natural ventilation in this location, reducing reliance on mechanical heating, cooling, and artificial lighting. The use of durable, low-maintenance materials will enhance building longevity. Integrated landscaping of a scale that is anticipated within this zone further contributes to the function of the site.

How the design responds to the sloping landform so as to integrate with it.

The site development has been designed to respond to the slope of the site, with the lower garage level of all units being sunk into the site and also staggered across the site following the crossfall from east to west. This will allow for a high level of modulation across the site when viewed from the east and west and allow for bulk of the multiple units to be broken up as much as possible.

Overall, the subject site is considered to appropriately respond to the sloping nature of the subject site.

Privacy for occupants of the subject site and neighbouring sites.

Privacy on occupants of the site and surrounding neighbours have been discussed in detail in section 10.1 above. The height breach will not exacerbate adverse effects on the privacy of occupants on the site and neighbouring properties.

Effects on significant public views.

The proposed development will not have any effect on any significant public view identified within the District Plan. There are no additional significant public views to assess.

The positive effects of enabling additional development intensity within close proximity to town centres.

The proposal provides for a high-quality development in a close walking distance to both the town centre and surrounding walking trails. The development is of a nature and scale that is consistent with the receiving environment and provides increased density within a location where it can be absorbed.

10.3 Setback Breach

The development is located 0.5m into the permitted 2m setback from the northern boundary along its length. Council discretion is restricted to the matters listed under Rule 9.5.9.1. These have been outlined and assessed below.

External Appearance, Location and Visual Dominance of the Building(s) as viewed from the Street and Adjacent Properties

An assessment of the potential dominance effects of the built form on 12 Suburb Street has been undertaken in section 10.1 of this report. As previously assessed, it is considered that the proposed development is consistent with the anticipated built form within the High-Density zone and any effects with respect to external appearance, location and visual dominance in the context of this zoning would be less than minor.

Streetscape Character and Amenity

The proposal development will meet the permitted setback from the road boundary. An assessment on the proposed development with respect to streetscape character and amenity has been undertaken in section 10.1 of this report.

Sunlight, Shading or Privacy Effects created by the Proposal on Adjacent Sites and/or their Occupants

The proposed development will be located within the northern boundary of the site. Given the orientation and positioning of the site in comparison to the infringed boundary, the proposal will not result in any shading effects, nor impact any access to sunlight onto the adjoining property to the north to which the boundary is infringed. All remaining road and internal setbacks are fully complied with.

Effects on any Significant Public Views

The proposed setback encroachment will have no effect on any significant views from any surrounding public locations.

Electricity Sub-Transmission Infrastructure or Significant Electricity Distribution Infrastructure

Not applicable to the current application as there are no electricity infrastructure in the proximity of the site.

10.4 Earthworks

The matters of discretion for breaches to any earthworks standards are restricted to those matters prescribed under 25.7.1. Those matters have been outlined and assessed in detail below:

Soil Erosion, generation and run-off of sediment

All earthworks will be completed in accordance with the submitted Environmental Management Plan attached as **Appendix 6**. These measures will appropriately avoid or mitigate actual or potential effects relating to soil erosion, generation or run-off of sediment.

Landscape and visual amenity

The bulk of earthworks required will be located within areas where built form is proposed and will not be visible following the development of the site. The proposed retaining will be typical of development throughout the receiving environment and will be limited to areas surrounding the development to form an appropriate building platform and driveway. Once developed effects of the proposed earthworks on landscape and visual amenity will be negligible.

Effects on infrastructure, adjacent sites and public roads

The proposal will result in the removal of cut from the site that exceeds the permitted level prescribed through the PDP. Development of the site is anticipated, and the scale of earthworks have been largely informed by the buildable area restrictions present on the site. Standard conditions of consent will ensure that transportation of cleanfill from the site is undertaken appropriately and restricted in terms of hours of operation.

Land stability

A full investigation has been undertaken into the suitability of the site for development and the existing ground conditions present. A full assessment of the stability of land was undertaken by Geotago in the Geotechnical Report as part of RM240961 (attached as **Appendix 3**). In particular, a full assessment of cuts and associated retaining has been undertaken with particular regard to the northern boundary. The report concludes that the site is suitable and retaining measures are appropriate for the proposed development and earthworks.

Effects on water bodies, ecosystem services and biodiversity

The proposal will implement site management techniques as outlined in the EMP attached as **Appendix 6**. This will ensure that potential run off onto Suburb Street and Lake Wakatipu to the south is appropriately managed. Overall, any adverse effects on water bodies, ecosystem services or biodiversity will be less than minor.

Cultural, heritage and archaeological sites.

There are no known cultural, heritage or archaeological features associated with the site.

Nuisance effects

Standard conditions of consent regarding hours of operation and site management will ensure that all earthworks are undertaken appropriately, and site management techniques are utilised throughout the earthworks to reduce nuisance effects on the surrounding environment. Any nuisance effects will be temporary to the duration of construction.

Natural Hazards

A comprehensive geotechnical report was prepared by Geotago (attached as **Appendix 3**) through RM240961 assessing the natural hazard risk associated with the site. The conclusions and recommendations found within this report are considered accurate and have been adopted to form part of the current application. The report concludes that any hazard risk is low.

Functional aspects and positive effects

The proposed earthworks will provide for the development of a site that has several natural constraints apparent. All areas of earthworks will be rehabilitated and developed in a timely manner following completion.

10.5 Residential Visitor Accommodation

The matters to which Council has retained discretion under Rule 9.5.15.1 with respect to residential visitor accommodation have been outlined and assessed as follows:

The location, nature and scale of activities

The site is appropriately located in close proximity to the Queenstown Town Centre, trail networks and public transport routes. The presence of both residential visitor accommodation and visitor accommodation activities is

The proposal seeks to allow for a maximum of eight adults per unit on the site. This is an appropriate scale allowing for a maximum of two adults per bedroom. The scale is consistent with QLDC standards for RVA use (Rule 9.5.15.2) in the High Density Residential Zone and is appropriately located within an environment where both RVA and visitor accommodation are common and provided for.

Vehicle access and parking

Each unit will provide for a garage that is readily accessible from the shared right of way that runs along the southern boundary. This parking and manoeuvring area will meet requirements for Class 2 users and will appropriately provide for minimum parking sizes and dimensions.

Privacy and overlooking

This has been assessed in preceding sections of the AEE.

Outdoor lighting

Lighting is present on outdoor living areas associated with each unit. All lighting will be orientated away from neighbouring allotments.

The management of noise, rubbish, recycling and outdoor activities

The RVA management plan attached as **Appendix 7** will aid in appropriately managing, avoiding and mitigating actual or potential effects of the proposal. The proposal will be appropriate within the receiving environment and is largely anticipated within the environment. Any effects relating to noise or hours of operation are considered to be less than minor. The proposal includes a restriction on the use of outdoor areas between 10.00pm and 7.00am which will reduce any noise effects during sensitive hours.

The development has a shared rubbish bin storage area that is utilised by all units. As the proposal will provide for RVA over 180 nights per year, private collection will be required. This will be managed by the assigned property manager for the development.

Guest management and complaints procedures

The attached RVA Management Plan outlines a set methodology for any complaints received and contact details for the relevant property manager. Contact details will be provided to all surrounding owners prior to the commencement of the activity. A complaints register will be maintained by the property manager to record if any complaints are made. This will be available to Council on request.

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

The property manager will keep records of all guest use of each unit. These will be made available to Council on request.

Monitoring requirements, including imposition of an annual monitoring charge

Standard conditions of consent can appropriately cater for any monitoring requirements.

Summary of VA effects

Overall, any actual or potential effects associated with the residential visitor accommodation use of the site will be less than minor.

10.6 Summary of Assessment of Environmental Effects

Overall, for the reasons outlined above, it is considered that the proposal will have a less than minor effect on the environment and on people.

11.0 OBJECTIVES AND POLICY ASSESSMENT

An assessment of the relevant Objectives and Policies of the Proposed District Plan has been attached to this application as **Annexure 1**. In summary, it is considered that the proposal is consistent with the overall objectives and policy direction provided for in the Proposed District Plan.

12.0 OTHER MATTERS

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

The site has been identified as potentially hazardous under the ORC HAIL register. The site is registered as a "Verified HAIL (HAIL00444.01) with respect to the dwelling on the sites former use for illicit drug manufacturing (HAILA14). The ORC HAIL register noted that the property

> "*was discovered by Police on the 28/05/2007 to have been used in the manufacture of prohibited drugs. A cleansing order was served by QLDC/CityCorp, and Forensic and Industrial Science Ltd investigated the property for investigation. No contamination was found*."

A Detailed Site Investigation (DSI) was undertaken for the site RM240961 (attached as **Appendix 9**). The DSI concluded that it is highly unlikely that there will be a risk to human health from the redevelopment of the site. Therefore, in accordance with regulation 5(9) the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply to the site.

12.2 National Policy Statement for Urban Development

The National Policy Statement for Urban Development 2020 (NPS-UD) set out several objectives and policies for urban areas throughout New Zealand. The QLDC Urban Intensification Variation (UIV) specifically gives effect to the intensification directive (Policy 5), but also the wider directives of the NPS, which require District Plans to enable heights and density of urban form that are commensurate with the greater of;

- The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- relative demand for housing and business use in that location.

All hearings have concluded for the UIV and the panels recommendation report has been issued. Of relevance are the following matters:

- Reduce permitted internal setbacks from 2m to 1.5m
- Increase permitted height limit from 7m to 16.5m.
- Recession planes applying to all sites starting at 8m.
- Retain the site as High Density Residential and rezone all land on the eastern side of Suburb Street to High Density Residential.

Although these provisions are not operative, weight should be given to these matters given the progression of the UIV, the NPS-UD and the provisions to be implemented in the near future. The zoning of the site is to be retained and the increase in height and reduction in permitted setbacks is an anticipated outcome to give effect to the NPS-UD.

13.0 THE MATTERS IN 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.

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

6. Matters of national importance

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 recognise and provide for the following matters of national importance:

h) the management of significance risks from natural hazards.

The natural hazards associated with the site have been fully reviewed as part of the preparation of this resource consent application. Any risk associated with the natural hazards present on the site is low and will be avoided or mitigated through standard construction methods.

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 –

c) the maintenance and enhancement of amenity values:
f) maintenance and enhancement of the quality of the environment.

The proposed development is a high-quality built form that is of a scale that is consistent with that which is anticipated for the zone. As such the proposal will maintain the character and amenity of the High Density neighbourhood.

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

14.0 CONCLUSION

Resource consent is sought to provide for a six-unit development at 8 Suburb Street, Queenstown. Resource consent is also sought to provide for the RVA use of each unit. It is considered that overall, the proposal will have a less than minor effect on both the environment and people and is consistent 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.

ANNEXURE 1: PROPOSED DISTRICT PLAN OBJECTIVES AND POLICY ASSESSMENT

Table 4: *Proposed District Plan: Relevant Objectives and Policies*

Clause	Provision	Comment
Chapter 4 – Urban Development		
Objective 4.2.2 A	***A compact, integrated and well designed urban form within the Urban Growth Boundaries that:*** ***(i) is coordinated with the efficient provision, use and operation of infrastructure and services; and*** ***(ii) is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.***	The site is located within an established urban area where development of the scale and intensity proposed is anticipated and provided for. The location, layout, and design of the development have been informed by the site's natural constraints. Overall, the proposal will be consistent with the character and form of development within the surrounding environment and will deliver a high-quality outcome that enhances the urban framework through well-considered and robust urban design.
Objective 4.2.2 B	***Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.***	
Policy 4.2.2.1	*Integrate urban development with existing or proposed infrastructure so that:* *a. Urban development is serviced by infrastructure of sufficient capacity; and* *b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and* *c. in the case of the National Grid, reverse sensitivity effects avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.*	
Policy 4.2.2.3	*Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.*	
Policy 4.2.2.4	*Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.*	

Policy 4.2.2.5	*Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.*	
Policy 4.2.2.6	*Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.*	
Policy 4.2.2.7	*Explore and encourage innovative approaches to design to assist provision of quality affordable housing.*	
Policy 4.2.2.8	*In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.*	
Chapter 9 – High Density Residential – Objectives and Policies		
Objective 9.2.1	***High density housing development occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.***	The proposed development comprises six units within the High Density Residential Zone, located in close proximity to the Queenstown Town Centre. The proposal seeks to provide for each unit to be utilised for Residential Visitor Accommodation enables a flexible mixed-use outcome, providing housing opportunities for both long-term residents and visitors to the area. The subject site is within 600 metres of Queenstown Town Centre with several public trails nearby. There is also a nearby bus stop near the top of Suburb Street.
Policy 9.2.1.1	*Provide sufficient high density zoned land that enables diverse housing supply and visitor accommodation close to town centres.*	
Policy 9.2.1.2	*Promote high density development close to town centres to reduce private vehicle movements, maximise walking, cycling and public transport patronage and reduce the need for capital expenditure on infrastructure.*	
Objective 9.2.2	***High density residential development provides a positive contribution to the environment through quality urban design.***	The development utilises a range of architectural responses to address the built form outcomes sought by policy 9.2.2.1. The Residential Zone Design Guidelines have been fully assessed in the AEE above and urban design assessment submitted with this application. Given the nature of the site and surrounding environment, in addition to those reasons outlined in the AEE, increased height within this location is appropriate. Overall, it is considered that the proposal provides a high-quality high-density development that will contribute positively to the design of the urban environment.
Policy 9.2.2.1	*Require that development within the zone responds to its context, with a particular emphasis on the following essential built form outcomes:* *a. achieving high levels of visual interest and avoiding blank or unarticulated walls or facades;* *b. achieving well-overlooked, activated streets and public open spaces, including by not visually or spatially dominating street edges with garaging, parking or access ways;* *c. achieving a variation and modulation in building mass, including roof forms;*	

	d. use landscaped areas to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public.	
Policy 9.2.2.2	*Support greater building height where development is designed to achieve an exemplary standard of quality, including its environmental sustainability.*	
Policy 9.2.2.4	*Require consideration of the relevant design elements identified in the Residential Zone Design Guidelines 2021.*	
Objective 9.2.3	***High density residential development maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.***	The development is characteristic of a high density residential environment and is an anticipated development form within this zone. Although breaches to permitted height and setbacks occur, for the reasons outlined in the AEE above, these considered are appropriate in this instance, given the high density character and nature of the site. Overall, given the zoning and the nature of the site, it is considered that on balance proposed development is not contrary to Objective 9.2.3.
Policy 9.2.3.1	*Apply recession plane, building height, yard setback and site coverage controls as the primary means of ensuring a minimum level of neighbours' outlook, sunshine and light access, and privacy will be maintained, while acknowledging that through an application for land use consent an outcome superior to that likely to result from strict compliance with the controls may well be identified.*	
Policy 9.2.3.2	*Ensure the amenity values of neighbours are adequately maintained.*	
Policy 9.2.3.3	*Ensure built form achieves privacy for occupants of the subject site and neighbouring residential sites and units, including through the use of building setbacks, offsetting habitable windows from one another, screening, or other means.*	
Objective 9.2.6	***High-density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks.***	The proposal provides for a shared driveway allowing for appropriate access to each unit. Each unit has a single garage space where appropriate manoeuvring can be undertaken from each of the spaces. The site is also in close proximity to the Town Centre, trail network and several bus stops allowing for increased accessibility to the site. The proposal meets minimum permeable area requirements. Stormwater capacity has been confirmed available for eight units through RM240961.
Policy 9.2.6.3	*Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including the consideration of a reduction in required car parking where it can be demonstrated that this is appropriate.*	
Policy 9.2.6.4	*Require the site layout and design of development provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures*	

Chapter 25 – Earthworks – Objectives and Policies		
Objective 25.2.1	***Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.***	Given the natural constraints on the site, the proposed earthworks are required to establish an appropriate and functional buildable area on a site. All earthworks will be undertaken in accordance with the submitted Environmental Management Plan (EMP). The Geotechnical Report undertaken for the site has confirmed that any natural hazards risk is low. Standard conditions of consent will ensure that works are carried out in an appropriate manner and that any required remedial works are implemented. For the reasons set out in the AEE and as addressed within the accompanying geotechnical report and EMP, the proposal will be consistent with Objective 25.2.1 and the associated policies, through the appropriate avoidance, mitigation, and remediation of adverse environmental effects.
Policy 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.*	
Policy 25.2.1.2	*Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:* *a. Protects the values of Outstanding Natural Features and Landscapes;* *b. Maintains the amenity values of Rural Character Landscapes;* *c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;* *d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.* *e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;* *f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and* *g. Maintains public access to and along lakes and rivers.*	
Policy 25.2.1.3	*Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*	
Policy 25.2.1.4	*Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*	
Policy 25.2.1.5	*Design earthworks to recognise the constraints and opportunities of the site and environment.*	
Policy 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.*	

Policy 25.2.1.7	*Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*	
Policy 25.2.1.9	*Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.*	
Policy 25.2.1.10	*Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*	
Policy 25.2.1.11	*Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*	