vivian+espie
resource management and landscape planning

5 February 2026

ASSESSMENT OF ENVIRONMENTAL EFFECTS
EXTENSION OF EXISTING DWELLING, 19 LARCH HILL PLACE, QUEENSTOWN

1. Key Information

The Form 9 is appended as Attachment **[A]**. Key details are as follows:

Address	19 Larch Hill Place, Queenstown, 9300
Legal Description	Lot 6 DP 10884 held in Record of Title OT3D/1431 appended as Attachment **[B]**
Site Area	900m^2
Owners	Alan John Kirker & Joanne Kirker
Occupiers	Alan John Kirker & Joanne Kirker
Applicant	Alan John Kirker & Joanne Kirker
Operative District Plan Zoning	Low Density Residential Zone
Designations & Special Provisions	Within the urban growth boundary for Queenstown and Frankton
Proposed District Plan Zoning	Lower Density Suburban Residential (LDSR) Urban Intensification Variation – Panel Recommendations Version going to Full Council on 5 February: Medium Density Residential
Proposed Activity	Extension to the existing dwelling
Consents Required	**Proposed District Plan** LDSR Zone: • A discretionary activity resource consent pursuant to Rule 7.5.8.2 for buildings located within the 2m internal boundary setback. The new ensuite bathroom addition is located 200mm off the site's western boundary. • A restricted discretionary activity resource consent pursuant to Rule 7.5.10 for the length of any building façade above ground level that exceeds 16m. The total length of the building façade above ground level will be approximately 21m. Overall the proposal is **restricted discretionary** activity.
Written Approvals	**[D]** – Laurence John Georgeson – 15 Larch Hill Place
Other consents/permits	Not applicable / none

2. Site Description

The subject site is located at 19 Larch Hill Place, Frankton, and has an area of 900m^2 as shown in Figure 1. The site is accessed from Larch Hill Place via several Right of Way easements (see Record of Title appended as Attachment [**B**]**).** The existing dwelling consists of a residential basement flat on the ground level and a residential unit on the first floor.



Figure 1: Site and surrounding environment

The site is located within an established low density residential suburb of Queenstown which is characterised by larger section sizes and established gardens, trees and landscaping. To the south of the site is Frankton Road (State Highway 6A), the main thoroughfare into Queenstown, the Frankton track and Lake Wakatipu.

3. Description of Proposal

The applicant seeks to add a two-storey extension to the existing dwelling. This includes a new ensuite bathroom and wardrobe addition to the first floor, and a storage area/secure covered carport on the ground floor under the bathroom extension. The ground floor level of the extension will have internal access into the basement garage.

The extension will be clad in new coloursteel corrugated iron roofing to match that of the existing dwelling, and the timber framed walls of the extension will be clad in vertical corrugated iron wall cladding.

The full site plan and elevations are appended as Attachment **[C].** A snip of the proposed extension is provided in Figure 1 below.

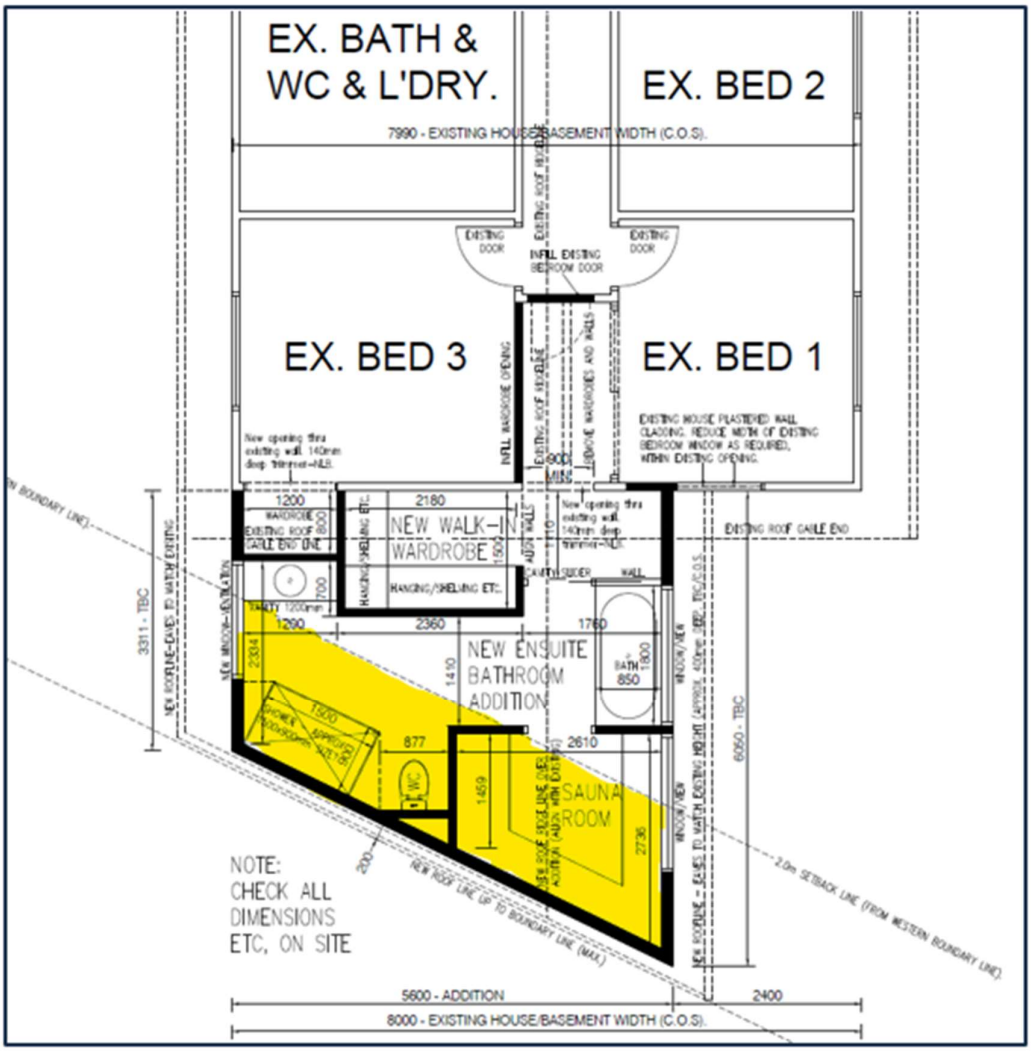


Figure 1: Floor plan of the proposed extension. The highlighted area is located within the 2m boundary setback of the internal western boundary.

The proposed extension is located 200mm off the site's western boundary and is therefore within the 2m internal boundary setback. The owner of the adjoining property to the west (15 Larch Hill Place), Laurence John Georgeson, has provided affected party approval (appended as Attachment **[D]**). Therefore, in accordance with section 95E(3) of the RMA, this adjoining property owner is not considered an affected person in relation to this proposal.

The applicant originally lodged a Deemed Permitted Boundary Activity application with QLDC for this proposal. The application was rejected due to the building also breaching the continuous building length of 16m Rule in the PDP. The new extension has a maximum length of 6.05m, with the existing dwelling being approximately 15m in length. The resulting building is approximately 21m long. Subsequently, the Deemed Permitted Boundary Activity application has been withdrawn and this application will address both setback and building length breaches.

For completeness, the proposal complies with all other rules in the PDP including the height, recession plane (due to it being a sloping site) and earthworks provisions.

4. Resource Consents Required

The site is located within the LDSR Zone of the PDP and the proposal requires the following.

- A **discretionary** activity resource consent pursuant to Rule 7.5.8.2 for buildings located within the 2m internal boundary setback. The new two storey addition is located 200mm off the site's western boundary.
- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.10 in relation to continuous building length. As a result of the extension, the building will be approximately 21m in length which breaches the maximum permitted length of 16m for above ground facades. Council's discretion is restricted to the following matters:
    a) external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
    b) in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

There are no rules breached in the Operative District Plan, in addition, because PDP rules are treated as operative pursuant to section 86F of the RMA, the relevant rules in the ODP are treated as inoperative.

Overall, resource consent is required for a **restricted discretionary** activity.

Urban Intensification Variation

It is noted that through the Urban Intensification Variation, the Panel has recommended the site be rezoned to Medium Density Residential:

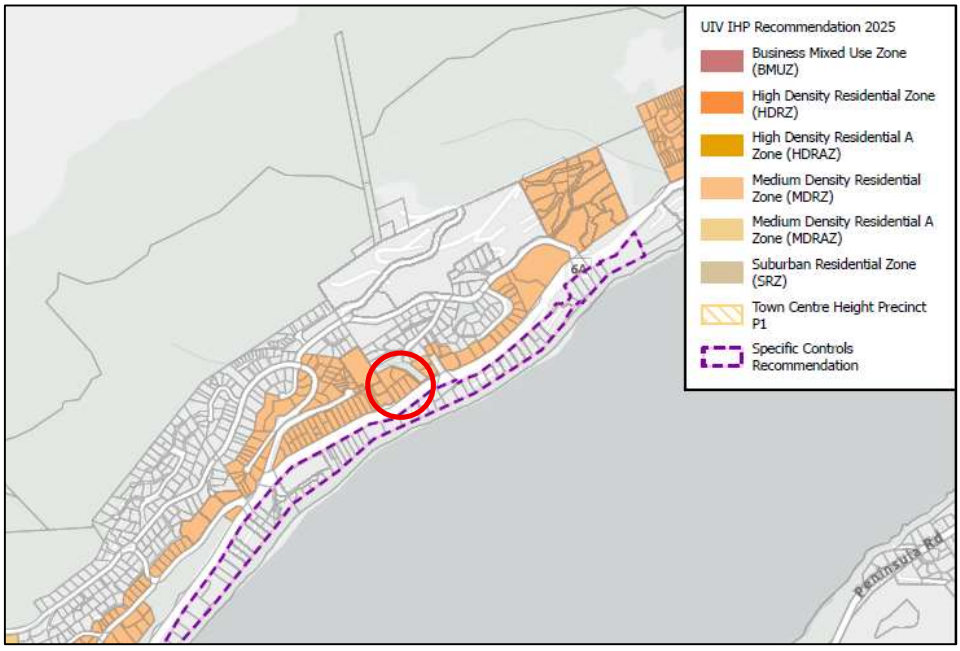


Figure 2: Panel recommendation on Urban Intensification Variation

The Panel recommendations are going to Full Council on 5 February 2026. In the event that the Council accepts the recommendations and notifies the decision, the MDR rules will be triggered once the plan change is past the

'decisions on submissions' stage (section 86B RMA). In the event the decision on this application is issued after the 'decisions on submissions' stage, the proposal will trigger the following consents under the MDR zone (decisions version):

- A **restricted discretionary** activity resource consent pursuant to Rule 8.5.9 for buildings located within the 1.5m internal boundary setback.

Under the UIV MDR provisions, the continuous building length for the MDR is 24m. The proposal will therefore meet the requirements.

5. Effects on Persons

As mentioned above, the property owner of the immediately adjoining site to the west, has provided affected party approval (appended as Attachment **[D]**)**.** Accordingly, any adverse effects of the western boundary setback breach on this adjoining property owner have been disregarded.

The site is elevated above Frankton Road. A long and established strip of extensive landscaping in the road reserve completely obscures the dwelling from public view. Given that the site is located down a long ROW access and the orientation of the dwelling will obscure the proposed works from neighbouring properties views, the breach of the building length will be indiscernible from outside the site. As such, no other persons are considered to be affected by this proposal.

6. Assessment of Effects on the Environment

6.1 Effects of the internal boundary setback breach

As above, the adjoining property to the west is the only site affected by the internal boundary setback breach and affected party approval has been obtained. While the built form will extend to near the property boundary, it will not result in adverse effects on the LDSR environment, with the predominant character being still detached houses with generous spaces between buildings. Any adverse effects of the building being located within the internal setback on the western boundary are considered to be less than minor.

6.2 Effects of exceeding the maximum building length

In terms of Rule 7.5.10, discretion is restricted to (relevant matter listed only):

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

The proposed addition will extend from the southwestern side of the dwelling and will therefore be completely obscured from the adjacent properties to the east, which are well setback from the site and set amongst their own established gardens and landscaping. The extension cannot be seen from Frankton Road or the adjoining footpath due to the site's elevation, and the extensive landscaping along the road reserve between the site and Frankton Road. Overall, the breach of the total building length will be indiscernible from outside the site when viewed from

the street and adjacent properties. Any adverse effects of exceeding the maximum building length are considered to be less than minor.

6.3 Residential Zone Design Guidelines

In accordance with Rule 7.5A.1 in the PDP, the Residential Zone Design Guide 2021 for the LDSR Zone has been reviewed. Most of the design elements relate to new dwellings. However, in the context of this proposal, the height and roof form of the extension will align with that of the existing dwelling. The proposed cladding, spouting and fascia will match the external finishes of the dwelling to appear as one coherent built form. The proposed extension is considered to align with the overall intention of the Residential Zone Design Guide 2021.

Overall, the potential adverse effects on the environment from this development are considered to be no more than minor.

7. Notification and limited notification

Public notification and limited notification are not precluded. No adverse effects on the environment are more than minor, and no persons are considered to be adversely affected by the proposal.

8. Objectives and Policies assessment

7.1 Operative and Proposed Regional Policy Statements for Otago

The Operative and Proposed Otago Regional Policy Statements have been considered. These are high level policy documents that provide no policies of direct relevance to the small-scale extension proposed on this site. The Operative and Proposed Otago Regional Policy Statements are not relevant to the proposal and the proposal is not inconsistent with or contrary to any of the provisions.

7.2 Proposed District Plan objectives and policies

In terms of the proposed District Plan, the application has been assessed in relation to the Policies and Objectives contained within Chapter 7 (LDSR Zone).

Chapter 7 policies 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 development and maintains residential amenity values. This proposal provides for optimal design utilising existing orientation and built form, and maximising opportunity for residential comfort and amenity while also providing addition covered onsite car parking. The proposed design is in keeping with the character of the existing dwelling and is appropriate in terms of residential amenity and character. It is not considered that the proposed building length/boundary intrusions will have significant adverse effects on adjoining properties or the environment in terms of amenity, privacy, access to sunlight or visual dominance. The proposal meets the objectives and policies of Chapter 7. Overall, the amenity values of the zone

are protected and the proposal is in accordance with the relevant objectives and policies of the ORPS, PORPS, and PDP.

9. Part 2 of the Resource Management Act

The proposal will promote the purpose and principles of the Act. The development will result in sustainable management of natural and physical resources, whilst avoiding, remedying or mitigating adverse effects on the environment.

8. Conclusion

This application seeks approval for a two-storey extension to the existing residential dwelling on site. This will include adding a bathroom/wardrobe addition to the first level and a secure storage area/covered carport to the ground level. The design of the overall development makes efficient and practical use of the site. The minor breaches are appropriately mitigated by general building orientation and site location.

Overall, it is considered that the proposal is an appropriate development for this site, with no more than minor adverse effects on the surrounding environment.

Yours faithfully,



Kylie Columb
PLANNER

[A] – Form 9
[B] – Record of Title
[C] – Site Plans and Elevations
[D] – APA - Laurence John Georgeson