4 Orchard Hill, Millbrook Resort, Queenstown

Land Use Consent

Cameron and Isis Winter, and Beswick Trustees Co 2022 Ltd

February 2026

Prepared by: Karen Page

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

1.1 Site Description

The subject site located at 4 Orchard Hills, Millbrook, Queenstown and is identified as Lot 4 DP 27848 contained in CFR OT19B/615. Lot 4 has an area of 1116m2, see figure 1 and 2 below.



Figure 1: Site Locality



Figure 2: Subject site

The site is occupied by a two-level dwelling, with two detached garages, that was originally approved in 2001 under RM010359 as a three-bedroom development, see figure 3 below for detail. The building comprises one long pavilion with two single garages, and has a north to south orientation. Made of plaster and masonry block, and rusticated weatherboard, the unit typifies the Millbrook dwellings in this eastern area of the Resort.

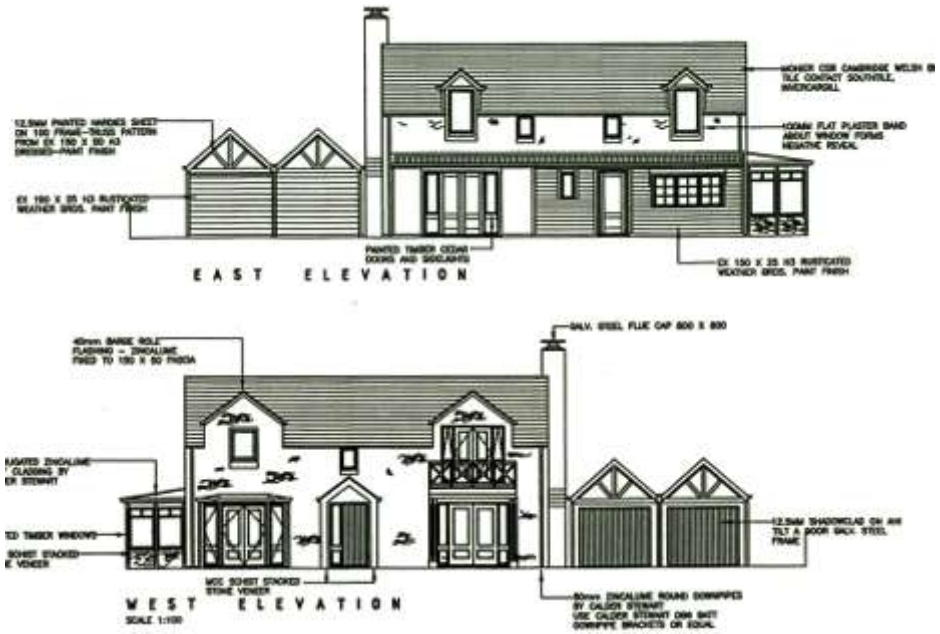


Figure 3: Existing Development on site

The site borders the zone boundary of Millbrook Resort and adjoins a larger rural lifestyle lot identified as 29 Butel Avenue owned by S Grant, B Spray and Mc Culloch Trustees Ltd along the eastern site boundary.

Access to the site is off Orchard Hill Lane along its western boundary.

The surrounding wider environment is made up of the Millbrook Resort and golfcourse, the Hills golfcourse and rural lifestyle allotments.

There are no Consent Notices or Covenants registered on the Certificate of Title for this lot.

1.2 The Proposal

The Applicant seeks to carry out a minor addition to the existing development on site. This will include a 25.7m2 extension to the existing garage to provide for a studio, including a bedroom and bathroom, and a small patio area. The addition will use material compatible with the dwelling on site including corrugated coloursteel for roofing and plaster and rusticated pinus weatherboard for cladding. Colour will match the existing development.

The addition will be entirely consistent with what could be expected of a development in Activity Area R1 of the Millbrook Zone. The addition including the use of materials and colours, have all been approved by the Millbrook Country Club.

The development will include limited earthworks. No new retaining walls or batters will be located adjacent any site boundaries.

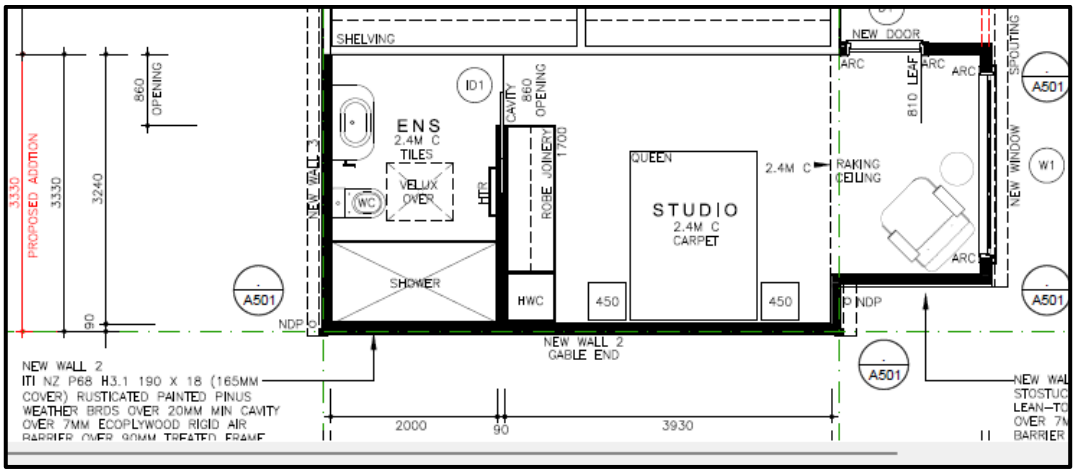


Figure 4: Proposed addition to garages

2. DISTRICT PLAN PROVISIONS

The subject site is located within the Millbrook Resort and is zoned Millbrook Resort Special Zone of the Queenstown Lakes District Plan (QLDP). The QLDP states that the purpose of the Millbrook Resort Zone is to;

"contribute to visitor and economic development within the District. …the zones provide for golf courses and a range of outdoor and indoor sporting and recreational activities. In Millbrook Resort hotel and other visitor accommodation exist along with support facilities and services…. The Resort zone recognises the special amenities of the rural area in which the development is located and provides for the ongoing implementation of the activities of the resort".

The site is located on the edge of Millbrook Resort and adjoins the Wakatipu Basin Lifestyle Precinct zoning along its eastern boundary, see figure 5 below.



Figure 5: Proposed District Plan Zoning

2.1 Consents Required and Status of the Activity

The site is located in Activity Area R1 of the Millbrook Resort Zone under the QL Proposed District Plan, see figure 6 below.

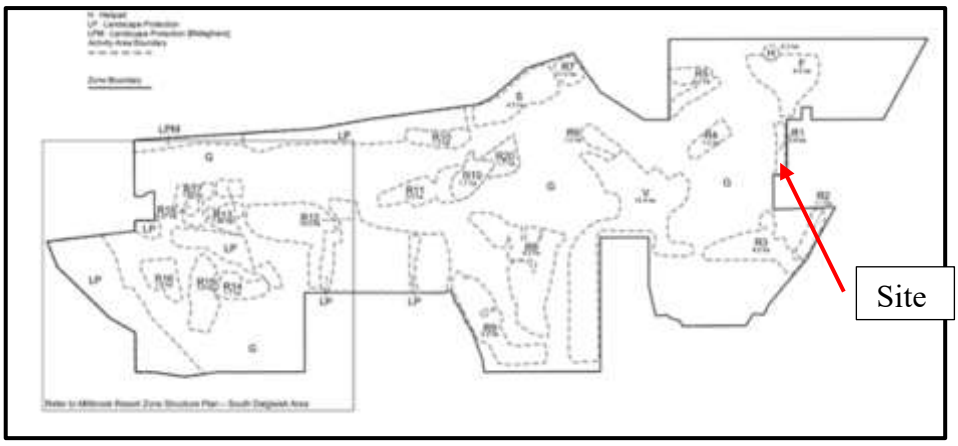


Figure 6: Millbrook Resort Structure Plan

As such, consent is required for the following:

Millbrook Special Zone:

- A Controlled Activity resource consent pursuant to Rule 43.4.10 (b) for buildings in the R1 zone. Consent is sought for a small extension to the existing garage. Control is reserved to the appearance of the buildings, effects on amenity, appearance and coherence with surrounding buildings.

- A Restricted Discretionary Activity resource consent pursuant to Rule 43.5.2 for buildings located within 6m of the Zone boundary. The proposed development will be located 2.7m from the zone boundary. Consideration is restricted to building design, effects on landscape, privacy and amenity values.

The application is considered to be a **Restricted Discretionary Activity.**

3. NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSMENT AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2012.

The site is located within Millbrook Resort and is already developed for residential use. The development does not include subdivision and minimal earthworks.

4.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT

4.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

It is considered that the proposal will not result in any significant adverse effect on the environment and the location proposed is considered appropriate.

4.2 An assessment of the actual or potential effect on the environment of the activity:

4.2.1 Any physical effect on the locality, including any landscape and visual effects

The proposed addition will have negligible adverse effects on this environment and on the character of Millbrook Resort. The increase to the building platform is entirely in keeping with the scale and character of adjacent developments in this area. The addition will continue to retain the original character of the unit as approved under RM010359, see figure 7 below. The yard setback along the eastern boundary will adjoin 29 Butel Avenue which is a large 2.2ha rural residential allotment that supports a dwelling approximately 50m to the southeast of the proposed site, see figure 8 below. Established planting straddling the boundary between the two sites currently screens the subject site and development from 29 Butel Ave.

The proposed extension will be indiscernible from 29 Butel Ave given the minor nature of the breach, the character of the proposed build, the separation distance between developments, and given the existing planting on the site boundary. It is noted, however, that this planting is not considered necessary to mitigate any adverse effects, given the above. As such no landscape protection is necessary or proposed in this respect. Furthermore, the reduced setback will not compromise any adjacent privacy levels.



Figure 7: Proposed Garage / studio additional facing the adjoining boundary of 29 Butel Avenue



Figure 8: Proposed site located adjacent 24 Butel Avenue

All materials and colours will be consistent with that anticipated in the Millbrook Zone. Overall, the proposed development will maintain the amenity of the site and the character of this immediate residential area.

Further to the above, the Applicant has obtained sign off from the Millbrook Country Club and their Design Review Panel, see Appendix C for detail, recognising that the development is entirely in keeping with the design guidelines of the Zone.

Affected party approval has also been obtained from Jan Spray who is one of three owners of 29 Butel Avenue. The above assessment, however, concludes that any adverse effects on this owner will be less than minor. As a result, affected party approval from the other two owners is not considered necessary.

For the above reasons, it is considered that the proposed development will have less than minor adverse effects on this residential environment and will be in keeping in respect to its scale and character with development anticipated in Millbrook. The development will protect the character of the existing unit and overall contribute to the visual amenity of this site and its surrounds.

Furthermore, for reasons outlined above, no additional parties are considered adversely affected by the proposal.

4.2.3 Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

As previously mentioned, there is no physical adverse effect on the neighbourhood or wider community that will result from this application.

4.2.4 Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

There will be no effect on ecosystems, nor any physical disturbance of habitats in the vicinity as a result of this application.

4.2.5 Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

The proposal will not result in any significant changes to the physical environment.

4.2.6 Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

The proposal does not include the discharge of contaminants.

4.2.7 Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations:

The subject site is not recognized as being susceptible to any significant natural hazards.

The proposed activity does not include the use of hazardous substances or installations.

4.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:

As stated, the proposed activity will not include the use of hazardous substances.

4.4 If the activity includes the discharge of any contaminant, a description of—
(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

The proposed activity will not include the discharge of any contaminants.

4.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Actual and potential adverse effects of the proposal have been considered in Part 4.2. No mitigation measures are considered to be necessary.

4.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Millbrook Country Club has given its consent and affected party approval to the development.

4.7 If the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring above or beyond standard consent conditions is considered necessary.

4.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity will not have any adverse effect on the exercise of a protected customary right.

5.0 PROPOSED DISTRICT PLAN: OBJECTIVES AND POLCIES ASSESSMENT

5.1 Proposed Queenstown Lakes District Council District Plan

Objective 43.2.1 - Visitor, residential and recreation activities developed in an integrated manner with particular regard for landscape, heritage, ecological, water and air quality values.

Policies 43.2.1.1 Require development and activities to be located in accordance with a Structure Plan so as to promote orderly and integrated development and prevent the inappropriate development of sensitive parts of the site.

43.2.1.2 Require the external appearance of buildings to have appropriate regard to landscape and heritage values.

43.2.1.3 Protect valuable ecological remnants and promote the enhancement of ecological values where reasonably practical.

43.2.1.4 Control the take-off and landing of aircraft.

43.2.1.5 Control air emissions for visual amenity purposes.

43.2.1.6 Reduce nutrient levels and other pollutants generally and within Mill Creek and improve and protect the water quality of Lake Hayes.

Comments

The proposed development will be consistent with the Objective and supporting policies for this zone for reasons outlined in Section 4.2 above. The development will fully comply with Millbrook's Design Guidelines in terms of its use of materials and colouring. The development will not be inconsistent with any of the policies identified above given it will have no adverse effects on the surrounding receiving environment.

The effects of the proposed development on this zone are consistent with what could be expected on this site.

6.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Millbrook Resort Zone. The proposed development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

Prepared by **Karen Page**
CLARK FORTUNE MCDONALD & ASSOCIATES
January 2026

APPENDIX A

Certificate of Title

APPENDIX B

Proposed Plans

APPENDIX C

Millbrook Design Approval

APPENDIX D

Affected Party Approval