From: "Richard Kemp" <pragmaticplanning@gmail.com>
Sent: Fri, 29 May 2026 14:16:02 +1200
To: "Megan Phillips" <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information
Attachments: Subdivision Scheme Plan 29 May 2026.pdf, Assessment of Effects on the Environment 29 May 2026.pdf

Hi Megan,

Updated scheme plan attached.

So final lot sizes/building coverage percentages (post-subdivision):

- Lot 1: 289m2 - Building Coverage - 141m2 coverage / 289m2 site area = **48.78% coverage**
- Lot 2: 231m2 - Building Coverage - 87.3m2 coverage / 231m2 site area = **37.79% coverage**
- Lot 3: 418m2 - Building Coverage - 139.7m2 coverage / 418m2 site area = **33.42% coverage**

Revised AEE also attached.

Hopefully that's all you require to wrap this one up?

Thank you

Richard

On Wed, 27 May 2026 at 11:18, Richard Kemp <pragmaticplanning@gmail.com> wrote:

> Hi Megan,
>
> Have a look at the below responses from Ben (Architect) in red in the emails below. Should answer most of your questions.
>
> I'm getting the subdivision plan tweaked and will then come back and supply final lot sizes (and associated building coverage percentages).
>
> Be in touch very soon.
>
> Richard
>
> ---------- Forwarded message ---------
> From: **Ben Young** <Ben@nja.co.nz>
> Date: Wed, 27 May 2026 at 04:52
> Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information
> To: Richard Kemp <pragmaticplanning@gmail.com>

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Cc: Noel Jessop <noel@nja.co.nz>, kamal@dhillondevelopments.co.nz <kamal@dhillondevelopments.co.nz>

Morning Richard,

No problems, responses below in red. Let me know if you need any further clarification added to these?

Cheers
Ben

NOEL JESSOP Architecture

Phone (07) 854 6635 **Mobile** 027 869 0174
Email ben@nja.co.nz **Online** www.nja.co.nz
Practice 13 Somerset Street, Hamilton 3204

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Tuesday, May 26, 2026 7:23 PM
To: Noel Jessop <noel@nja.co.nz>; Kamal Dhillon <kamal@camarosa.co.nz>; Ben Young <Ben@nja.co.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Hi Noel/Ben,

Have a few questions from the Council Planner as they wrap up the assessment

- Could you please clarify what the currently-proposed max building height above original ground level will be for 14 O'Kane Lane?, and where the max height breach is located? The max building height will be 8.3m above the original ground level. This will be at the very western wall on unit 1 as marked below.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026



- I've just realised that given the building has shifted (due to the new retaining methodology) hat we'll need to have the surveyor update the scheme plan too. Would you please send me the .dwg of the latest site plan? Good news is that the surveyor is are quick. That will also answer Megan's questions re subdivision lot sizes. No problems, dwg attached.

- Could you confirm if the building coverages Megan listed below are correct? Building coverages noted below in red, the lot sizes noted by Megan are all correct.

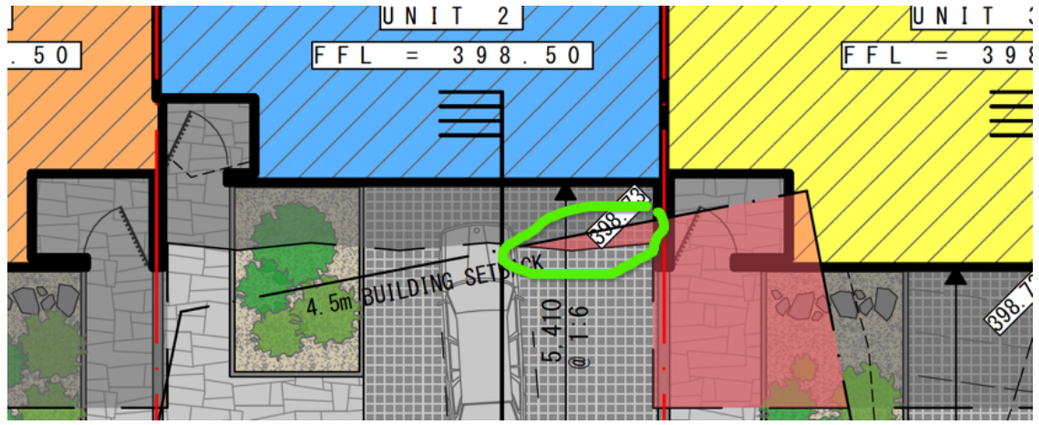
Lot 1 – 48.85% (141.2 building size to 289m2 lot) 141sq/m

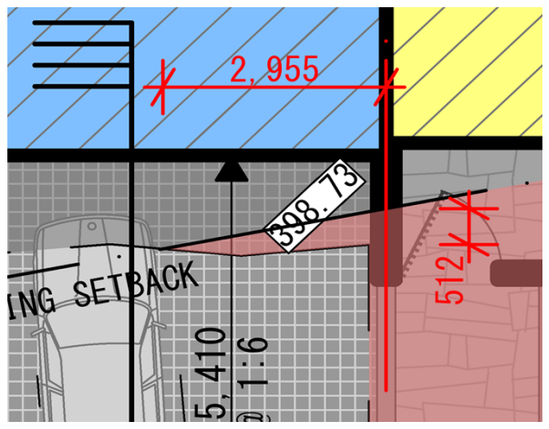
Lot 2 – 26.8% (85.4 to 232m2) 87.3sq/m

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Lot 3 – 32.98% (138.2 to 419) 139.7sq/m

- What is this road setback breach shading that you have on the site plan (circled green below) Not sure what the question is here, there isn't a balcony on unit 2 out here? This is the L2 & L3 wall outline above cantilevering into the setback





Thanks

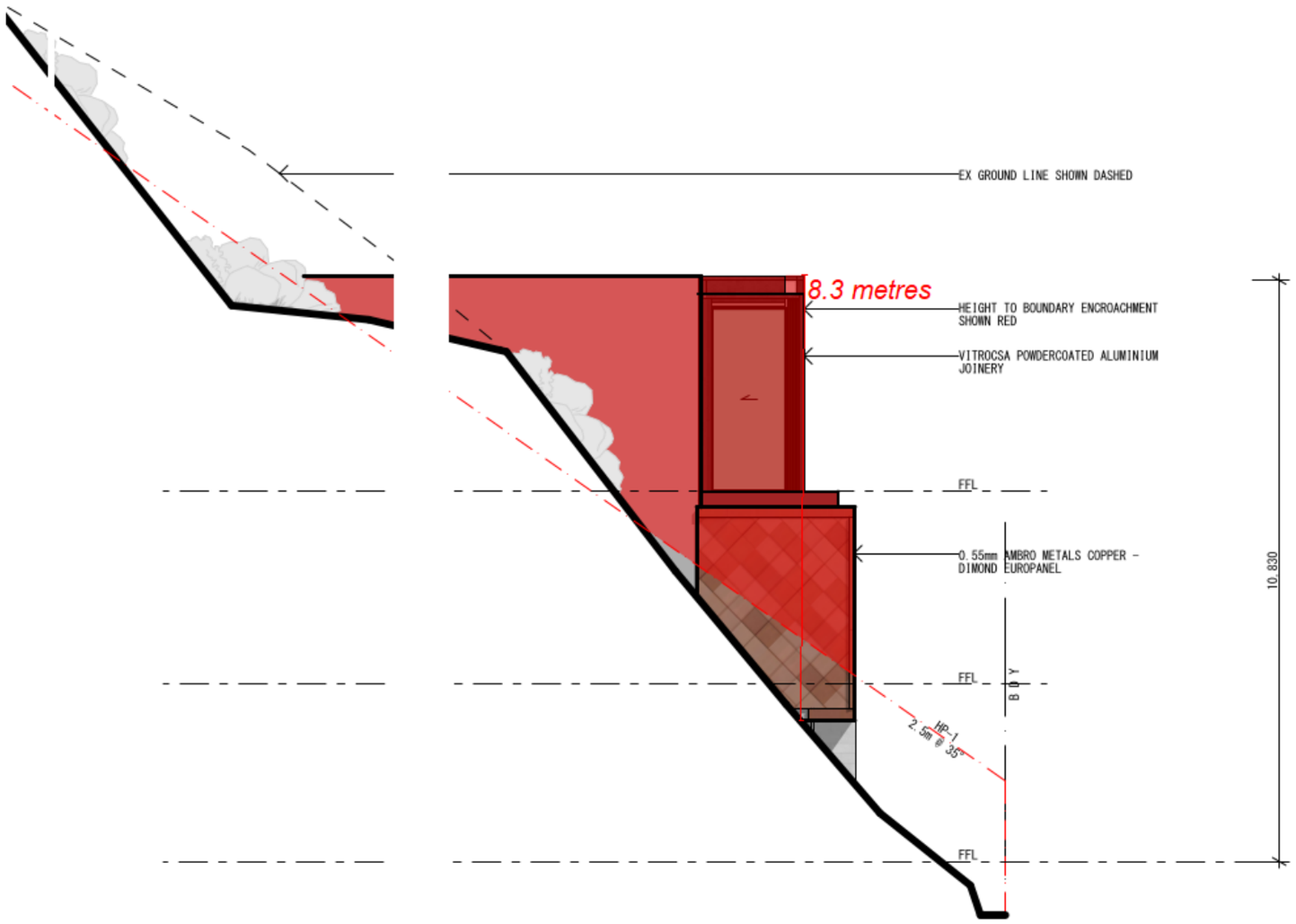
Richard

On Tue, 26 May 2026 at 08:15, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Just working on it now and was drafting email to get a few things confirmed to help finish off the s95 and then get onto the s104:

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

AEE says height is 9.45m but plans show 8.3m – can you confirm which is correct and demonstrate if different from 8.3m – just want to confirm level of breach.



Building coverage

Lot 1 – 48.85% (141.2 building size to 289m2 lot)

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Lot 2 – 26.8% (85.4 to 232m2)

Lot 3 – 32.98% (138.2 to 419)

Subdivision – lot sizes

Further to above – there is a difference in lot sizes on the scheme plan and architect plans – please clarify

Lot 1 (SP) 308 (AP) 289

Lot 2 (SP) 229 (AP) 232

Lot 3 (SP) 400 (AP) 419

Setback

Confirm that it is Road setback breach from the residential unit on Future Lot 2 first floor balcony (not in AEE but notice on plans) and Lot 3 first floor balcony and building

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 443 0166 | P: +64 3 441 0499

E:megan.phillips@qldc.govt.nz

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Tuesday, 26 May 2026 1:10 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Hi Megan,

Keen for an update on the one given the RFI response was about 1.5 weeks ago/keen to wrap this one up

Have you received the Engineer's report yet?

Thank you

Richard

On Fri, 15 May 2026 at 04:59, Richard Kemp <pragmaticplanning@gmail.com> wrote:

> Hi Megan,
>
> See attached as discussed
>
> Cheers

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

On Fri, 15 May 2026 at 09:55, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Just having a look over now.
>
> I cannot see a response to points 1 and 2 for landscaping and recession planes
>
> If you are able to answer these I can add to my assessment. Im waiting on engineering feedback and/or report and doing acoustic aspect now until I get the rest of the info from everyone.

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development Queenstown Lakes District Council DD: +64 3 443 0166 | P: +64 3 441 0499 E:megan.phillips@qldc.govt.nz	

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Thursday, 14 May 2026 3:08 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Thanks Megan

On Thu, 14 May 2026 at 15:05, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Thanks for sending these through – ill be looking over them tomorrow and have forwarded onto the processing engineer to review and provide feedback
>
> Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development Queenstown Lakes District Council DD: +64 3 443 0166 | P: +64 3 441 0499 E:megan.phillips@qldc.govt.nz	

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Thursday, 14 May 2026 2:49 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Hi Megan

See attached for the geotechnical info, and comment re overland flow path.

P&I have also confirmed acceptance with the access off the turning head (I believe you were copied in?) - we're happy for the painting of the broken yellow lines on the turning head to be conditioned.

I believe that's now all RFI items responded to - but please advise?

Thanks

Richard

On Fri, 1 May 2026 at 15:06, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Hope you are well.
>
> I note there are still Questions/matters no addressed yet; however, I can provide feedback on some aspects:

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Vehicle Crossing

I have heard back from the engineer regarding the non-compliance of the accessway being located on the turning head. I am aware of discussions between you and Sam Metcafe in relation to broken yellow lines being provided around the turning head to mitigate this. This has further been discussed internally, and the option to condition prior to s224(c).

Can you please confirm if the applicant would volunteer a condition to this effect – specific wording can be worked on.

Acoustic – still reviewing at the moment – will provide updated feedback next week

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development Queenstown Lakes District Council DD: +64 3 443 0166 | P: +64 3 441 0499 E:megan.phillips@qldc.govt.nz	

From: Megan Phillips
Sent: Wednesday, 8 April 2026 10:12 AM
To: 'Richard Kemp' <pragmaticplanning@gmail.com>
Subject: RE: RM260120 – K Dhillon – s92(1) Request for Further Information

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Kia ora Richard,

Not a problem, thought was the case.

Ill upload these documents and have a look over the acoustic stuff in the meantime.

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 443 0166 | P: +64 3 441 0499

E:megan.phillips@qldc.govt.nz

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Wednesday, 8 April 2026 10:02 AM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Hi Megan,

Still working on this - geotech is slow + waiting to hear back from P&I re the turning head access matter. I've attached the acoustic response + response re the right of way over 11 O'Kane Lane for your info.

Kind regards

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Richard

On Wed, 8 Apr 2026 at 09:38, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Hope you had a good long weekend.
>
> Just checking in (for my records) to see how the RFI response if going for this one and if likely need a bit more time to get all the information required?
>
> Look forward to hearing from you.
>
> Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development Queenstown Lakes District Council DD: +64 3 443 0166 | P: +64 3 441 0499 E:megan.phillips@qldc.govt.nz	

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

From: Megan Phillips
Sent: Friday, 27 March 2026 9:27 AM
To: 'Richard Kemp' <pragmaticplanning@gmail.com>
Subject: RE: RM260120 – K Dhillon – s92(1) Request for Further Information

Kia ora Richard,

Thanks for your questions.

For point 5 -That would be either Richard Powell richard.powell@qldc.govt.nz or Sam Metcalfe sam.metcalfe@qldc.govt.nz in the asset team (P&I).

For Point 6 – the Processing engineer confirmed that their concern is with the secondary/overland flow path. From reviewing of the mapping and elevations, O'Kane Lane's low point is at the western end of the road suggesting then that overland flow would be discharging through private property rather than east via the public land of O'Kane Lane and Angelo Drive. Given the proposal exceeds permissible coverage, we would like to ensure that private, downstream properties will not be adversely affected in a secondary event.

I hope this helps clarify things

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 443 0166 | P: +64 3 441 0499

E:megan.phillips@qldc.govt.nz

From: Richard Kemp <pragmaticplanning@gmail.com>
Sent: Thursday, 26 March 2026 10:26 AM

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: Re: RM260120 – K Dhillon – s92(1) Request for Further Information

Hi Megan,

Re point 5 - can you please advise whom I should contact in P&I to discuss this with?

Re point 6 - can you please explain what you mean by this/exactly what you are after? All stormwater will go into QLDC stormwater network and the site is basically a cliff/rock - i.e. stormwater isn't soaking into the ground in this case - any stormwater not captured by the on-site collection devices (downpipes and stormwater sumps) will run into the kerb/channel of O'Kane Lane and the ROW and into the Council's stormwater network. Even though the building coverage control is exceeded by 9% - pretty much all stormwater is going into the Council network under a pre and post development scenario and not into neighbouring properties.

Thank you

Richard

On Wed, 18 Mar 2026 at 11:00, Megan Phillips <megan.phillips@qldc.govt.nz> wrote:

> Kia ora Richard,
>
> Hope you are having/had a good holiday – depending on where you are currently!
>
> **RM260120 – K Dhillon – s92(1) Request for Further Information**
>
> This email is a request under s92(1) of the Resource Management Act 1991 (RMA) for further information to assist Council in processing your application and understanding of the actual or potential adverse effects of your proposal. Please see the below which sets our why the request is being made, and process should you refuse to provide information or not respond to this request.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

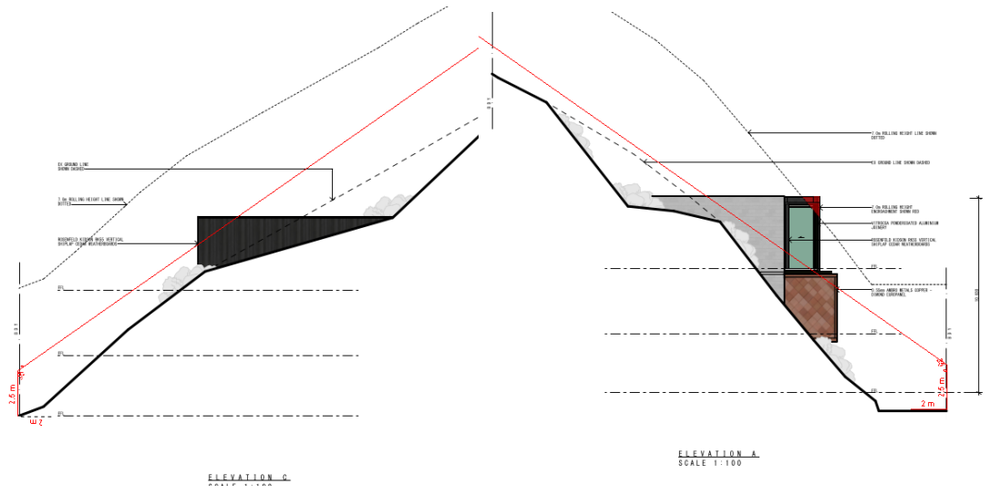
Requested Information

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

General design

1. The proposal notes a landscaping plan, but no information is provided as to the species (for example, it will look to align with the residential design guide) and any volunteered conditions for maintenance. As such, please provide more information to aid in assessing this aspect of the proposal.

2. The AEE states a breach of the recession planes under the PDP UIV and, whilst these are not yet operative, it is necessary to confirm the level of non-compliance. From a desktop assessment, it appears to be relating to the southern boundary (see below) and post-subdivision, the west/east depending on the specific lot. Can you please confirm which boundary the recession plane breach is related to, and if different from below, please demonstrate.



Noise & Vibrations

3. Please provide further information to clarify how potential noise and vibration effects from construction activities have been assessed and understood for the receiving environment, including adjoining sites where buildings are consented but not yet constructed.

   In particular, please explain:

- Which neighbouring sites have been considered, how these relate to consented building locations, and how this has been reflected spatially (e.g. boundaries, envelopes, or assessment locations);
- Please show the lot boundaries on the mapping to better understand the data points and information mapped;
- Where compliance with relevant noise and vibration standards is anticipated, and whether any exceedances are predicted, including their extent, duration, and timing;
- The overall construction programme (not just rock related), including the duration and frequency of activities with potential noise or vibration effects;
- How effects on persons have been considered, including any assumptions regarding occupancy of neighbouring consented sites during the construction period.

This information is required to determine the nature and scale of potential effects, confirm compliance with relevant standards, and assess whether effects on neighbouring sites and future occupants are more than minor.

Transport

4. The vehicle crossing gradients do not meet the District Plan requirements that allow a maximum gradient of 1:6. Vehicle crossing for units 1 and 3 also do not meet the requirements for breakover angles. Please provide commentary from a transport specialist that demonstrates the vehicle crossing gradients and their transitions are suitable to accommodate a B99 vehicle or amend the application to demonstrate compliance.

5. As per drawing B5-2 of the Queenstown Code of Practice, there cannot be access to a property from the turning area. Lot 2 does not comply with this standard. Please provide evidence Councils asset team has approved this breach.

Building Coverage

6. The building coverage is stated as being 48.9%, which exceeds the 40% limit of the District Plan. It is not clear from the scheme plan or architectural drawings where the secondary flow path beyond the boundary of the application site is located. Please provide details on this, demonstrating that downstream private property is not adversely affected.

Earthworks

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

7. The geotechnical assessment requires updating to include information or commentary on the following:

    1. Clear demonstration that excavation (both temporary and permanent) is feasible at the recommended batters without breaching site boundaries or causing instability both locally and globally.
    2. Rock anchors are suggested as part of the foundation design. Clarity is required on how these interact with neighbouring properties, particularly to confirm they will not breach boundaries. Provide specific details, including location, depth, inclination, extent of encroachment (if any), and how they relate to the proposed cuts and retained slopes. This information is required for us to understand if the proposal is feasible. Please confirm either that rock anchors are not required or demonstrate that they can be contained within the boundaries of the site.
    3. Evidence that Council owned wastewater and stormwater within easement R will not be affected or damaged due to the proposed earthworks.
    4. Scaled plans and cross-sections clearly showing all proposed earthworks and cuts across the site, including their proximity to all existing boundaries and underground/ overhead services.

<u>Easements</u>

8. Easement A is only listed as right of way on the scheme plan. Lot 1 utilises wastewater and stormwater infrastructure from this easement. Please provide confirmation that easement A also includes rights to drain water and wastewater for this lot or provide information on how such rights will be obtained.

Responding to this request

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

*You are required to respond to this request in writing within **15 working days** from the date of this letter, which is **10 April 2026**, to advise the consent authority that you either agree or refuse to provide the information requested, or to seek an alternative timeframe to provide the information in accordance with RMA section 92A(2)(a).*

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

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

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

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

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 443 0166 | P: +64 3 441 0499

E:megan.phillips@qldc.govt.nz

--

Richard Kemp

Principal Planner

Pragmatic Planning

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

--

Richard Kemp

Principal Planner

Pragmatic Planning

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

--

Richard Kemp

Principal Planner

Pragmatic Planning

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

--

Richard Kemp

Principal Planner

Pragmatic Planning

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

--

Richard Kemp

Principal Planner

Pragmatic Planning

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

--

Richard Kemp

Principal Planner

Pragmatic Planning

M: 021 104 3405

E: richard@pragmaticplanning.co.nz

W: **pragmaticplanning.co.nz**

--
Richard Kemp
Principal Planner
Pragmatic Planning

M: 021 104 3405
E: richard@pragmaticplanning.co.nz
W: **pragmaticplanning.co.nz**

--
Richard Kemp
Principal Planner
Pragmatic Planning

M: 021 104 3405
E: richard@pragmaticplanning.co.nz
W: **pragmaticplanning.co.nz**

--
Richard Kemp
Principal Planner
Pragmatic Planning

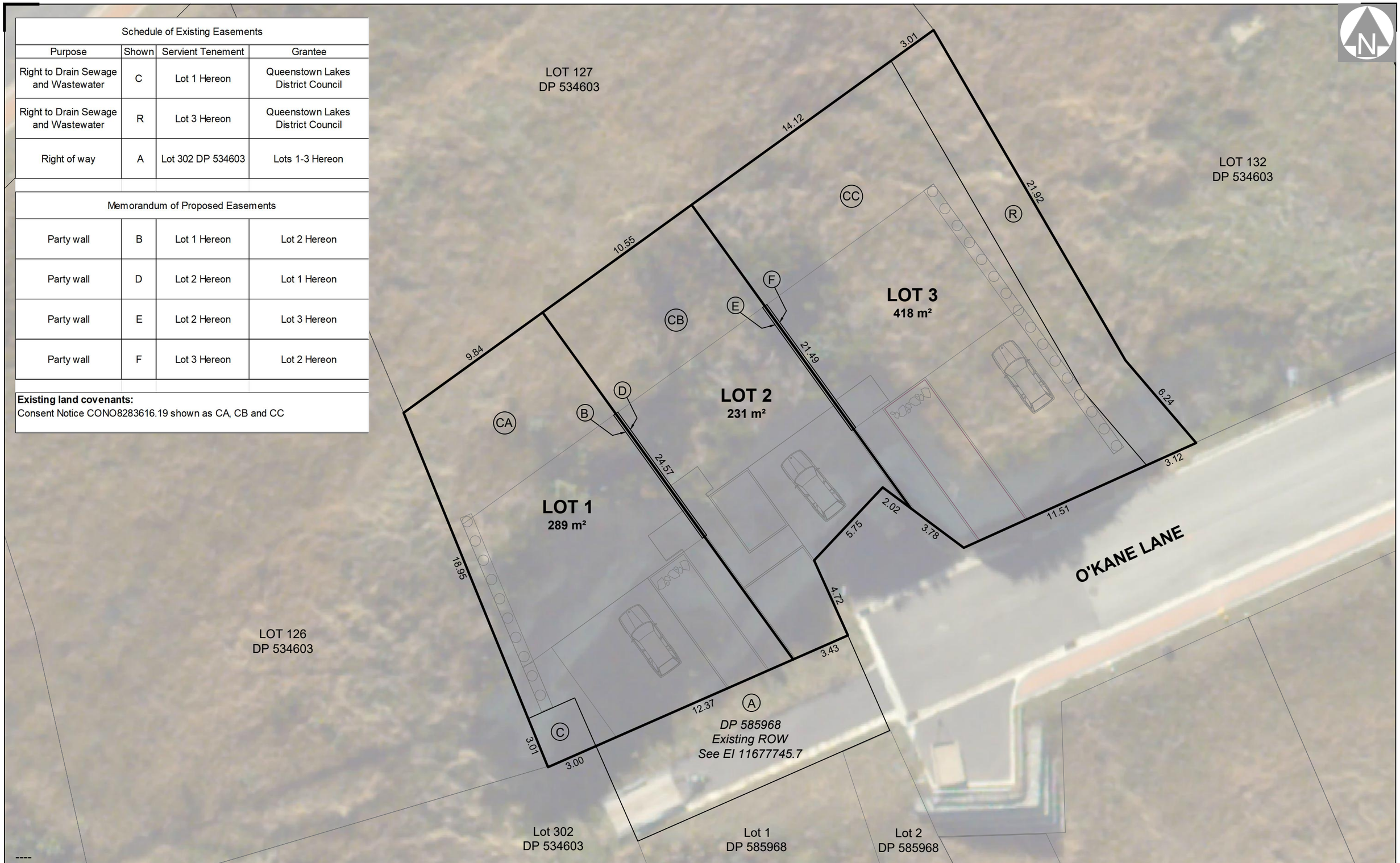
M: 021 104 3405
E: richard@pragmaticplanning.co.nz
W: **pragmaticplanning.co.nz**

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Grantee
Right to Drain Sewage and Wastewater	C	Lot 1 Hereon	Queenstown Lakes District Council
Right to Drain Sewage and Wastewater	R	Lot 3 Hereon	Queenstown Lakes District Council
Right of way	A	Lot 302 DP 534603	Lots 1-3 Hereon

Memorandum of Proposed Easements			
Party wall	B	Lot 1 Hereon	Lot 2 Hereon
Party wall	D	Lot 2 Hereon	Lot 1 Hereon
Party wall	E	Lot 2 Hereon	Lot 3 Hereon
Party wall	F	Lot 3 Hereon	Lot 2 Hereon

Existing land covenants:
Consent Notice CONO8283616.19 shown as CA, CB and CC



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
A	05/2026	Building footprint/bdy shifted toward the southwest	GH

SCHEME PLAN
LOTS 1-3 BEING A PROPOSED SUBDIVISION OF LOT 133 DP 534603 14 O'KANE LANE

Client: Dhillon, Kamal

Surveyed: ----
Date: -
Job No.: 17554
Drawing No.: Sheet 001

Drawn: GH
Date: 29.05.26
Scale: 1:100 @ A1, 1:200 @ A3

Checked: HK
Date: 29.05.26
Datum & Level: MT NIC 2000
Rev.: A

Notes:
All dimensions shown are in meters unless shown otherwise.
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
- Ensuring the information is the most recent issue.
- Copyright on this drawing is reserved.

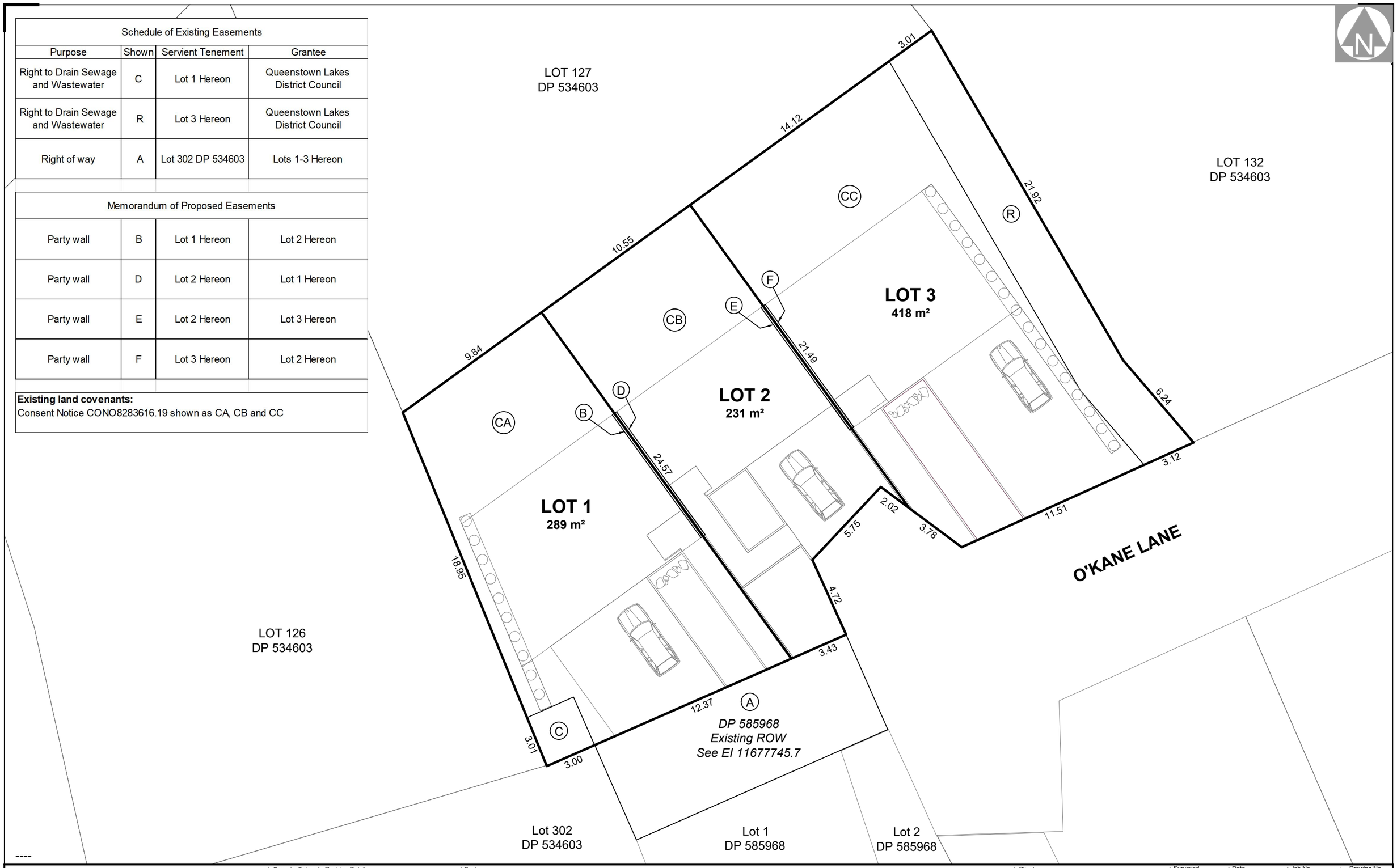
S:\JOBS\17500\17554\acad\17554_01_Scheme Plan_14 O'Kane Lane REV A.dwg Plotted: 29.05.2026

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Grantee
Right to Drain Sewage and Wastewater	C	Lot 1 Hereon	Queenstown Lakes District Council
Right to Drain Sewage and Wastewater	R	Lot 3 Hereon	Queenstown Lakes District Council
Right of way	A	Lot 302 DP 534603	Lots 1-3 Hereon

Memorandum of Proposed Easements			
Party wall	B	Lot 1 Hereon	Lot 2 Hereon
Party wall	D	Lot 2 Hereon	Lot 1 Hereon
Party wall	E	Lot 2 Hereon	Lot 3 Hereon
Party wall	F	Lot 3 Hereon	Lot 2 Hereon

Existing land covenants:
Consent Notice CONO8283616.19 shown as CA, CB and CC



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
A	05/2026	Building footprint/bdy shifted toward the southwest	GH

SCHEME PLAN
LOTS 1-3 BEING A PROPOSED SUBDIVISION OF LOT 133 DP 534603 14 O'KANE LANE

Client: Dhillon, Kamal	Surveyed: ----	Date: -	Job No.: 17554	Drawing No.: Sheet 002	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: GH	Date: 29.05.26	Scale: 1:100 @ A1 1:200 @ A3		
	Checked: HK	Date: 29.05.26	Datum & Level: MT NIC 2000 ----	Rev.: A	

S:\JOBS\17500\17554\acad\17554_01_Scheme Plan_14 O'Kane Lane REV A.dwg Plotted: 29.05.2026

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Resource Consent Application

To:
Queenstown Lakes District Council

K Dhillon

Earthworks + New Residential Units + Fee Simple Subdivision

14 O'Kane Lane, Queenstown

29 May 2026

PRAGMATIC PLANNING
Effective Resource Consent and Town Planning Solutions

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Application Summary

Applicant: Kamalpreet Dhillon

Application: Application under Section 88 of the Resource Management Act 1991 (RMA) for land use and subdivision consents to construct three residential units with associated earthworks, together with a three-lot fee simple subdivision. Consent is also sought for associated breaches of the Lower Density Suburban Residential Zone standards.

Location: 14 O'Kane Lane, Queenstown

Legal Description: Lot 133 Deposited Plan 534603 as held in Record of Title 881689

District Plan (Operative) Zoning: Low Density Residential Zone

District Plan (Proposed) Zoning: Lower Density Suburban Residential Zone; Wāhi Tūpuna #20 - *Te Tapunui* (Queenstown Hill)

District Plan (Proposed UIV) Zoning: Suburban Residential Zone; Wāhi Tūpuna #20 - *Te Tapunui* (Queenstown Hill)

Assessment Number: 2910321260

Activity Status: Non-Complying

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991 (RMA). The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

1. PROPOSAL AND SITE DESCRIPTION

Proposal Description:

Land use consent is sought to undertake earthworks and construct three (3) attached residential units at 14 O'Kane Lane on Queenstown Hill. Subdivision consent is also sought for an associated three-lot fee simple subdivision of the development - to be implemented upon completion of the dwellings.

An overview of the development is as seen in Figure 1:

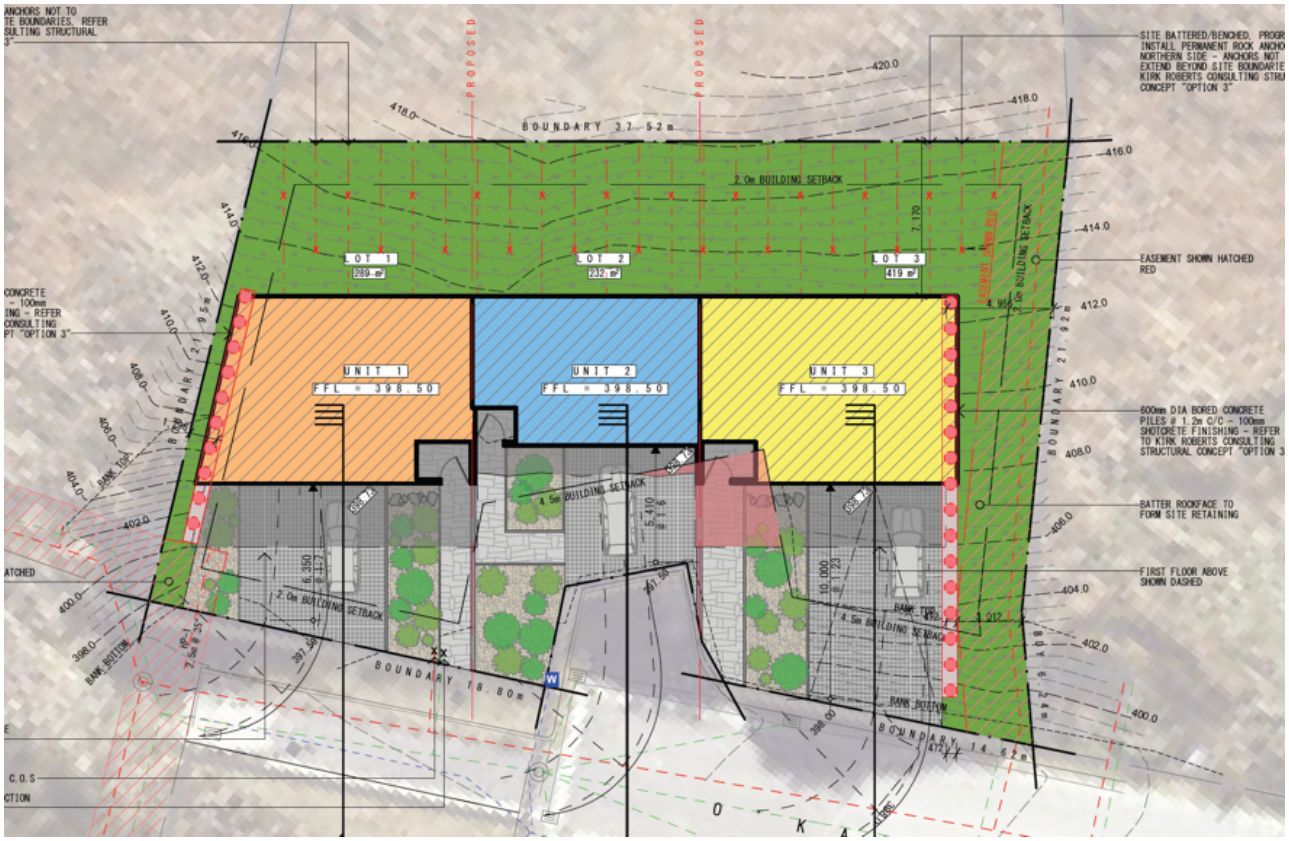


Figure 1: Proposed Development Site Plan

Enabling Earthworks

In order to prepare the site for development, ground works are required comprising of an excavation of the central portion of the site to accommodate the residences and vehicle access.

Earthworks will comprise 4,030m³ of excavation over the site as detailed on the proposed earthworks plan.

The maximum height of cut (retained) will be 13.8m above original ground level. The maximum height of cut in proximity to boundaries will be 13.8m in height approximately 2m from the western boundary and 4m from the eastern boundary.

An environmental management plan (EMP) has been commissioned from Hewland Projects Limited and is attached to this application. This EMP details the proposed environmental

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

protection measures/operating procedures that will be installed/undertaken to ensure the earthworks are contained within the site, and undertaken in a manner that minimises adverse effects on the environment.

The Applicant has engaged with Marshall Day Acoustics to formulate a methodology for the excavation (which is mainly rock) in order to minimise noise and vibration effects. The result of this is a methodology whereby weathered or fractured material, including topsoil and highly weathered schist, will be removed by an excavator to expose competent Haast Schist, generating significantly lower noise and vibration than hammering or blasting. Where competent Haast Schist requires removal, a drill and blast method will be used, with 89 mm diameter holes drilled 2–2.5 m deep at 2.5 m spacing, and drilling occurring for approximately 2–3 hours per day. Blasting will use small charges of about 0.2 kg MIC, followed by 2–4 days of cleanup and removal, with minor hydraulic hammering undertaken where necessary to smooth faces or clean corners.

The overall excavation process is expected to take around 8 weeks.

Proposed Residential Units

Upon completion of the enabling earthworks, three attached residential units will be constructed, positioned generally within the central portion of the site. The development has been designed so that the building is cut into the slope, with the rear internal walls of the structure forming part of the retaining system for the excavated land. This approach allows the built form to sit lower within the site and reduces the visual prominence of the development when viewed from surrounding properties.

Each residential unit will comprise three levels and will be accessed from the basement level. The basement floors will contain internal garaging, mudroom areas, and dedicated rubbish and recycling storage, along with the primary pedestrian entries. Lift access will be provided within each unit, enabling vertical circulation between all three levels and supporting universal accessibility and long-term functionality.

The middle levels of each unit will accommodate three bedrooms, supported by associated bathrooms and storage spaces. The upper levels will contain open-plan kitchen, living, and dining areas designed to maximise outlook and daylight access. Internal courtyard spaces are also incorporated at this level, providing sheltered outdoor amenity and enhancing natural light penetration into the built form.

The gross floor areas of the units are as follows:

Unit 1 - 281m²
Unit 2 - 204m²
Unit 3 - 278m²

In terms of built form, the development has been carefully configured to generally comply with the 7m height plane control. However, there will be limited and localised breaches of the height plane, with a maximum building height of approximately 8.3m above ground level. The specific areas and extent of these encroachments are clearly identified within the submitted architectural plan set.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

The three units are oriented generally southward, consistent with the alignment of the allotment as determined during the underlying subdivision. The southern façades incorporate extensive glazing to maximise views of the spectacular mountain/lake vista.

The built form is modulated across the site, with the central unit stepping inward relative to the outer units, creating a shallow inverted U-shaped configuration. This modulation reduces perceived bulk and visually breaks up the building mass when viewed from surrounding properties and the wider environment.

A varied and high-quality material palette is proposed, including copper panel cladding, concrete tilt panels, and vertical cedar shiplap weatherboards. This combination of materials and colours contributes to visual interest while ensuring durability and integration with the surrounding built environment.

The building is positioned centrally within the site; however, due to site geometry and design optimisation, there will be localised encroachments into the 4.5m road boundary setback adjoining the O'Kane Lane turning head. These encroachments are limited in extent and are illustrated within the architectural drawings.

The building will also be positioned 1.25m into the western 2m boundary setback. This is due to the necessary retaining that needs to be installed to accommodate the dwelling, and need to keep such retaining outside of the easement/infrastructure located within the eastern 2m boundary setback.

Access and Parking

Vehicle access to the development will be obtained from the legal O'Kane Lane carriageway. Access to Units 2 and 3 will be taken directly from the O'Kane Lane turning head, while access to Unit 1 will be provided via an existing right-of-way that extends over the adjacent property at 11 O'Kane Lane. This access originates from the end of the O'Kane Lane turning head and is secured by a registered right-of-way easement.

Generous forecourt areas are provided in front of each unit, enabling safe manoeuvring and providing additional outdoor parking for Units 1 and 3. From these forecourts, vehicle access is provided into double internal garages within each unit, with each garage accommodating two vehicles and ensuring all required on-site parking is contained within the development.

Separate pedestrian accessways are incorporated through the landscape design, as illustrated on the proposed site plan. These pedestrian connections provide safe and convenient movement between parking areas, building entries, and outdoor living spaces, while also contributing to high-quality on-site amenity for residents and visitors.

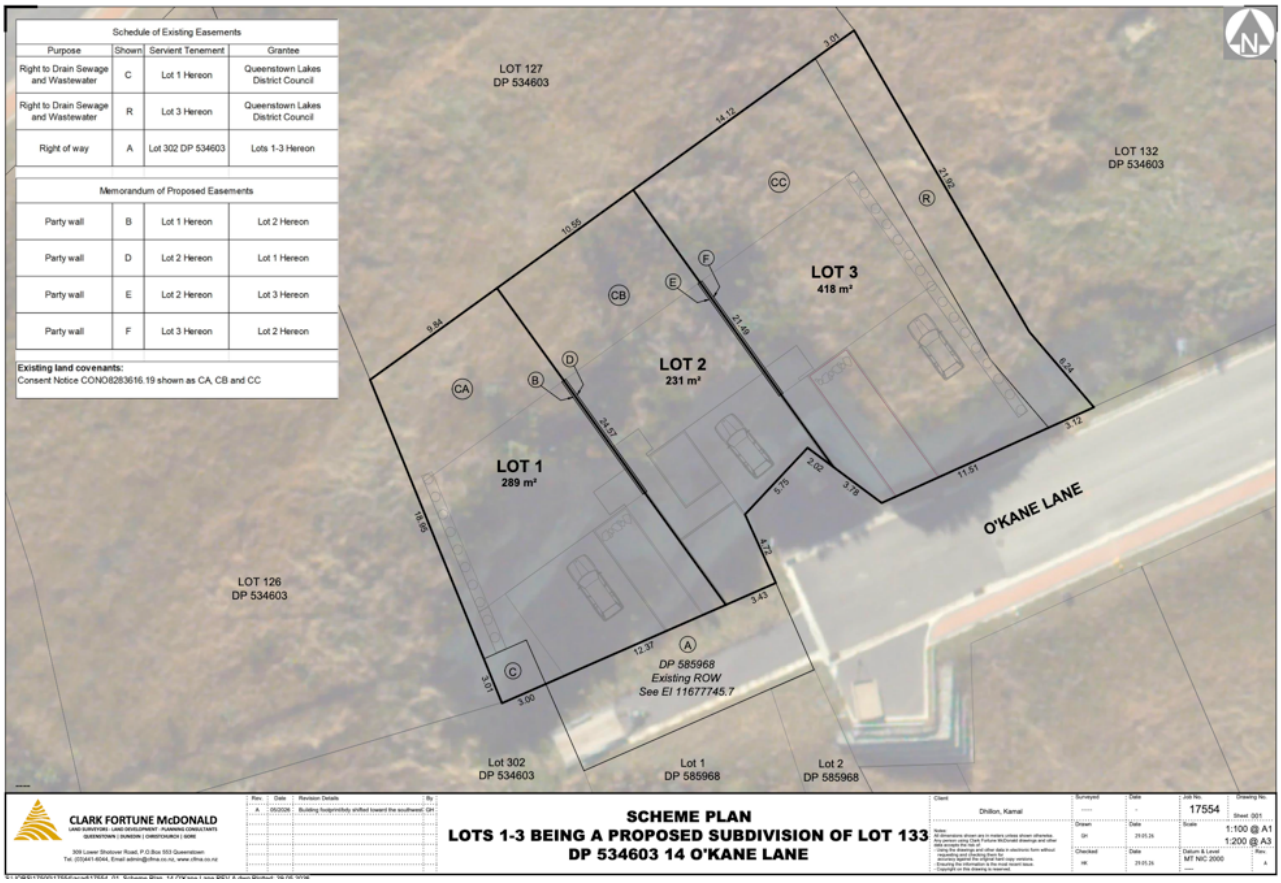
Servicing

All dwellings will be connected into the reticulated QLDC water supply & wastewater/stormwater disposal networks. Connections to Aurora's electricity network and the Chorus fibre network will also be made. Confirmation of supply from Chorus and Aurora is attached to this application.

Subdivision

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Following completion of the approved development, consent is sought to undertake a three-lot fee simple subdivision to enable the separate ownership of the three residential units. The subdivision will be implemented once the dwellings have been constructed, with the creation of the three allotments aligned with the built form of the development. The proposed subdivision scheme plan is as seen in Figure 2 below:



The subdivision design directly reflects the proposed land use layout, with the proposed lots divided generally along the internal party walls of the attached units. Party wall easements will be registered to provide for ongoing access, structural support, and maintenance between adjoining properties, ensuring the long-term functional and legal integrity of the development.

The proposed lot areas are as follows:

Proposed Lot 1 - 289m²
Proposed Lot 2 - 231m²
Proposed Lot 3 - 418m²

Legal access will be available to all lots. Lots 2 and 3 will obtain direct access from O'Kane Lane, while Lot 1 will be accessed via the existing right-of-way extending over the adjoining property at 11 O'Kane Lane to the south, which is secured by a registered easement.

A condition of consent that the approved dwellings on Lots 1-3 be completed to a measurable state (installation of the roof) prior to s224(c) would be anticipated.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Site and Locality Description





Figures 3 & 4: Subject Site

The site (as seen in Figures 3 and 4) is legally described as Lot 133 Deposited Plan 534603 as held in Record of Title 881689, with a street address of 14 O'Kane Lane, located within the Remarkable Views subdivision on Queenstown Hill.

The site is currently vacant and has a total area of approximately 939m². It is oriented generally toward the south-east and is characterised by steep topography. A prominent rock face forms part of the southern portion of the site, which was originally excavated as part of the underlying subdivision works to establish the physical O'Kane Lane carriageway and associated turning head. From this rock face, the land rises toward the northern extent of the site where the gradient becomes more moderate.

The site is irregular in shape and includes an indentation associated with the southern turning head of O'Kane Lane. This indentation influences the site layout and the positioning of built form and access.

The wider surrounding environment comprises a mix of developed and undeveloped residential properties within the Remarkable Views subdivision on Queenstown Hill. The area is characterised by contemporary residential development responding to sloping topography, with a combination of completed dwellings, vacant sites, and ongoing residential construction.

Relevant Site History

The site was created by subdivision resource consent RM081212, of which several variations were later granted. The record of title for the lot was issued on 17 April 2020.

2. ACTIVITY STATUS

2.1 THE OPERATIVE DISTRICT PLAN

QLDC currently has an Operative District Plan (ODP) and a Proposed District Plan (PDP). Council notified its decisions on Stage 1 of the PDP on 7 May 2018, notified its decisions on Stage 2 of the PDP on 21 March 2019 and notified its decisions on Stages 3 and 3B of the PDP on 1 April 2021.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

There are a number of appeals on these decisions. Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

In this case there are no relevant rules under the ODP as the relevant rules are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 THE PROPOSED DISTRICT PLAN

The site is located in the Lower Density Suburban Residential Zone of the Proposed District Plan. Resource consent is required for the following reasons:

RMA Section 9 – Land Use:

Proposed Chapter 7 – Lower Density Suburban Residential Zone

- A **restricted discretionary activity** pursuant to Rule 7.4.8 for three residential units where the density exceeds one per 450m^2 net site area, but does not exceed one per 300m^2. This applies pre-subdivision. Council's (relevant) discretion is limited to:

  a. how the design advances housing diversity and promotes sustainability either through construction methods, design or function;
  b. privacy for occupants of the subject site and neighbouring sites;
  d. street activation;
  e. building dominance;
  f. parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;
  g. design and integration of landscaping;
  h. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:

     i. the nature and degree of risk the hazard(s) pose to people and property:
     iii. whether the proposal will alter the risk to any site; and
     iv. the extent to which such risk can be avoided or sufficiently mitigated.

- A **non-complying activity** pursuant to rule 7.5.2 as the height of the residential units will exceed the 7m maximum building height standard (for a sloping site), with the maximum building height being 8.3m.

- A **discretionary activity** pursuant to rule 7.5.5 as the proposed building coverage will exceed the maximum permitted 40% of the *net site area* as follows:

  Post-Subdivision

  - Lot 1 (289m^2 net area): 48.78% building coverage

- A **discretionary** activity pursuant to rule 7.5.8 relating to the setback of buildings from boundaries, as follows:

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

i. Unit 1 will be positioned 0.75m from the western boundary of the site (pre and post subdivision).

ii. Setback from the legal O'Kane Lane boundary (pre and post subdivision) with Unit 3 positioned 1.2m from this boundary at the closest point. Unit 2 will also encroach the same setback by up to 0.5m.

iii. Units 1, 2 and 3: The buildings will be adjoined and therefore on the new fee simple party wall boundary post-subdivision. Rule 7.5.8 does not contain an exemption for attached buildings.

- A **restricted discretionary activity** pursuant to Rule 7.5.10 as the maximum permitted building length of 16 metres is exceeded, with the proposed building length (east-west) being 35m. Council's discretion is restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;

- A **non-complying activity** pursuant to Rule 7.5.11 for residential units where the density exceeds one per 300m^2 net site area. While compliant pre-subdivision, post-subdivision Lot 2 will have a density of 1 unit per 231m^2 net area.

Proposed Chapter 25 – Earthworks

- A **restricted discretionary** activity resource consent pursuant to Rule 25.4.2 for earthworks that do not comply with the maximum total volume of earthworks specified in Table 25.2. Rule 25.5.3 specifies a maximum total volume of 300m³ for the LDSR Zone. The proposal includes approximately 4,030m³ of earthworks (4,030m³ of cut). Council's discretion is restricted to:

  - Soil erosion, generation and run-off of sediment.
  - Landscape and visual amenity.
  - 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

- A **restricted discretionary** activity pursuant to Rule 25.5.15 as the maximum depth of cut exceeds 2.4m, with a proposed maximum depth of cut of approximately 13.8m above original ground level. Council's discretion is restricted to the same matters as outlined above.

- A **restricted discretionary** activity pursuant to Rule 25.5.18.2 as earthworks supported by retaining walls will not comply with setback standards. Retained cut of up to 13.8m in height is proposed approximately 2m from the western boundary and 4m from the eastern boundary. Council's discretion is restricted to the same matters as outlined above.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

- A restricted discretionary activity resource consent pursuant to Rule 25.5.21 as more than 300m^3 of cleanfill will be exported off the site / transported by road to or from an area subject to earthworks. Council's discretion is restricted to: Effects on infrastructure, adjacent sites and public roads; nuisance effects; functional aspects and positive effects.

RMA Section 11 – Subdivision:

- A **restricted discretionary activity** pursuant to Rule 27.5.7 for an urban subdivision activity in the Lower Density Suburban Residential Zone. The matters of discretion the Council is restricted to are:

  a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;
  b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;
  c. property access and roading;
  d. esplanade provision;
  e. the adequacy of measures to address the risk of natural hazards;
  f. fire fighting water supply;
  g. water supply;
  h. stormwater design and disposal;
  i. sewage treatment and disposal;
  j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;
  k. open space and recreation;
  l. ecological and natural values;
  m. historic heritage;
  n. easements.

- A **non-complying activity** pursuant to Rule 27.5.22 for subdivision that does not comply with the minimum lot areas specified in Part 27.6, being 450m^2 net area within the Lower Density Suburban Residential zone.

- A **non-complying activity** pursuant to Rule 27.7.36 as the proposed lots will not be able to accommodate a square of 15m x 15m as required by rule 27.7.35.

  Note: Rules 27.7.37 and 27.7.38 enable subdivision associated with infill development and subdivision associated with residential development on sites less than 450m^2 in the Lower Density Suburban Residential Zone to be less than the minimum 450m^2 lot size, and to not require a 15m x 15m square to be identified.

  However, as resource consent is being sought for subdivision prior to the units being constructed, and the requirements in rule 27.7.38 will not be met, resource consent is sought pursuant to Rule 27.5.22.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

2.3 THE PROPOSED DISTRICT PLAN (URBAN INTENSIFICATION VARIATION)

Council notified its decisions on the Urban Intensification Variation of the Proposed District Plan on 20 February 2026. The subject site is zoned 'Suburban Residential' in the PDP (Urban Intensification Variation) and the proposed activity requires resource consent for the following reasons:

Proposed Chapter 7 - Suburban Residential Zone

- A **discretionary** activity pursuant to Rule 7.4.9 for residential units that exceed a density of one unit per 450m^2 net site area and do not comply with rule 7.4.4.

- A **discretionary activity** pursuant to rule 7.5.3 as while compliance is achieved pre-subdivision, post-subdivision, the proposed building coverage will exceed the maximum permitted 40% of the *net site area* as outlined in Section 2.2 above.

- A **non-complying activity** pursuant to Rule 7.5.4 for a breach of the recession planes before subdivision and post-subdivision.

- A **discretionary** activity pursuant to rule 7.5.6 relating to the setback of buildings from boundaries as outlined in Section 2.2 above.

- A **restricted discretionary activity** pursuant to rule 7.5.8 as the length of the façade above ground floor level will exceed 16m as outlined in Section 2.2 above. Council's discretion is restricted to the same matters outlined in Section 2.2 above.

2.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on our review of the Queenstown Lakes District Council and Otago Regional Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

Overall, the application is considered to be a **non-complying** activity.

3.0 SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification

- We are not requesting public notification of the application.

- Provided a request is reasonable, we are unlikely to refuse to provide further information or refuse the commissioning of a report under Section 92(2)(b) of the Act.

- The application does not seek to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Step 2 – Public notification precluded

- Public notification is not required by any rule of national environmental standard.
- The proposal is not a controlled activity or (solely) a boundary activity.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

- Public notification of this application is not specifically required under a rule or national environmental standard.

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is therefore made in Section 5 below.

Step 4 - public notification in special circumstances

In this case it is considered that no special circumstances exist. This is because the proposal is for the residential development of the site, within a residential zone.

4.0 EXCLUSIONS FROM ASSESSMENT (s95D(D))

a) The Council must disregard any effects on persons who own or occupy:

ii) the land in, on, or over which the activity will occur; or
iii) any land adjacent to that land; and



Figure 5: Subject Site & Adjacent Persons

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

In this instance the persons considered to be those listed above are marked with a red 'X' in Figure 5.

a) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; "the permitted baseline":

The 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 case the permitted baseline includes the construction of two residential units on the site when complying with all District Plan standards and consent notice conditions.

With respect to the setback of buildings from boundaries, the permitted baseline exempts accessory buildings for residential activities to be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane.

With respect to earthworks, the permitted baseline includes earthworks undertaken that comply with the standards of the District Plan, including being a max of 300m^3 within a 12-month period are considered to be a permitted activity. Earthworks in proximity of boundaries need to be either be 0.5m in height or less (if retained), or setback from the boundary at a 1:1 ratio.

With regard to subdivision, in this case there is not considered to be any permitted baseline, given that the District Plan requires resource consent for all subdivision activities.

The permitted baseline will be applied in the below assessment. Adverse effects contained within this permitted baseline will be disregarded.

b) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion:

N/A

c) must disregard trade competition and the effects of trade competition:

N/A

d) must disregard any effect on a person who has given written approval to the relevant application:

N/A – No person has provided written approval to the application, nor are any written approvals considered necessary.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

5.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

The following assessment of effects on the environment a) includes the information required by clause 6 (Schedule 4 of the RMA); and (b) addresses the matters specified in clause 7; and (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

For readability the following assessment does not use the specific wording outlined in clauses 6 and 7. However this assessment has been prepared to address the requirements of these clauses.

Enabling Ground Works

Earthworks - Landscape and visual amenity

While earthworks will result in adverse effects on the urban landscape and visual amenity of the area – these effects will be temporary and, to a degree, anticipated, in order to give effect to the subject zoning/residential use of the site

These effects will cease once the site is stabilised, re-seeded, and retained. Accordingly, adverse effects on the environment will be less than minor in this regard.

Earthworks - Land Stability

A geotechnical report has been prepared by Kirk Roberts and is relied upon for this assessment.

The findings of this geotechnical report by Kirk Roberts are as follows:

- The site has a shallow cover of soil overlying Haast Schist bedrock.
- The site has a nil to very low likelihood of liquefaction occurrence.
- The Haast Schist and overlying Glacial Till have greater than 300 kPa Geotech Ultimate Bearing Capacity however the surficial topsoil and Colluvium should be removed from within a future dwelling footprint.
- The future dwelling will require specific engineering and design as the sloping site does not conform with the requirements of NZS3604:2011 Section 3.
- Caution is advised when excavating the Haast Schist to ensure a stable batter is achieved. Section 8.4 of the report provides specific guidance on this.
- Groundwater was not encountered during the Kirk Roberts investigation.
- The shallow depth to Haast Schist defines the site as Class B, ‘Rock’, in terms of the seismic design requirements of NZS 1170.5.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

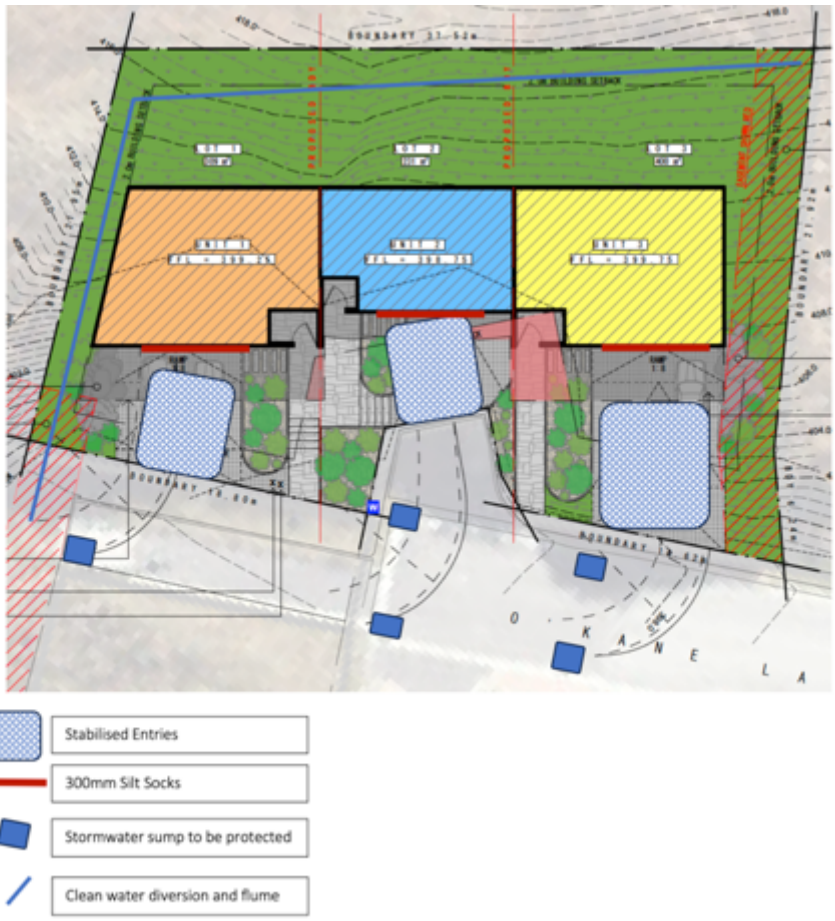
Overall, Kirk Roberts raise no concerns that cannot be addressed through standard engineering design, practices and appropriate supervision. Therefore, adverse effects on land stability are concluded to be less than minor.

Earthworks - Erosion & Sediment Control

Erosion and sediment run-off are key adverse effects associated with earthworks. To address these, a Medium Risk Environmental Management Plan (EMP) has been prepared by Hewland Projects Ltd which outlines the full methodology for managing construction effects. This includes erosion and sediment controls, dust and vibration management, waste protocols, and procedures for neighbour communication.

With respect to specific erosion and sediment control practices, the EMP includes an ESCP that details stabilised construction vehicle entrances, up-slope clean water diversion, stormwater sump protection, and 300mm silt socks on the downslope side of earthworks. With these EMP measures implemented, adverse effects relating to erosion and sediment run-off will be less than minor.

The EMP also contains numerous other measures including controls on stockpile heights, inspection/maintenance, significant weather event procedures, monitoring/review, decommissioning procedures, dust management procedures, hazardous substance management procedures and construction noise management procedures. These collectively avoid or mitigate wider environmental effects during the earthworks phase.



Earthworks - Nuisance Effects

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Any nuisance effects associated with earthworks will be temporary and cease after the works have been completed. The surrounding road network is existing and will suitably accommodate temporary truck movements.

Conditions of consent restricting works to reasonable daylight hours, and implementation of dust suppression and environmental protection measures (all through standard EMP conditions) are all anticipated. These measures would effectively avoid and mitigate adverse nuisance effects – ensuring that such effects are less than minor.

Earthworks – Construction Noise & Vibration Effects

A detailed Construction Noise and Vibration Management Plan (CNVMP) has been prepared by Marshall Day Acoustics and accompanies this application. The report assesses the anticipated noise and vibration effects associated with the proposed earthworks, particularly rock drilling, breaking, and blasting, which represent the 'worst-case' construction activities in terms of potential effects.

The excavation methodology has been specifically selected to represent the best practicable option to minimise noise and vibration effects as far as reasonably achievable. Where material is weathered or fractured, excavation will be undertaken using conventional excavator methods, which generate significantly lower noise and vibration levels than hammering or blasting. Drill and blast techniques will only be used where competent schist rock requires removal, and blasting will be undertaken using small, controlled charges with limited daily drilling duration.

The acoustic assessment confirms that, with the implementation of recommended mitigation measures such as appropriate equipment selection, temporary noise barriers, and management controls, construction noise will comply with the relevant construction noise limits of the District Plan and NZS 6803:1999. While some activities may be audible at times, they are predicted to remain within permitted levels and will not result in significant adverse amenity effects on surrounding properties.

In relation to vibration, the assessment confirms that predicted vibration levels from rock drilling, breaking, and controlled blasting will comply with the District Plan standards for the protection of buildings and occupants. Vibration levels are not expected to result in cosmetic building damage or significant amenity effects, particularly given the conservative safety factors applied in the modelling and the implementation of management measures during construction.

Overall, the adoption of the CNVMP, together with the proposed construction methodology and mitigation measures, will ensure that earthworks-related noise and vibration effects are appropriately managed and will be less than minor.

Conclusion – Ground Works

Overall, the proposed ground works will result in temporary, localised, and well-managed effects. With the implementation of the recommended management and mitigation measures, adverse effects on the environment will be less than minor.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

New Residential Units & Associated LDSRZ Non-Compliances

As a starting point, it is considered that the proposal represents a high-quality architectural outcome that responds directly to the physical constraints and opportunities of the site. The development provides well-designed, durable, and low-maintenance housing stock that contributes to housing diversity within Queenstown. The use of robust materials, energy-efficient design principles, and functional internal layouts promotes long-term sustainability and aligns with the broader objectives of the zone.

Privacy has been a core design consideration. The attached nature of the units, combined with the use of internalised courtyards and carefully positioned glazing, ensures a high level of privacy both between the units and in relation to neighbouring properties. The primary outdoor living areas are inwardly focused and screened from surrounding sites, while window placement avoids direct overlooking. As a result, the development will maintain a high standard of residential amenity for both future occupants and neighbouring properties.

From a bulk and dominance perspective, while the proposal involves exceedances of certain built form standards, the buildings have been deliberately modulated to reduce perceived mass. The central unit is recessed relative to the outer units, creating an articulated built form rather than a continuous façade. Variations in cladding materials, façade treatment, and glazing further break up the visual scale of the development. Landscaping integrated throughout the site will soften the built form and visually anchor the buildings within the landscape. Collectively, these design responses ensure the buildings will not appear visually dominant within the site or surrounding environment.

The proposal exceeds the 7m maximum building height standard, with a maximum height of approximately 8.3m. However, the majority of the building complies with the height control, and the breaches are limited and localised in nature. The encroachments are largely internalised within the site and will not be readily perceptible from neighbouring properties or the wider environment.

Given the steep topography and the building being partially set into the landform, the additional height does not translate to increased visual dominance. The proposal is not expected to result in shading effects beyond what could reasonably occur under a compliant building envelope. Overall, the height exceedances are considered to be modest in extent and will not give rise to significant adverse visual, dominance, or amenity effects. Resulting adverse effects on the environment will be less than minor.

Post-subdivision, Lot 2 will exceed the permitted building coverage standard by a small margin (48.78% compared to 40%). This represents a technical exceedance arising solely from the introduction of new lot boundaries through subdivision, noting that the development is compliant in a pre-subdivision scenario.

The exceedance does not result in any perceptible increase in built intensity, visual bulk, or overdevelopment of the site. Adequate open space, landscaping, and outdoor living areas are still provided, and stormwater will be appropriately managed through connection to Council's reticulated network. Accordingly, the building coverage breach is considered insignificant and will not result in adverse environmental effects beyond those anticipated by the zone. Adverse effects will be less than minor.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

The proposal includes limited encroachments into the setback from the O'Kane Lane boundary, with Unit 3 positioned approximately 1.2m from this boundary at the closest point; Unit 2 encroaching the setback by up to 0.5m; and the attached nature of the development resulting in buildings being located on internal party wall boundaries post-subdivision.

There will also be setback encroachment of the building into the western boundary setback (being positioned 0.75m from the boundary) – however as this matter relates to a neighbouring property potential effects of such will be assessed in the s95E assessment to follow.

The road boundary setback breaches occur adjacent to the turning head at the end of O'Kane Lane, within a cul-de-sac environment characterised by steep topography and limited public visibility. In this context, the reduced setback will not result in increased visual dominance or adverse streetscape effects beyond what could be achieved by a compliant development. The built form remains visually contained within the site and will be softened by landscaping and the modulated architectural design.

The internal boundary condition is a functional outcome of the attached housing typology and will be appropriately addressed through party wall easements. No adverse amenity, shading, or dominance effects will arise as a result of this arrangement. Overall, the setback infringements are limited and will not result in any significant adverse environmental effects. Effects will be less than minor.

The proposed building length of approximately 35m exceeds the permitted 16m standard. However, the purpose of the building length control is to manage visual dominance and avoid long, unbroken façades. In this case, the potential effects of the increased length are mitigated through deliberate architectural modulation, including the recessed central unit, variation in building form, extensive glazing, and changes in materiality across the façade.

These design elements visually break down the perceived scale of the building. Landscaping will further soften the built form and integrate the development into its surroundings. As a result, the building will present as a visually interesting and high-quality architectural outcome rather than a dominant or monolithic form. Adverse effects associated with building length will therefore be less than minor.

While the proposal complies with the density standards in a pre-subdivision context, Lot 2 will not meet the minimum net site area requirement post-subdivision. This represents a technical non-compliance arising solely from the creation of individual fee simple allotments, rather than any increase in built form or intensity.

The built development itself remains unchanged and has already been assessed in terms of its physical and environmental effects. Accordingly, the density infringement does not generate any additional adverse effects on character, amenity, or infrastructure compared to the compliant pre-subdivision scenario. The density non-compliance is therefore considered technical in nature, with resulting effects on the environment being less than minor.

Overall, the proposed residential development represents a well-designed and context-responsive outcome that achieves a high standard of architectural quality and residential

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

amenity. Accordingly, adverse effects arising from the new residential units and associated LDSRZ non-compliances will be less than minor.

Servicing

All dwellings will be fully serviced with connections to reticulated QLDC water supply, wastewater, and stormwater networks, as well as the Aurora electricity and Chorus fibre networks. Standard conditions of consent will ensure servicing is in place before titles are issued and/or the dwellings occupied.

The site is located within an established residential area with adequate infrastructure capacity. No adverse effects on servicing or infrastructure networks are anticipated.

Accordingly, potential adverse effects associated with servicing are considered to be less than minor.

Access and Parking

The proposed development provides safe and efficient vehicle access from the legal O'Kane Lane carriageway, with Unit 1 also benefitting from established legal access via an existing right-of-way. The access arrangements are practical and appropriate for the scale and nature of the development, enabling safe manoeuvring, entry, and exit for residents and visitors.

Each unit is provided with internal double garaging, supplemented by forecourt parking where required, ensuring that all parking demands generated by the development are accommodated on-site. This avoids any reliance on on-street parking and ensures no adverse effects on the surrounding road network or neighbouring properties.

The layout of accessways and parking areas has been designed to provide clear separation between vehicle and pedestrian movements, supported by integrated landscape design. This contributes to both safety and on-site amenity.

Overall, the access and parking arrangements are considered appropriate for the proposed development and will not result in any adverse effects on traffic safety, efficiency, or surrounding residential amenity. Adverse effects on the environment will be less than minor in this regard.

Subdivision – Design, Lot Sizes and Dimensions

The proposed subdivision will create three fee simple allotments aligned with the footprint and layout of the approved residential units. The subdivision represents a logical legal separation of the three attached dwellings and is directly integrated with the land use design.

While the proposed lot sizes are smaller than typical suburban allotments and result in technical non-compliances with density and dimensional standards, these infringements arise solely from the subdivision framework rather than any increase in built form or environmental effects. The approved residential units are architecturally designed and provide functional living environments, including adequate internal living space, outdoor amenity areas, landscaping, access, parking, and servicing. As such, each lot will remain fully functional and capable of supporting a high standard of residential amenity.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

The subdivision pattern is consistent with established infill and higher-density residential development outcomes anticipated within the zone, particularly where supported by high-quality architectural design and integrated site planning. The relationship between built form, outdoor space, and access has been carefully considered to ensure an appropriate balance of privacy, dominance, and spaciousness is maintained despite the reduced lot sizes.

The subdivision will be tied to the land use consent through standard conditions requiring the approved dwellings to be constructed to a measurable state (roofed) prior to the issue of the section 224(c) certificate. This ensures the lots are only created once the approved built form is in place, maintaining the intended functionality, servicing, and amenity outcomes.

Overall, the proposed subdivision design is logical, integrated, and appropriate for the site and development. Any adverse effects associated with lot size and dimensional non-compliances will be less than minor.

Summary – Adverse Effects on the Environment

Overall, the proposed development is considered to generate adverse effects on the environment that are less than minor.

6.0 EFFECTS ON PERSONS

6.1 MANDATORY EXCLUSIONS FROM THE S95E ASSESSMENT

Section 95B(1) requires a decision whether there are any affected persons. The following steps set out in this section, in the order given, are used to determine whether the Council should limited notify the application, if the application is not to be publicly notified.

Step 1: certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

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

- Limited notification is not required under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification.

- Limited notification is not required under Step 2 as the proposal is not a controlled activity.

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

- Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has provided their approval.

- Limited notification is not required under Step 3 as the proposal falls into the '*any other activity*' category and the effects of the proposal on persons are assessed in section 6.2 below and will be less than minor.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Step 4: Further limited notification in special circumstances

- Special circumstances do not apply that require limited notification, given the proposal is for the residential development of the site as anticipated by the District Plan.

6.2 ASSESSMENT: EFFECTS ON PERSONS AND CONSULTATION



Figure 6: Subject Site & Adjacent Persons

All Persons – Proposed Earthworks

Potential effects on neighbouring properties arising from the proposed earthworks are temporary in nature and primarily relate to construction noise, vibration, dust, and truck movements during the excavation and rock removal phase. These works will occur over a limited construction period and are typical of residential development within Queenstown's hillside environments.

A Construction Noise and Vibration Management Plan prepared by Marshall Day Acoustics accompanies this application. The report includes predictive modelling of the worst-case construction activities (rock drilling, breaking, and controlled blasting) and confirms that, with the recommended mitigation measures in place, construction noise and vibration will comply with the relevant District Plan standards. The modelling also confirms vibration levels are not expected to result in cosmetic building damage or significant amenity effects at neighbouring dwellings.

Dust, erosion, and general construction effects will be managed through the Environmental Management Plan, ensuring effects are contained within the site and do not materially impact neighbouring properties. The project geotechnical engineers have also confirmed

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

that, subject to recommended construction measures, the works will not pose a land stability risk to adjoining sites.

Overall, the temporary and managed nature of the earthworks means neighbouring properties will not experience adverse effects beyond those typically associated with residential construction, and no neighbour is considered adversely affected. Adverse effects will be less than minor on all persons.

All Persons – Subdivision

With respect to the proposed subdivision, this will be undertaken around existing/completed residences – the design of which have been assessed as appropriate throughout this report. The subdivision will simply enable the individual ownership of the units that have been determined to be appropriate, and not in itself result in adverse effects on any person.

Northern Neighbour – 64 Middleton Road

As a starting point, it is noted that the construction of three residential units on the application site is anticipated by the LDSR Zone, and as such can be expected by this person. In fact, rule 7.6.1.1 specifically precludes limited notification for the core land use activity of three residential units on the site (notwithstanding any other reasons for resource consent).

The site to the north (64 Middleton Road) is currently vacant, although residential development is anticipated. The proposed buildings are positioned centrally within the application site and largely set into the landform, reducing their visual prominence when viewed from 64 Middleton Road. While limited height plane breaches occur, these are localised and largely internal to the site and will not adversely affect outlook, views, or future residential amenity of this neighbour. In particular, buildings constructed on the application lot closer to the north-eastern boundary would result in much greater loss of views than the small, localised height encroachments proposed. Any shading effects will be comparable to, or no greater than, those that could arise from a compliant building envelope.

Given the spatial separation, design quality, and modulated building form, the proposal will not result in adverse dominance or amenity effects. Adverse effects on the owners/occupiers of 64 Middleton Road will be less than minor, and this neighbour is not considered adversely affected.

Southern Neighbours - 11 O'Kane Lane & 9A, 9B, 11A & 11B Angelo Drive

As a starting point, it is noted that the construction of three residential units on the application site is anticipated by the LDSR Zone, and as such can be expected by these persons. In fact, rule 7.6.1.1 specifically precludes limited notification for the core land use activity of three residential units on the site (notwithstanding any other reasons for resource consent).

The site at 11 O’Kane Lane is currently vacant, while the Angelo Drive properties are developed but the residences are located significantly lower down the slope and accessed from Angelo Drive below. A high degree of spatial and topographical separation exists between these properties and the application site, reinforced by the intervening O’Kane Lane carriageway and elevation differences. As a result, the proposed buildings will not appear visually dominant when viewed from these properties.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

While limited height plane breaches occur, these are localised and largely internal to the site, and will not adversely affect outlook, views, or residential amenity. In particular, a complying building positioned closer to the southern boundary could result in greater potential shading and visual effects than the modest and internalised encroachments proposed. Any shading effects will be no greater than those anticipated under a compliant building envelope.

Given the substantial separation, the modulated architectural design, and the buildings being largely set into the landform, the proposal will not result in adverse dominance or amenity effects on these neighbours. Adverse effects on the owners/occupiers of 11 O'Kane Lane and 9A, 9B, 11A & 11B Angelo Drive will be less than minor, and these neighbours are not considered adversely affected.

Eastern Neighbour – 12 O'Kane Lane

As a starting point, it is noted that the construction of three residential units on the application site is anticipated by the LDSR Zone, and as such can be expected by this person. In fact, rule 7.6.1.1 specifically precludes limited notification for the core land use activity of three residential units on the site (notwithstanding any other reasons for resource consent).

The adjoining site at 12 O'Kane Lane is currently vacant but anticipated for future residential development. The proposed buildings are centrally positioned and mostly integrated into the landform, which reduces their visual prominence when viewed from this property. Although limited bulk and location encroachments occur, these are modest and largely internalised within the site/not adjacent to this neighbour.

The proposed height plane breaches will not adversely affect outlook, views, or future residential amenity for this neighbour. In particular, a fully compliant building envelope located closer to the eastern boundary could give rise to greater visual and shading effects than the localised encroachments proposed. Any shading effects will be comparable to, or no greater than, those that could arise under a compliant development scenario.

Given the design quality, articulation of the built form, and spatial separation maintained, the proposal will not result in adverse dominance or amenity effects on 12 O'Kane Lane. Adverse effects on the owners/occupiers of this property will be less than minor, and this neighbour is not considered adversely affected.

Western Neighbour – 62 Middleton Road

As a starting point, it is noted that the construction of three residential units on the application site is anticipated by the LDSR Zone, and as such can be expected by this person. In fact, rule 7.6.1.1 specifically precludes limited notification for the core land use activity of three residential units on the site (notwithstanding any other reasons for resource consent).

The adjoining site at 62 Middleton Road is currently under construction. The proposed buildings are centrally positioned and mostly integrated into the landform, which reduces their visual prominence when viewed from this property.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

While the building will be positioned within the 2m setback from this neighbouring property, it will be 'dug into' the slope of the land and at a much lower elevation than even the lowest dwelling on this neighbour's property:

- #62 Lowest Dwelling Floor Level (RM250547): 414.7masl
- Proposed Upper Floor Level on 14 O'Kane Lane: 405.4masl

Therefore the proposed boundary setback encroachment will not affect the views/outlook, privacy, or residential amenity of this person.

The proposed height plane and recession plane breaches will not adversely affect outlook, views, or future residential amenity for this neighbour. Any shading effects will be comparable to, or no greater than, those that could arise under a compliant development scenario.

Given the design quality, articulation of the built form, and spatial separation maintained, the proposal will not result in adverse dominance or amenity effects on 62 Middleton Road. Adverse effects on the owners/occupiers of this property will be less than minor, and this neighbour is not considered adversely affected.

Summary – Effects on Persons

Overall, adverse effects on the owners/occupiers of all neighbouring properties will be less than minor. No person is considered adversely affected.

7.0 OVERALL NOTIFICATION ASSESSMENT

Given the assessments undertaken and conclusions made in Sections 3-6 above, it is considered that the Council should proceed with processing the application on a non-notified basis.

8.0 RELEVANT DISTRICT PLAN PROVISIONS

8.1 OBJECTIVES AND POLICIES - OPERATIVE DISTRICT PLAN

The relevant objectives and policies of the Operative District Plan are found in Chapter 4 (District Wide Issues), Chapter 7 (*Residential Areas*) and Chapter 15 (*Subdivision, Development and Financial Contributions*):

<u>Chapter 4 – District Wide Issues</u>

This section of the Operative District Plan acknowledges that development (where appropriate) is required to have regard for indigenous biodiversity, the life supporting capacity of air, water and soil and the District's visual amenity resources. This proposal seeks to construct three residential units on the site and will induce no effects of which pose a threat to the life supporting capacity of the District's resources. Considering this, it is determined that the proposal is consistent with the relevant objectives and policies found within Part 4 of the Operative District Plan.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Chapter 7 – Residential Areas

The strategic policies and objective of Section 7 allude to the District's housing stock representing one of the districts most important physical resources. This section recognises that the district plan is to enable people and their communities to provide for their social, economic and cultural wellbeing.

The intentions of the section look to provide development within the residential zones of which seeks to retain the existing nature, scale and residential character or the surrounding environment while providing for a mix of compatible suburban densities and maximises the efficient use of land.

In this instance, it is considered that the proposed construction of three residential units is appropriate given the nature and scale of the new development occurring in the area. The configuration of the subject site with three detached residential units does not contravene the principal guidance provided by Section 7 of which encourages the retention of residential amenity, character and cohesion with the residential zones.

As such, it is considered that the proposal aligns with the relevant objectives and policies of Section 7.

Chapter 15 (Subdivision, Development and Financial Contributions)

The relevant objectives and policies of Part 15 relating to subdivision seek to ensure developments are adequately serviced at the cost of the Developer – including utilities and transport networks. Objective 5 seeks to ensure the protection of amenity values by ensuring the design of a subdivision is appropriate, to protect significant trees/vegetation, and to protect the efficient functioning of services and roads.

In this manner, the proposed subdivision design is largely dictated by the design of the land use development – which has been determined to be appropriate. The subdivision will be adequately serviced, and there are no significant trees/vegetation that need to be retained.

Summary – Operative District Plan Objectives & Policies

Overall, the proposal is concluded to not be contrary to the relevant objectives and policies of the Operative District Plan.

8.2 OBJECTIVES AND POLICIES – PROPOSED DISTRICT PLAN

Relevant objectives and policies of the Proposed District Plan are found in Chapter 7 *(Lower Density Suburban Residential Zone)*; *25 (Earthworks)* and *27 (Subdivision & Development)* - and are assessed as follows:

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Chapter 7 (Lower Density Suburban Residential Zone)

7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.

The proposed residential dwellings will represent an efficient land use on the site. Suburban residential amenity values will be maintained, and the overall as-built outcome will be highly compatible with the established character of the area, supplemented with well-integrated landscaping.

7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.

The assessment undertaken throughout this report has found that despite the proposed infringements of built form standards, any resulting effects on either the wider environment or neighbours will be less than minor. In particular, the proposal will not adversely affect the privacy or sunlight of any neighbouring dwelling greater than a complying development.

7.2.1.5 Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2021.

An assessment of the development against the QLDC's Residential Design Guide 2021 has been undertaken and it has been found that general alignment will be achieved. The development has been designed with reference to the Design Guide from the start – ensuring alignment with this policy.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

7.2.3 Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policies

7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

a. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;

b. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;

c. provides activation of streets through the placement of doors, windows and openings that face the street.

Objective 7.2.3 seeks to encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Supporting Policy 7.2.3.1 encourages a higher residential density than 1:450m^2 net site area provided potential dominance effects on neighbours are minimised, a reasonable level of privacy between neighbours is provided for; and good street activation is achieved. An assessment against this policy has been made throughout this report and it has been determined that the proposed development will align.

The proposed landscaping will provide high quality amenity spaces for residents of the dwellings, and enhance the visual amenity of the streetscape (achieving Policy 7.2.3.3).

7.2.6 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

Policies

7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.

7.2.6.2 Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

Adequate access and on-site parking will be provided for residents as concluded throughout this report.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Each dwelling will be connected into the existing services on the property that were installed at the time of subdivision (with necessary upgrades made), and sufficient landscaped permeable area will be available to enhance the natural infiltration of stormwater.

7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

Direct pedestrian access will be provided from the units to the roading/footpath network which does connect to all transport networks. The proposed development will therefore integrate with the transport networks.

Proposed Chapter 25 – Earthworks

Objective 25.2.1 – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.

The policies supporting Objective 25.2.1 seek to ensure earthworks minimise erosion, land instability, and sediment generation; avoid/minimise inappropriate adverse effects on sensitive landscapes/natural areas, Māori cultural values, heritage values and public access; avoid/mitigate adverse effects on visual values; do not affect infrastructure, adjoining sites, or water bodies; ensure appropriate procedures in place to protect cultural heritage; ensure related traffic effects are managed; and minimise the risks of natural hazards to people and property.

As has been assessed, the proposed earthworks will be undertaken in a way that will minimise the potential for adverse nuisance effects – particularly from erosion/sediment run-off and dust.

While temporary adverse effects on the urban landscape will occur while earthworks are undertaken, the final extent of the development will be constructed over these areas and enhance visual amenity values.

While the exportation of cut material will generate truck movements, the existing road network servicing the site will absorb these movements and such movements will only occur over a short duration.

Kirk Roberts have undertaken an assessment of the proposal and not raised any concerns from a geotechnical perspective that cannot be addressed through robust engineering and monitoring.

Marshall Day have modelled the noise and vibration resulting from earthworks and have determined that compliance with the relevant standards will be achieved.

The site is not of known cultural or heritage significance.

Overall, the proposal will align with the relevant objectives and policies of Proposed Chapter 25.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Proposed Chapter 27 – Subdivision and Development

The relevant objectives and policies of Proposed Chapter 27 seek to create quality environments with adequate infrastructure and well-designed/fit-for-purpose allotments (Objectives 27.2.1 & 27.2.2 and associated policies); enable infill subdivision (Objective 27.2.3 & associated policies); and ensure adequate infrastructure is installed (Objective 27.2.5).

In this case the subdivision design is logical, fit for purpose, and able to be developed with residential units as anticipated by the PDP zoning (policy 27.2.1.3). The design is consistent with the QLDC Subdivision Guidelines (27.2.1.2).

With respect to infrastructure, the policies associated with Objective 27.2.5 will be achieved given water supply and wastewater/stormwater reticulation will be extended to the lots, and Chorus/Aurora have confirmed that the lots can be serviced with electricity/telecommunication connections. Legal and adequate access will be provided to all lots.

As such, the proposal is considered to align with the relevant objectives and policies of Proposed Chapter 27.

Summary – Objectives and Policies of Proposed District Plan

Overall, the proposal is concluded to not be contrary to the relevant objectives and policies of the Proposed District Plan.

8.3 OBJECTIVES AND POLICIES – PROPOSED DISTRICT PLAN (URBAN INTENSIFICATION VARIATION)

The relevant objectives and policies of the Proposed District Plan (Urban Intensification Variation) are as follows:

Proposed Chapter 7 – Suburban Residential Zone

Objectives and Policies Relevant to the Proposed Buildings

The objectives and policies of Chapter 7 as amended by the Urban Intensification Variation are substantively consistent with those assessed above under the Lower Density Suburban Residential Zone framework. While the wording has been refined to more clearly support efficient land use and suburban-intensity development, the core direction remains the same: to enable compatible suburban densities while maintaining reasonable amenity values and ensuring efficient utilisation of infrastructure.

As assessed above, the proposed development is located within a well-serviced urban area and is designed consistent with infrastructure capacity, aligning with Objective 7.2.1 and Policy 7.2.1.1. The design of the building and integrated landscaping maintain a suburban-intensity character and reasonable neighbour amenity, consistent with Policies 7.2.1.2 and 7.2.1.3.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Objective 7.2.3 expressly encourages densities higher than 1:450m² per unit where development responds well to context and manages dominance and privacy effects. The proposal achieves this through design of built form, articulation, orientation and landscaping. Amenity values are maintained notwithstanding technical standard infringements.

Objective 7.2.6 and associated policies relating to infrastructure efficiency and transport integration are satisfied for the reasons outlined earlier in this assessment. The development makes efficient use of residentially zoned land and connects appropriately to existing infrastructure networks.

Overall, for the same reasons outlined in the preceding assessment, the proposal is not contrary to the relevant objectives and policies of Chapter 7 as amended by the Urban Intensification Variation.

Proposed Chapter 25 – Earthworks

The relevant objectives and policies of this chapter in the PDP:UIV are unchanged. Therefore, these provisions are the same in substance as that assessed above, and the same conclusions apply.

Proposed Chapter 27 – Subdivision and Development

The relevant objectives and policies of this chapter in the PDP:UIV are unchanged in substance, other than a re-labelling of the zone from Lower Density Suburban Residential to 'Suburban Residential'. Therefore, these provisions are the same in substance as that assessed above, and the same conclusions apply.

Proposed Chapter 29 – Transport

The relevant objectives and policies of this chapter in the PDP:UIV are unchanged in substance, other than a re-labelling of the zone from Lower Density Suburban Residential to 'Suburban Residential'. Therefore, these provisions are the same in substance as that assessed above, and the same conclusions apply.

Summary - Proposed District Plan (Urban Intensification Variation) Objectives & Policies

Overall, the proposal is considered to align with, and not be contrary to, the relevant objectives and policies of the Proposed District Plan (Urban Intensification Variation).

8.4 OBJECTIVES AND POLICIES – WEIGHTING AND CONCLUSION

In this case, as the conclusions reached in the above assessment have led to the same conclusion under both the Proposed District Plan and the Proposed District Plan (Urban Intensification Variation), no weighting assessment is required.

Overall, the proposal is considered to align with the relevant objectives and policies of the District Plan.

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

9.0 OTHER MATTERS

- **Hazardous Substances:** The activity does not involve hazardous substances or installations.

- **Contaminants:** The activity will not involve the discharge of any contaminants.

- **Mitigation Measures:** Other than anticipated standard conditions of consent, no specific mitigation measures are proposed, nor considered necessary.

- **Monitoring:** No monitoring is required for the proposal except standard conditions of consent.

- **Protected Customary Rights:** The activity will not offend any protected customary rights.

10.0 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES

Section 104(D) prescribes that consent can only be granted for a non-complying activity if the adverse effects of the activity on the environment are no more than minor, or the activity will not be contrary to the objectives and policies of the District Plan.

In this instance, the above assessment has determined that the adverse effects of the activity on the environment will be less than minor, and the proposal is also not contrary to the relevant objectives and policies of the District Plan.

Therefore, it is determined that the Council can proceed to making a substantive decision on this application.

11.0 PART 2 OF THE RESOURCE MANAGEMENT ACT

Section 5 of the RMA sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Given the assessment of effects undertaken above, it is considered that the proposal will represent sustainable management.

Section 6 of the RMA sets out the matters of national importance. None of these matters is strictly relevant to the current proposal.

The proposal will align with the requirements of Section 7 of the RMA by representing kaitiakitanga, the ethic of stewardship, and the maintenance of the quality of the environment.

Finally, the proposed activity is highly unlikely to offend any of the Principles of the Treaty of Waitangi as required by Section 8.

Overall, the development proposed is considered to be consistent with Part 2 of the RMA.

12.0 CONCLUSION

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026

Consent is sought to undertake ground works, establish three residential units with associated bulk/location non-compliances; and to undertake an associated fee simple subdivision at 14 O'Kane Lane on Queenstown Hill.

The above assessment has determined that the resulting adverse effects on the environment will be less than minor and effectively mitigated, that no party is considered to be adversely affected, that the proposal will align with the relevant objectives and policies of the District Plan, and will adhere to the requirements of Part 2 of the RMA.

Accordingly, it is requested that the Council grant resource consent to the proposal on a non-notified basis as sought, subject to appropriate conditions of consent.



Richard Kemp
Planning Consultant

Document Set ID: 9628550
Version: 1, Version Date: 29/05/2026