# RESOURCE CONSENT APPLICATION TO ESTABLISH A SMALL STAND ALONE DWELLING OUTSIDE OF THE EXISTING BUILDING PLATFORM

.

For The Huntington Marron Family Trust

126 Slopehill Road

Wakatipu Basin .

Queenstown

APRIL 2026

SOUTHERN ARCHITECTURE LIMITED

PO Box 1285 QUEENSTOWN Ph 027 229 6056

CONTENTS page


1.0 Applicant and Property Details 3

2.0 Previous Resource Consents 3

3.0 Site Description and Local Environment 4

4.0 Description of Proposed Activity 5

*5.0* National Environmental Standards for Detached Minor Residential Units . 7

6.0 Assessment of Environmental Affects 8

a) Alternative locations or methods

b) Assessment of the actual and potential affects

c) Hazardous substances

d) Discharge of contaminants

e) Mitigation measures

f) Identification of interested or affected parties

h) Monitoring

7.0 Assessment of Objectives and Policies 12

8.0 Conclusion 14


APENDICES


Appendix A record of Title

Appendix B
Resource Consent RM 020194 existing Dwelling
Consent Notice 5112870.2 existing Dwelling

Consent Notice 12461920.4 fencing for boundary adjustment

Appendix C Site Photos

Appendix D Southern Architecture Plans

# 1.0 APPLICANT & PROPERTY DETAILS

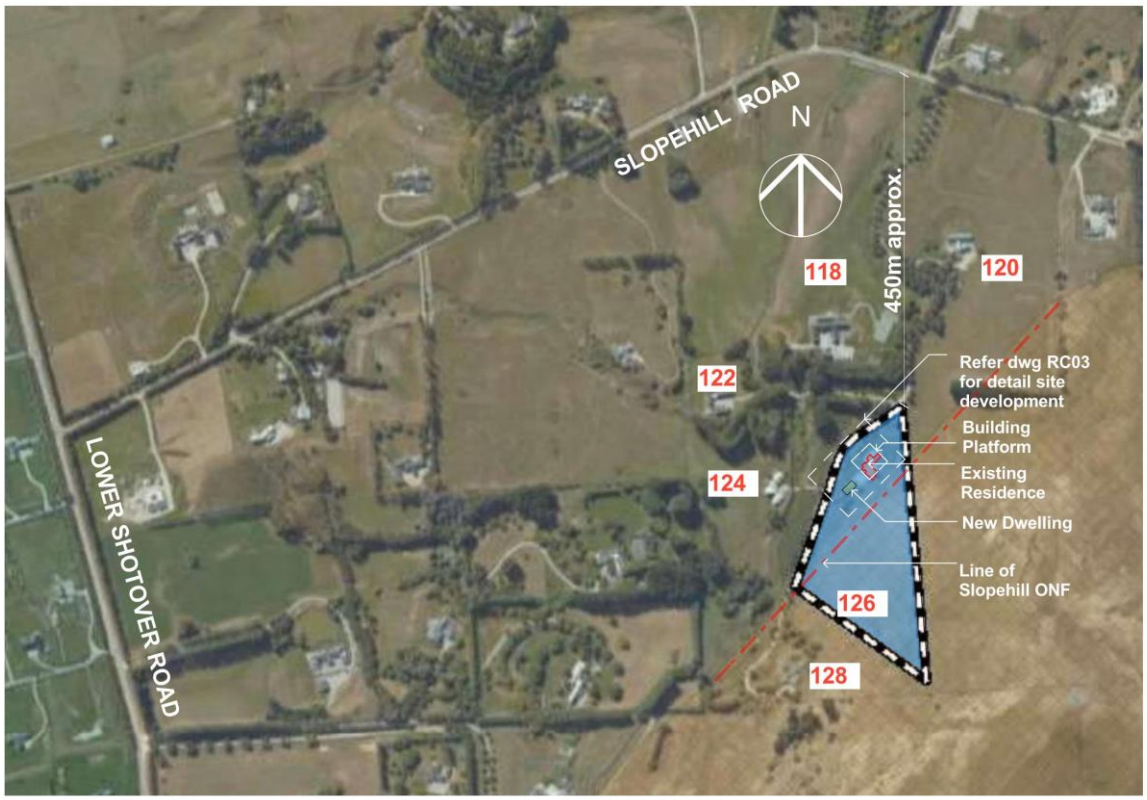
| | | |
|---|---|---|
| Site Adress | 126 Slopehill Road RD 1 Wakatipu Basin | |
| Applicants Name | Allan Huntington and Pauline Marron | |
| Adress for Service | A Huntington & Pauline Marron | |
| | architec@queenstown.co.nz | |
| Legal Description | Lot 2 DP574322 3.1717 Ha | |
| Zoning | ODP | Rural General |
| | PDP | Wakatipu Basin Rural Amenity Zone |
| Consent Application | Land use consent is sought for the construction of a Small Stand Alone Dwelling outside of the approved building platform.<br><br>Variation to existing condition (b) of consent Notice 5112870.2 In order to allow the proposed small residential unit to be located outside of the approved building platform | |
| Lot Numbers | Note: The lot numbers on the Consent Notice RM000653 differ on some drawings from the latest title numbers due to a 2022 boundary adjustment subdivision in RM211047 | |

# 2.0 PREVIOUS RESOURCE CONSENTS

| | |
|---|---|
| RM 000653 2001 | Original Subdivision |
| RM 020194 2002 | Construct dwelling (original) |
| RM 211047 2022 | Boundary adjustment |
| Consent Notices | Consent Notice 5112870.2 subdivision 2001<br>Consent Notice1246920.4 boundary adjustment 2022 |

# 3.0 SITE DESCRIPTION AND LOCAL ENVIRONMMENT

126 Slopehill Road is a large 3.17Ha rural living site , located on the base of the North-Western flank of Slopehill and is approximately 450m to the South of Slopehill Road. It is accessed via a shared gravel driveway R.O.W. serving six properties. The site has an established residential dwelling and domesticated grounds within the Northern end of the property . The residual land is held as grazed grassland .




The surrounding area is a mixed rural and rural residential landscape. The land features rolling topography with medium to large rural residential properties. These are characterised by open pastural land with sparsely distributed dwellings that are well-screened and integrated into the mature woodland vegetation and rolling landforms.

The site and existing residence has a gently sloping strip of land , 30m to 40m wide along the length the gravelled ROW access. The residual land then slopes up steeply along the Western flanks of Slopehill itself. The steeper land is generally within the Slopehill ONF and is grazed.

The domesticated area to the North end of the site is located outside the Slopehill ONF and is within Landscape Character Unit 11 which is described as mixed rural and rural residential landscape.

The new dwelling is screened from public viewing and from neighbouring properties by multiple rows of mature tree planting and a hedge running along the site boundary.

# 4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Land Use
Consent is sought to establish a 70m2 residential unit to the immediate South of the existing residence and next to the carparking courtyard . It is built over part of the existing lawn and drive area.

The new dwelling is located outside of the existing building platform but is associated as part of the domesticated area of the existing residence. Variation to existing condition (b) of consent Notice 5112870.2 is sought in order to allow the proposed small residential unit to be located outside of the approved building platform.



The new building is complying with thestandards provided by amendments to the National Environment Standards. NES-DRMU

The proposed new residential unit is developed on the drive and parking area adjacent the existing dwelling.

The overall building dimensions are is 14.3m x5.3m . Height is generally 3.6m with the chimney feature at 4.2m above GL. Refer APPENDIX D Southern Architecture Ltd drawings 600-RC00 to 600-RC061 for detail of the building and siting, materials & colours.

| | Materials | Colour | LVR |
|---|---|---|---|
| Roof. | Longrun metal roofing | Flax Pod Matte | LRV 6% |
| Wall | Vertical cedar cladding | Crowshead | LRV 0% |
| Doors/windows | Colourcoated Aluminium | Matt Black | LRV 4% |

Landscaping

The existing mature hedge and trees will be retained to the boundary.

No new landscaping planting is proposed except a Pittosporum hedge to provide a separation and privacy between the two dwellings.

It is proposed to remove 7 number of the internal driveway avenue trees to allow for the construction of the new dwelling. These trees were located on the approved landscape plan for the original dwelling . Two additional have previously been removed to allow for vehicle manoeuvring.

The London Plane avenue trees were incorporated as amenity planting for the original dwelling and had no structural landscaping purpose for the wider landscape amenity.

There are substantive other mature trees adjacent the tree avenue and the removal of the trees will have no affect on the overall visual amenity of the property.

Four trees will remain adjacent the existing gate/drive entry that screen the property from the R.O.W and one tree remains as a specimen tree.

Additional Vehicle Crossing and accessway

It is proposed to construct a new drive access to the existing private Right of Way as the new dwelling is part built over the existing driveway .

The drive and crossing is 5.0m wide have a maxim grade of 1 in 20,
Vehicle turning radius of 6.5m
Site line of 45m
Formation of 150mm depth AP40/60 subgrade/ 75mm AP20/50 / surface dressing AP10/10

Coverage

Building coverage of the existing dwelling (330m2) plus new dwelling (85m2)
Is a total of 415m2

Setbacks

The site is a back section with no front yard setbacks.
The side setback is a minimum of 15.1m to the R.O.W.

| | |
|---|---|
| NES-DRMU | 5.0m |
| Operative District Plan | 15m |
| Proposed District Plan | 10m |

Exterior Lighting

Any fixed exterior lighting will be directed downward and away from adjacent properties.

Earthworks

Minimal earthworks associated with foundation excavation and under slab fill will be required. Total Excavation and filling 60m3

Volumes consist of 20m3 turf and topsoil and footing excavation and 40m3 of hard course imported fill . The small amount of excavated material will be deposited on site

Fire fighting
RM 020194 for the original dwelling has the following provision for water service

> *8 The consent holder shall supply and maintain a minimum domestic water storage capacity of not less than 23,000 litres in volume, within 90 metres of the dwelling, with suitable vehicle access, for fire fighting reserve. 14,000 litres of tank capacity shall be maintained at all times as a fire fighting reserve..*

A 25,000 litre water tank is installed with 15000,litres maintained for fire fighting with 10,000 litres used for household supply

The proposed new minor residence will incorporate a residential fire sprinkling system for fire fighting. The sprinkler system requires a minimum of 7000 litres fire fighting reserve The sprinkler system will utilising the 14000 litre fire fighting reserve of the existing 25,000 litre tank.

The design, materials, installation and testing will comply with New Zealand Standard NZS 4517: Fire Sprinkler Systems for Housing.

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Consent Notice Change

It is sought to vary the existing Consent Notice which governs the location of buildings on the site to provide for the establishment of the new building outside of the approved residential Building Platform. The relevant condition is Condition (b) of consent notice 5112870.2 which reads as follows:

Conditions a) and b) of Consent Notice 5112870.2 state;
a) The height of buildings shall be restricted to 5.5 metres above existing ground level as of the time of the granting of resource consent to subdivide on 13th December 2000.

b) Dwellings and accessory buildings shall be located entirely within the building platforms identified,

b to be modified as follows in italics

b) Dwellings and accessory buildings shall be located entirely within the building platforms identified, ***with the exception of the . minor residential unit approved under RM26XXX***

# 5.0 National Environmental Standards for Detached Minor Residential Units .

The proposed detached minor residential unit complies with all the NES standards set out in the NES-DMRU as follows and noted in bold italics.
A single minor Detached unit is a permitted activity when all NES standards are met for a detached DURU. All DMRU standards are met by the proposal.

(a) *Floor area*

the DMRU must have a floor area that is equal to or less than 70 square metres:

***The area proposed is 69.9m2 and is less than 70m2***

(b) *Building coverage*

Comply with the district plan in a rural zone: 500m2 maximum coverage
**Existing dwelling is 335m2 The proposed granny flat is 85m2 including eaves.**
***Total coverage 450m2. Less than 500m2 OK***

(iii) comply with the district plan in a Māori purpose zone:
***N/A not a Maori purpose zone***

(iv) comply with the district plan in a mixed use zone:
***N/A The site is a Rural Zone not a mixed use zone***

(c) *Setback from principal residential unit*

the DMRU must be set back no less than 2 metres from the principal residential unit:

***The separation is more than 2.0m. OK***

*(d) Setback from boundary*

the DMRU must—
(i) be set back no less than 2 metres from the front, side, and rear boundaries of the site in a residential zone:
***N/A as the site is not in a residental zone***

(ii) be set back no less than 10 metres from the front boundary and 5 metres from the side and rear boundaries of the site in a rural zone:
***There are no front boundaries***
***The new residential unit is setback 15.1m from the side boundary. >5m. OK***

(iii) comply with the site setback requirements in the district plan in a Māori purpose zone: **N/A Not a Maori purpose zone**

(iv) comply with the site setback requirements in the district plan in a mixed use zone.
***N/A The site is a Rural Zone not a mixed use zone***

# 6.0 ASSESMENT OF ENVIRONMENTAL EFFECTS

The following is an assessment Environmental effects. The assessment of effects corresponds to the scale and significance of the effects that the proposed activity may have on the environment.

**(a) If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**
The proposed activity will not result in any significant adverse effects on the environment . The new small stand alone dwelling is associated and adjacent the existing dwelling and within the domesticated area of the property. Alternative locations are not considered necessary.

**(b) an assessment of the actual or potential effect on the environment of the activity:** *Effects on landscape character associated with the proposed establishment of buildings external appearance*

Visibility

Wider Context
The existing dwelling and proposed construction are well hidden from view from public spaces . The site is approximately 450m distance from Slopehill Road and there are many layers of existing mature tree rows and hedging screening the property. .

Slopehill ONF
A large part of the property falls within the Slopehill ONF. The area under consideration is outside but adjacent to the Slopehill ONF. The majority of the property is held as pasture and is grazed. To the north end of the property, the area has been developed for residential use, with the existing dwelling, lawns, driveways , parking and landscaping. The new dwelling is built within this domesticated area and is outside the ONF. While the new dwelling is adjacent the Slopehill ONF it is associated with the domestic area and not visible or visually connected to the ONF from public areas , the internal R.O.W. or neighbouring properties

Neighbouring properties118,120,122 Slopehill Rd
These properties are at some distance from the subject property and are screened by extensive mature tree plantings. and the new construction will be not be visible. Properties at 118, 120,122 are not affected by the proposal .

124 Slopehill Road
The direct neighbour to the West boundary , is separated from the subject site by the existing ROW and screened from the new dwelling by a long mature boundary hedge, (1.8m high) , running along the common R.O.W boundary with 126 Slopehill Road. Only a 0.6m portion of the upper roof ridge is visible. This small area of roof is not out of character or dominant in this respect. As the hedge grows this small area of roof will be fully hidden.
This property is not affected by the proposal.

128 Slopehill Road ( Southern boundary approximately 140m away)
This is screened by the Slopehill topography and existing site planting.
This property is not adversely affected by the proposal

ROW
From the common ROW drive there could be a glimpse of the new building if people came directly to the open gateway but this would be looking directly into the domestic area that is dominated by the existing dwelling. The new dwelling would be silhouette by the existing residence. Users of the ROW are not affected by the proposal

*Location*

The proposed small stand alone dwelling is located within the existing domesticated area of the site and is of modest size and height of . The design is in keeping with existing dwelling and forms part of one side of carparking/manoeuvring courtyard between the two dwellings.

Building within the existing building platform is not suitable due to the proximity to the existing residence.

The proposed location is at the lowest contour height of the entire property and if located within the existing building platform would more visible due to the higher ground level. Approximately 2.0 metres higher.

The new dwelling is setback 15.1m from the boundary which is the same as the existing building platform. The 15.1m setback is greater than the Proposed District Plan (10m) and the NES-DRMU (5m) side yard setback requirements.

For users of the ROW and adjacent properties there will be negligible impact as the new dwelling will appear as part of the existing domesticated area at the Northern area of the property and not detract from the areas character. Only a small area of roof is visible and it is not out of character or dominant in this respect.

Traffic
The new dwelling will have 2-4 occupants and generate an estimated 8 traffic movements per day or averaged over 16hrs 1 movement per 2hrs. This is a small increase in overall vehicle movements and considered to have no more than a minor affect to neighboring properties.

*Conclusion*
There is no visibility from the wider landscape including Slopehill Road and there is no impact on the Slopehil ONF and the proposal maintains the open rural character values identified in Landscape Character Unit 11 .

The small area or the roof ridge visible from the ROW is not out of character with the adjacent properties and existing dwelling . Otherwise the new dwelling is not visible from neighboring properties.

Any increase in domestic activity is well mitigated by the 15.1m boundary setback, R.O.W. separation, existing hedge and location within the properties existing domesticated area.

Overall any adverse effects on the environment will be less than minor.

**(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:**

N/A . No hazardous installations

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

N/A

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

No other mitigation measures are necessary in addition to those incorporated into this proposal.

**(e) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:**

No persons are affected, the proposed dwelling is situated within the domesticated area of the property and is of small size and scale.

The small dwelling is not visible from neighbouring residences and will not detract from the character or amenity of the area .

No consultation has been undertaken or view expressed

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

No monitoring is required other than the standard conditions of consent

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

The small stand alone dwelling will have no effect on customary rights.

# 7.0 SECTION 104(1)(b) ASSESMENT

The relevant documents for assessment are the National Environmental Standard NES DMRU and the QLDC Proposed District Plan .

**NES DRMU**

Permitted Activity Rule

One DMRU per site is a permitted activity within Rural district plan zones:

Permitted Activity Standards

One DMRU per site is a permitted . so long as it complies with the permitted activity standards.

The proposal complies with these standards as per section 5 of this report.

District Plan Rules and Standards

A DMRU must comply with the rules and standards in a district plan that deal with the matters in subclause (2) if they are applicable to the DMRU.
(2)The matters are—
(a) subdivision of land: **N/A The proposal is not a subdivision**
(b) matters of national importance under section 6 of the Act: **N/A**
(c) the use of the DMRU other than for residential activities: **N/A used only for residential**
(d) papakāinga: **N/A not a papakainga**
(e)earthworks. **Complies with PDP rules**

(3)A DMRU must comply with the rules and standards in a district plan that—

(a) apply to the DMRU's principal residential unit.
(b)manage effects relating to health and safety, including those relating to—
(i) any natural hazard risk not already taken into account under subclause (2)(b) (for example, minimal floor level requirements to manage flooding effects): **.**
(ii) reverse sensitivity: **.**
(iii)site-specific infrastructure requirements (for example, infrastructure requirements associated with drinking water, wastewater, and stormwater). **.**

**The proposal complies with clause 3 except for building outside of the Building Platform**

(4)No other rules or standards in a district plan apply to a DMRU, including, to avoid doubt, rules or standards relating to—
(a)amenity values:
(b)minimum requirements for—
(i)individual outdoor open space, privacy, or sunlight access:
(ii)facade glazing or total area of glazing:
(iii)parking.

**PROPOSED DISTRICT PLAN**

Policies & Objectives
The relevant objectives and policies are considered as follows

Chapter 24 Wakatipu Basin

The relevant policy is 24.2.1. The proposed detached minor residential unit design, scale and location minimise any inappropriate modification to the natural landform and maintains the character and visual amenity values identified in the Wakatipu basin.

The proposal is confined to the domesticated area adjacent the existing residence and will have no visibility from Lower Shotover Road and Slopehill Road as distance and multiple mature tree and hedgerows screen the property. The proposal will maintain the landscape character and visual amenity values of the character unit 11:Slopehill Foothill.

RULES

The relevant rules are

| | | |
|---|---|---|
| **24.4.7** | The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a site where there is such a building platform. | NC |

A DMRU must comply with the rules and standards of the district plan that apply to the DMRU's principal residential unit. The principal unit requires buildings to be built within the building platform. The proposed minor dwelling is Non Complying as it is outside the building platform.

Approval is sought to modify the relevant consent notice condition to allow the new dwelling to be built outside the building platform

| | | |
|---|---|---|
| **24.5.1.5** | For that part of all other sites in the Wakatipu Basin Rural Amenity Zone wholly located outside of the Precinct, a maximum of one residential unit per 80 hectares net site area.<br><br>. | NC |

This rule is not applicable to the proposal as the NES DMRU provides for an additional dwelling if it complies with the NES-DRMU standards.

While NES-DRMU requires the new minor dwelling to comply with the same standards as the existing residential dwelling. Rule 24.5.1.5 pertains to the **site** and not to the existing residential dwelling and therefore rule 24.5.15 is not applicable.

Notwithstanding the exemptions provided for in NES-DRMU the proposed new minor dwelling satisfies the policies and objectives of the Proposed District Plan due to the small scale , location and being hidden from view.

# 8.0 CONCLUSION

Consent is sought to establish a Small Stand Alone Dwelling, complying with the NES-DRMU standards, outside of the approved Building Platform and to change the relevant Consent Notice condition.

The actual and potential effects of the environment have been outlined in Section 6 of this report the proposed activity is not likely to have any adverse effects on the environment that are more than minor. In addition , no persons are considered adversely affected and there are no special circumstances.

The proposal is consistent with the outcomes of the Proposed District Plan and is considered to be sustainable development that meets the purpose and principles of the Resource Management Act 1991.

Overall and in accordance with the assessment contained in this report , It is requested that the proposed land use as per Southern Architecture plans attached as Appendix D and the associated Consent Notice change as set out in Section 4 of this report is granted .

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