From: "Kylie Columb" <Kylie@vivianespie.co.nz>
Sent: Tue, 24 Mar 2026 09:43:56 +1300
To: "Resource Consent" <resourceconsent@qldc.govt.nz>
Subject: RE: Resource Consent Application Acknowledgement - V Wilson (RM260218)
Attachments: [A] Form 9.pdf, [B] Record of Title - OT14C35.pdf, [C] Site Plan.pdf, AEE .pdf
Categories: Laura

Good morning, Planning Team

Since lodging this application, I have had some updates from the Architects (NJS Architecture) who have made some amendments to the original proposal. Subsequently, the assessment matters have changed; resource consent is now only required to address a minor road boundary infringement.

I have attached a copy of the updated site plan and AEE. *Would it be possible to replace the original documents that were uploaded to the portal with the attached documents?*

Also, can you let me know if the invoice has been paid yet (if not, I will contact the applicant again).

Thank you and kind regards,
Kylie

From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Tuesday, 17 March 2026 3:42 pm
To: Kylie Columb <Kylie@vivianespie.co.nz>; Virginiaw@eagles-eagles.co.nz
Subject: Resource Consent Application Acknowledgement - V Wilson (RM260218)

Tena koe Kylie,

Thank you for your application. Your application reference is **RM260218**.

Attached is the ***Initial Fee Invoice,*** the ***Understanding your Initial Fee Invoice Fact Sheet*** and the ***Understanding Consent Fees and Charges Fact Sheet*** for your client, who has been included in this email.

This application will not be allocated for processing until the Initial Fee Invoice has been paid. Payment can be made here via our online payment portal by credit card* or a via Account 2 Account bank transfer (supported banks only) using your application reference RM260218. *Online payment made via credit card incur a 2% processing fee.

Payment must be made using the correct application reference. Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the invoice is not paid **within 20 working days of the date of this email, the application will be rejected, and you will be required to re-submit a new application.**

Please note the administration lodgement fee will still be payable for application RM260218 (as per our fees and charges schedule) to cover the costs associated with the initial set up of your application.

Please note we are no longer accepting bulk payments due to changes to how you will need to pay for all applications processed by the Resource Consent Team as per attached ***Changes to Resource Consent Application Payments Fact Sheet***.
Payments for each application need to be made individually for each invoice received, with each payment quoting the correct application reference as per the initial fee invoice attached to your application acknowledgement email.

Once paid and allocated, the processing planner will check the documents you have provided. If everything included in your application is as per legislative requirements your application will be formally accepted for processing. We will contact you to confirm this and at that time provide you with the contact details of the planner processing your application.

Yours sincerely/Naku noa, na,

Laura Mitchell | P&D Technical Support Officer | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
E: laura.mitchell@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: noreply@qldc.govt.nz <noreply@qldc.govt.nz>
Sent: Tuesday, 17 March 2026 2:36 PM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Subject: Application File Upload for 141 Peninsula Road - Garage extension (UAFv1_2653470)

Upload Application Files

SUBMITTED

UAFv1_2653470

Submitted: 17-Mar-2026 14:36:26

Kylie Columb

Question	Answer
First Name	Kylie
Last Name	Columb

Document Set ID: 9475231
Version: 1, Version Date: 24/03/2026

Contact Number	034414189
Email	KYLIE@VIVIANESPIE.CO.NZ
Application Type	Resource Consent
Is this a New application or files for a Current application?	New Application
Your reference until we issue an Application Id e.g. Street Address or Lot #	141 Peninsula Road - Garage extension
Comment	

This is an overview of the Form. Table and Attachment questions are not displayed.

Kind regards,

QLDC Business Process

APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION

QUEENSTOWN LAKES DISTRICT COUNCIL

Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.

APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: Virginia Wilson
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: Virginia Wilson

*Postal Address: 17 Layard Street, Invercargill

*Post code: 9810

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: Virginiaw@eagles-eagles.co.nz

*Phone Numbers: Day 03 2182182

Mobile:

*The Applicant is:

- [x] Owner
- [ ] Prospective Purchaser (of the site to which the application relates)
- [ ] Occupier
- [ ] Lessee
- Other - Please Specify:

[x] Our preferred methods of corresponding with you are by email and phone.
The decision will be sent to the Correspondence Details by email unless requested otherwise.

CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: Kylie Columb - Vivian Espie Ltd

*Phone Numbers: Day 034414189

Mobile:

*Email Address: kylie@vivianespie.co.nz

*Postal Address: Unit 1/211B Glenda Drive, Frankton, Queenstown

*Postcode: 9300

INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.
For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

- Applicant: [x]
- Agent: [ ]
- Other - Please specify:
- Email: [ ]
- Post: [ ]

*Attention: Virginia Wilson

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:

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OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:

DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing ☑

Applicant: ☑ Landowner: ☐ Other, please specify:

*Attention:

*Email:

Click here for further information and our estimate request form

DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

141 Peninsula Road, Kawarau Falls, Queenstown 9300

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Lot 1 DP 22400

District Plan Zone(s): Suburban Residential Zone

SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?	YES ☐	NO ☑
Is there a dog on the property?	YES ☐	NO ☑
Are there any other hazards or entry restrictions that council staff need to be aware of? If 'yes' please provide information below	YES ☐	NO ☑

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PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

☐ Yes ☑ No ☐ Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:

CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

☑ Land Use Consent

☐ Land Use Consent includes earthworks

☐ Land Use Consent combined with s127 and/or s221

☐ Subdivision Consentt

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.
s127 Change or Cancellation of Consent Condition
s221 Change or Cancellation of Consent Notice
Boundary / Marginal or Temporary Activity Notice
Outline Plan
Designations
These forms can be downloaded here

QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐ Controlled Activity Land Use

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process ☐

BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Construct a new garage on site that will breach the road boundary setback, and extend a portion of the existing retaining wall (which is higher than its height from the boundary)

APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐ Yes ☑ No

Please note there is an additional fee payable for notification. Please refer to Fees schedule

OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

■ NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/

You can address the NES in your application AEE OR by selecting ONE of the following:

☑ This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m^3 per 500m^2). Therefore the NES does not apply.

☑ I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.
NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.

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OTHER CONSENTS // CONTINUED

☐ I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐ An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

■ Any other National Environmental Standard

☐ Yes ☑ N/A

Do you need any consent(s) from Otago Regional Council?

☐ Yes ☑ N/A

If Yes have you applied for it?

☐ Yes ☐ No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

☐ Yes ☐ No

INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5.

To be accepted for processing, your application should include the following:

☑ Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants
(Must be official order copy from LINZ https://www.linz.govt.nz/).

☑ A plan or map showing the locality of the site, topographical features, buildings etc.

☑ A site plan at a convenient scale.

☑ Written approval of every person who may be adversely affected by the granting of consent (s95E).

☑ An AEE (Assessment of Effects).
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See Appendix 1 for more detail.

Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.

PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected . Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.

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FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

DEVELOPMENT CONTRIBUTIONS – Your development may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Charges and Fees is available on our website.

PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and and **use the application reference on the invoice for your payment.**

This fee MUST be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

$2668 - Land Use Discretionary (overall consent status)

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APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

☐ If lodging this application as the Applicant:

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

☉ If lodging this application as agent of the Applicant:

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☑ I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) ** Kylie Columb Digitally signed by Kylie Columb Date: 2026.03.10 08:34:28 +13'00'	
Full name of person lodging this form	
Firm/Company	Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

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Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:
    - (a) a description of the activity:
    - (b) a description of the site at which the activity is to occur:
    - (c) the full name and address of each owner or occupier of the site:
    - (d) a description of any other activities that are part of the proposal to which the application relates:
    - (e) a description of any other resource consents required for the proposal to which the application relates:

Information provided within the Form above

    - (f) an assessment of the activity against the matters set out in Part 2:
    - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

    - (a) any relevant objectives, policies, or rules in a document; and
    - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
    - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

    - (a) includes the information required by clause 6; 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.

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
    - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):
    - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):

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ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
    - (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:
    - (b) an assessment of the actual or potential effect on the environment of the activity:
    - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:
    - (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:
    - (e) 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:
    - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:
    - (g) 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:
    - (h) 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).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
    - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
    - (b) any physical effect on the locality, including any landscape and visual effects:
    - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
    - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
    - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
    - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

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A2 APPENDIX 2 // Information requirements for subdivision

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
    - (a) the position of all new boundaries:
    - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
    - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
    - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
    - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
    - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
    - (g) the locations and areas of land to be set aside as new roads.

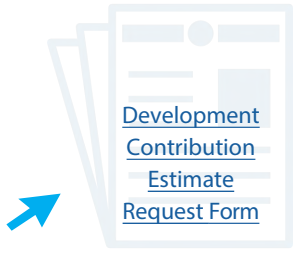
A3 APPENDIX 3 // Development Contributions

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
    - Water supply
    - Wastewater supply
    - Stormwater supply
    - Reserves, Reserve Improvements and Community Facilities
    - Transportation (also known as Roading)

Click here for more information on development contributions and their charges

OR Submit an Estimate request *please note administration charges will apply



A4 APPENDIX 4 // RMA Fast-Track Application

Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

A5 APPENDIX 5 // Requirements for Naming of Documents

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.
If you do not follow the required naming convention, your application will be rejected.
You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

- Application Form
- AEE (Assessment of Environmental Effects)
- Landscape Report
- Engineering Report
- Affected Party Approval/s
- Ecological Report
- Traffic Report
- **Record of Title including the title identifier at the end and to be separate documents if multiple titles** i.e. Record of Title 12345, Record of Title 678910 Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.
- **Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents** i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456
- Geotechnical Report
- Urban Design Report

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **OT14C/35**
Land Registration District **Otago**
Date Issued 12 May 1992

Prior References
OTA1/222

Estate Fee Simple
Area 716 square metres more or less
Legal Description Lot 1 Deposited Plan 22400
Registered Owners
Catherine Virginia Wilson

Interests

804845.4 Easement Certificate specifying the following easements - 12.5.1992 at 10.15 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 19881 - CT OT11A/508	A DP 20398	Lot 1 Deposited Plan 22400 - herein	

804845.8 Easement Certificate specifying the following easements - 12.5.1992 at 10.15 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 4 Deposited Plan 22400 - CT OT14C/38	A DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 4 Deposited Plan 22400 - CT OT14C/38	B DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 4 Deposited Plan 22400 - CT OT14C/38	C DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 3 Deposited Plan 22400 - CT OT14C/37	D DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 2 Deposited Plan 22400 - CT OT14C/36	E DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 2 Deposited Plan 22400 - CT OT14C/36	N DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Drain stormwater	Lot 2 Deposited Plan 22400 - CT OT14C/36	N DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 2 Deposited Plan 22400 - CT OT14C/36	M DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Drain stormwater	Lot 2 Deposited Plan 22400 - CT OT14C/36	M DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Right of way	Lot 2 Deposited Plan 22400 - CT OT14C/36	O DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Drain stormwater	Lot 2 Deposited Plan 22400 - CT OT14C/36	O DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974

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Drain sewage	Lot 2 Deposited Plan 22400 - CT OT14C/36	F DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974
Drain sewage	Lot 3 Deposited Plan 22400 - CT OT14C/37	G DP 22400	Lot 1 Deposited Plan 22400 - herein	Section 309(1)(a) Local Government Act 1974

10790036.2 Surrender of the right of way and right to drain stormwater marked N, M and O on DP 22400 created by Easement Instrument 804845.8 as appurtenant hereto - 2.3.2018 at 12:10 pm

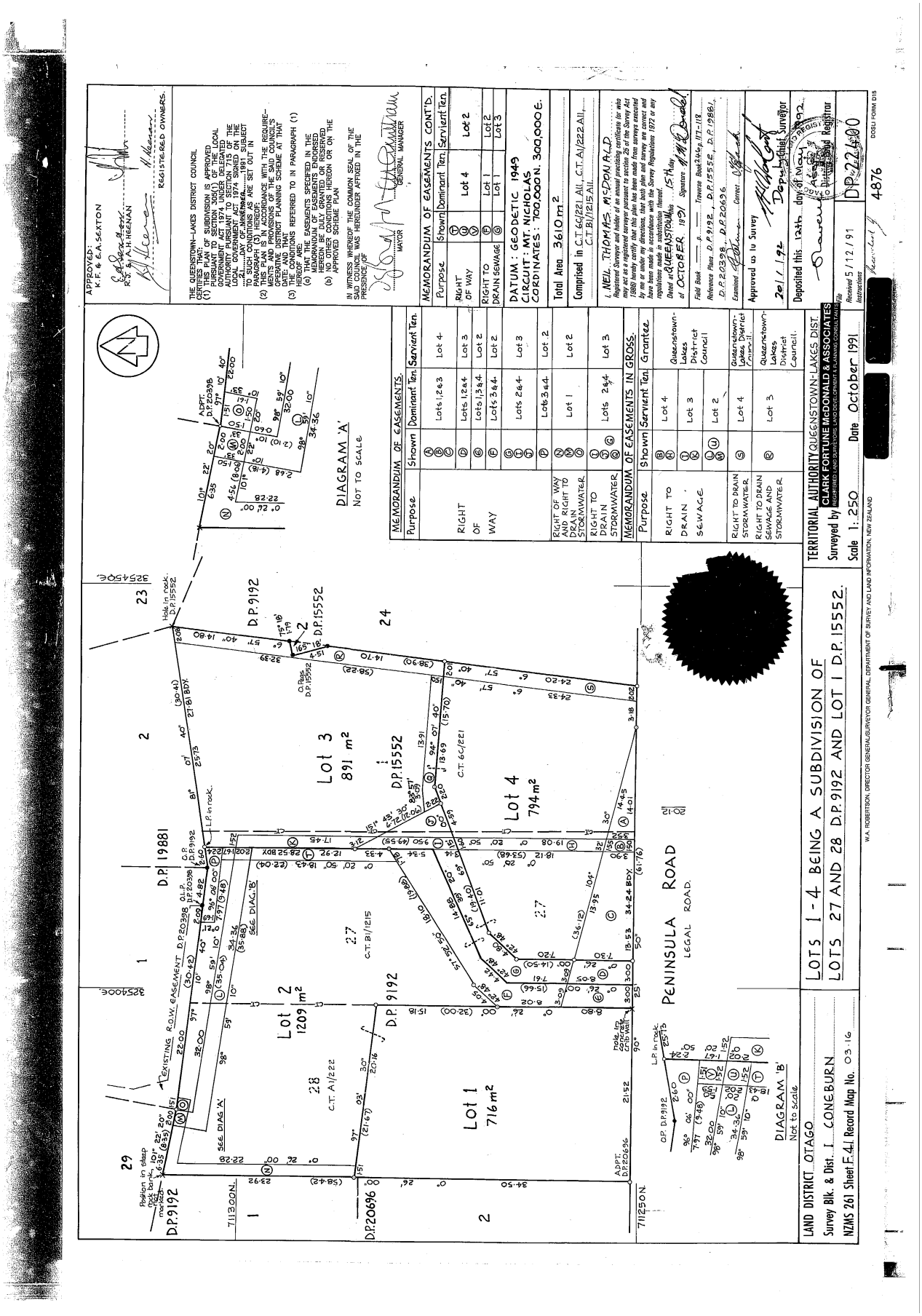
Appurtenant hereto is a right of way (pedestrian) and right to drain water created by Easement Instrument 10790036.6 - 2.3.2018 at 12:10 pm

The easements created by Easement Instrument 10790036.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain water created by Easement Instrument 10790036.7 - 2.3.2018 at 12:10 pm

The easements created by Easement Instrument 10790036.7 are subject to Section 243 (a) Resource Management Act 1991

Document Set ID: 9475231
Version: 1, Version Date: 24/03/2026



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Version: 1, Version Date: 24/03/2026

NEW GARAGE & ALTERATIONS FOR VIRGINIA WILSON
141 PENINSULA ROAD, KELVIN HEIGHTS
QUEENSTOWN

RESOURCE CONSENT ISSUE 20/03/2026

CLIENT:

VIRGINIA WILSON

ARCHITECTURE

E: NEIL@NJSARCHITECTURE.CO.NZ W: WWW.NJSARCHITECTURE.CO.NZ T: 021 02781158

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

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N



ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
LOCATION PLAN

E: NEIL@NJSARCHITECTURE.CO.NZ W: WWW.NJSARCHITECTURE.CO.NZ T: 021027811 58

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SCALE: A3 1:500

DWG NO. A001

DATE: 20/03/2026

DRAWN: D.N.

REV

Document Set ID: 9475231
Version: 1, Version Date: 24/03/2026

SITE INFORMATION

141 Peninsula Road, Kawarau Falls
Lot 1, DP 22400
Valuation No. 2909903800
Area 716 m²

EQ Zone 3
Exposure Zone B
Wind Zone Very High
Snow Loading Zone N5



NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
SITE PLAN AS EXISTING

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DWG NO. A002

DATE: 20/03/2026
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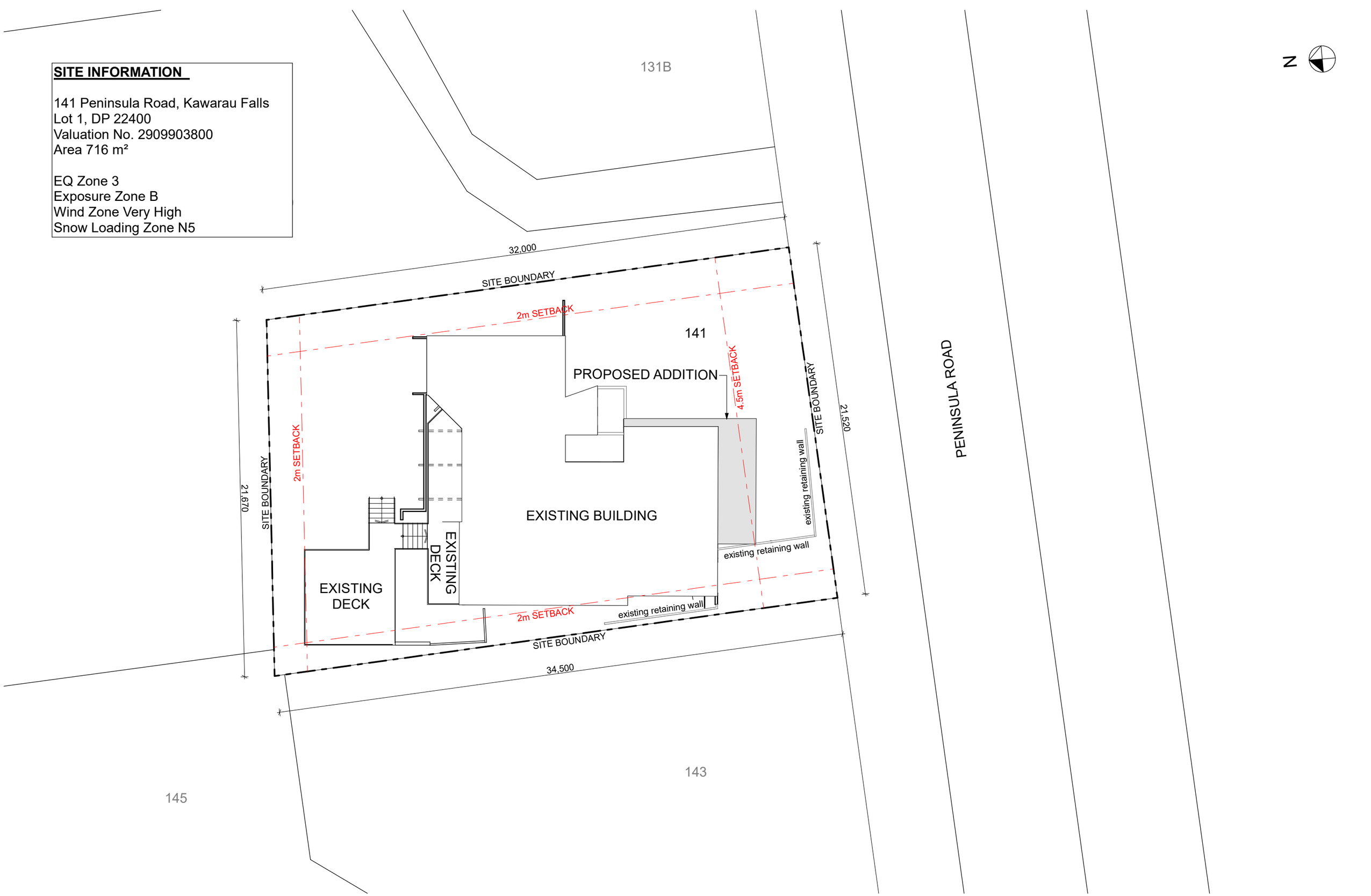
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SITE INFORMATION

141 Peninsula Road, Kawarau Falls
Lot 1, DP 22400
Valuation No. 2909903800
Area 716 m²

EQ Zone 3
Exposure Zone B
Wind Zone Very High
Snow Loading Zone N5



NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
SITE PLAN AS PROPOSED

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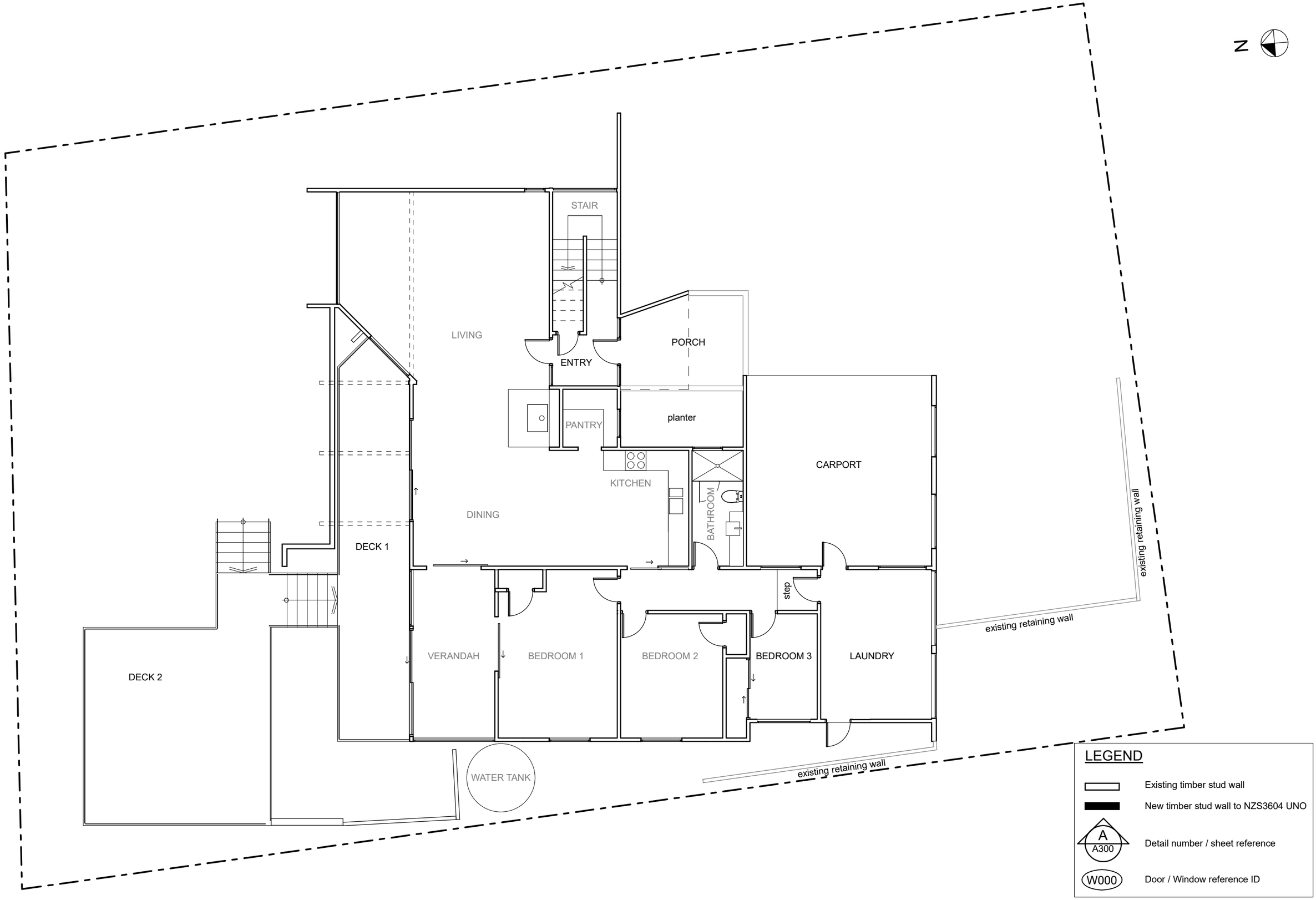
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DWG NO. A003

DATE: 20/03/2026
DRAWN: D.N.

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LEGEND

- Existing timber stud wall
- New timber stud wall to NZS3604 UNO
- A / A300 — Detail number / sheet reference
- W000 — Door / Window reference ID

NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
GROUND FLOOR PLAN AS EXISTING

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DWG NO. A100

DATE: 20/03/2026

DRAWN: D.N.

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Version: 1, Version Date: 24/03/2026

LEGEND

- Existing timber stud wall
- New timber stud wall to NZS3604 UNO
- New 200 series block retaining wall
- A / A300 — Detail number / sheet reference
- W000 — Door / Window reference ID

NOTE:

- Contractor to confirm all dimensions on site
- New cladding, roofing, windows and door finishes to match existing

NOTE:

- Insulation to interior walls typically batts
- Joinery reveals to be GIB groove unless detailed otherwise
- Refer to specification for paint, finishing and waterproofing systems
- External walls typically H1.2 140 x 45 SG8 at 600 max crs, nogs at 600 crs UNO
- Internal loadbearing walls typically H1.2 90 x 45 SG8 at 600 max crs , noggs at 1200 crs UNO
- Internal non-loadbearing walls typically H1.2 90 x 45 SG8 at 600 max crs, noggs at 1200 crs UNO

N

1 2 3 4

3,093 2,440 2,287

A B C

7,490 3,210

STAIR
LIVING
ENTRY new tiles
D001
PORCH new tiles
PANTRY
new tiles
planter
KITCHEN
DINING
BATHROOM
NEW GARAGE
garage carpet
TURNING HEAD
DECK 1
DECK 2
VERANDAH
BEDROOM 1
BEDROOM 2
BEDROOM 3 carpet on underlay
NEW LAUNDRY vinyl plank
step
WATER TANK
D002
D003
D004
D005
D006
D007
D008
D009
D010
W001
W002

New Plasma aluminium entrance door in thermally broken powder coated aluminium frame

RCS render on Integra panel to match existing on 20mm cavity battens on 10mm GIB Weatherline RAB on H1.2 140x45mm SG8 timber framing and R3.2 Terralana wool insulation

Powder coated aluminium insulated autodoor

12mm B grade sanded face ply matt clear finish

RCS render on Integra panel to match existing on 20mm cavity battens on 10mm GIB Weatherline RAB on H1.2 140x45mm SG8 timber framing and R3.2 Terralana wool insulation

New thermally broken powder coated aluminium window to match existing

existing retaining wall

10mm GIB Weatherline RAB on H1.2 140x45mm SG8 timber framing

13mm GIB on new H1.2 90x45mm SG8 timber framing and R2.4 Terralana wool insulation

New thermally broken powder coated aluminium door

Cedar rusticated weatherboard to match existing on 20mm cavity battens on 10mm GIB Weatherline RAB on H1.2 140x45mm SG8 timber framing and R3.2 Terralana wool insulation

New thermally broken powder coated aluminium sliding door match existing

New thermally broken powder coated aluminium window to match existing

Cedar rusticated weatherboard to match existing on 20mm cavity battens on 10mm GIB Weatherline RAB on H1.2 90x45mm SG8 timber framing and R2.4 Terralana wool insulation

existing retaining wall

existing retaining wall

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
GROUND FLOOR PLAN AS PROPOSED

ARCHITECTURE
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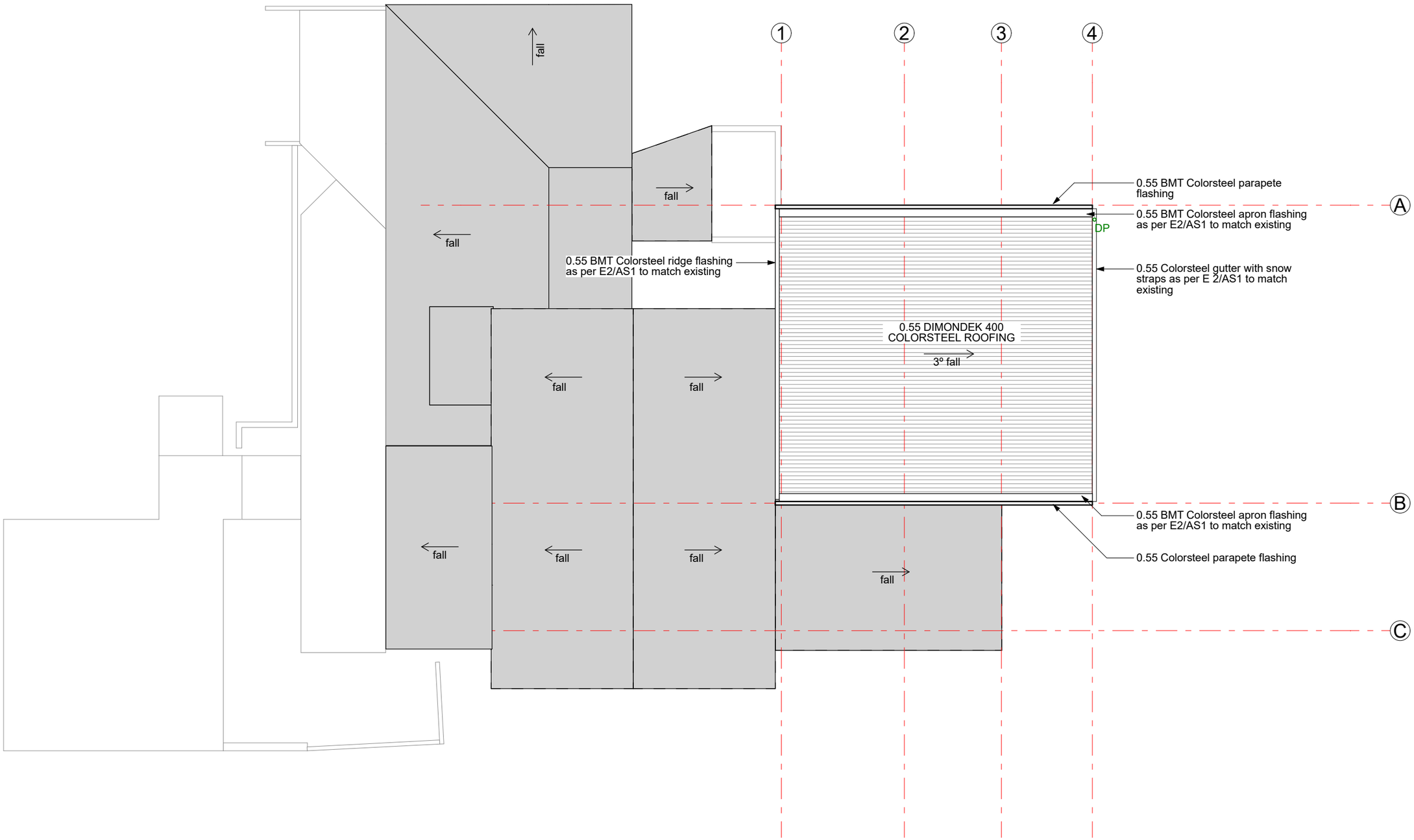
DATE: 20/03/2026

DRAWN: D.N.

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NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
ROOF PLAN AS PROPOSED

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DWG NO. A106

DATE: 20/03/2026

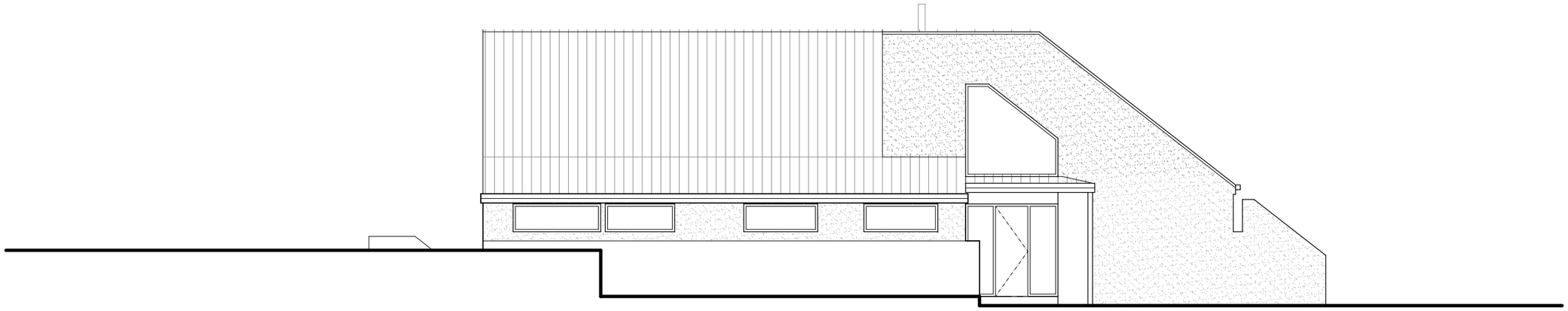
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E1 - EAST ELEVATION AS EXISTING
Scale 1:100 @ A3



S1 - SOUTH ELEVATION AS EXISTING
Scale 1:100 @ A3

NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
ELEVATIONS AS EXISTING

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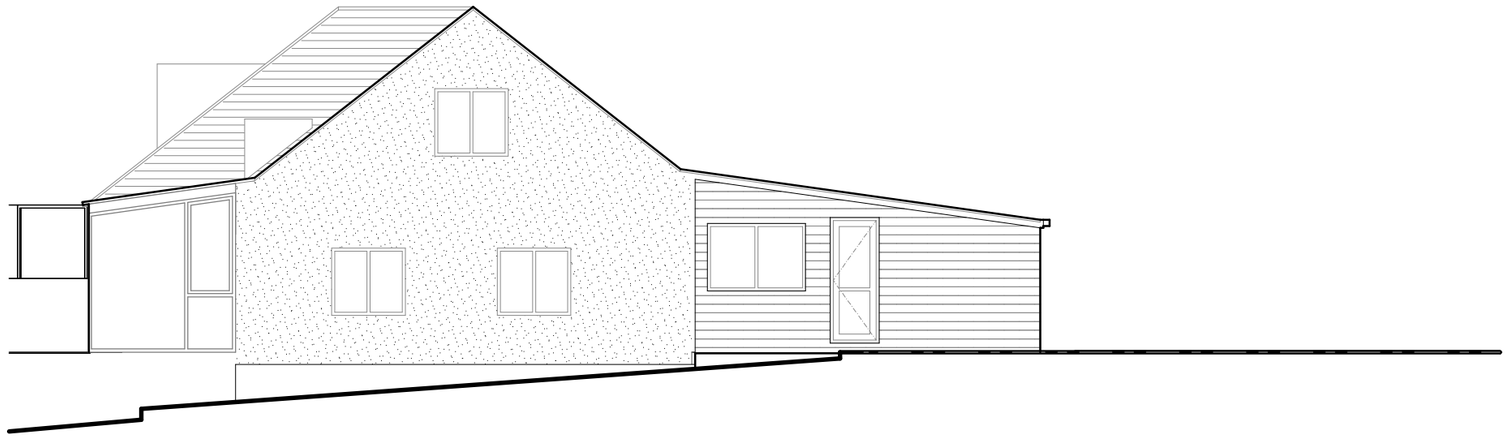
SCALE: A3 1:1

DWG NO. A200

DATE: 20/03/2026
DRAWN: D.N.

REV

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W1
-
WEST ELEVATION AS EXISTING
Scale 1:100 @ A3

NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
ELEVATIONS AS EXISTING

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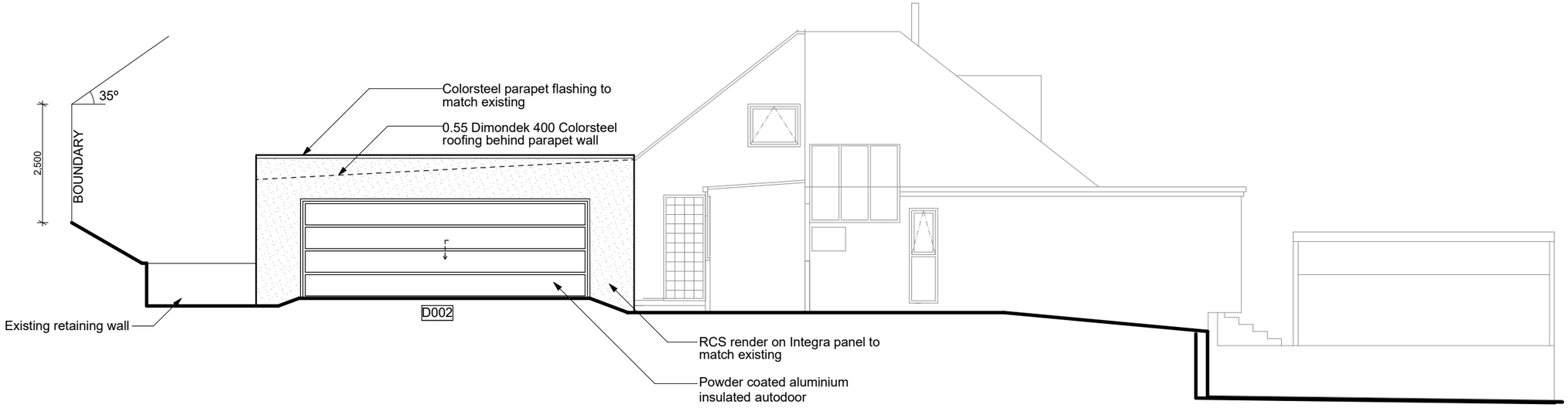
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DWG NO. A201

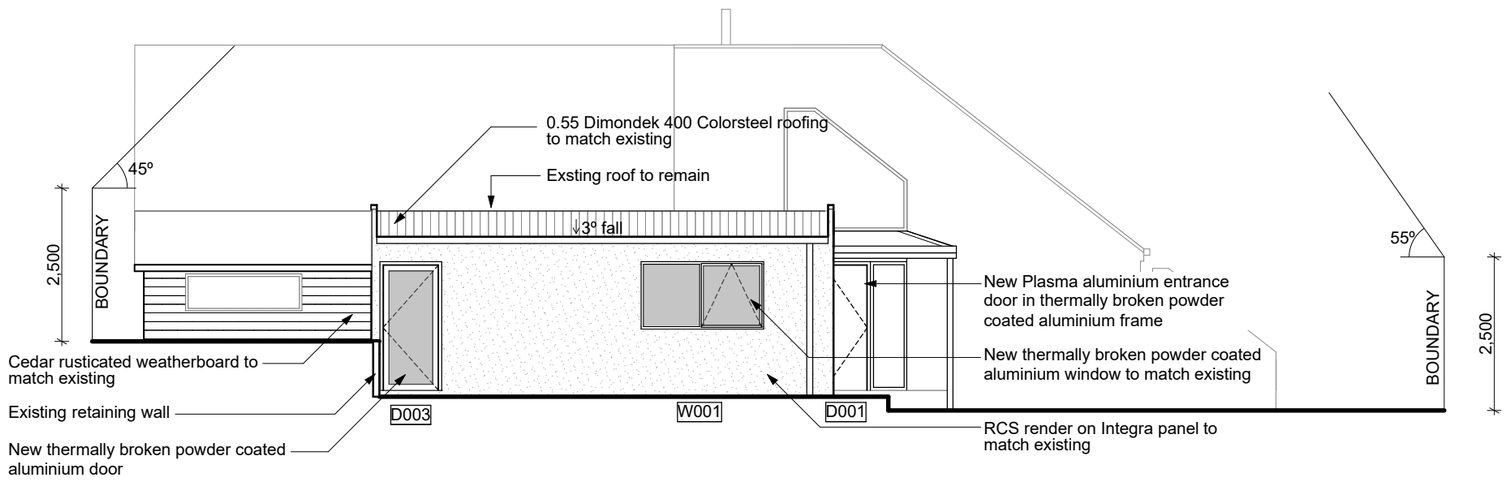
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DRAWN: D.N.

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Version: 1, Version Date: 24/03/2026



E
-
EAST ELEVATION AS PROPOSED
Scale 1:100 @ A3



S
-
SOUTH ELEVATION AS PROPOSED
Scale 1:100 @ A3

NJS ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
ELEVATIONS AS PROPOSED

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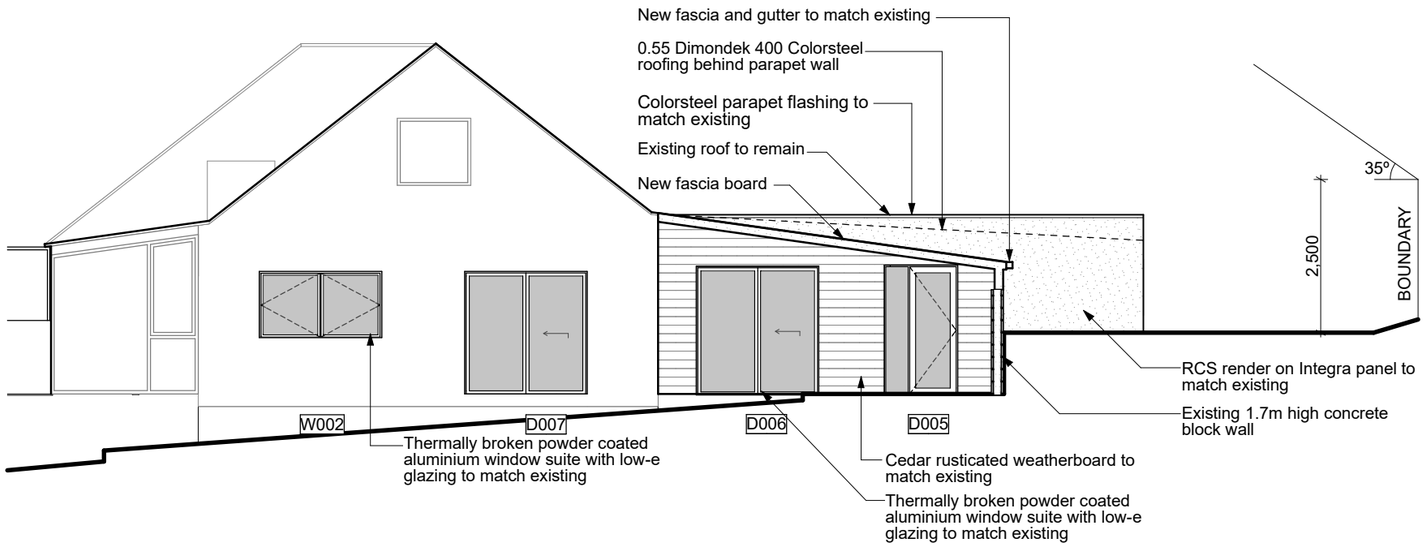
SCALE: A3 1:100

DWG NO. A202

DATE: 20/03/2026
DRAWN: D.N.

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W / - WEST ELEVATION AS PROPOSED

Scale 1:100 @ A3

ARCHITECTURE

NEW GARAGE & ALTERATIONS TO LAUNDRY AND BEDROOM
141 PENINSULA ROAD, KELVIN HEIGHTS
ELEVATIONS AS PROPOSED

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SCALE: A3 1:100

DWG NO. A203

DATE: 20/03/2026

DRAWN: D.N.

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vivian+espie
resource management and landscape planning

16 March 2026

ASSESSMENT OF ENVIRONMENTAL EFFECTS

LAND USE CONSENT SOUGHT FOR GARAGE EXTENSION THAT EXTENDS INTO THE ROAD BOUNDARY SETBACK
141 PENINSULA ROAD, KAWARAU FALLS, QUEENSTOWN

1. Key Information

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

Address	141 Peninsula Road, Kawarau Falls, Queenstown 9300
Legal Description	Lot 1 DP 22400 held in Record of Title OT14C/35 appended as Attachment **[B]**
Site Area	716m^2
Owners	Catherine Virginia Wilson
Occupiers	Catherine Virginia Wilson
Applicant	Catherine Virginia Wilson
Operative District Plan Zoning	Low Density Residential Zone
Designations & Special Provisions	N/A
Proposed District Plan Zoning	**Suburban Residential** • In accordance with the PDP Urban Intensification Variation plan change - Panel Recommendations Version accepted by Council on 5 February. The plan change has since been publicly notified and the UIV recommendations adopted in the PDP as of the 20th of February 2026 • (Previously Lower Density Suburban Residential Zone)
Proposed Activity	Land use consent is sought to replace the existing carport with a new garage that will extend into the 4.5m Peninsula Road boundary setback.
Consents Required	**Proposed District Plan** <u>Suburban Residential Zone:</u> • A **discretionary activity** resource consent pursuant to Rule 7.5.6.1 for buildings located within the 4.5m road boundary setback. Overall the proposal is **discretionary** activity.
Written Approvals	N/A
Other consents/permits	Not applicable / none

2. Site and Surrounding Environment

The subject site is located at 141 Peninsula Road, Kawarau Falls, and has an area of 716m^2. A plan of the site and surrounding environment is provided in Figure 1. A copy of the record of title is appended as Attachment **[B]**. The site contains an existing dwelling, carport, decks and yard areas. Access is via the shared driveway to the east. Peninsula Road runs parallel to the southern boundary with the site sloping downwards from Peninsula Road towards Lake Wakatipu to the north.

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Figure 1: Site and surrounding environment

A retaining wall with established landscaping is located along the entire Peninsula Road boundary with the formed access, carport and dwelling sitting well below the level of the road. This can be seen in the images below, taken during a visit to the site.



Figure 2: Image on the left shows the retaining wall and landscaping located along the road boundary. The image on the right is the view of the property from Peninsula Road

The site is located in the residential suburb of Kelvin Peninsula on the southern shores of the Frankton Arm. To the far west is the Wakatipu Yacht Club and Queenstown Golf Course and to the east is the Hilton Hotel and associated commercial developments.

The wider surrounding built form consists of lower density suburban development, newly developed residential areas, public picnic areas, the Kelvin Heights Trail and the lakefront reserve. The surrounding natural environment

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is the renowned Lake Wakatipu encompassing Frankton Arm, with backdrops of Deer Park Heights, Queenstown Hill, Ben Lomond and the Remarkables Mountains.

3. Site History

Land use consent RM160798 was issued on 28 September 2016 to construct a Pergola and Deck structure within the internal boundary setback, and a boatport within the road boundary setback. This consent, along with the associated building consent documents, are the only records available on e-docs relating to the site.

4. Description of Proposal

The applicant seeks to replace the existing carport with a new enclosed double garage with internal access. Internal alterations include extending bedroom 3 into the laundry area and replacing the tiles on the front porch and entrance hall.

The existing built form is shown below in Figure 4 and the proposed garage extension is shown in Figure 5.

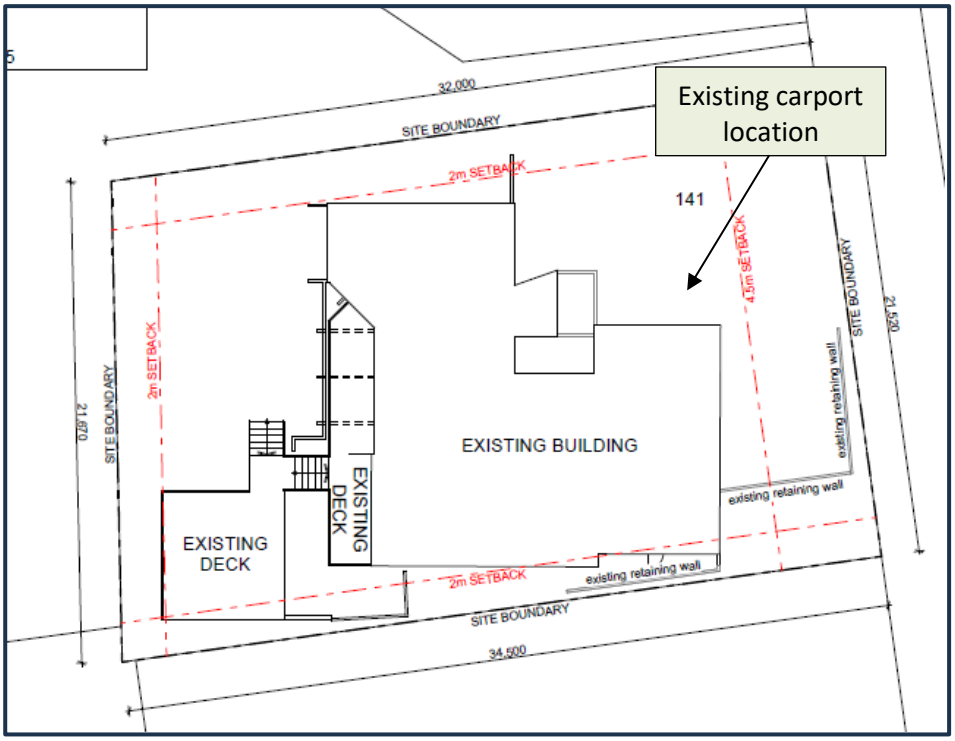


Figure 4: Existing site layout

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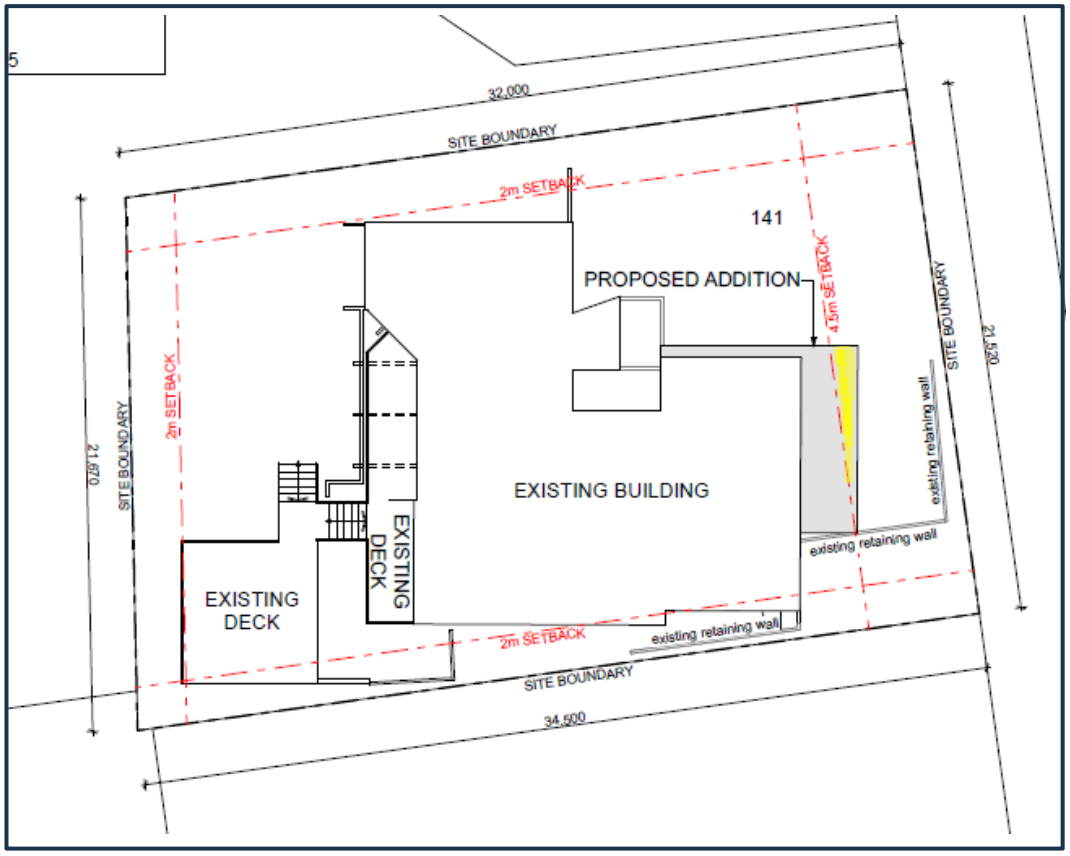


Figure 5: Proposed site layout

The purpose of this application is to address the infringement of the corner of the proposed garage extension that is located within the 4.5m road boundary setback. The proposal complies with all other rules in the PDP including the height, recession plane and coverage provisions.

5. Resource Consents Required

The urban intensification variation plan change to the PDP was accepted by Council on 5th February 2026 and is now past the 'decisions on submissions' stage. In accordance with the UIV plan change, the LDSR Zone has been renamed the **Suburban Residential Zone** and consent is required under the following rule (Chapter 7).

- A **discretionary** activity resource consent pursuant to Rule 7.5.6.1 for buildings located within the 4.5m road boundary setback.

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

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

7. Assessment of Effects on the Environment

The intention of the Suburban Residential Zone is to provide for a high amenity, low density residential living environment for residents as well as users of public spaces within the zone. This is achieved by ensuring that the

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

This proposal simply replaces the existing carport with a new double garage, providing additional secure onsite carparking for the owners/occupiers of the 141 Peninsula Road. The exterior cladding of the new garage, which includes rendered plaster and cedar weatherboard, is being designed to match the exterior elements of the existing dwelling. New powder coated aluminium doors/windows are being installed in the garage with matching joinery replacing windows and doors in the existing bedrooms and the front entrance door of the dwelling. The proposed extension will therefore be compatible with the scale and character of the existing built form.

Given that the site slopes downwards from south to north (i.e from Peninsula Road down towards Lake Wakatipu), the site sits at a lower elevation/below the level of the road. Consequently, the garage extension will not appear visually dominant on the surrounding landscape, nor will it affect the amenity values enjoyed by users of neighbouring properties including privacy and access to sunlight. In addition, established landscaping is located along the southern road boundary (refer to Figure 2) which will mostly obscure the proposed built form and small road setback infringement from public view.

Overall, given the sites existing landscaping and topographical context, the high amenity, low density suburban residential environment is able to be maintained. Any adverse effects on the environment as a result of the road boundary setback are considered to be less than minor.

8. Notification and limited notification

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

9. Objectives and Policies assessment

7.1 Operative and Proposed Regional Policy Statements for Otago

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

7.2 Proposed District Plan objectives and policies

In terms of the proposed District Plan, the application has been assessed in relation to the Policies and Objectives contained within Chapter 7 (Suburban Residential Zone). The objective in Chapter 7 that is most relevant to this proposal is 7.2.1, which provides for a high amenity residential living environment for residents as well as users of public spaces within the zone. The associated policies encourage an intensity of development that maximises the efficient use of the land, maintains residential amenity values, and ensures that the height, bulk and location of

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development achieves a suburban-intensity character of the zone, and maintains reasonable amenity values for users of neighbouring properties, in particular, privacy and access to sunlight.

The proposal replaces the existing carport with a new double garage, providing additional onsite car parking and therefore maximising the efficient use of the land. The external render of the extension will match that of the existing dwelling and is therefore compatible with the character of the existing built form. Extensive landscaping along the southern road boundary will obscure views of the garage extension from the Peninsula Road. The proposal meets the objectives and policies of Chapter 7.

10. Part 2 of the Resource Management Act

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

11. Conclusion

This application seeks approval for a section of the proposed garage to be located within the road boundary setback at 141 Peninsula Road, Queenstown. It is considered that the proposal is an appropriate development for this site, with no more than minor adverse effects on the surrounding environment.

Yours faithfully,



Kylie Columb
PLANNER
Attachments

[A] – Form 9

[B] – Record of Title

[C] – Site Plan

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Version: 1, Version Date: 24/03/2026