RESOURCE CONSENT APPLICATION
ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE)

22 Hogans Gully Road, Lake Hayes, Arrowtown

Prepared by:

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Revision A

1. Application Details

Consent Authority: Queenstown Lakes District Council

Site Address: 22 Hogans Gully Road, Lake Hayes, Arrowtown

Legal Description: Lot 2 DP 550502

Zone: Wakatipu Basin Lifestyle Precinct

Proposal
Construction of a three-bay garage with loft storage space associated with the existing residential activity on the subject site.

Activity Status
Non Complying Activity under the Proposed and Operative District Plans.

2. Introduction

This Assessment of Environmental Effects (AEE) has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

The proposal seeks consent for the construction of a detached garage building with loft storage space under the Queenstown Lakes District Council Proposed and Operative District Plan provisions applying to the subject site.

3. Site Description and Context

The subject site is situated between Queenstown and Arrowtown approximately 650m north-east of Lake Hayes.

The site is located within the Wakatipu Basin Lifestyle Precinct and more specifically within Landscape Character Unit 12: Lake Hayes Rural Residential.

The surrounding environment is characterised by:
- visually discreet built forms
- strong landscape enclosure
- dispersed settlement patterns
- established vegetation and shelter planting
- rural-residential character

The proposed building location is visually contained and screened by existing plantings and the existing dwelling.

4. Proposal Description

The proposal is to construct a detached three-bay garage with internal loft storage space.

Development parameters are as follows:
- Footprint: 86.62m²
- Length: 11.58m
- Width: 7.5m
- Maximum height: 4.85m
- Maximum wall height: 2.8m
- Separation from dwelling: approximately 16m
- Minimum boundary setback: 10.76m

The loft space is proposed for storage only and will not contain habitable accommodation.

Exterior materials include:
- recessive grey corrugated roofing and cladding with acid wash matte finish
- matte grey timber weatherboard cladding
- white timber doors and joinery

Existing vehicle access is retained with no new crossings required. The existing gravel driveway will be extended to allow for vehicle turning and access.

Earthworks are limited to approximately 25–30m³ with no retaining walls proposed.

Stormwater will be directed to an on-site soak pit system.

5. Gateway Test / Effects Threshold

The proposal is modest in scale, visually recessive, and appropriately screened from public viewpoints.

The building will not be visible from Hogans Gully Road or Lake Hayes, and visibility is limited to a small number of neighbouring properties.

Overall, any adverse effects are considered less than minor.

6. District Plan Assessment

Proposed District Plan

Rule 24.4.7
The proposal defaults to a Non Complying Activity because it sits outside of the established building platform.

Rule 24.5.4
The proposed colour for the roofing, cladding, and garage doors are expected to exceed an LRV of 30%, resulting in a Restricted Discretionary Activity.

Operative District Plan

Rule 8.2.2.4.vi.a
The proposal defaults to a Non Complying Activity because it sits outside of the established building platform.

7. Rule-by-Rule Assessment Matrix

Rule	Requirement	Proposal	Compliance
24.4.7	Build within building platform	Not built within building platform	Non Complying
24.5.4	LRV less than 30%	External colours >30% LRV	Restricted Discretionary
Boundary Setbacks	10m internal and road	10.76m setback minimum	Complies
Building Height	6.5m	4.85m	Complies
8.2.2.4.vi.a (ODP)	Build within building platform	Not built within building platform	Non Complying

8. Assessment of Environmental Effects

Landscape and Visual Effects
The proposal has been carefully designed to integrate with the surrounding rural-residential environment.

Mitigating factors include:
• substantial setbacks
• existing plantings
• screening by the existing dwelling
• recessive matte material palette
• modest building scale
• limited earthworks

The building will not be visible from Hogans Gully Road or Lake Hayes.

Landscape and visual effects are considered less than minor.

Access and Infrastructure
Existing access arrangements remain unchanged, and infrastructure demand is consistent with the existing residential use.

Earthworks
Earthworks are limited and do not require retaining walls.

Lake Hayes Catchment
Stormwater will be managed via soak pit disposal. No impervious hard paved areas are proposed outside the immediate building footprint.

Natural Hazards
No natural hazard effects are anticipated.

9. Objectives and Policies Assessment

The proposal is consistent with the Objectives and Policies of the Wakatipu Basin Lifestyle Precinct. Particularly, Objective 24.2.1: *Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced*.

Policy 24.2.1.8 - Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:

A. *Controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.*

   The selected colours will match the existing residential unit. While the colours have higher light reflectance values than what is permitted, they

will be finished in matte to not detract from the recessive nature of the context.

The form of the garage will be similar to that of the existing residential unit to further enhance rural-residential character. The proposed scale and height help to reduce any unnecessary bulk within the area. Existing vegetation will further screen the proposal where it is close to adjacent occupants.

The location of the proposal in proximity to boundaries and other buildings is suitable, and the additional coverage does not impact the overall presence of the subject site.

Therefore, the proposal is believed to maintain and further enhance landscape character and visual amenity values.

Policy 24.2.1.13 - Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.

Earthworks are anticipated to comply with the District Plan and will only occur where necessary in establishing the items of this land-use consent. Vegetation clearance is not anticipated for anything other than grass.

Therefore, the proposal is believed to control earthworks and vegetation clearance in a manner that does not adversely affect landscape character and visual amenity values.

Policy 24.2.1.16 - Manage lighting so that it does not cause glare to other properties, roads or public places, or degrade views of the night sky.

Exterior lighting will be managed so that it complies with the District Plan. This involves directing light away from adjacent sites, limiting the lux spill, and not allowing upward spill that would otherwise degrade the night sky.

Therefore, the proposal is believed to manage lighting in a manner that does not adversely affect landscape character and visual amenity values.

10. Landscape Character Unit Assessment

A landscape character unit (LCU) is a section within the Wakatipu Basin defined by its factual land information and specific requirements - particularly those relating to landscape character and amenity values. The subject site is located within *LCU 12: Lake Hayes Rural Residential*. The applicable matters described in this LCU will be addressed below with regard to the proposal.

Vegetation patterns
The existing vegetation surrounding the proposal and scattered throughout the site will be retained.

Hydrology
Proposed storm water run-off will disperse to a soak pit system.

Land use
The proposal aligns with the rural residential land use of the existing dwelling and surrounding developments.

Infrastructure features
As mentioned above, the proposed storm water run-off will disperse to a soak pit system. It will be connected to the existing electricity line on site.

Visibility / prominence
The proposed garage is relatively low-lying and designed to maintain the rural-residential character of the LCU. It will be predominantly screened by existing plantings in and around the subject site.

Views
The proposal, as mentioned above, is low-lying in form. It does not detract from the prominent views from within the LCU.

Enclosure / openness
The subject site is located on the eastern fringe of the unit - however, the proposed bulk does not detract from an overall sense of openness.

Coherence
As mentioned previously, all existing plantings will be retained. These are consistent with the LCU and offer a sense of cohesion.

Sense of place
The proposal is not anticipated to detract from the sense of place in the LCU.

Potential landscape issues and constraints associated with additional development

The proposal takes place on a larger-scaled lot with existing development - therefore, the additional requirements are not believed to contribute to any issues pertaining to the lack of undeveloped sites.

Potential landscape opportunities and benefits associated with additional development

The subject site is nestled amongst other rural residential developments. It is predominantly enclosed and screened within its context. Therefore, it is believed to have minimal impact on the wider basin landscape.

Environmental characteristics and visual amenity values to be maintained and enhanced

Existing plantings are consistent with the existing vegetation patterns. Being low-lying in form, the proposal will also maintain the sense of openness towards significant views from Hogans Gully Road.

Capability to absorb additional development

The proposed development is minimal in effect to the LCU. It can be perceived as accessory to the existing residential activity, rather than a typical residential development that would otherwise impose more intensive requirements on the unit capacity and capabilities.

10. Section 104 Assessment

Section 104(1)(a)

Any adverse effects are considered less than minor.

Section 104(1)(b)

The proposal is generally consistent with the strategic direction and objectives of the Proposed District Plan.

Section 104(1)(c)

No other matters are considered relevant.

Overall, the proposal is appropriate with regard to Section 104 of the Act.

11. Part 2 Assessment

The proposal represents an appropriate use of residential land while maintaining the landscape and amenity values of the Wakatipu Basin.

The proposal achieves the purpose of sustainable management under Section 5 of the Resource Management Act 1991.

12. Notification Assessment

Any adverse effects on persons are considered less than minor.

The application is considered appropriate for non-notified processing.

13. Conclusion

The proposal seeks consent for a detached garage with loft storage space associated with the existing residential activity.

The proposal is modest in scale, visually recessive, and appropriately screened. Any adverse effects are considered less than minor.

Resource consent should therefore be granted.