

New Residential Unit, Guest Suite and Accessory Buildings

113 Hogans Gully Road

Assessment of Environmental Effects and Statutory Analysis

29 May 2026

B&A
Urban & Environmental

Prepared for:
Cameron Wilson

B&A Reference:

026474

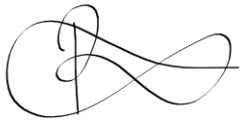
Status:

Final Revision 1

Date:

29 May 2026

Prepared by:



Rose Selby

Senior Planner, Barker & Associates Limited

Reviewed by:



Olivia Stirling

Associate, Barker & Associates Limited



Karl Cook

Director, Barker & Associates Limited

Contents

1.0 Applicant and Property Details 5

2.0 Introduction 6

2.1 Background 6

3.0 Site Context 6

3.1 Site Description 6

4.0 Proposal 7

4.1 Built Form 7

4.2 Landscaping 10

4.3 Earthworks 11

4.4 Access 12

4.5 Servicing 12

5.0 Reasons for Consent 12

5.1 Queenstown Lakes Proposed District Plan 13

5.2 Activity Status 13

6.0 Public Notification Assessment (Sections 95A, 95C and 95D) 14

6.1 Assessment of Steps 1 to 4 (Sections 95A) 14

6.2 Section 95D Statutory Matters 15

6.3 Land Excluded from the Assessment 16

6.4 Assessment of Effects on the Wider Environment 16

6.5 Summary of Effects 23

6.6 Public Notification Conclusion 23

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G) 24

7.1 Assessment of Steps 1 to 4 (Sections 95B) 24

7.2 Section 95E Statutory Matters 25

7.3 Assessment of Effects on Persons 25

7.4 Limited Notification Conclusion 26

8.0 Consideration of Applications (Section 104) 26

8.1 Statutory Matters 26

9.0 Effects on the Environment (Section 104(1)(A)) 26

10.0 District Plan and Statutory Documents (Section 104(1)(B)) 27

10.1 Objectives and Policies of the Queenstown Lakes Proposed District Plan 27

10.2 Summary 33

11.0 Relevant Rules and Assessment Criteria 33

12.0 Other Matters (Section 104(1)(C)) 34

12.1 Cumulative Effects 34

12.2 Plan Integrity and Precedent 35

13.0 Section 104D Non-complying Activities 35

14.0 Conclusion 36

Appendices

Appendix 1	Record of Title and Interests
Appendix 2	Previous Consents
Appendix 3	Architectural Drawings
Appendix 4	Landscape Assessment
Appendix 5	Civil Drawings
Appendix 6	Environmental Management Plan
Appendix 7	Fire and Emergency NZ correspondence
Appendix 8	Wastewater and Stormwater Assessments
Appendix 9	Rule assessment
Appendix 10	Affected Party Approval
Appendix 11	Geotechnical Report

1.0 Applicant and Property Details

To:	Queenstown Lakes District Council
Site Address:	113 Hogans Gully Road, Arrowtown
Applicant Name:	Cameron Wilson
Address for Service:	Barker & Associates Ltd PO Box 1749, Christchurch, 8140 Attention: Rose Selby
Legal Description:	Lot 4 Deposited Plan 25341 (refer to Record of Title as **Appendix 1**)
Site Area:	9563m^3
Site Owner:	WillioTenango Limited
District Plan:	Queenstown Lakes District Council Proposed District Plan (PDP)
QLDC PDP Zoning:	Wakatipu Basin Rural Amenity Zone
PDP Precinct:	Wakatipu Basin Landscape Character Unit 22
Locality Diagram:	Refer to Figure 1: Locality plan. Source: Emaps.
Brief Description of Proposal:	Land use consent to establish a new residential unit, guest suite, accessory buildings and associated works at 113 Hogans Gully Road.
Summary of Reasons for Consent:	QLDC PDP: Rule 24.4.7A for a new residential unit as a discretionary activity; Rule 24.5.1. for a residential unit on a site smaller than the required minimum lot size in LUC 22 as a Non-complying activity. Rule 24.5.4 for roof materials that have an LRV greater than 20% as a restricted discretionary activity. Rule 24.5.6 for building coverage greater than 500m² as a restricted discretionary activity; Rule 24.5.7.1 for minimum setback from internal boundaries not meeting the 10m standard as a restricted discretionary activity; Rule 25.4.2 for earthworks volumes exceeding 400m³ as a restricted discretionary activity. Rule 25.5.15.1 For a cut depth greater than 2.4m; Rule 25.5.18 for works within 10m of a waterbody; and Rule 25.5.21 where more than 300m^{3}of fill will be transferred off site.

2.0 Introduction

This report has been prepared to address a resource consent application submitted by Cameron Wilson (hereafter referred to as 'the applicant') for the establishment of a new residential unit, guest suite, accessory buildings and landscaping along with associated earthworks, access and servicing at 113 Hogans Gully Road, Arrowtown (hereafter referred to as the 'site'. This report is intended to address the relevant matters under the Resource Management Act 1991 ('RMA').

2.1 Background

Consenting History

Two resource consents have been granted on the on the site and are detailed as follows:

- RM950325, was granted on July 27 1995 and authorised a boundary adjustment which formed the site, associated servicing and access.
- RM960026, was granted April 15 1996 and authorised the establishment of a residential dwelling on the site.

Copies of these are attached as Appendix 2.

3.0 Site Context

3.1 Site Description

The site is located at 113 Hogans Gully Road, Arrowtown, and is legally described as Lot 4 DP 25341. The site has an area of approximately 9579m^2. It is currently developed with a lawfully established residential unit with an area of approximately 271m² and associated residential curtilage. Amenity planting and landscaping has been established across the property, including mature trees, shelter planting and hedging, with open grassed areas extending around the unit. Vehicle access to the Site is provided via an existing formed crossing from Hogans Gully Road.

The site is located on the south-western side of Arrowtown within the Wakatipu Basin. It is located in an elevated position forming part of the wider north-eastern Wakatipu Basin landform. The topography of the site is generally consistent with the surrounding environment, comprising a rolling terrace system that slopes toward the Arrowtown basin floor.

To the north, east and west, the site adjoins The Hills Golf Course, which comprises a managed and modified landscape environment. To the south, the site interfaces with rural-residential development located within the Wakatipu Basin Rural Amenity Zone. The wider surrounding landscape is characterised by rolling landforms with rural-residential development clusters, curated amenity landscapes, and areas of open pastoral land.

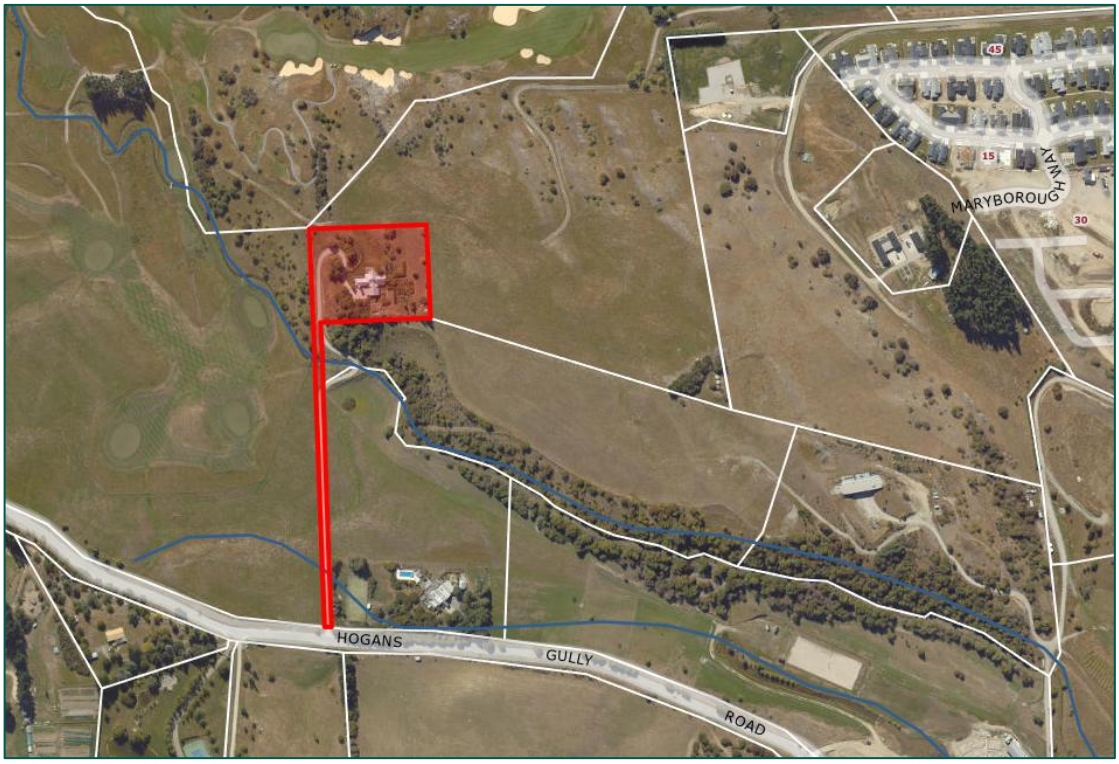


Figure 1: Locality plan. Source: Emaps.

4.0 Proposal

The proposal involves redevelopment of the site with a new residential activity, comprising a primary single level unit, a separate 2-bedroom guest suite, a utility shed (incorporating garage and storage functions), and an accessory building known as the Musterers Hut, which will accommodate ancillary residential activities, including a gym space as detailed further in Section 4.1 below. It includes the removal of the existing residential unit and associated structures and, as part of the proposed landscaping, retention of the majority of established amenity planting on the site.

The applicant engaged Cheshire Architects to design the replacement residential unit and associated buildings, and the architectural package is attached as **Appendix 3**. Boffa Miskell has been engaged to prepare the Landscape Assessment and structural landscape design, which are attached as **Appendix 4.** The architectural and structural landscape designs have been developed in an integrated manner to ensure the proposed built form responds appropriately to the site's landform and landscape context.

4.1 Built Form

As set out above, the proposed development comprises a new residential unit and associated accessory buildings, with a combined gross floor area of approximately 920m². Four buildings are proposed on the site, and details associated with each are set out below.

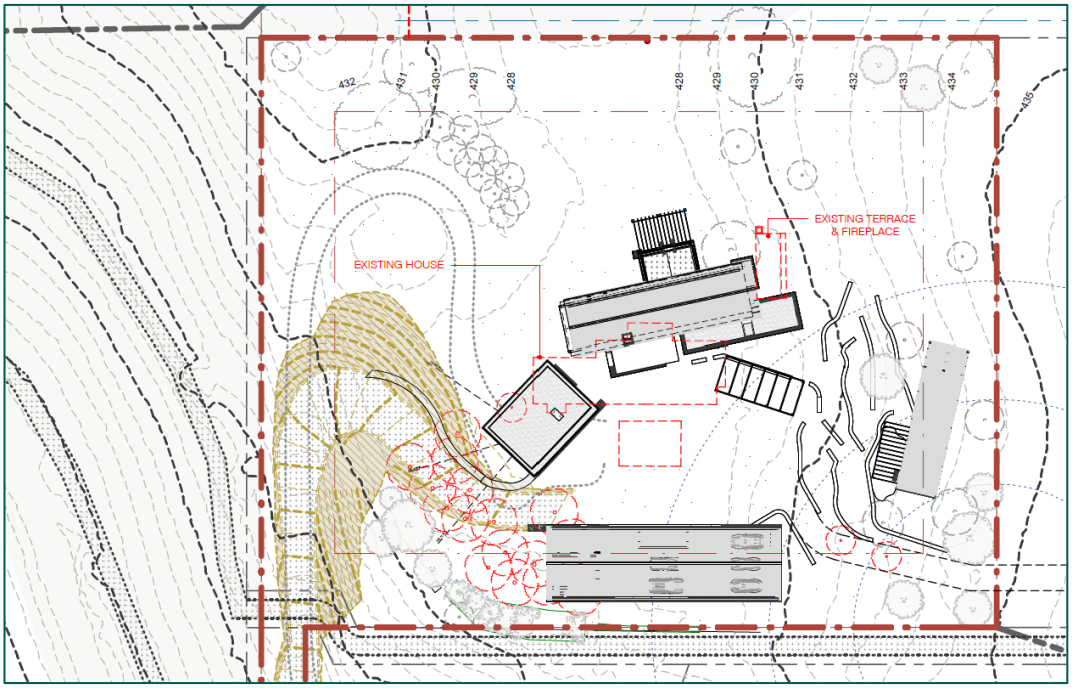


Figure 2: Site plan. Source: Architectural drawings attached as Appendix 3

The Main House

The main residential unit is to be situated in a generally similar location to the existing residential unit, albeit slightly further north on the site. The Main House will comprise one bedroom, two bathrooms, a kitchen, living room, dining room, and media room, together with two associated outdoor living areas. The proposed external materials and finishes are as follows:

- Facade Cladding: Natural locally sourced stone; natural timber horizontal shiplap weatherboards (treated to retain the natural timber colour).
- Roof: Aged corrugated sheet.
- Joinery: Oil-finished solid timber framed fixed glazing and window joinery.
- Pergola: Recycled timber.

The main house will have a gross floor area of approximately 338m² and a maximum building height of approximately 6.1 m.

Guest Suite

The Guest Suite is to be situated immediately to the west of the Main House and is partially located over the building footprint of the existing residential unit. The Guest Suite will comprise two bedrooms, each with an ensuite bathroom. The proposed external materials and finishes are as follows:

- Facade Cladding: Natural locally sourced stone and natural stained timber.
- Roof: Membrane roof concealed with natural local rock ballast.
- Joinery: Oil-finished solid timber framed window and door joinery.
- Pergola: Recycled timber.

The guest suite will have a gross floor area of approximately 132m² and a maximum building height of approximately 5.0m.

Musterers' Hut

The Musterers' Hut is located in the eastern portion of the site, positioned on an elevated part of the site. The building will comprise a den, utility room, and gym facility. The proposed external materials and finishes are as follows:

- Facade Cladding: Natural locally sourced stone and aged metal sheet cladding
- Roof: Aged corrugated metal sheet
- Joinery: Oil-finished solid timber framed window and door joinery
- Pergola: Recycled timber

The Musterers' Hut will have a gross floor area of approximately 113.5m² and a maximum building height of approximately 5.0m.

Utility Shed

The Utility Shed will comprise of a fermenting room and drying room, garage space and small workshop. The proposed external materials and finishes are as follows:

- Facade Cladding: Natural locally sourced stone and patinated metal sheet cladding.
- Roof: Patinated corrugated metal sheet.
- Joinery: Oil-finished solid timber framed window and door joinery.

The shed has a ground flood area of 337.5m^2 and a height of 5.0m.

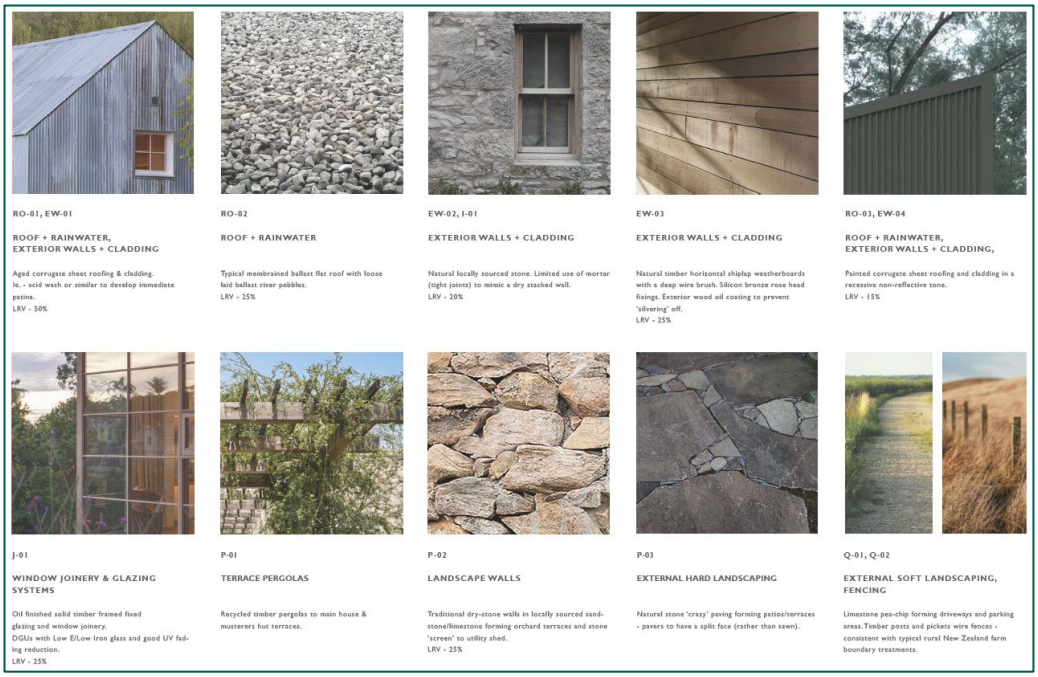


Figure 3: Material selections. Source: Architectural Drawings Appendix 3

LRV associated with the proposed materials are set out below, as well as shown in Figure 3 above, and set out in the Architectural Package (Appendix 3).

- Aged corrugated sheet roofing & cladding - LRV - 50%
- Typical membrained ballast flat roof with looselaid ballast river pebbles - LRV - 25%
- Natural, locally sourced stone. Limited use of mortar (tight joints) to mimic a dry stacked wall - LRV - 20%
- Natural timber horizontal shiplap weatherboards with a deep wire brush. Exterior wood oil coating to prevent 'silvering' off - LRV - 25%
- Recessive colour painted corrugated sheet roofing and cladding - LRV - 15%
- Oil finished solid timber framed fixed glazing and window joinery - LRV - 25%
- Traditional dry-stone walls in locally sourced limestone or other natural stone forming - LRV - 25%

4.2 Landscaping

The landscaping proposed by this application is shown in the Landscape Drawings at **Appendix 4** and Figure 4. It comprises a cohesive, low-profile landscape framework around the proposed new built form, integrating the development into the surrounding rural residential setting. The intention of the landscape strategy is to retain as much existing established vegetation as possible, including mature trees and the established hedging. Additional proposed landscaping includes:

- A series of low local stone walls located between the main house and the Musterers' Hut;
- Additional supplementary planting concentrated around the site boundaries to reinforce enclosure and soften the interface with surrounding open pasture;
    - Plating mix includes; Plagianthus regius, Hoheria lyallii, Sophora microphylla, Pimelea prostrata, and native tussocks (Festuca novae-zealandiae and Chionochloa flavicans); and
- Mounding of up to 1.5 metres along the northern boundary.

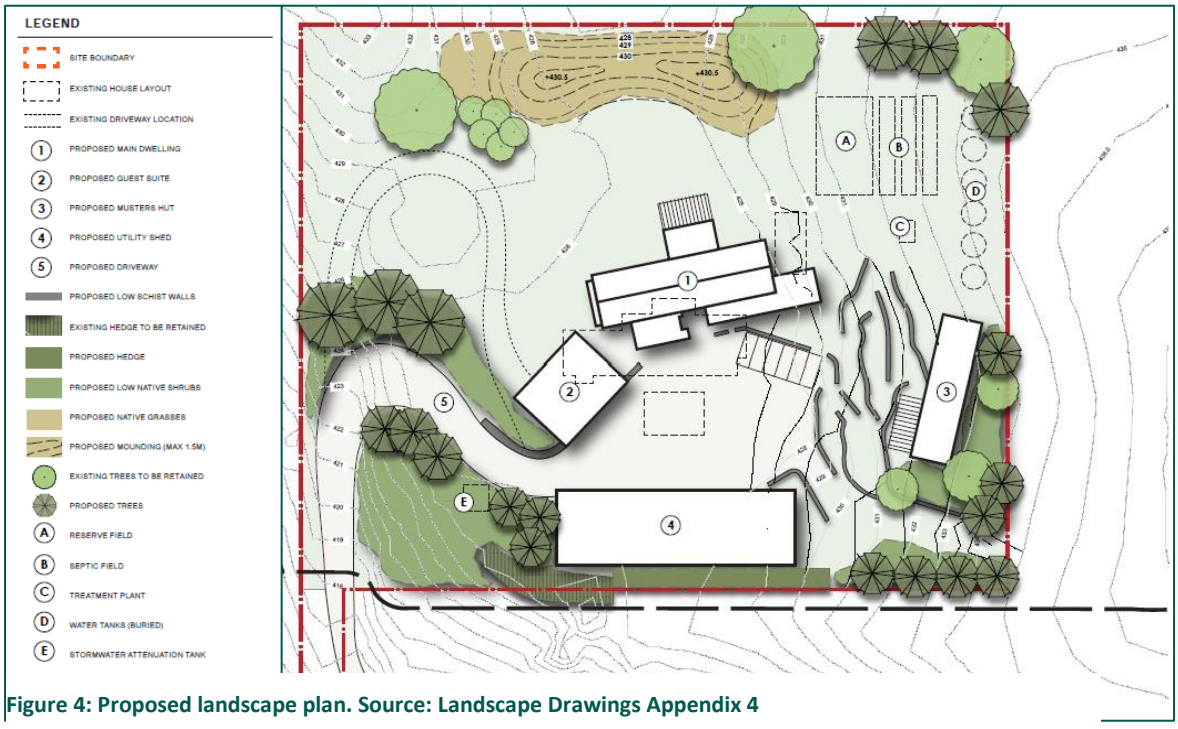


Figure 4: Proposed landscape plan. Source: Landscape Drawings Appendix 4

4.3 Earthworks

Earthworks are required to establish level building platforms, integrate the proposed built form into the landscape, accommodate service trenches, facilitate the reconfiguration of the site access, and enable the formation of earth bunds. The extent and nature of these works are illustrated in Appendix 5, and shown in Figure 5: Earthwork Plans. Source: which demonstrates a coordinated cut and fill response across the site.

The earthworks plans demonstrate how the building platform is recessed into the site through targeted cut, enabling the proposed dwelling and accessory structures to sit lower within the landscape and reducing their visual prominence. The earthworks also illustrate the formation of a stable and appropriately graded access, including realignment and tie-ins with the existing ground levels.

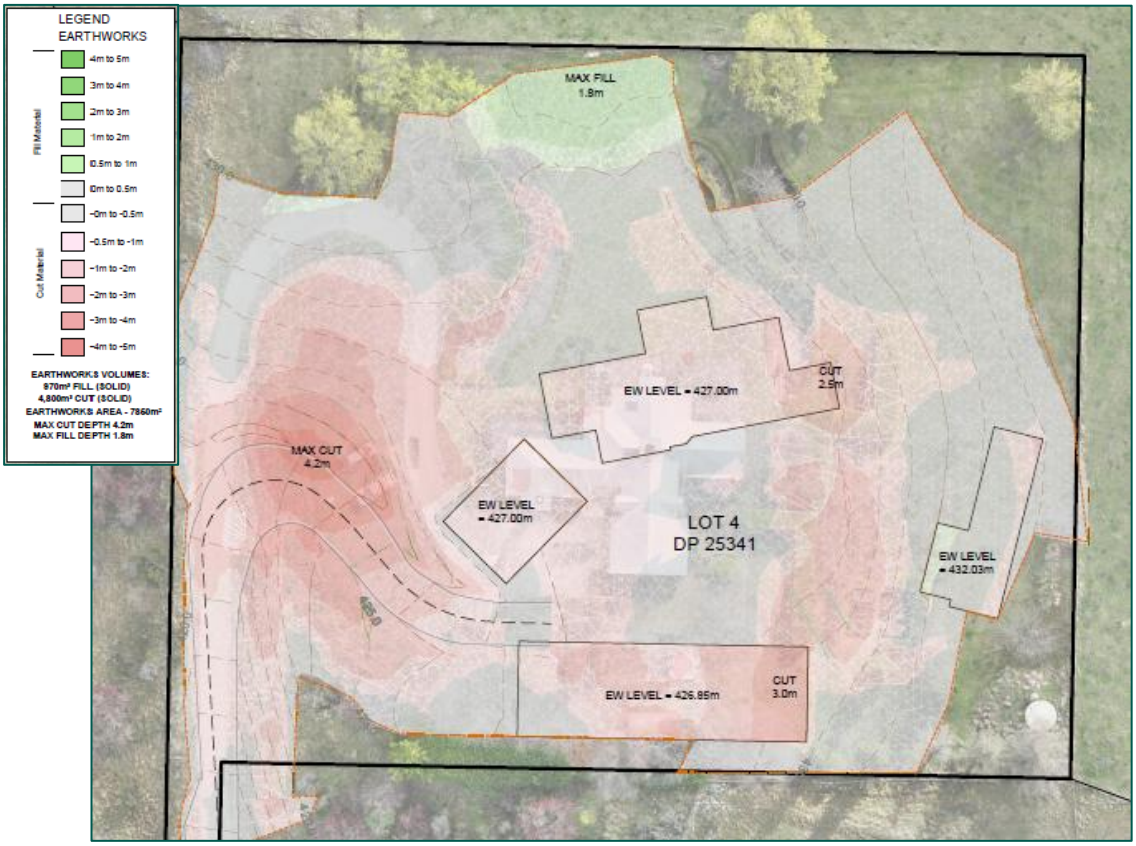


Figure 5: Earthwork Plans. Source: Civil Drawings Appendix 5.

Earthworks proposed are:

- A total area of approximately 7850m² of earthworks is proposed on the site.
- Approximately 4800 m³ of cut is proposed, with a maximum cut depth of 4.8 m.
- Approximately 970m³ of fill is proposed, with a maximum fill height of 1.8 m.
- Total earthworks are approximately 5770m³, with a cut/fill balance of 3830m³.

An Environmental Management Plan (EMP) has been prepared by Kirk Roberts to manage any effects from the earthworks and is attached as Appendix 6.

4.4 Access

Modifications are proposed to the existing driveway access. This includes widening and shaping the internal corners of the driveway to improve vehicle manoeuvrability and provide safer access to the residential unit. The driveway gradient is proposed to be a maximum of 1:16 at its steepest point.

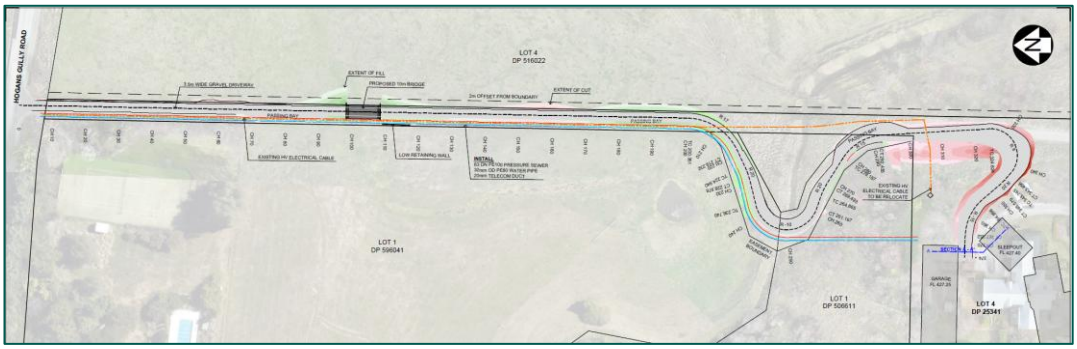


Figure 6: Proposed driveway gradient. Source: Civil Drawings Appendix 5

Changes to the proposed access are detailed in the civil drawings attached as Appendix 5.

It is noted that Fire and Emergency New Zealand (FENZ) have confirmed that they are able to service the proposed redevelopment. Confirmation of this is attached as Appendix 7.

4.5 Servicing

While there are existing services available at the site, it is the applicant's intention to upgrade these as part of the redevelopment of the site. The applicant intends to connect to the reticulated systems for potable water and wastewater proposed to be extended along Hogans Gully Road. However, in the event that these services are not available at the time of redevelopment, the site can be adequately serviced on-site in terms of wastewater and stormwater management.

Details of the proposed wastewater and stormwater servicing are set out in the Kirik Roberts Reports attached as Appendix 8 In summary, wastewater will be serviced by an Austin Bluewater ABS2000 secondary treatment system, which has the operational capacity to treat the anticipated daily flow generated by the proposed residential unit. The system has been designed in accordance with NZS 1547:2012. In relation to stormwater, an on-site soakage pit is proposed, with an approximate storage capacity of 25,920 litres. Additional details are set out in the stormwater assessment attached as Appendix 8.

Potable water will be collected via roof collection, with on-site storage of approximately six 25,000L water tanks proposed, totalling 150,000L of water storage, where two tanks (50,000L) will be retained for firefighting purposes.

5.0 Reasons for Consent

A rules assessment against the provisions of the Queenstown Lakes Proposed District Plan ('PDP') is attached as Appendix 9. The site is located within the Wakatipu Basin Rural Amenity Zone. The proposal requires consent for the matters outlined below.

5.1 Queenstown Lakes Proposed District Plan

Chapter 24 – Wakatipu Basin

- **Rule 24.4.7A** - Any new residential activity including the construction of buildings for that residential activity within those areas identified in Rule 24.5.1.6 (where the site is identified in Rule 24.5.1.6, as it is located within LCU 22). As such consent is required as **a discretionary activity**
- **Rule 24.5.1.6 -** Any site located within a Landscape Character Unit or area identified on the District Plan web mapping application is allowed a maximum of one residential unit per net site area and average area: 24.5.1.6.9 - LCU 22 Hills (entire LCU): 3ha minimum and 4 ha average. As the site has an area of 9563m^2 it cannot comply with the minimum site area set out in Rule 24.5.1.6.9 as such the establishment of a residential unit requires consent as a **non-complying activity.**
- **Rule 24.5.4 –** Building and material colours, where roofing materials with an LVR of 50% is proposed and a maximum of 20% is permitted. Consent is required as a **restricted discretionary activity**.
- **Rule 24.5.6** – Building Coverage, where the total GFA across the site is 920m^2 where 500m^2 is permitted. Consent is required as a **restricted discretionary activity**.
- **Rule 24.5.7.1 –** Minimum Setback from internal boundaries, the Utility Shed is set back 3.5m from the southern boundary and the Musterers' Hut is set back 3.76 from the eastern boundary, where 10m is required. Consent is required as a **restricted discretionary activity**.

Chapter 25 – Earthworks

- **Rule 25.4.2** – Earthworks maximum volumes. A total volume of 5770m^3 is proposed where 400m^3 is provided for. Consent is required as a **restricted discretionary activity**.
- **Rule 25.5.15.1** – Maximum cut. A maximum cut depth of 4.2 m is proposed, whereas a maximum cut of 2.4 m is provided for. Consent is required for a **restricted discretionary activity**.
- **Rule 25.5.18 –** Setback from boundaries. For earthworks not supported by retaining walls at the boundaries of the site. Consent is required as a **restricted discretionary activity.**
- **Rule 25.5.19 -** Setbacks from Waterbodies. Where earthworks are proposed with a volume greater than 5m^3 within 10m of a waterbody. Consent is required is required as a **restricted discretionary activity.**
- **Rule 25.5.21 –** No more than 300m3 of Cleanfill shall be transported by road to or from an area subject to Earthworks. Where there is a cut/fill balance of 3830m^3. Consent is required as a **restricted discretionary activity.**

5.2 Activity Status

Overall, this application is for a **non-complying activity**.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

It is considered that there is nothing noteworthy about the proposal, noting that the proposed residential unit will replace an existing residential unit on the site. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, the establishment of any new residential unit within the Wakatipu Basin requires resource consent. Therefore, the permitted baseline does not apply to the establishment of a residential unit. Notwithstanding this, it is noted that resource consent RM960026 authorised the establishment of a 220m² residential unit, together with an existing garage of approximately 51m², resulting in a combined total floor area of approximately 271m². The approved residential unit has an approximate maximum height of 6.2m. This establishes the scale of development that has been authorised and established on the site for considering the effects of the current proposal.

  Earthworks associated with this proposal have a permitted baseline of:

  - up to 400m³ of earthworks;
  - cut of up to 2.4m;
  - up to 5m³ of earthworks within 10m of a waterbody; and
  - up to 300m³ of fill transported off-site.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

  The Hills Golf Course, owners of 164 Mcdonnell Road; Linda and Peter McBride and Kenneth Edkins, owners of 276 Mcdonnell Road; and Margaret and Lachlan Drummond, owner of 131 Hogans Gully Road have provided their written approval to the proposal and therefore adverse effects on them have been disregarded. Copies of their affected party approval are attached as **Appendix 10** effects on these persons are disregarded in the assessment that follows.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 7** below, and include:

- 164 McDonnell Road, The Hills Golf Course;
- 276 McDonnell Road; and
- 131 Hogans Gully Road.



Figure 7: Adjacent properties in relation to subject site. Source: Emaps.

6.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Built form effects;
- Landscape and visual effects
- Access effects;
- Serving effects;
- Earthworks effects and
- geotechnical/land stability effects; and
- Construction effects.

These matters are set out and discussed below.

6.4.1 Existing environment

In addressing the environmental effects of the proposal, it is necessary to consider the existing environment. Case law confirms that the existing environment includes not only the current physical state of the site and its surroundings, but also the environment as it may be modified by permitted activities and the implementation of resource consents that have been granted and implemented. This forms an important baseline for assessing the present application, given the established residential unit and associated activity already established on the site.

The following elements are considered to form part of the receiving environment:

- The existing residential unit on site was authorised by RM960026. The existing dwelling has an approximate floor area of 220m², with an existing garage of approximately 51m², resulting in a combined total floor area of approximately 271m². The existing residential unit is a two-storied unit with an approximate maximum height of 6.2m. The existing residential unit also comprises outdoor living features, including an outdoor entertaining area, pergola, fireplace and landscaping.
- The site is currently serviced by existing on-site three waters infrastructure and has established power and telecommunications connections.

Collectively, these existing structures, and established services demonstrate that residential and lifestyle use of the site is an appropriate and anticipated outcome. The proposed new unit and accessory buildings, located generally in the same position as the existing unit, fits comfortably within this receiving environment and aligns with the type and scale of development already authorised and expected within the zone.

6.4.2 Built Form Effects

The proposal is considered to be consistent with the character and visual amenity values of the surrounding landscape. The replacement residential unit and associated buildings are to be located in generally the same position as the existing lawfully established residential unit and therefore does not introduce a new residential unit into site or wider setting. Once the existing dwelling is removed, the replacement residential unit and associated accessory buildings will be constructed within generally the same established development area, noting a larger ground floor area is proposed. Boffa Miskell has undertaken a Landscape Assessment (**Appendix 4**), which supports this conclusion.

Although there is no consented building platform identified on the site, the proposed residential unit is located in a position generally consistent with that of the existing residential unit as shown in Figure 2. This maintains the established pattern of development and avoids extending built form onto more prominent or visually sensitive parts of the property. The proposed residential unit has a maximum height of approximately 6.0m, compared to 6.2m for the existing residential unit. While the new residential unit is slightly repositioned relative to the existing building, the reduced roof height and its placement within generally the same part of the landform will reduce its visibility from beyond the site.

The proposed residential unit and associated buildings have been architecturally designed and laid out as a cohesive cluster. The design, siting, orientation and relationship between buildings have been carefully considered by the project architects Cheshire Architects and Boffa Miskell's landscape team to respond to the natural landform, maintain openness across the site, and to minimise the visual effects of development beyond the site boundaries. The Main House, Guest

Suite, Musterers' Hut and Utility Shed are arranged in a consolidated manner within the existing development cluster, rather than dispersed across the site. This clustered approach ensures the built form reads as a single, integrated rural residential compound when viewed from neighbouring properties and public viewpoints.

The Musterers' Hut and Utility Shed encroach into the required yard setbacks; however, both buildings remain set back from their respective boundaries. The Musterer's Hut is set back approximately 8.4m from the eastern boundary at its southern end and 3.7m at its northern end, and the Utility Shed is set back approximately 3.5m from the southern boundary. The Landscape Assessment (Appendix 4) addresses these setback encroachments and concludes that any effects are mitigated through placement within natural landform depressions, the use of recessive materials, and the implementation of structural planting. The encroachments are not considered to result in adverse visual dominance, loss of openness, or cumulative landscape effects.

The proposed earthworks (discussed in section 6.4.6 below) include a cut across the site which enables the buildings to be set further into the underlying landform. This lowers finished floor levels and reduces the perceived height of the buildings when viewed from beyond the site. As a result, the built form is more visually integrated with the natural topography and its visibility in the wider landscape is further reduced.

The PDP states that the maximum building coverage (floor area) must not exceed of 500m² or 15% of the net site area, whichever is the lesser. A total building coverage of 920m² is proposed, meaning site coverage equates to approximately 9.6% of the net site area. While this is comfortably below the 15% threshold anticipated by the rule, it exceeds the 500m². The extent of building coverage remains proportionate to the size of the site and maintains a substantial area of open space, with approximately 90% of the site remaining free from built development. The level of building coverage is consistent with the spacious, low-density character anticipated within the Waikatipu Basin Rural Amenity Zone and will not result in overdevelopment of the site. The proposal will not give rise to adverse visual effects, including visual dominance, loss of openness, or an urbanising level of built form (discussed in Section 6.4.3 below). The buildings are of a domestic scale, are articulated into a series of smaller elements, and are appropriately sited within the underlying landform, which collectively reduces the perception of building bulk. The extent of coverage is proportionate to the scale of the site and aligns with the established and anticipated character of the Waikapu Basin Rural Amenity Zone.

Accordingly, given the substantial proportion of the site that will remain free from built form, the proposed redevelopment will not result in visual dominance or an unanticipated level of site intensity.



Figure 8: Renders of the proposed built from. Source: architectural drawings Appendix 3.

The materials proposed for all buildings are more recessive in colour and finish than what currently exists and a comprise of nature elements and at the site and have been selected to ensure that the structures visually recede into the surrounding landscape. In addition to vegetation retention and enhancement, the replacement residential unit and accessory buildings adopt a more recessive material palette than the existing residential unit. The use of natural stone, patinated metal roofing, muted tones, and low-reflectivity finishes ensures that the buildings visually recede into the rolling moraine landform.

By comparison, the existing dwelling has a Zincalume roof with an approximate LRV of 70–75%. The proposed residential unit will instead utilise aged corrugated sheet roofing with an LRV of approximately 50%, while the majority of other proposed materials have an LRV of less than 25%. This reduction in reflectivity, combined with the lower overall building height and the introduction of a proposed earth bund, will result in the new residential unit appearing more visually recessive than the existing dwelling.

Rooflines are articulated and kept low, and the buildings are clustered within an existing landform depression, avoiding ridgelines and visually sensitive edges. Collectively, these measures reduce the extent to which built form is perceived against the skyline or as a contrasting element within the wider Basin landscape, resulting in a development that is more visually absorbed within its setting than the current built form. As such, the effects of the proposal in relation to the built from are considered to be less than minor.

6.4.3 Landscape and Visual Effects

As detailed in the Landscape Assessment prepared by Boffa Miskell (**Appendix 4**), the proposal maintains the landscape character and visual amenity values of Wakatipu Bain and LCU 22 – The Hills.

While the proposed residential unit and associated buildings have a larger footprint than the existing built form, the additional bulk is appropriately absorbed within the site. As discussed in

section 6.4.2 above the total built form equates to site coverage of approximately 9.7%, which remains low in the context of the overall site area, leaving appositively 90% of the site as open space. The development will be visually softened through retention of the majority of existing planting, supplemented by additional native planting. A modest landscape mound approximately 1.5m in height is also proposed to further soften and mitigate views from beyond the site boundaries. As a result, when viewed from beyond the boundaries of the site, the increase in built form will not be readily discernible from the level of built form already established on the site.

Most of the existing planting on the site is to be retained, including established hedging and mature trees, which will continue to provide a vegetated framework around the building platform. This assists in integrating the replacement development into the landscape by softening built edges, filtering views, and maintaining the established pattern of rural residential planting typical of LCU 22. As part of the Landscape Assessment a landscape plan to further mitigate the potential visual effects of the development, attached as part of **Appendix 4**, and Figure 4. This includes proposed structural planting, including native shrubs and trees along the southern and eastern boundaries, which will further reinforce this framework over time. Importantly, the planting strategy is integration-focused rather than reliant on dense screening, thereby maintaining the perceived openness of the site while reducing the visual prominence of built form.

The Landscape Assessment (**Appendix 4**) evaluates the proposal from a range of public and private viewpoints. These are Hogans Gully Road, McDonnell Road, Cotters Avenue, Arrowtown–Lake Hayes Road, Slope Hill Road and public walking trails such as Tobins Track and the Ayrburn trail network. It concludes that visibility of the site is strongly influenced by the rolling landform characteristic, which provides natural containment and limits the visual catchment (**Appendix 4**). From Hogans Gully Road, where the closest public views are obtained, the existing residential unit is already visible and forms part of the established rural residential baseline (**Appendix 4**). The replacement residential unit and associated buildings will be read as a cohesive cluster within the same general location and are assessed as resulting in low visual effects. From more distant and elevated public viewpoints, visibility is limited by intervening landform and distance. From McDonnell Road, the site is not visible at all. From more distant locations, including Cotters Avenue, Arrowtown–Lake Hayes Road, Slope Hill Road and public trails such as Tobins Track, the Landscape Assessment (**Appendix 4**) assesses that visibility is limited by intervening landform and distance. Where visible, only small portions of built form are discernible, and these appear recessive within the wider basin landscape. It is therefore considered that, when viewed from a distance, the proposed redevelopment will be indistinguishable from the existing built form on the site. Effects from these viewpoints are assessed as less than minor.

Accordingly, the Landscape Assessment concludes that a reduction in visual prominence arises from a combination of landform containment, recessive materials, articulated low-profile building form, and a strengthened planting framework. Collectively, these measures ensure that the proposal maintains the established rural residential character, avoids visual dominance, and results in less than effects. As such, the landscape effects of the proposal are considered to be less than minor.

6.4.4 Access

The existing access is proposed to be retained, via a vehicle crossing Hogans Gully Road Flat Road. The proposal includes a minor realignment of the existing driveway to improve safety and functionality. The revised alignment responds to the natural landform to achieve more

manageable gradients, particularly during winter conditions when ice and snow can affect vehicle traction.

The upgraded access is designed to provide safer, more reliable year-round access for residents, visitors, and service vehicles, including emergency and firefighting vehicles. The applicant has consulted with Fire and Emergency New Zealand (FENZ), who have confirmed that the proposed changes will not affect their ability to service the site. The changes are confined to the established access corridor and do not introduce a new access point or extend development into previously undeveloped areas of the site.

6.4.5 Servicing

6.4.5.1 Three waters

As set out in section 4.5 above, the applicant's preference is for the site to connect to the proposed reticulated network along Hogans Gully Road. However, in the event that redevelopment of the site does not align with the timing of infrastructure upgrades, the site will be serviced by on-site stormwater and wastewater systems.

Kirk Roberts has prepared a Stormwater Report and a Wastewater Report for the proposed on-site systems, which are attached as **Appendix 8**.

Stormwater

A stormwater attenuation design has been prepared for the proposed residential development at 113 Hogans Gully Road (**Appendix 8**). Stormwater design has been undertaken in accordance with Section E1 of the New Zealand Building Code and NIWA HIRDS rainfall data. The proposed design includes the installation of a soak pit on site. The soak pit has been designed, deign details include:

- Attenuate post-development flows to pre-development discharge levels;
- Manage a 10-year AEP (10% annual exceedance probability) critical storm event;
- A minimum attenuation volume of approximately 23,149 litre' and
- Ensure overland flow paths do not affect neighbouring properties.

The system ensures that stormwater runoff is managed on-site and manage flow those that would occur at site in an undeveloped condition.

Wastewater

An on-site wastewater treatment and land application system has been designed in accordance with AS/NZS 1547:2012 (**Appendix 8**).The proposed treatment system is an Austin Bluewater ABS2000 secondary treatment unit, which provides advanced biological treatment before land application. The wastewater report **Appendix 8** assesses that system capacity exceeds the requirements of AS/NZS 1547:2012 for the calculated design loading. As part of the Wastewater design, site investigations were undertaken and concluded that the site has suitable soils for a disposal area. Details are set out in **Appendix 8**.

Potable Water

It is proposed that 6 25,00L water tanks are to be installed at the site. It has been assessed that this is sufficient capacity for domestic needs as well as having sufficient capacity for the required 45,000 litres for firefighting purposes.

Power and Telecommunications

Power and telecommunication are proposed to be retained. Current connections to the site will be maintained. As such, there are no anticipated effects.

Fire fighting

As set out above, FENZ has confirmed that it is able to access the site (Appendix 7).

The site has been designed to ensure that 50,000 litres of water will be maintained for firefighting purposes, with an appropriate outlet providing 25 L/s. A compliant hardstand area and connection point have also been designed in accordance with the relevant standards in the Proposed District Plan.

Accordingly, the proposed redevelopment is capable of complying with the relevant firefighting water supply and access standards.

6.4.6 Earthworks Effects

The development has taken advantage of the site's natural contour, with finished ground levels lowered and the proposed buildings set down approximately 400mm below the existing RL, with the utility shed being excavated into the existing hillside by approximately 1100mm. This approach assists in achieving appropriate gradients for the modified driveway while also reducing the prominence of built form beyond the site boundaries.

With the exception of localised cut required to accommodate the driveway and building platform, the natural contours of the site will largely be retained, albeit at a slightly lower RL. The resulting topography will remain consistent with the surrounding landform, with areas of cut visually contained by existing vegetation and the wider landscape. Once complete, the final contours, when viewed from beyond the site, will be largely indistinguishable from the existing environment.

The proposed earthworks result in a cut/fill balance of approximately 3,830m³ of cut and will be managed in accordance with the EMP attached as Appendix 6 .While the volume of earthworks is relatively substantial in the context of the site, the proposal maintains a coherent and integrated landform, with smooth grade transitions between the building platform, driveway, outdoor living areas, and surrounding land. The inclusion of earth bunds and associated landscaping further assists in integrating the development into the site, providing visual screening and a more naturalised outcome. Earthwork areas will be stabilised following completion of works, including re-vegetation and landscaping, to avoid adverse effects.

As set out above the proposal includes a draft EMP attached as Appendix 6. The EMP details, appropriate erosion and sediment controls that will be established around all areas of earthworks to mitigate any adverse effects on nearby waterways, and beyond the boundary of the site. It is confirmed that the recommendations detailed in the EMP form part of the proposal and it is envisaged that these will form conditions of consent. Key controls proposed in the EMP include:

- Stabilised Site Entrance;
- Slit Fence;
- Slit Socks;
- Dust Management Controls;
- Clean Water Diversion;

- Sediment Basin; and
- Dirty Water Diversion Bund.

A final EMP will be submitted to council for approval prior to works being undertaken.

In addition, the spoil removed from the site and any clean fill imported will be managed in accordance with an approved Construction Management Plan, including a Construction Traffic Management Plan, which will be provided to QLDC prior to works beginning at site, to ensure construction movements are appropriately controlled.

For these reasons, it is considered that earthworks effects will be less than minor.

6.4.7 Geotechnical/Land Stability Effects

A Geotechnical Investigation prepared by Kirk Roberts (**Appendix 11**) provides recommendations in relation to geotechnical stability. The report provides recommendations for foundation design, and earthworks. Based on the advice from the Geotechnical Report, and subject to their recommendations being followed, it is considered that any adverse effects in relation to geotechnical stability will be less than minor.

The geotechnical investigation confirms that there are no active faults mapped within the site, and it is unlikely to be at risk from potential slope instability, liquefaction hazards, or flooding. It is not considered that there will be any adverse effects from natural hazards with respect to this development.

6.4.8 Noise Effects

Noise generated from the operational aspect of the activity, involving continued use of the site for residential purposes, will comply with the noise requirements and limits associated with the underlying zone in the PDP. Additionally, given the nature of the proposed construction activities the project is unlikely to produce unreasonable or offensive noise.

Consequently, the project is unlikely to generate unreasonable or offensive noise effects that would adversely affect the surrounding character and amenity of the receiving environment and those that own or occupy nearby properties.

Overall, the adverse effects of the proposal with respect to construction and operational noise effects are considered to be less than minor.

6.5 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.6 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in less than minor adverse effects; and

- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

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

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

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

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

Written approvals have been provided from the following neighbours

- 164 Mcdonnell Road, The Hills Golf Course; and
- 276 Mcdonnell Road, Linda and Peter McBride and Kenneth Edkins.

A copy of the Affected Party Approvals is attached as **Appendix 10.** Accordingly, the effects on these properties can be disregarded.

Wider effects, such as built form, landscape and visual, access, earthworks, geotechnical and noise were considered in section 6.4 above, and considered to be less than minor.

In regard to the effects experienced at 131 Hogans Gully Road, the following comments are made.

The proposal has been assessed in relation to potential effects on 131 Hogans Gully Road. The submitted landscape assessment (**Appendix 4**) concludes that visual effects on this property are negligible. While the property is located within the wider neighbouring context, intervening landform, setback distance, and existing and proposed vegetation ensure that views of the proposal are not readily perceptible.

The development remains contained within the existing building platform and reads as a modest refinement of an established residential cluster, rather than a new or visually prominent element.

As such, the proposal will not result in noticeable changes to the outlook, rural character, or visual amenity experienced from 131 Hogans Gully Road (**Appendix 4**).

The proposed driveway works also do not alter the nature or visibility of the existing access arrangement and therefore do not result in any change in effects on neighbouring properties.

Overall, adverse effects on 131 Hogans Gully Road are considered to be negligible, and no affected persons are identified in relation to the proposal.

For the reasons in the assessment in section 6.4, it is considered that no other person will be adversely affected by the proposal.

7.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as the neighbouring landowners have provided their Affected Party approvals; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and

As a non-complying activity, section 104D of the Act states that a council may only grant the application if:

(a) adverse effects will be no more than minor; or

(b) the activity is not contrary to the objectives and policies of the relevant plans.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to

the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects, including:

- The provision of a high-quality, contemporary residential unit and associated buildings that will enhance onsite amenity for occupants and contribute positively to the overall quality of housing stock in the area; and
- Improved visual amenity and integration of development within the surrounding residential streetscape as a result of updated building design and associated landscaping.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are appropriate.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the Queenstown Lakes Proposed District Plan

10.1.1 Strategic Direction – Chapter 3

The particularly relevant strategic objectives (SO) and the associated relevant policies that relate to this proposal are detailed as follows with the key parts underlined:

- SO 3.2.1: The development of a prosperous, resilient and equitable economy in the District.

The proposal is for a residential dwelling and accessory buildings within the Wakatipu Basin. The development will contribute to a prosperous, resilient and equitable economy by:

- Supporting local economic activity through the design, construction and servicing phases of the dwelling.
- Providing a residential unit that enables people to live and remain in the District, supporting the stability and resilience of the local community and workforce.
- Making efficient use of serviced rural–residential land, contributing to the long-term provision of housing opportunities within the Basin.

It is therefore considered to be consistent with Objectives 3.2.1.

- SO 3.2.3: *A quality built environment taking into account the character of individual communities.*

The proposed residential unit and associated buildings have been designed to be sympathetic to the established rural–residential character of the Wakatipu Basin, with its scale, form, materials and siting responding appropriately to the surrounding environment. The layout maintains suitable separation from neighbouring properties and integrates with existing landscape patterns, ensuring the built form does not appear visually dominant or inconsistent with local character. This application is considered to be consistent with Strategic Objective 3.2.3

SO 3.2.4: The distinctive natural environments and ecosystems of the District are protected.

The proposal has been positioned away from streams and wetland areas and therefore the natural character of these areas will be retained.

- *SO 3.2.5.8: Within the Wakatipu Basin Rural Amenity Zone:*

  a. *the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and*

  b. *the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded.*

The proposal will protect and maintain the values of the Wakatipu Basin Rural Amenity Zone and the landscape character as required by Objective 3.2.5.8. This is evident within the Landscape Assessment attached as **Appendix 4.** As identified above in the effects assessment, the visual amenity values within LUC 22 will be maintained as the proposed building is located within an established site with established boundary planting, noting that LU22 has moderate capacity to absorb development.

For the above reasons, the proposal is considered to be consistent with the objectives and policies located in Chapter 3 of the PDP.

10.1.2 Wakatipu Basin – Chapter 24

The subject site is located in the Wakatipu Basin Rural Amenity zone. The purpose of The Wakatipu Basin Rural Amenity Zone, including the Wakatipu Basin Lifestyle Precinct, seeks to maintain or enhance landscape character and amenity while enabling rural living, farming, and limited recreation, commercial and tourism activities in areas with varying capacity to absorb development. Development is carefully managed through landscape capacity ratings, Landscape Character Units, and resource consent controls to ensure buildings and subdivision are appropriately located and designed, particularly near sensitive landscape features and areas adjacent to Outstanding Natural Landscapes. An assessment against the relevant objectives and policies of this zone is outlined below.

- **Objective 24.2.1** - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced
- **Policy 24.2.1.3** - Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.
- **Policy 24.2.1.5** – Ensure the following outcomes in the consideration of any proposal for subdivision or residential development:

  a. – d. …

  f. in LCU 22 described in Schedule 24.8 as 'Hills':

  i. minimise the visibility of development from McDonnell Road, Centennial Avenue, Hogans Gully Road and the Queenstown trail; and

  ii. ensure development is visually recessive from elevated public places outside the Zone including from the Crown Range Road and Zig Zag lookout.

g. – i. …

The proposal involves the removal of the existing residential unit and the construction of a replacement residential unit with associated accessory buildings within generally the same location on the site. While the overall quantum of built form increases through the addition of the guest suite, Musterer's Hut and Utility Shed, the development remains consolidated within the

established development node and is contained within a natural landform depression characteristic of LCU 22 – The Hills. The buildings are clustered, adopt low-profile forms and recessive materials, and are supported by the retention of existing vegetation and the implementation of additional structural planting.

As confirmed in the Landscape Assessment (Appendix 4), visibility of the development from identified key routes is assessed as less than minor. The Landscape Assessment confirms that the site is not visible from McDonnell Road, visibility from Centennial Avenue and public trails is distant and limited to minor roof elements, and views from Hogans Gully Road will read as part of an established rural residential cluster. In elevated long-range views, the proposal will appear as a small, recessive component within the wider basin landscape and will not interrupt ridgelines or key viewshafts. Given this it can be considered that the proposed re-development of the site is, consistent with Policy 24.2.1.5(f). Given that landscape and visual effects are assessed as less than minor, and cumulative effects as the proposal is consistent with Objective 24.2.1 and Policies 24.2.1.3 and 24.2.1.5 of the Proposed District Plan.

- Policy 24.2.3.2 – Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.
- Policy 24.2.1.8 – Manage development to maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone, including the Precinct and its surrounding landscape context.
- Policy 24.2.1.9 - Require buildings to be sited and designed so they do not compromise the landscape, amenity, or natural character of adjacent Outstanding Natural Features or Outstanding Natural Landscapes, including where they appear in the foreground of public views.
- Policy 24.2.4.1 – seeks to avoid cumulative adverse effects on ecosystem services and nature conservation values.

The proposal involves the removal of the existing residential unit and the construction of a replacement residential unit with associated buildings within generally the same location on the site. The development remains consolidated within the established residential node and does not introduce new sensitive activities into an undeveloped rural environment. The site is already used for rural residential purposes and adjoins similar rural living and golf course activities. As such, the proposal does not give rise to reverse sensitivity effects on rural living or non-residential activities and will not constrain the ongoing operation of adjacent land uses. As such, it is considered that the proposed redevelopment of the site is consistent with Policy 24.2.3.2.

In terms of the broader management of development within the Wakatipu Basin, the buildings are clustered within a natural landform depression, avoid ridgelines and terrace edges, and adopt recessive materials and low-profile forms. Existing planting is retained and supplemented with additional structural planting to reinforce the established character of LCU 22 (Appendix 4). As confirmed in the Landscape Assessment (Appendix 4), the proposal will remain visually recessive and maintain the openness, rolling landform and rural-residential character of the Wakatipu Basin. The proposal therefore maintains and does not diminish the landscape character and visual amenity values of the Zone and its surrounding context and can be considered to be consistent with Policy 24.2.1.8.

The site does not adjoin any Outstanding Natural Feature or Outstanding Natural Landscape. The proposed buildings are sited below prominent ridgelines, contained within an existing development platform, and designed with muted materials so that they remain visually subservient to the surrounding landform and mountain context. Long-range views to the Remarkables, Coronet Peak and the Crown Range remain intact and uninterrupted, as discussed in the Landscape Assessment (Appendix 4). As such, the proposal when viewed in the foreground of an ONL, will not compromise the landscape, amenity or natural character values associated with the ONL when viewed from public roads or elevated vantage points, and the proposed redevelopment of the site is consistent with Policy 24.2.1.9.

With respect to cumulative effects on ecosystem services and nature conservation values, the proposal is confined to an already modified rural residential site characterised by exotic pasture and amenity planting. Earthworks are limited to the existing building platform and driveway realignment, and infrastructure is buried or visually absorbed. No natural wetlands, streams or indigenous vegetation communities are affected. Given the contained nature of development on an existing residential site and the absence of outward expansion into undeveloped land, the proposal does not contribute to cumulative adverse effects on ecosystem services or conservation values and is consistent with Policy 24.2.4.1.

- Objective 24.2.5 – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.
- Policy 24.2.5.1 – Provide for rural living, subdivision, development and use of land in a way that maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.
- Policy 24.2.5.2 – Ensure that any development or landscape modification occurs in a sympathetic manner in both developed and undeveloped areas, by promoting design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.
- Policy 24.2.5.5 – Encourage the retention and planting of vegetation that contributes to landscape character and visual amenity values of the Precinct, particularly where vegetation is identified as an important element in Schedule 24.8, provided it does not present a high risk of wilding spread.

In relation to Policy 24.2.5.1, the development is sited and designed to respond directly to the attributes identified in Schedule 24.8 for LCU 22. Buildings are located within a natural depression, set back from ridgelines, and visually contained by landform. The proposal maintains the scattered, low-density settlement pattern. The scale and material palette ensure the development is absorbed within the existing landscape context, thereby maintaining landscape character and visual amenity values.

Policy 24.2.5.2 seeks design-led and innovative patterns of development that are sympathetic to both developed and undeveloped areas. The proposal adopts a landscape-led design approach, consolidating built form within the established platform, and limiting earthworks to minor modifications within the existing curtilage. Access realignment improves functionality without altering broader landform patterns. The design responds to topography, utilises recessive materials, and incorporates planting to soften built edges. With respect to Policy 24.2.5.5, existing vegetation on the site, including mature planting and hedging, is retained where practicable. As set out in the Landscape Assessment (Appendix 4) additional planting comprising native trees,

shrubs and grasses is proposed to reinforce the established character LUC 22 and enhance integration of built form. The proposal therefore contributes positively to the vegetative framework of the site and supports the maintenance and enhancement of landscape character and visual amenity values.

Overall, the proposal enables rural living in a manner that is consolidated, design-led and landscape-responsive. Accordingly, the proposal is consistent with Objective 24.2.5 and Policies 24.2.5.1, 24.2.5.2 and 24.2.5.5 of the PDP.

10.1.3 Earthworks – Chapter 25

The objectives and policies relating to earthworks are set out in Chapter 25 of the PDP, relevant objectives and policies are assessed below.

- Objective 25.2.1 - Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.
- Policy 25.2.1.1 - Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.

The proposed earthworks will be undertaken in a manner that minimises adverse environmental effects and protects people and communities, this is ensured through the implementation of the EMP, and its associated controls attached as Appendix 6. The proposed earthworks are required to establish a building platform, access, and associated infrastructure, and have been designed in a coordinated manner to integrate with the site's natural landform. While the volume of earthworks is moderate, the overall topographic character of the site is retained, with smooth transitions between formed areas and surrounding land, thereby avoiding abrupt or artificial landform changes. The lowering of finished ground levels and recessing of built form assists in reducing visual prominence, consistent with Objective 25.2.1 and Policy 25.2.1.1.

- Policy 25.2.1.2 - Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that;
  a) protects the values of Outstanding Natural Features and Landscapes;
  b) maintains the amenity values of Rural Character Landscapes;
  c) protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
  d) minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers (as identified in the Otago Regional Plan: Water for Otago 2004);
  e) protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
  f) protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
  g) maintains public access to and along lakes and rivers.

- Policy 25.2.1.3 - Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
- Policy 25.2.1.4 - Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.

Policies 25.2.1.2, 25.2.1.3 and 25.2.1.4 are addressed through the careful design, location and management of the proposed earthworks. The site is not located within an Outstanding Natural Landscape, nor is it identified as having specific cultural values, and as such the proposal does not give rise to effects on these identified matters. Notwithstanding this, the earthworks have been designed to maintain the broader landscape character of the site, with their scale and extent proportional to the development, visually contained within the site, avoiding any sensitive features, and managed in accordance with the EMP(Appendix 6).

Overall, the proposal ensures that earthworks are undertaken in a manner that responds to the site context, limits visual and amenity effects, and maintains the character of the surrounding environment.

- Policy 25.2.1.5 - Design earthworks to recognise the constraints and opportunities of the site and environment.
- Policy 25.2.1.6 - Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- Policy 25.2.1.7 - Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of construction, including noise, vibration, odour, dust and traffic.
- Policy 25.2.1.9 - Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
- Policy 25.2.1.10 - Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.
- Policy 25.2.1.11 - Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

The works have been designed by a suitably qualified civil engineer (Appendix 5), ensuring they respond appropriately to the site's constraints, existing contours, and development requirements, while maintaining land stability and avoiding adverse effects on infrastructure, buildings, and adjoining sites. Additionally, there is a Geotechnical Report that supports the application and has not identified any natural hazards at the site (Error! Reference source not found.). Earthwork construction effects will be managed through the implementation of the EMP (Appendix 6), which includes an Accidental Discovery Procedures as Appendix G of the EMP, ensuring that any potential effects on archaeological or cultural material are appropriately managed.

In addition, a Construction Management Plan, including a Construction Traffic Management Plan, will be prepared and implemented to manage construction traffic movements. This will ensure the safe operation of the surrounding road network and site access, while minimising effects on the amenity of the surrounding environment.

Overall, the combination of appropriate engineering design, staged construction practices, and management plans ensures that earthworks are undertaken in a manner that limits adverse effects, maintains site and surrounding stability, and avoids increasing natural hazard risk as such the proposal is considered to be consistent with Policies 25.2.1.5 – 25.2.1.7 and 25.2.1.9 - 25.2.1.11

- Objective 25.2.2 - The social, cultural and economic wellbeing of people and communities benefits from earthworks.

The proposed redevelopment of the site is considered to support the efficient use and development of land, contributing to the social and economic wellbeing of people and communities, by creating jobs through the construction process. The proposal has been designed and will be managed to ensure any potential adverse effects are appropriately mitigated, such that the overall benefits of the development can be realised.

As set out above and addressed in section 6.4.6 above any adverse effects will be less than minor, as earthworks have been designed by a suitably qualified civil engineer, appropriate erosion and sediment controls will be in place to minimise sediment run-off, and dust suppressants will be in place to minimise nuisance effects. Māori cultural values, including wāhi tūpuna will be protected through the implementation of the management plan and Accidental Discovery Protocol. As such it the earthwork associated with the proposed redevelopment of the site

10.1.4 Natural Hazards – Chapter 28

The key provisions in the natural hazards section of the PDP are as follows:

- Objective 28.3.1A The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.
- Objective 28.3.1 B - Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.

The site is not located in an identified natural hazards area. The site has had a geotechnical assessment, which has confirmed that the site, and location of the proposed built form is appropriate to be built on Appendix 11. Standard building code provisions and specific stormwater design and overland flow management will mitigate the earthquake risk to the future building. As such, the risk of damage to human life, property and the environment from natural hazards can be adequately avoided or mitigated. In overall terms, the proposal is considered to be consistent with the proposed objectives and associated policies in Chapter 28 which seek to manage, determine and understand hazard risk.

10.2 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the PDP.

11.0 Relevant Rules and Assessment Criteria

The PDP specifies the relevant assessment criteria to be considered in assessing this application for each of the consent matters in the following sections:

- Landscape character;

- Servicing, firefighting water, natural hazards, infrastructure and access.
- Setback from boundaries; and
- Glare.

These criteria largely cover the same matters that have been discussed and assessed in the above report, pertaining to environmental effects and the objectives and policies of the PDP. Where there are infringements to the bulk and location standards these are discussed in the rules assessment table attached as **Appendix 9.**

Overall, it is considered that the proposal meets the assessment criteria of the PDP for the reasons described in sections 6, 7, 9, and 10 above.

12.0 Other Matters (Section 104(1)(C))

12.1 Cumulative Effects

A cumulative effects assessment, considering both the immediate locality and the broader Wakatipu Basin, is set out in Section 5.0 of the Landscape Assessment prepared by Boffa Miskell (**Appendix 4**). That assessment evaluates whether the proposal would contribute to incremental domestication, outward spread of development, or erosion of openness within LCU 22 – The Hills. The Landscape and Visual Effects Assessment concludes that cumulative landscape effects are very low.

The Landscape Assessment (**Appendix 4**) confirms that the proposal replaces an existing residential form within the same established development node. The proposed built form is consolidated within a natural landform depression and generally located in the same location as the existing built form on site. Further, the proposed buildings do not extend into undeveloped terrace edges, ridgelines, or visually prominent parts of the site. No new development cluster is created, and no additional accessways are introduced. As a result, the proposal does not establish a new pattern of development or signal intensification within this part of the Waikapu Basin.

The Landscape Assessment (**Appendix 4**) further determines that the proposal will present a similar visual profile to the existing residential unit from key public viewpoints, with overall effects assessed as very low to low. The development remains visually recessive and absorbed within the wider rural residential mosaic.

As there is already an established residential unit on the site, the proposal does not introduce development into a previously undeveloped location. Rather, seeks the replacement and redevelopment of an existing residential activity within an existing residential site. In this context, the proposal does not contribute to cumulative landscape effects, as it does not extend development into new areas of the landscape or alter the established pattern of built form within the locality.

On this basis, and having regard to the policy framework for the Wakatipu Basin Rural Amenity Zone and LCU 22, the proposal does not give rise to adverse cumulative effects in either the immediate locality or the broader Basin context.

12.2 Plan Integrity and Precedent

The proposal is not considered to compromise plan integrity or create an undesirable precedent for the reasons set out as follows.

Relevant provisions in Chapter 24 of the Proposed District Plan seek to maintain or enhance the landscape character and visual amenity values identified in Schedule 24.8 (Landscape Character Units), and to manage the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.

As detailed in the Landscape Assessment prepared by Boffa Miskell (**Appendix 4**), the proposal maintains the landscape character and visual amenity values of LCU 22 – The Hills. The development involves the replacement of an existing residential unit within the same established development node, rather than the introduction of new built form into an undeveloped or visually sensitive part of the site. The proposed residential unit and accessory buildings are clustered within a natural landform depression, avoid ridgelines, and do not extend development into open terrace edges. As such, the established openness and coherent hummocky landform pattern of the Wakatipu Basin are retained.

LCU 22 is identified in Schedule 24.8 of the PDP as having a moderate capacity to absorb additional development. The proposal responds to that identified capacity by consolidating built form within an already modified residential site, utilising landform containment, recessive materials, and structural planting to ensure visual absorption. The proposal does not seek to establish a new activity or create a new development within the Basin. Rather, it involves the re-development and refinement of existing residential activity on the site. In this context, the proposal represents an evolution of an established rural residential use, rather than an expansion into previously undeveloped landscape, and is therefore consistent with the anticipated level of change within LCU 22.

Although the total built form increases relative to the existing residential unit, the consolidated layout, landform integration, and design-led approach ensure that the development remains visually contained within the site. The proposal does not compromise important views toward the surrounding mountain backdrop and does not give rise to cumulative landscape effects.

For these reasons, the proposal is considered to be consistent with the relevant objectives and policies of Chapter 24, and will maintain the landscape character and visual amenity values anticipated for LCU 22 and the Wakatipu Basin Rural Amenity Zone. Overall, the proposal gives effect to the underlying intent of the Plan by ensuring development remains contained, visually recessive, and aligned with the established rural residential pattern, thereby maintaining the integrity of the planning framework.

13.0 Section 104D Non-complying Activities

To be able to grant consent to a non-complying activity, a council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan or plan (s104D(1)(b)). This consideration is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed

activity must still be considered under section 104. There is no primacy given to either of the two limbs, so if one limb can be passed then the 'test' can be considered to be passed.

As identified in the assessment above, the adverse effects of the activity on the environment will be no more than minor and the proposed activity will not be contrary to the objectives and policies of the plan. As such the application can be considered under section 104 and a determination made on the application as provided by section 104B.

14.0 Conclusion

The proposal involves establish a new residential unit, guest suite and accessory buildings at 113 Hogans Gully Road.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to built form effects, landscape and visual effects, assess, servicing, and construction effects are considered to be less than minor;
- Limited notification is not required as there are not considered to be any affected persons;
- The proposal accords with the relevant PDP objectives, policies and assessment criteria.
- The proposal will not give rise to or be at risk from natural hazards; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.