THREEFOLD ARCHITECTURE LTD

RESOURCE CONSENT APPLICATION

RICHARD WILLIAMS & JOANNA HEWSON-WILLIAMS HOUSE

54 Riverslea Road,
Wanaka
9305

ISSUE: 2
DATE: 06/07/26

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Application for Land Use Consent
Section 88 of the Resource Management Act 1991

Applicant:	Joanna Hewson-Williams and Richard Williams
Application Site:	54 Riverslea Road, Wanaka 9305 Lot 535 DP 600652
Legal Owner:	Joanna Hewson-Williams and Richard Williams
Tenant:	N/A
Applicants Agent:	Threefold Architecture Ltd PO Box 7208 Christchurch 8240

The Proposal

Existing Site:	The empty site is currently legally owned by Joanna and Richard with intention to build.
Site Zoning:	Northlake Special Zone (C1)
Proposed Activity:	Construction of a new single level dwelling.
Other Activities:	N/A.
District Plan Compliance:	The proposal complies with site and zone standards as outlined in the QLDC District Plan, including the following; • Access & Transport • Building Coverage • Continuous Building Length • Glare • Urban Design • Building Materials
Non-compliance:	The following items have been raised through the District Plan (ODP) rules as non-compliances. **12.34.4.2 – Zone Standards** The addition, external alteration or construction of buildings within the Activity Areas C1 with the exercise of Council's control limited to: (iv) Building height (ix) Roof Design

It is anticipated that the construction of a new dwelling will be built on the property, the extent of non-compliance is limited to the extent of non-compliances outside the limitations of the District Plan.

Other consents required: ☒Yes ☐No

1. Building Consent

Assessment of Effects on the Environment

This application seeks land use consent for a proposed dwelling at 54 Riverslea Road, Queenstown. Consent is required under Chapter 12 of the Queenstown Lakes District Plan (Operative District Plan) as the proposal does not comply with the following standards applicable within Activity Area C1:

- Rule 12.34.4.2.iv(a) – Maximum Building Height; and
- Rule 12.34.4.2.ix – Roof Pitch.

Approval is also sought pursuant to Consent Notice 12986289.13, which provides for the location of the vehicle crossing to be determined as part of a resource consent application.

Rule 12.34.4.2.ix – Roof Pitch

Rule 12.34.4.2.ix requires that within Activity Area C1, at least 80% of the surface area of roofs shall have a roof pitch between 25 and 40 degrees.

The proposed dwelling achieves approximately 70% compliance with this requirement. The departure from the standard relates to a minor component of the overall roof form and is limited in extent.

The roof design remains predominantly pitched and presents a cohesive architectural composition that is consistent with the anticipated built form outcomes for Activity Area C1. The proposal maintains the design intent underpinning the rule, namely to encourage roof forms that contribute positively to the visual character of the area and avoid the dominance of extensive flat-roofed building forms.

While the proposal does not achieve strict compliance with the numerical standard, the overall roof composition continues to exhibit the character anticipated by the provisions of Activity Area C1. The variation is modest, is visually integrated within the overall design, and does not result in adverse visual or amenity effects.

The proposed roof form is illustrated on Roof Plan Drawing A-2.06.

Accordingly, it is considered that the intent and purpose of Rule 12.34.4.2.ix are achieved despite the limited departure from the prescribed standard.

Rule 12.34.4.2.iv(a) – Maximum Building Height

Rule 12.34.4.2.iv(a) prescribes a maximum building height of 5.5 metres within Activity Area C1.

The proposed dwelling has a maximum height of 6.3 metres, resulting in an exceedance of 0.8 metres. This exceedance is confined to a small portion of the eastern living room gable and does not extend across the primary building form.

The additional height arises as a consequence of the site's subtle downward gradient in this location and the relationship between existing ground levels and the architectural form of the gable. The exceedance is therefore a product of site-specific conditions rather than an attempt to increase the overall scale or bulk of the dwelling.

The balance of the dwelling complies with the prescribed height limit and maintains a scale and form that is anticipated within Activity Area C1. The exceedance is restricted to a minor architectural element which contributes positively to the articulation and visual interest of the building and does not materially alter perceptions of bulk, dominance or enclosure.

Given its limited extent, the height breach will not give rise to appreciable shading, loss of outlook or amenity effects on adjoining properties. The proposal will continue to read as a low-scale residential building that is sympathetic to the established and anticipated character of the surrounding environment.

The extent of the exceedance is shown on Planning Drawing A-1.02 and Elevation Drawings A-3.03 and A-3.04.

Overall, the proposal achieves the underlying intent of the height control, notwithstanding the minor infringement.

Consent Notice 12986289.13 – Vehicle Crossing Location

Consent Notice 12986289.13 requires that Lot 535 (54 Riverslea Road) establish a vehicle crossing within either the north-western or south-western corner of the site, with the final position to be determined through the resource consent process.

The proposed access is located within the south-western portion of the site. While it is not positioned directly within the corner itself, it remains consistent with the intent of the consent notice.

The crossing has been offset slightly from the corner in response to the site's topography. Positioning the access immediately adjacent to the corner would result in steeper gradients and would compromise the safety and functionality of vehicle movements onto and within the site.

The proposed location provides a more practical and safer access arrangement while still achieving the intended outcome of the consent notice. Importantly, the crossing remains more than 25 metres from the centreline of the adjacent arterial road, consistent with the relevant District Plan standards.

The proposed access arrangement therefore maintains the transport safety outcomes anticipated by the consent notice while responding appropriately to the site's physical constraints.

It is considered that the proposal achieves the purpose and intent of Consent Notice 12986289.13 and will not adversely affect the safe and efficient operation of the surrounding transport network.

Assessment of Matters of Control – Rule 12.34.2.2

Location, External Appearance and Design of Buildings

Rule 12.34.2.2 identifies matters of control relating to the location, external appearance and design of buildings, infrastructure and servicing, and access arrangements.

External Appearance and Design

The proposed dwelling has been carefully designed to provide a high-quality architectural response that contributes positively to the established and anticipated character of Activity Area C1 and the wider Northlake environment.

The building form incorporates a combination of pitched roof elements, articulated gables and a restrained material palette, resulting in a cohesive and contemporary residential design. The dwelling is orientated to provide an attractive street frontage and establishes a strong visual relationship with Riverslea Road, contributing positively to the streetscape.

The external materials comprise:

Roof and Trim

- Main Roof – ESPAN 470 Roofing in Flaxpod (7% LRV);
- Garage Roof – Metalcraft Kahu Roofing in Flaxpod (7% LRV).

Wall Claddings

- Metal Cladding – ESPAN cladding system in Flaxpod (7% LRV);
- Timber Cladding – Rosenfeld Kidson vertical Western Red Cedar shiplap cladding system, stained finish;
- Plaster Cladding – AAC panel plaster finish in Resene Concrete.

Exterior Joinery

- Powder-coated aluminium joinery in Colorsteel Flaxpod (7% LRV).

The proposed material palette utilises muted and recessive tones that are sympathetic to the surrounding residential environment and consistent with the design outcomes anticipated for Northlake. The combination of dark metal elements, natural timber cladding and plaster finishes provides visual interest while maintaining a cohesive and refined architectural expression.

External finishes and their respective locations are detailed on Elevation Drawing A-3.03 and are considered to be consistent with the Northlake Design Guidelines and the anticipated character outcomes of the Queenstown Lakes District Plan.

Overall, the proposal presents as a well-considered architectural response that enhances the visual amenity of the surrounding environment and contributes positively to the streetscape.

Infrastructure and Servicing

The site is capable of being appropriately serviced and connected to all necessary infrastructure.

The proposed development will connect to reticulated water supply, wastewater, stormwater, telecommunications and electricity services. These services are available within the Northlake development and are designed to accommodate residential activities of the scale proposed.

Stormwater disposal, wastewater connections and servicing arrangements are illustrated on the Foundation and Drainage Plan.

The servicing requirements associated with the dwelling are consistent with those anticipated within Activity Area C1 and will not place unreasonable demand on existing infrastructure networks.

Accordingly, it is considered that the proposal achieves the servicing outcomes anticipated by Rule 12.34.2.2.

Access

A new vehicle crossing to Riverslea Road forms part of this consent application and is assessed elsewhere within this application in relation to Consent Notice 12986289.13.

As outlined previously, the proposed access location has been selected in response to the site's topography to achieve a safe and practical vehicle access arrangement while remaining generally consistent with the intent of the consent notice requirements.

No fencing is proposed between the road setback and the road boundary, thereby maintaining an open frontage, preserving sightlines and contributing positively to passive surveillance and the visual amenity of the streetscape.

The proposed access arrangement is considered to provide for safe and efficient vehicle movements and is consistent with the character and design outcomes anticipated within the Northlake development.

Assessment under Section 95B of the Resource Management Act 1991

Section 95B of the Resource Management Act 1991 requires consideration of whether any persons are adversely affected by the proposal.

The identified infringements are limited in extent and are not anticipated to generate adverse effects that are greater than minor.

The roof pitch variation represents a modest departure from the prescribed standard and does not undermine the intended built character of Activity Area C1. The dwelling retains a predominantly pitched roof form and continues to contribute positively to the visual amenity of the surrounding environment.

Similarly, the building height exceedance is confined to a minor portion of a single gable element and does not result in material dominance, shading, loss of sunlight, loss of outlook, or privacy effects for adjoining properties.

The proposed vehicle crossing location remains consistent with the underlying transport objectives of Consent Notice 12986289.13 and provides a safer and more practical response to the site's topography. No adverse traffic or access effects are anticipated.

Having regard to the scale and significance of the identified infringements, the actual and potential adverse effects of the proposal are considered to be no more than minor.

Accordingly, it is considered that there are no affected persons for the purposes of Section 95B of the Act and that limited notification is not warranted.

Assessment under Section 104D of the Resource Management Act 1991

Section 104D applies to applications for non-complying activities.

The proposal satisfies the effects limb of Section 104D(1)(a), as the actual and potential adverse effects on the environment are no more than minor.

The identified infringements are limited and relate to quantitative standards rather than fundamental departures from the anticipated outcomes of Activity Area C1. The proposal remains consistent with the anticipated built form and character of the area, while the access arrangement achieves the intended transport outcomes associated with Consent Notice 12986289.13.

Furthermore, the proposal is not contrary to the objectives and policies of the District Plan and therefore also satisfies the policy limb of Section 104D(1)(b).

Objectives and Policies Assessment

The relevant objectives and policies of Chapter 12 seek to ensure that development within Activity Area C1:

- contributes positively to the visual character of the area;
- achieves a coherent and high-quality built form outcome;

- responds appropriately to site-specific constraints;
- maintains amenity values;
- manages the scale and appearance of buildings; and
- provides for safe and efficient access arrangements.

The proposed dwelling has been carefully designed to respond to the characteristics of the site and to deliver a high-quality architectural outcome.

While the proposal departs marginally from the roof pitch standard, the dwelling continues to present as a predominantly pitched-roof building that is consistent with the intended character outcomes of Activity Area C1.

Similarly, the building height exceedance is confined to a minor architectural feature and does not materially increase the perceived scale or bulk of the dwelling. The proposal maintains the low-scale residential character anticipated within the Activity Area and does not adversely affect neighbouring amenity values.

The proposed vehicle crossing location represents an appropriate response to the site's topography, achieving a safer and more functional access arrangement while remaining aligned with the intent of Consent Notice 12986289.13.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Queenstown Lakes District Plan.

Conclusion

The proposal involves minor departures from the applicable development standards relating to roof pitch and building height and seeks approval for a vehicle crossing location in accordance with Consent Notice 12986289.13.

These departures arise from a considered response to the site's physical characteristics and design objectives and do not result in adverse environmental effects that are more than minor.

The proposal remains consistent with the anticipated character and amenity outcomes for Activity Area C1, maintains safe and efficient access, and is aligned with the relevant objectives and policies of the District Plan.

Accordingly, it is considered that the proposal is appropriate within its context and consent should be granted.

National Environment Standard (NES) for Assessment and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environment Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply when any activity identified in Clause 5 is intended to be undertaken on a property. This section of the application is intended to determine whether there is any risk of potential contamination of the soil that would warrant further investigation.

The following is to determine the extent to which NES is applies.

Is the use of the land changing? (Includes construction of a dwelling on which was previously bare land)	☒Yes	☐No
Does the activity disturb the soil? (More than 25m3 per 500m2 of land), or removing soil (more than 5m3 per 500m2 of land)	☐Yes	☒No
Does the activity involve removing or replacing a fuel storage system or parts of it?	☐Yes	☒No
Does the activity involve soil sampling?	☐Yes	☒No
Does the activity involve the subdivision of land?	☐Yes	☒No
Has the land been used in the past, or is likely to have been used for an activity described on the HAIL?	☐Yes	☒No
Documents searched: eDocs		