15 Ayrburn Ridge, Millbrook Resort, Queenstown

Land Use Consent

M Jackson, M and N Kelly

© 2022 Limited, Cameron Oliver

July 2026

Prepared by: Karen Page

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

1.1 Site Description

The subject site located at 15 Ayrburn Ridge, Millbrook, Queenstown. It is legally identified as Lot 312 DP 488783 contained in 701761. The lot has an irregular shape and an area of 636m2, see figures 1 and 2 below.



Figure 1: Site Locality



Figure 2: Subject site

The site is occupied by a two-level dwelling, with a detached garage (connected to the dwelling by a linkway), that was originally approved in 2012 and 2015 under RM120277 and BC 140983 respectively. The building comprises two pavilions with the double garage, and has a west to east orientation. Made of plaster, masonry block, and weatherboard, the unit typifies the Millbrook dwellings in this area of the Resort.

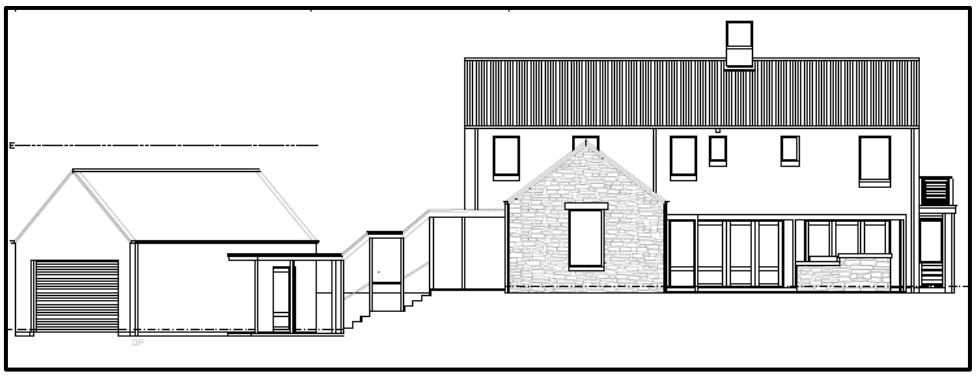


Figure 3: Existing Development on site

Access to the site is located off Ayrburn Ridge at its eastern boundary. A pedestrian access borders the site along its southern boundary.

The surrounding wider environment is made up of the Millbrook Resort and golfcourse, the Hills golfcourse and rural lifestyle allotments.

There is one Consent Notice registered on the Certificate of Title for this lot as per Appendix A. No changes are required to this instrument.

1.2 The Proposal

The Applicant seeks to carry out alterations to the existing garage on site. Building consent BC 260789 has been granted for the development subject to a Section 37 notice.

The development will include the addition of a loft within the garage that will increase its height to 6.5m. This addition will provide for a fourth bedroom with an ensuite bathroom. No increase to the existing building platform is proposed. The existing roofing will be replaced with corrugated coloursteel with the facade reclad with textured solid plaster over the existing masonry block plaster. Five new skylights will be included in the roof. The overall gross floor area on site will increase by 51m2. All exterior colours will match the existing development.

The addition will be entirely consistent with what could be expected of a development in Activity Area R8 of the Millbrook Zone. The addition, including the use of materials and colours, have all been approved by the Millbrook Country Club.

The development will not include any earthworks. No new retaining walls or batters will be located adjacent any site boundaries.

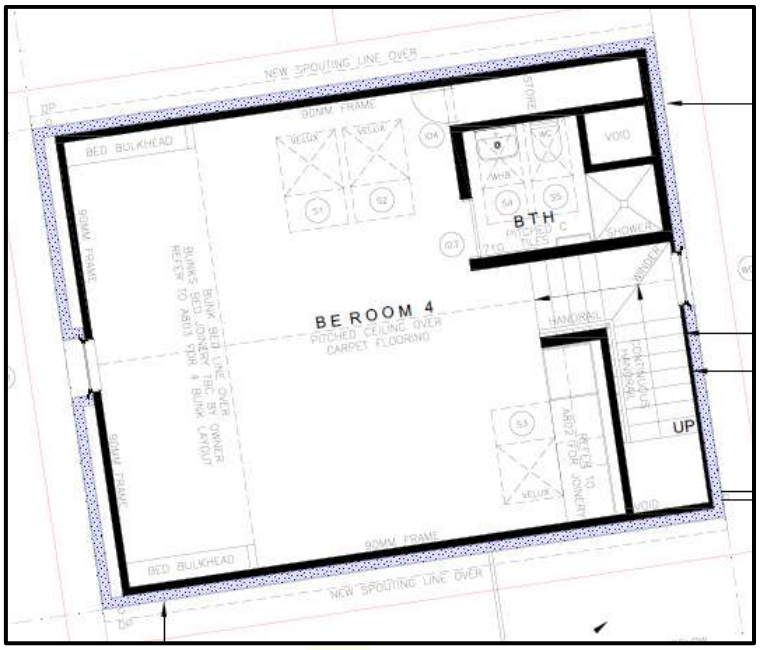


Figure 4: Proposed addition to garage

2. DISTRICT PLAN PROVISIONS

The subject site is located within the Millbrook Resort and is zoned Millbrook Resort Special Zone of the Queenstown Lakes District Plan (QLDP). The QLDP states that the purpose of the Millbrook Resort Zone is to;

"contribute to visitor and economic development within the District. …the zones provide for golf courses and a range of outdoor and indoor sporting and recreational activities. In Millbrook Resort hotel and other visitor accommodation exist along with support facilities and services…. The Resort zone recognises the special amenities of the rural area in which the development is located and provides for the ongoing implementation of the activities of the resort".

The site is located in the Millbrook Resort zone, see figure 5 below.

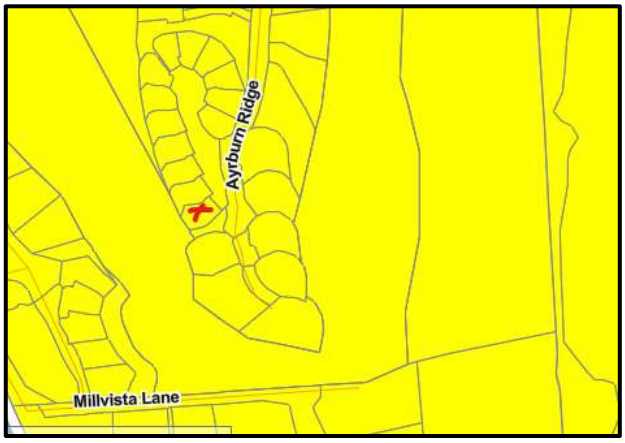


Figure 5: Proposed District Plan Zoning

2.1 Consents Required and Status of the Activity

The site is located in Activity Area R8 of the Millbrook Resort Zone under the QL Proposed District Plan, see figure 6 below.

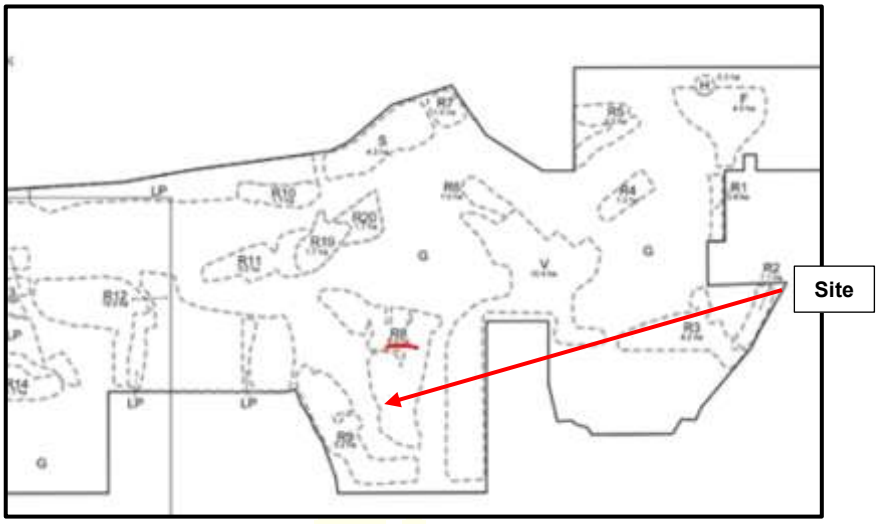


Figure 6: Millbrook Resort Structure Plan

As such, consent is required for the following:

Millbrook Special Zone:

- A Controlled Activity resource consent pursuant to Rule 43.4.10 (b) for buildings in the R8 zone. Consent is sought for an alteration to the existing garage. Control is reserved to the appearance of the buildings, effects on amenity, appearance and coherence with surrounding buildings.

The application is considered to be a **Controlled Activity.**

3. NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSMENT AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2012.

The site is located within Millbrook Resort and is already developed for residential use. The development does not include subdivision or earthworks.

4.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT

4.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

It is considered that the proposal will not result in any significant adverse effect on the environment and the location proposed is considered appropriate.

4.2 An assessment of the actual or potential effect on the environment of the activity:

4.2.1 Any physical effect on the locality, including any landscape and visual effects

The proposed addition will have negligible adverse effects on this environment and on the character of Millbrook Resort. The increase to the building envelope with the new height is entirely in keeping with the scale and character of adjacent developments in this area. The alterations will increase the height but will continue to comply with the maximum permitted height for the zone. Exterior cladding and roofing, and new skylights will only improve the visible amenity of this site. All materials and colours will be consistent with that anticipated in the Millbrook Zone. Overall, the proposed development will maintain the amenity of the site and the character of this immediate residential area.

Further to the above, the Applicant has obtained sign off from the Millbrook Country Club and their Design Review Panel, see Appendix C for detail, recognising that the development is entirely in keeping with the design guidelines of the Zone.

For the above reasons, it is considered that the proposed development will have less than minor adverse effects on this residential environment and will be in keeping in respect to its scale and character with development anticipated in Millbrook. The development will protect the character of the existing unit and overall will contribute to the visual amenity of this site and its surrounds.

Furthermore, for reasons outlined above, no additional parties are considered adversely affected by the proposal.

4.2.3 Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

As previously mentioned, there is no physical adverse effects on the neighbourhood or wider community that will result from this application.

4.2.4 Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

There will be no effect on ecosystems, nor any physical disturbance of habitats in the vicinity as a result of this application.

4.2.5 Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

The proposal will not result in any significant changes to the physical environment.

4.2.6 Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

The proposal does not include the discharge of contaminants.

4.2.7 Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations:

The subject site is not recognized as being susceptible to any significant natural hazards.

The proposed activity does not include the use of hazardous substances or installations.

4.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:

As stated, the proposed activity will not include the use of hazardous substances.

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

The proposed activity will not include the discharge of any contaminants.

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

Actual and potential adverse effects of the proposal have been considered in Part 4.2. No mitigation measures are considered to be necessary.

4.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Millbrook Country Club has given its consent and affected party approval to the development.

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

No monitoring above or beyond standard consent conditions is considered necessary.

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

The proposed activity will not have any adverse effect on the exercise of a protected customary right.

5.0 PROPOSED DISTRICT PLAN: OBJECTIVES AND POLCIES ASSESSMENT

5.1 Proposed Queenstown Lakes District Council District Plan

Objective 43.2.1 - Visitor, residential and recreation activities developed in an integrated manner with particular regard for landscape, heritage, ecological, water and air quality values.

Policies 43.2.1.1 Require development and activities to be located in accordance with a Structure Plan so as to promote orderly and integrated development and prevent the inappropriate development of sensitive parts of the site.

43.2.1.2 Require the external appearance of buildings to have appropriate regard to landscape and heritage values.

43.2.1.3 Protect valuable ecological remnants and promote the enhancement of ecological values where reasonably practical.

43.2.1.4 Control the take-off and landing of aircraft.

43.2.1.5 Control air emissions for visual amenity purposes.

43.2.1.6 Reduce nutrient levels and other pollutants generally and within Mill Creek and improve and protect the water quality of Lake Hayes.

Comments

The proposed development will be consistent with the Objective and supporting policies for this zone for reasons outlined in Section 4.2 above. The development will fully comply with Millbrook's Design Guidelines in terms of its use of materials and colouring. The development will not be inconsistent with any of the policies identified above given it will have no adverse effects on the surrounding receiving environment.

The effects of the proposed development on this zone are consistent with what could be expected on this site.

6.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Millbrook Resort Zone. The proposed development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

Prepared by **Karen Page**
CLARK FORTUNE MCDONALD & ASSOCIATES
July 2026

APPENDIX A

Certificate of Title and Consent Notice

APPENDIX B

Proposed Plans

APPENDIX C

Millbrook Design Approval