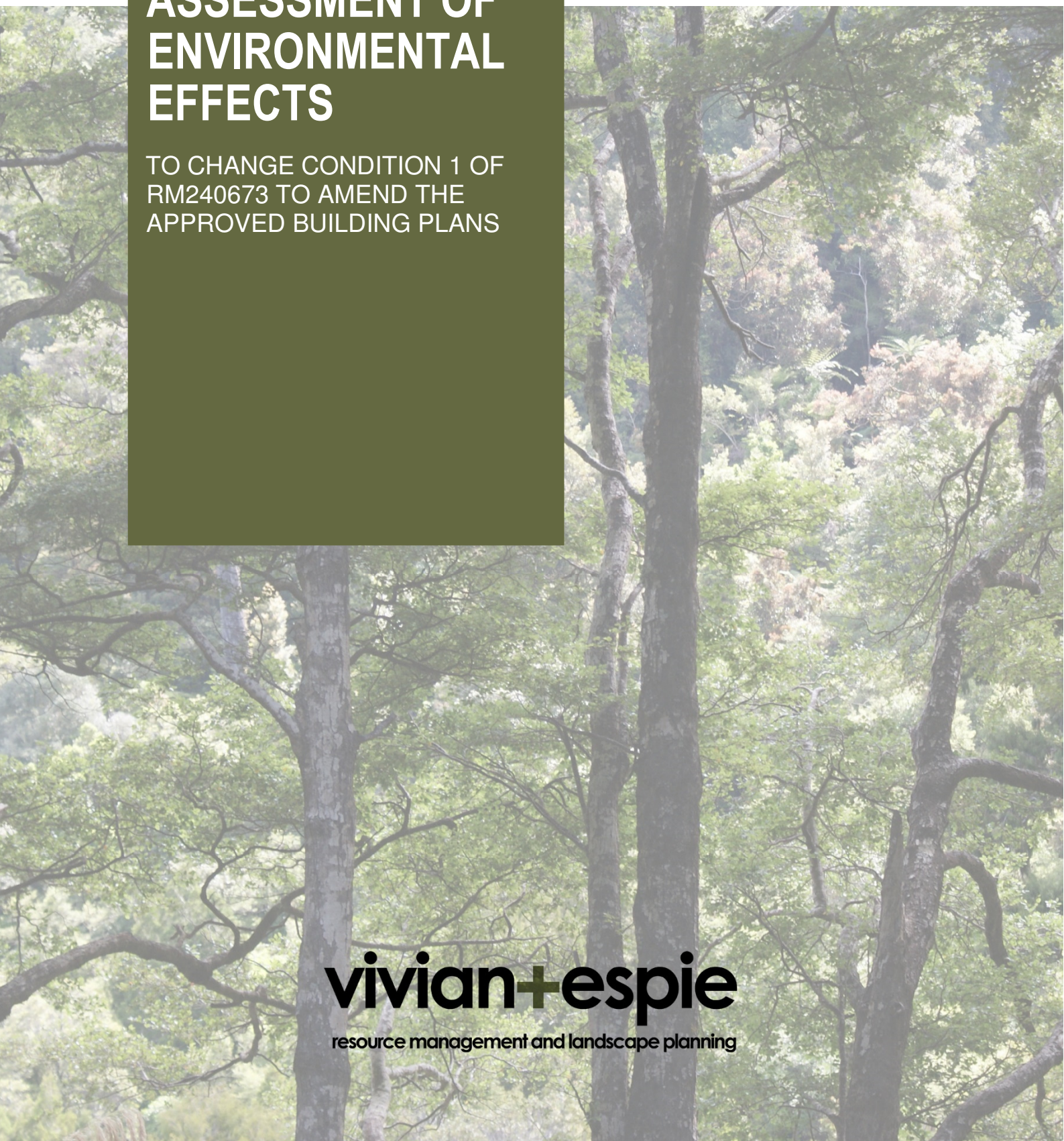
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PREPARED FOR NICK FLIGHT
12 AUGUST 2026
J2745

ASSESSMENT OF ENVIRONMENTAL EFFECTS

TO CHANGE CONDITION 1 OF RM240673 TO AMEND THE APPROVED BUILDING PLANS



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Quality assurance

Prepared by		Roz Devlin	Senior Planner	11 August 2026
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1. Key Information

Address	36 Dalefield Road, Queenstown
Legal Description	Lot 2 Deposited Plan 303200 held in Record of Title 12690
Site Area	2.7628 hectares
Owners	Nick Flight & Tania Flight
Occupiers	Nick Flight & Tania Flight
Applicant	Nick Flight
Operative District Plan Zoning	Rural General
Designations & Special Provisions	N/A
Proposed District Plan Zoning	Wakatipu Basin Rural Amenity Zone
Designations & Special Provisions	Lake Hayes Catchment LCU 1 – Malaghans Valley
Proposed Activity	To change Condition 1 of resource consent RM240673 to amend the approved building plans.
Consents Required	**Resource Management Act 1991** A **Discretionary Activity** pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change Condition 1 of resource consent RM240673 to amend the approved building plans. Overall, the application is a **Discretionary Activity**.
Written Approvals and Consultation	N/A
Other consents/permits	N/A

2. Introduction

This report is submitted as part of the application by Nick Flight ("the Applicant") for resource consent from Queenstown Lakes District Council (QLDC or "Council") to change Condition 1 of resource consent RM240673 to amend the approved building plans.

A copy of Record of Title is appended as **Attachment [A1]** and a consent notice **Attachment [A2].** A copy of RM240673 is appended as **Attachment [B]**. Proposed Plans are appended

as **Attachment [C]**. A Landscape Memorandum is appended as **Attachment [D]**. The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment.

3. Existing Environment

3.1 Site and Locality Description

The subject site is located at 36 Dalefield Road, Queenstown, legally described as Lot 2 Deposited Plan 303200. The property comprises 2.7628 hectares of north-facing sloping topography within the Wakatipu Basin Rural Amenity Zone (WBRAZ) and falls within Landscape Character Unit 1 (LCU 1) – Malaghans Valley. The established environment features an existing principal residential unit surrounded by domestic amenity planting, mature shelterbelt vegetation, and open pastoral paddocks, consistent with the wider rural living character of the Malaghans Road and Dalefield Road intersection.

3.2 Site History and Consented Baseline

RM240673: On 27 September 2024, land use consent was granted to construct a 149.67m^2 residential flat not located within a registered building platform and exceeding the maximum building coverage standard by 69.67m^2.

This consented baseline establishes the approved location, footprint, bulk, and scale of the residential flat on the natural terrace bench of the property.

4. The Proposal

During the detailed design stage for building consent (BC260898), a planning check identified minor architectural variations from the plans stamped approved under RM240673. Consequently, resource consent is sought under Section 127 of the RMA to vary Condition 1 of RM240673 to amend the approved building plans.

The proposed amendments are limited to the following architectural and material design elements:

The external cladding will change from a combination of Central Otago stacked schist and dark/charred vertical timber shiplap cladding to vertical shiplap timber cladding finished in an earth-toned 'Smokey Grey' (LMA Timber Australian Hardwood) combined with architectural Corten steel panels.

Minor changes to the configuration, sizes, and positioning of windows to align with structural constraints and internal formatting.

The external schist stone chimney has been redesigned to a modern feature using Corten steel panels with a vertical flue.

The roofline over the central portion of the building will experience a minor increase in height to accommodate internal stud structural requirements, while maintaining an overall maximum building height of 5.35m, which is below the zone standard.

No changes are proposed or required to the approved servicing, access configurations, or earthworks volumes under the original consent.

The application meets the statutory requirements of Section 127 as the proposed variation will not result in an activity that is materially different from that originally consented, and the overall nature, footprint, and scale of the development remain unchanged.

Proposed Plans are appended as **Attachment [C]**.

4.1 Change to Condition 1 of RM240673

A change to Condition 1 of RM240673 is sought as follows (deletions in ~~strikethrough~~ and additions in **bold underline**):

1. That the development must be undertaken/carried out in accordance with the plans:

    - ~~'Site Location- Proposed Flat, P.A3 -101, dated 19 July 2024'~~ **Location Plan, Job No. 770815, Sheet 2, dated 30/07/2026**
    - ~~'Site Plan – Proposed Flat, P. A3 – 102, dated 19 July 2024'~~ **Site Plan, Job No. 770815, Sheet 3, dated 30/07/2026**
    - ~~'Proposed Floor Plan – Proposed Flat, P. A3 – 103, dated 19 July 2024'~~ **Floor Plan, Job No. 770815, Sheet 7, dated 30/07/2026**
    - ~~'Elevations - Proposed Flat, P. A3 – 301, dated 19 July 2024'~~ **Proposed Residential Flat – Elevations 1, Job No. 770815, Sheet 10, dated 30/07/2026**
    - ~~'Elevations - Proposed Flat, P. A3 – 302, dated 19 July 2024'~~ **Elevations 2, Job No. 770815, Sheet 11, dated 30/07/2026**
    - **Elevations 3, Job No. 770815, Sheet 12, dated 30/07/2026**
    - 'Nick Flight – Structural Landscape Plan, Drawing Number 2330.01, dated 05/08/24'

    stamped as approved on 27 September 2024 **and as amended by the plans stamped as approved under RM26XXXX on [Date]**

    and the application as submitted, with the exception of the amendments required by the following conditions of consent.

5. Matters Requiring Consent

5.1 Resource Management Act 1991

- A **Discretionary Activity** pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change Condition 1 of resource consent RM240673 to amend the approved building plans.

Overall, the application is a **Discretionary Activity**.

5.2 Scope of Application

This application is for all matters requiring resource consent rather than for the specific list of consent matters / non-compliances identified by the author. If the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE. If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

6. Assessment of Environmental Effects

6.1 Permitted Baseline

Section 104(2) of the Act states that, in considering the effects of allowing an activity, a consent authority may disregard an adverse effect if the plan permits an activity with that effect. In this case, all buildings in the Wakatipu Rural Amenity Zone require a resource consent; therefore, there is no relevant permitted baseline.

6.2 Landscape Character and Visual Amenity

The potential adverse effects of the modified design on the landscape character of LCU 1 (Malaghans Valley) and visual amenity are considered to be very low or less than minor, which is consistent with scale of effects determined under the original approval.

As detailed in the Landscape Memorandum prepared by Vivian+Espie, appended as **Attachment [D]**, the residential flat maintains the exact same building footprint, layout, and localised benched positioning on the natural topography terrace as previously approved. The change to a 'Smokey Grey' timber finish and Corten steel panels ensures the building

continues to utilise high-quality, recessive natural materials that will blend into the sloping backdrop.

The minor height adjustments to the central roofline are considered to be visually negligible and will be indistinguishable from distant public viewpoints along Malaghans Road or the elevated walking/biking trails to the north (e.g., Coronet Peak slopes).

The substitution of the outdoor stone chimney with a Corten steel panelling and flue reduces the physical massing of the built form, thereby maintaining visual integration. The approved structural landscape mounding and planting framework will remain unchanged to soften the amended built form.

Overall, it is considered that adverse effects on landscape character and visual amenity will be less than minor.

6.3 Built Form

The built form modifications do not trigger any new non-compliances regarding site density or overall development footprints, including maximum height. The total floor area, internal setbacks, and building footprint remain unchanged from RM240673.

The proposed architectural alterations continue to provide a contemporary rural design that avoids visual dominance or building sprawl. The changes sought would not result in any adverse privacy, shading, or dominance effects on adjacent properties (such as 32 Dalefield Road or 78 Mountain View Road) due to the substantial separation distances, intervening topography, and existing boundary vegetation.

Overall, the visual bulk, scale, and external prominence of the building remain comparable to the consented baseline. Adverse effects in this regard are therefore considered to be less than minor.

7. Public and Limited Notification

7.1 Public Notification

Step 1 – Mandatory notification in certain circumstances (s95A(1)(3):

- The applicant does not request that the application be publicly notified.
- The applicant will not refuse to provide information or agree to the commissioning of a report.
- The application does not involve exchange of recreation reserve land.

Step 2 – Public notification precluded in certain circumstances (s95(5))

- There are no rules or NES that require public notification.

- The proposal is not for a controlled activity.

Step 3 – (s95(8))

- There are no rules or NES that require public notification.
- The proposal will not have adverse effects that are more than minor.

Step 4 – Special circumstances (s95(9))

- No special circumstances exist in relation to this application.

The application is not precluded from public notification.

7.2 Limited Notification

Step 1 – Certain affected groups and affected persons must be notified (s95B(3))

- No listed statutory persons or groups are affected by the proposal.

Step 2 – Limited notification precluded in certain circumstances (s95B(6))

- There is no rule or NES that precludes limited notification.
- The application is not a controlled activity.

Step 3 – Certain Affected Persons Must be Notified (s95B(7))

- There are no persons who are considered to be directly affected by the proposal. The proposed architectural updates do not result in any increased visual dominance, shading, privacy loss, or structural encroachment toward any adjacent boundaries. The closest residential neighbours (including 32 Dalefield Road to the west and 78 Mountain View Road to the south) are separated from the development by substantial physical distances, intervening topography, and established boundary shelterbelts. The slight change in the central roofline stud height and the transition to a Corten steel flue will be visually imperceptible from these private viewing platforms. The landscape treatment, landscaping mounds, and screening framework imposed by the conditions of RM240673 will continue to mitigate internal property visibility. Therefore, the adverse effects on any adjacent persons are considered to be less than minor.

Step 4 – Special circumstances (s95B(10))

- No special circumstances exist in relation to this proposal.

The application is not precluded from limited notification.

8. Policy Framework

8.1 Otago Regional Policy Statement (2021)

The proposed variation has been assessed against the relevant provisions of the Otago Regional Policy Statement 2021 (ORPS). Given that the scope of this application is limited to minor architectural, material, and structural modifications to an already consented residential flat, the majority of the provisions regarding regional infrastructure, freshwater management, and large-scale ecosystems are not directly relevant. To the extent that provisions are relevant, the modified architectural designs remain consistent with the high-level directives of the ORPS regarding integrated land management and rural amenity. The changes sought do not alter the physical footprint, servicing, or the ecological contributions (via the Whakatipu Reforestation Trust) established under the original consent. Accordingly, the proposal continues to support the outcomes sought by the ORPS.

8.2 Operative District Plan

The relevant objectives and policies are contained within Sections 4 and 5 of the ODP. All of the rules that are relevant to the proposal are now treated as inoperative pursuant to Section 86F of the RMA.

8.3 Proposed District Plan

8.3.1 Chapter 24 (Wakatipu Basin)

The subject site is zoned Wakatipu Basin Rural Amenity Zone (WBRAZ) and sits within Landscape Character Unit 1 (LCU 1) – Malaghans Valley. Chapter 24 objectives and policies seek to ensure that land use development maintains or enhances the landscape character and visual amenity values of the Wakatipu Basin.

The proposed modifications to the approved residential flat are consistent with the relevant objectives and policies of Chapter 24 for the following reasons:

Objective 24.2.1 and Policy 24.2.1.3 (Landscape Character and Visual Amenity)

These provisions require development to maintain or enhance the landscape character and visual amenity values identified in Schedule 24.8. The modified architectural design maintains the same footprint, bulk, and localised positioning established by the consented baseline. As supported by the Landscape Memorandum, the updated built form remains integrated with the surrounding topography and does not degrade the landscape values of LCU 1.

Policy 24.2.1.4 (Control of Building Design and Materials)

This policy directs the Council to maintain and enhance landscape character by controlling the colour, scale, form, coverage, location, and height of buildings. The change to a 'Smokey Grey' hardwood timber finish and Corten steel panels introduces high-quality, recessive natural tones that fit within the rural backdrop. While the central roofline shifts slightly to accommodate internal stud structural design, the overall height remains well within the zone standard, ensuring the building avoids visual dominance.

Policy 24.2.1.9 (Outstanding Natural Features/Landscapes Context)

This policy ensures that buildings do not compromise the qualities of nearby ONFs or ONLs (such as the Coronet Peak mountain context to the north). The minor adjustments to the window joinery and the reduction of the physical chimney massing to a Corten flue feature mean the residential flat remains visually subordinate when viewed from public roads or elevated regional trail networks.

The proposal does not introduce any changes to density, site coverage, or access and servicing configurations. The proposal therefore maintains consistency with the broader framework of Chapter 24 regarding rural living capacities and efficient infrastructure layout. Overall, the proposal is consistent with the relevant objectives and policies within the Proposed District Plan.

9. Conclusion

In considering whether to approve the application, the Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, “subject to Part 2”. The Council is also required to have regard to the effects of the proposal on the environment. The proposed amended building designs sought by a change to Condition 1 of RM240673 will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by enabling the applicant to provide for their economic and social well-being, while at the same time avoiding, mitigating or remedying any adverse environmental effects. The application meets the statutory requirements of Section 127 as the proposed variation will not result in an activity that is materially different from that originally consented, and the overall nature, footprint, and scale of the development remain unchanged.

Attachments

[A] – Form 10

[A1] – Record of Title 12690

[B] – Copy of Decision RM240673

[C] – Proposed Plans

[D] – Landscape Memorandum