

Hansen Road Subdivision

Proposed Subdivision

52 Hansen Road, Frankton

Assessment of Environmental Effects and Statutory Analysis

16 October 2026

B&A
Urban & Environmental

Prepared for:
Hansen QT Limited

B&A Reference:

027090

Status:

Final Revision 2

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Prepared by:



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1.0 Applicant and Property Details

To:	Queenstown Lakes District Council
Site Address:	52 Hansen Road, Frankton
Applicant Name:	Hansen QT Limited
Address for Service:	Barker & Associates Ltd PO Box 1749, Christchurch, 8140 Attention: Megan Hart
Legal Description:	Lot 6 DP 529943 and Lot 2 DP 619228 (refer to Record of Title as **Appendix 1**)
Site Area:	3.1446ha
Site Owner:	HansenQT Limited
District Plan:	Queenstown Lakes Proposed District Plan (PDP)
PDP Zoning:	Medium Density Residential and Business Mixed Use
PDP Overlays & Controls:	Aurora Distribution Lines Urban Growth Boundary Queenstown Airport Outer Control Boundary Frankton North Structure Plan
Additional Limitations:	Threatened Environments Classification 2012: <10% indigenous cover left.
Locality Diagram:	Refer to **Figure 2.**
Brief Description of Proposal:	Two-lot freehold subdivision; changes to the conditions of consent **RM250965**.
Summary of Reasons for Consent:	QLDC PDP: Subdivision in accordance with the Structure Plan 27.13.9 Frankton North is a **restricted-discretionary activity** pursuant to Rule 27.7.9. S127: The change of conditions associated with RM250965 is a **discretionary activity** pursuant to Section 127 of the Resource Management Act 1991.

2.0 Introduction

This report has been prepared in support of a resource consent application submitted by Hansen QT Limited (hereafter referred to as 'the applicant') for a two-lot fee simple subdivision at 52 Hansen Road in Frankton. This report is intended to address the relevant matters under the Resource Management Act 1991 ('RMA').

2.1 Background

2.1.1 Consenting Background

RM250258 - A land use consent application for the establishment of 100 residential units within the Medium Density Residential zoned portion of the site has been granted by the Queenstown Lakes District Council ('QLDC') on 7 November 2025. This land use consent also authorised re-contouring earthworks to create a level development platform for future development.

RM25.258 – Otago Regional Council authorised the bulk earthworks, retaining structures, servicing, associated sediment discharge and environmental management measures necessary to establish the development platform for the 52 Hansen Road development, on 17 October 2025.

RM250965 – Consent for a five-stage subdivision around the residential development consented under RM250258 was granted by QLDC on 05 March 2026. A copy of the decision is attached as Appendix 2 and a copy of the approved Scheme Plan is attached as Appendix 3. The approved scheme under RM250965 established a three-lot subdivision as stage 1, involving: Lot 601 (16,055m²); Lot 602(14,589m²); and Lot 603 (745m²), and several easements, as shown in Figure 1 below.

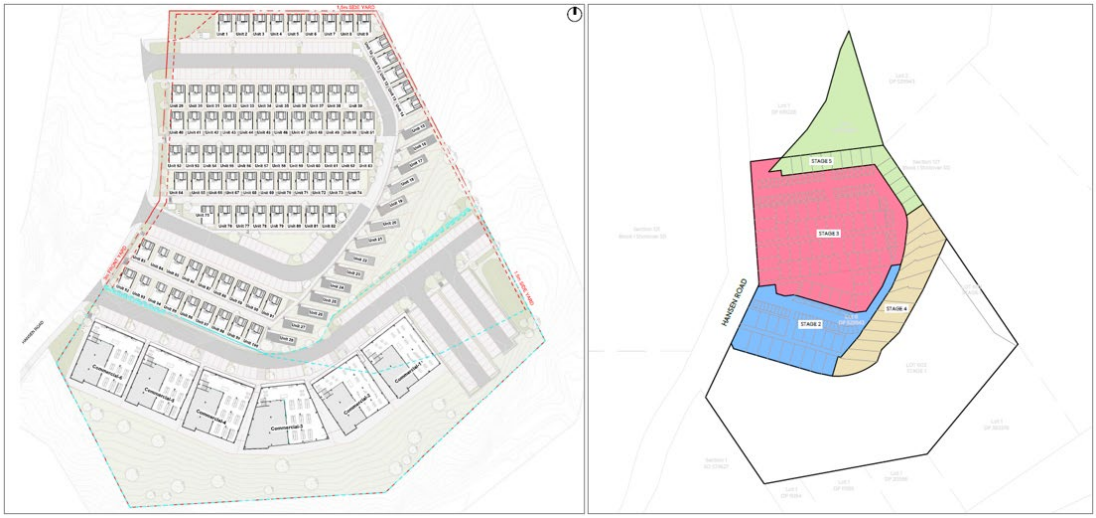


Figure 1: Drawings from approved Resource Consents: Left – Land use development (RM250258); Right – Five stage subdivision (RM250965) Source: Design Group Stapelton Elliot and McKenzie & Co.

RM260853 – A land use consent application to establish commercial units on the above-referenced Lot 602, together with associated access, parking, and servicing, was lodged with QLDC on 30 July 2026. A decision on the application has not yet been issued.

3.0 Site Context

3.1 Site Description

The subject site is described as Lot 602, authorised under resource consent **RM250965** which comprises of an area of 14,589m^2 and forms part of the wider site[1], which is shown in **Figure 2** below. Lot 602 has direct road frontage to Hansen Road, as shown in **Figure 3** below.



Figure 2: Locality plan (wider site). Source: Emaps.



Figure 3: Lot 602 is highlighted with a red border. The wider site area is shaded grey. Source: McKenzie & Co.

[1] The wider subject site is legally described as Lot 6 DP 529943 and Lot 2 DP 6192281, which has a total land area of 3.38ha.

Lot 602 occupies a terraced landform, which has been re-contoured through earthworks authorised under RM250258 to create a level platform for future development.

There is no physical or functional connection between Lot 602 and the residential development on the upper terrace because they are separated by a retaining wall authorised under RM250258; no vehicle or pedestrian access between the two areas is provided. Accordingly, Lot 602 operates as a discrete development site, with the topography and retaining structures reinforcing its separation from the residential development.

Lot 602 is split-zoned Business Mixed Use Zone and Medium Density Residential Zone, as shown in Figure 4 below.

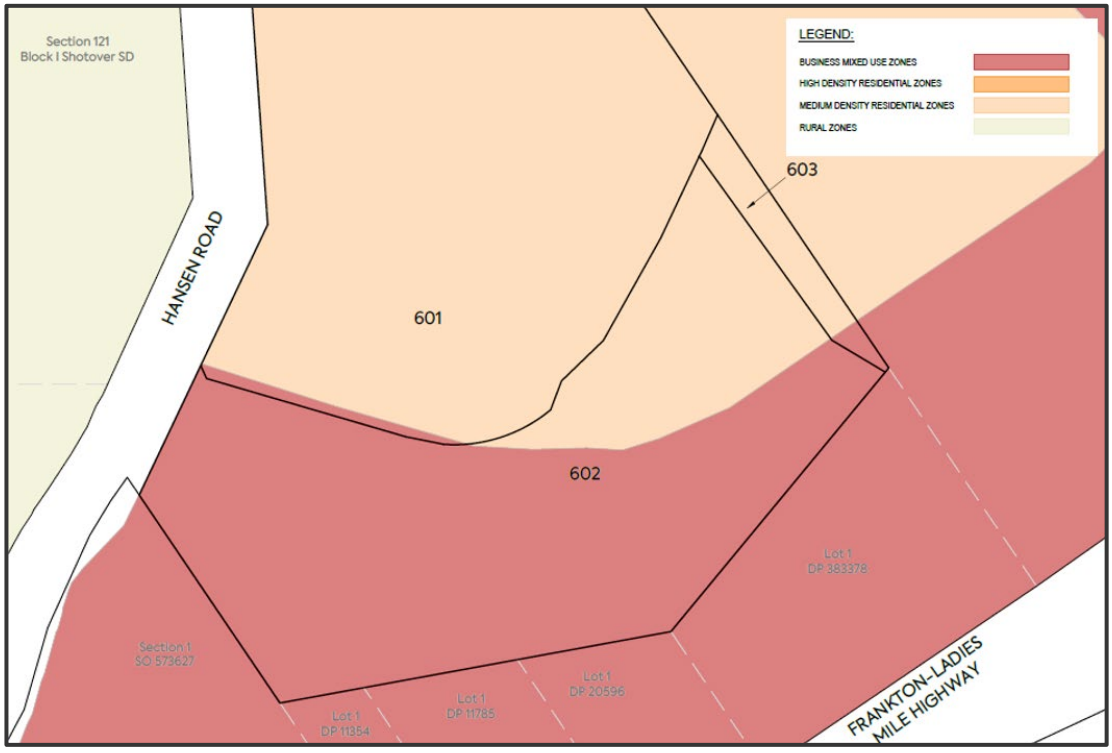


Figure 4: Lot 602 is split-zoned Business Mixed Use Zone and Medium Density Residential Zone. Source: McKenzie & Co.

As described in Section 2.1.1, Lot 602 was established through RM250965. The following provides a brief summary of the activities authorised across the respective lots:

- Lot 601 will be occupied by residential development and associated services and infrastructure, including internal vehicle access. Subdivision around the residential units was authorised under RM250965;
- Lot 602, being the subject site, a suite of commercial development and correlated activities such as earthworks and infrastructure, were authorised under RM250258. Subdivision of the commercial land area into one lot (Lot 602) was authorised under RM250965; and
- Lot 603 will contain a dry pond to attenuate stormwater flows. This forms part of the servicing infrastructure for Lot 601 and will be held by the Residents' Association required by RM250258. Subdivision of Lot 603 was authorised under RM250965. Easements L and K, which burden Lot 602 and benefits Lot 603, provides a right of way to Lot 603.

It is noted that the development approved under RM250258 has progressed and engineering approval (RM250258.EA04) has since been provided. Engineering matters addressed in the

addendum (**Appendix 6**) therefore consider the proposed changes against the design approved under engineering approval (RM250258.EA04). Of note, this includes the undergrounding of powerlines that are identified on the QLDC(PDP) maps as traversing the site. The undergrounding works is underway as part of the above-mentioned approval.

3.2 Surrounding Locality

The surrounding environment contains a mix of Rural, High and Medium Density Residential and Business Mixed Use zones. The site immediately to the east is zoned Medium Density Residential (MDRZ) and is currently utilised by Aurora and contains an electrical substation and cell network towers. The sites to the south are zoned Business Mixed Use (BMUZ) and contain a mix of light industrial and commercial uses. Land to the north and west are rural zoned sites, there is a dwelling currently under construction at 54 Hansen Road. There are no other dwellings or buildings accessory to rural activities located in close vicinity to the subject site.

Frankton-Ladies Mile Highway (SH6) is located to the south and is a key transportation corridor between Queenstown and Frankton.

4.0 Proposal

This application seeks resource consent for a two-lot fee simple subdivision, together with associated changes to the existing easement arrangements and the introduction of Stage 6 to the subdivision staging approved under RM250965, which includes changes to the conditions of that consent pursuant to section 127 of the Resource Management Act 1991 (RMA).

The subdivision is proposed to facilitate the separate ownership and future use of the resulting lots, having regard to the physical characteristics of the site and the different zoning that applies across it. The subdivision is also required to facilitate the proposed sale of the relevant portion of the site.

The proposal includes the establishment and modification of easements necessary to provide appropriate access and servicing to the resulting lots, together with the servicing connections required to implement the subdivision. These works are proposed to be completed as part of giving effect to the subdivision.

A summary of the proposed subdivision, easement changes and staging amendments is set out below. More detailed descriptions of particular aspects of the proposal are provided in the specialist reports and plans accompanying the application.

Subdivision

It is proposed to undertake two-lot, fee-simple subdivision to create Lots 1 and 2 on the land identified as Lot 602 under RM250965, as illustrated in **Figure 5** below. The proposed scheme plan has been prepared by Mckenzie & Co and is included as **Appendix 4**.

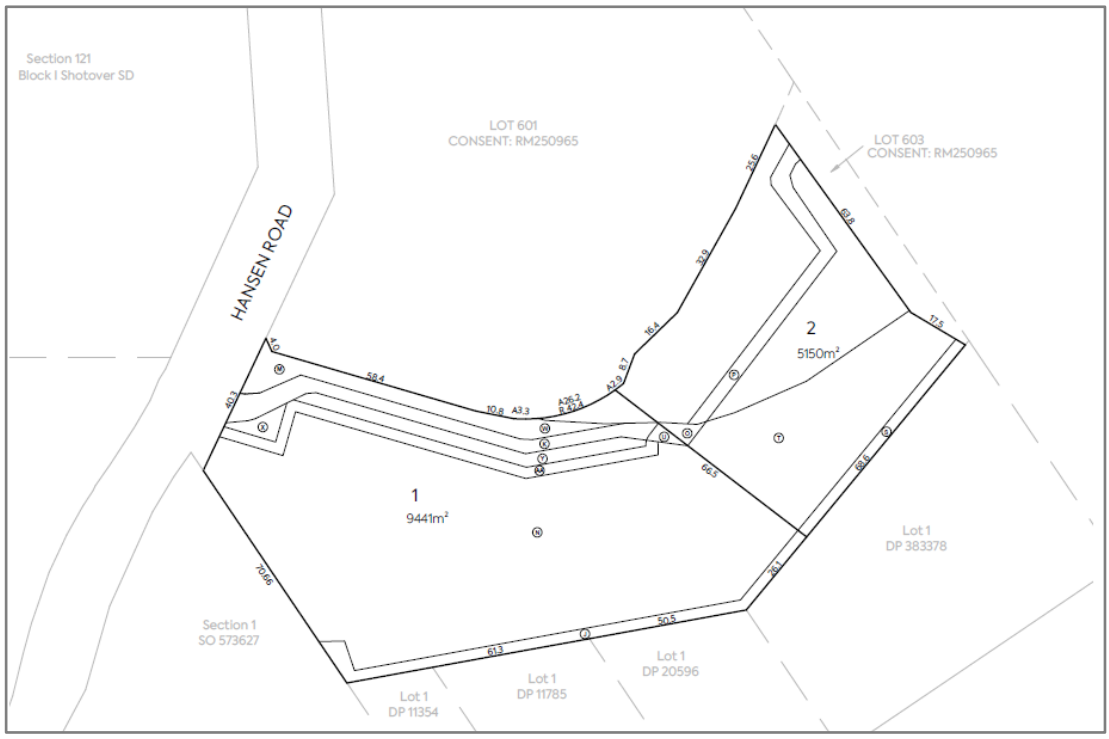


Figure 5: Snip of the Scheme Plan showing the proposed subdivision layout. Source: McKenzie & Co.

To accommodate the proposed subdivision, the staging plan approved under RM250965 is proposed to be updated to introduce the two-lot subdivision as **Stage 6**. The updated staging plan will supersede the staging plan currently approved under RM250965. The proposed updated Subdivision Staging Plan has been prepared by Mckenzie & Co and is included as **Appendix 5**.

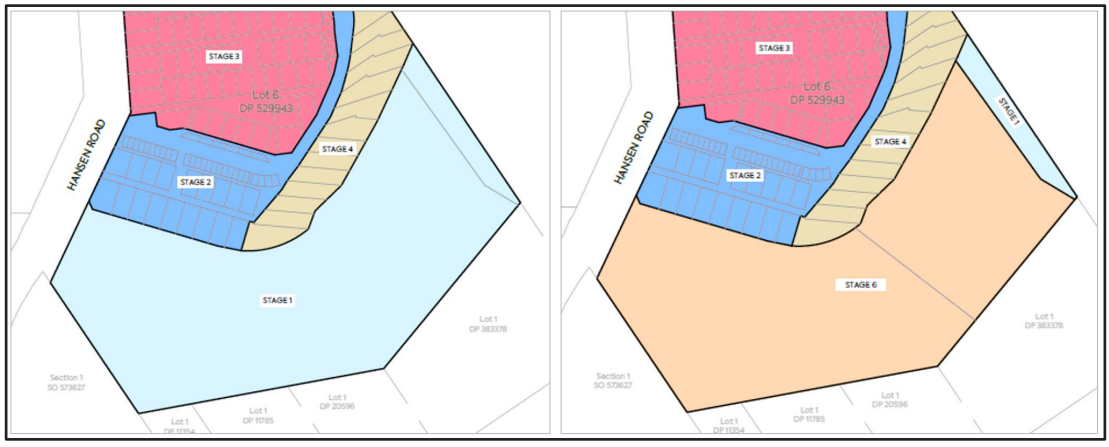


Figure 6: The Staging plan is proposed to be updated to include 'Stage 6'. Source: McKenzie & Co.

Servicing and Easements

It is proposed to establish new servicing and access easements across proposed Lots 1 and 2 to provide the legal arrangements necessary to service and access the resulting lots.

To accommodate the proposed subdivision, the easement K approved under RM250965 are proposed to be surrendered and replaced with easements K and U in the updated Scheme Plan (refer to Appendix 4). A comparison of the consented and proposed scheme plans is provided in **Figure 7** below.

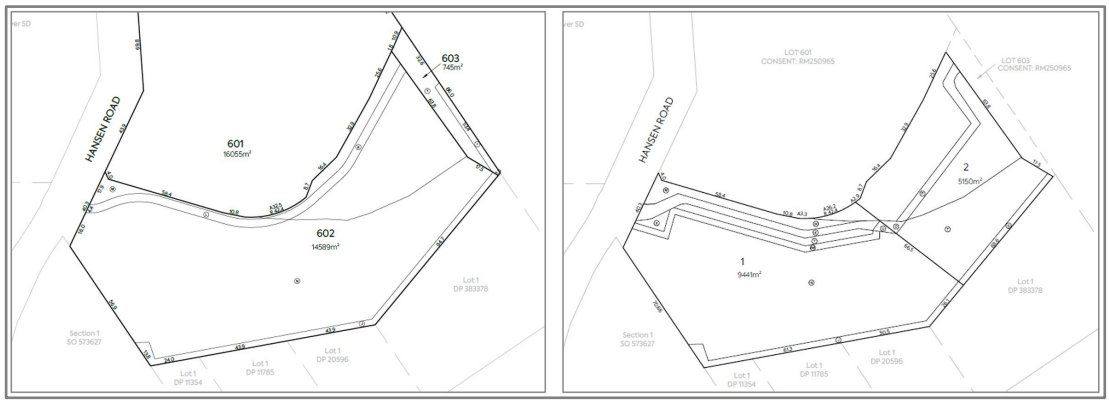


Figure 7: The approved Scheme Plan is shown in the left diagram, and the proposed scheme plan is shown in the right figure. Source: McKenzie & Co.

In addition, it has been determined through the EA process (EA250258.06) that a booster water pump station (hereafter named 'utility building') is required to provide reticulated water supply to the site. The utility building will be located within the road reserve, as indicated in Figure 8, below.

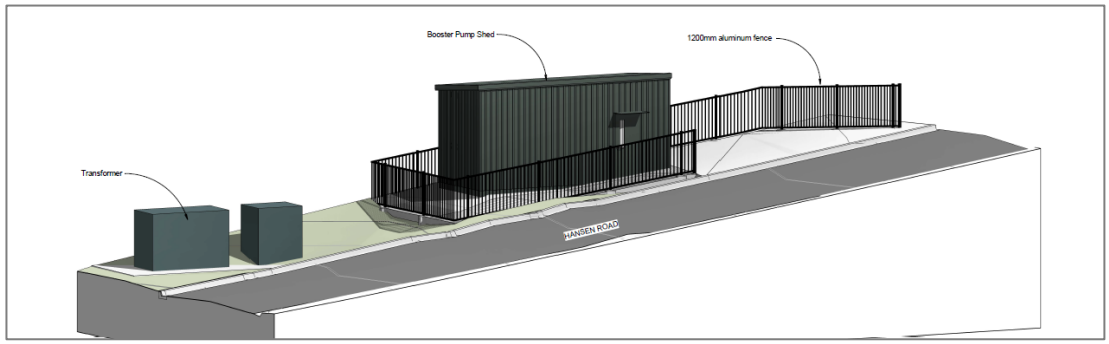


Figure 8: Utility Building in 3D view. Source: Designgroup Stapelton Elliot.

The proposed utility building has a floor area of 14.2m^2 and a maximum height of 3m. It will be clad in board and batten. The proposed material palette is provided in the Utility Building Architect Drawings (attached as Appendix 12) and shown in Figure 9 below.



Figure 9: Material Palette of the proposed utility building. Source: Designgroup Stapelton Elliot.

While the pump station will service the wider subdivision, it is also necessary to provide servicing to the proposed subdivision and forms an integral part of the infrastructure required to enable this development. A copy of the Utility Building Engineering Drawings which have been submitted as part of engineering approval application RM250258.EA are included as Appendix 11. These drawings, alongside the Subdivision Infrastructure Report (Appendix 6), and the Subdivision Engineering Drawings (Appendix 7) provide further detail regarding the proposed wastewater,

water supply (including utility building), stormwater, power and telecommunications servicing arrangements.

Proposed Changes to Conditions

To enable the proposed subdivision, associated easement changes, and introduction of Stage 6, consequential changes are required to the conditions of subdivision consent RM250965 pursuant to section 127 of the RMA.

The proposed changes to the relevant conditions are set out below, with additions **bold and underlined** and deletions ~~struck through~~):

General Conditions

1. That the subdivision must be undertaken/carried out in accordance with the plans:
   - ~~Drawing 3912-099 'Proposed subdivision of Lot 6 539943 and Lot 2 6199228 – Staging Sheet', Rev I, dated 23/02/2026, prepared by McKenzie & Co~~;
   - Drawing 3912-100 'Proposed subdivision of Lot 6 539943 – Stage 1', Rev H, dated 29/01/2026, prepared by McKenzie & Co;
   - Drawing 3912-101 'LOTS 83-100, 200, 368-399 & 604-605 BEING A SUBDIVISION OF LOT 601 DP XXXXXX (STAGE 1) - STAGE 2', Rev I, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-102 'LOTS 83-100, 200, 368-399 & 604-605 BEING A SUBDIVISION OF LOT 601 DP XXXXXX (STAGE 1) - STAGE 2', Rev I, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-103 'LOTS 83-100, 200, 368-399 & 604-605 BEING A SUBDIVISION OF LOT 601 DP XXXXXX (STAGE 1) - STAGE 2', Rev I, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-104 'LOTS 29-82, 201-202, 300-367 & 606-607 BEING A SUBDIVISION OF LOT 604-605 DP XXXXXX (STAGE 2) & EASEMENTS OVER LOTS 383, 388, 396, 398 DP XXXXXX (STAGE 2) & LOT 2 DP 619228 - STAGE 3', Rev K, dated 24/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-105 'LOTS 29-82, 201-202, 300-367 & 606-607 BEING A SUBDIVISION OF LOT 604-605 DP XXXXXX (STAGE 2) & EASEMENTS OVER LOTS 383, 388, 396, 398 DP XXXXXX (STAGE 2) & LOT 2 DP 619228 - STAGE 3', Rev J, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-106 'LOTS 29-82, 201-202, 300-367 & 606-607 BEING A SUBDIVISION OF LOT 604-605 DP XXXXXX (STAGE 2) & EASEMENTS OVER LOTS 383, 388, 396, 398 DPXXXXXX (STAGE 2) & LOT 2 DP 619228 - STAGE 3', Rev J, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-107 'LOTS 15-28 & 608 BEING A SUBDIVISION OF LOT 606 DP XXXXXX (STAGE 3) - STAGE 4', Rev K, dated 24/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-108 'LOTS 15-28 & 608 BEING A SUBDIVISION OF LOT 606 DP XXXXXX (STAGE 3) - STAGE 4', Rev J, dated 23/02/2026, prepared by McKenzie & Co;
   - Drawing 3912-109 'LOTS 1-14 BEING A SUBDIVISION OF LOT 607 DP XXXXXX (STAGE 3) AND LOT 608 DP XXXXXX (STAGE 4) - STAGE 5', Rev J, dated 23/02/2026, prepared by McKenzie & Co;

     Stamped as approved on 5 March 2026

     and
   - **Drawing 3912-3-100 'LOTS 1-3 BEING A SUBDIVISION OF LOT 602 RM250965', Rev A, dated 28/07/2026, prepared by McKenzie & Co;**
   - **Drawing 3912-099 'Proposed subdivision of Lot 6 539943 and Lot 2 6199228 – Staging Sheet', Rev J, dated 30/07/2026, prepared by McKenzie & Co**

Stamped as approved on [DATE]

3 This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lots 601-603

Stage 2: All upgrades to Hansen Road and Lots 83-100, 200, 368 – 399, 604 and 605 being a subdivision of Lot 601

Stage 3: Lots 29-82, 201, 202, 300-367, 606 and 607 being a subdivision of Lot 604 and 605, and Lot 2 DP 619228

Stage 4: Lots 15-28 & 608 being a subdivision of Lot 606

Stage 5: Lots 1-14 being a subdivision of Lot 607 and 608

Stage 6: Lots 1, 2, & 3 being a subdivision of Lot 602

The stages set out above ~~shall~~ may be progressed in ~~the above~~ any order or combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), relevant to each stage are completed ~~for each stage~~, prior to certification being issued as necessary under Sections 223 ~~and~~ or 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

For the avoidance of doubt, Stage 2 may progress independently of Stage 1, and Stage 6 may progress independently of Stages 2 to 5, provided that any works associated with preceding stages that are necessary to enable the relevant stage are completed. Completion of all other works and conditions associated with those preceding stages shall not be required prior to the progression or certification of Stage 2 or Stage 6, as applicable.

4.1 Application Method

As identified in Section 2.1.1 above, a separate land use consent application, RM260853, has been lodged for commercial development on the site. That application is being progressed separately from the current application.

While the proposed subdivision does not preclude the development sought under RM260853, it is not dependent on that development proceeding. If RM260853 is not granted or is not subsequently given effect to, the subdivision remains capable of being implemented independently and the resulting lots remain available for future use and development in accordance with the applicable PDP provisions.

Accordingly, the subdivision and the development sought under RM260853 are capable of being assessed and implemented independently. It is therefore not proposed that the applications be bundled or determined together.

5.0 Reasons for Consent

The site is zoned both Medium Density Residential (MDRZ) and Business Mixed Use zone (BMUZ). The proposal requires consent for the matters outlined below.

It should be noted that enabling works for proposed Lots 601, 602 and 603, including earthworks and retaining structures, have been considered through RM250258.

5.1 Queenstown Lakes Proposed District Plan

Subdivision - Chapter 27

- Rule 27.7.9: Subdivision in accordance with the Frankton North structure plan is a **restricted discretionary activity.**

Energy and Utilities – Chapter 30

- 30.5.1.11 Buildings (associated with a Utility): The proposed pump housing is a Building (associated with a Utility) which will have a footprint of approximately 14.2m² and will not be located in the areas listed in Rule 30.5.1.15[2]. This is a **controlled activity**.

5.2 Section 127 of the Resource Management Act (1991)

As noted in **Section 4.0** above, the proposal involves changes to Conditions 1 and 3 of **RM250965**. As an application for a variation to conditions under Section 127 of the Resource Management Act 1991, the proposal is treated as a **discretionary activity**.

5.3 Activity Status

Overall, this application is for a **discretionary** 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.

[2] A. any Significant Natural Areas; b. the Arrowtown Residential Historic Management Zone.

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.

The proposal is for a two-lot subdivision, together with associated amendments to easements and the existing subdivision staging. Having regard to the consented baseline established by the existing resource consents applying to the site, the proposed subdivision does not enable any increase in the scale or intensity of development already authorised. Rather, it provides for minor changes to the existing subdivision arrangements to facilitate the efficient use and future development of the resulting lots.

It is considered that there is nothing noteworthy about the proposal. 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.

There is no relevant permitted baseline associated with the subdivision, as no subdivision is permitted in the Queenstown Lakes Proposed District Plan.

A permitted baseline is relevant to the proposed utility building, as buildings associated with utilities that do not exceed 10 m² in footprint and 3 m in height are permitted under the PDP, subject to compliance with any other applicable standards. Accordingly, a building of this size and scale forms the permitted baseline. It is only the effects beyond this that can be considered by way of the assessment of the utility building.

- 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.

In this instance, no written approvals have been provided.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties 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 10** below, and include:

- 57 Frankton-Ladies Mile Highway;
- 3 Hansen Road;
- Lot 1 Deposited Plan 25602;
- 23 Gracefield Lane;
- 54 Hansen Road;
- 93 Frankton-Ladies Mile Highway;
- 67 Frankton-Ladies Mile Highway and
- 71 Frankton-Ladies Mile Highway.



Figure 10: Adjacent properties in relation to subject site. Source: Emap.

6.4 Matters of Control

While the overall activity status of the application is discretionary, as the land use, subdivision, and s127 activities are applied for on a bundled basis, the matters of control relevant to the land use activity are identified below to provide a framework for assessing the land use component of the proposal.

These matters are:

a. location;

b. external appearance and visual effects;

c. associated earthworks;

d. parking and access; and

e. landscaping.

6.5 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:

- Subdivision design effects;
- Transportation effects;
- Servicing effects;
- Temporary construction and associated earthworks effects;
- External appearance, landscaping and visual effects; and

- Natural hazard effects.

In undertaking this assessment, regard has been given to the activities and works already authorised under RM250258 and RM250965, and the associated effects of those activities which form part of the consented baseline. Accordingly, the assessment below focuses on effects beyond that already considered in the authorised consents.

In particular, where servicing, earthworks or other temporary works required to implement the subdivision are already authorised under RM250258 or RM250965, the effects of those works are not reassessed as part of this application. Any additional works required specifically to implement the proposed subdivision, and their associated effects, are assessed below.

6.5.1 Subdivision Design Effects

The proposed two-lot subdivision does not enable any increase in the scale or intensity of development established by the consented baseline or those reasonable anticipated on the site, noting that no built form is proposed by way of this application. Rather, it formalises a lot arrangement that facilitates the separate ownership, efficient use and future development of the resulting lots.

The proposed lots are of a size, shape and configuration suitable for their intended purpose, with the necessary access and servicing provided through the proposed easement arrangements. The practical suitability of the lot configuration is supported by it's alignment with the development plans lodged under RM260853. While that application is separate from, and not relied upon to enable the subdivision, it demonstrates that the proposed lot configuration can practically accommodate future development.

Accordingly, the subdivision provides an efficient and practical division of the site without constraining the appropriate future use or development of the resulting lots. Any adverse subdivision design effects on the wider environment, beyond those forming part of the consented baseline, are therefore considered to be less than minor.

6.5.2 Transportation Effects

The transportation effects associated with development of the site have previously been assessed under RM250965, with the relevant transport assessment included as **Appendix 8** for completeness.

The proposed subdivision results in discrete changes to the internal right of way alignment and associated easements, which provide legal access to the resulting lots. McKenzie & Co confirms that these changes do not alter the approved vehicle access connection to Hansen Road or the interface with the wider road network (refer **Appendix 6**).

The proposed subdivision involves vehicle access from Hansen Road provided for by easements K and U, which traverse the centre of the site. Any subsequent development, including the vehicle access located near the southern boundary, is included in the development sought concurrently under RM260853. The proposed subdivision is not dependent on RM260853 being granted. Accordingly, the vehicle barrier along the southern boundary does not form part of this resource consent application.

With regard to effects associated with parking and access at the utility building within Hansen Road reserve, the design is detailed in the Utility Building Engineering Drawings (Appendix 11). The drawings illustrate that the utility building is set back approximately 2.8 m from the carriageway. In addition, Sheet 3912-1-606 provides vehicle tracking diagrams for a delivery van, demonstrating

that vehicle access, manoeuvring and parking can be accommodated without requiring additional vehicle movements or introducing risks to the transport network beyond those associated with a permitted building of this nature. An extract of the vehicle tracking diagrams is provided in **Figure 11** below. Overall, adverse parking and access effects associated with the proposed utility building are considered to be negligible.

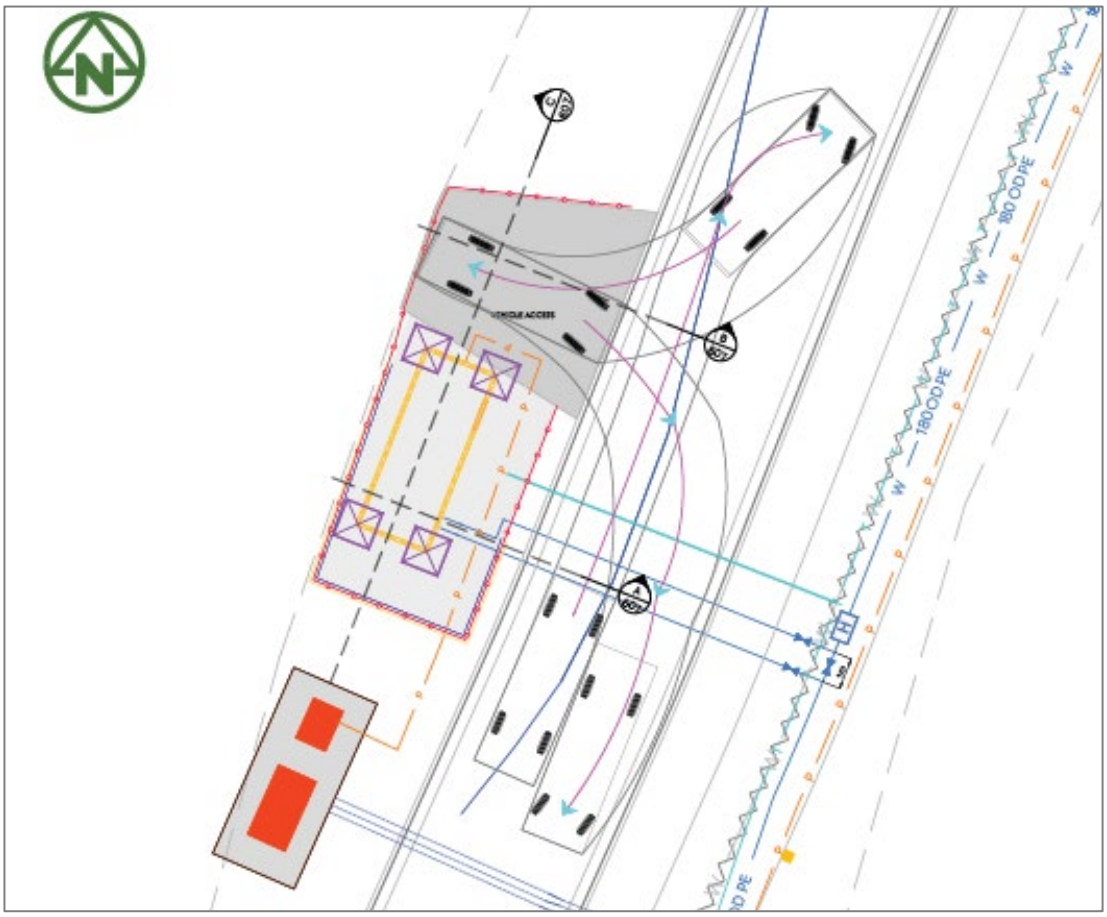


Figure 11: The proposed Pump Station Plan showing vehicle tracking for a delivery van.

Accordingly, the proposal is not considered to materially alter the transportation effects forming part of the consented baseline. Any additional adverse effects on the wider transport environment are considered to be less than minor.

6.5.3 Servicing Effects

The servicing requirements for development of the site have previously been assessed and approved under RM250258, with the relevant Infrastructure Report included as **Appendix 9** for completeness. The proposed subdivision requires minor amendments and extensions to the approved internal infrastructure, and the provision of a water booster pump to provide appropriate servicing connections to the resulting lots. Notable design features include:

- Stormwater: The approved western and eastern catchment discharge arrangements will be retained. The design of the eastern attenuation system has been revised and a minimum storage volume of 130 m³ is now proposed, with additional stormwater connections to service future development included. As addressed in **Section 3.1** above, the eastern catchment discharge arrangement will be held by the Residents' Association required by RM250258. The western catchment discharge arrangement is proposed to be vested with Council;

- Wastewater: An extension of the approved gravity wastewater reticulation is proposed to service both lots, with no changes to the previously approved downstream discharge flows.
- Water supply: An extension of the approved water supply network via a 180 mm OD PE watermain, with a booster pump (housed in a utility building) is proposed, to provide adequate pressure and capacity for the wider residential and industrial development. The detailed design of the utility building is being addressed through a separate Engineering Approval process.
- Utilities: An extension of the existing power and telecommunications infrastructure to service the proposed lots, coordinated with the three waters networks, is proposed.

McKenzie & Co has reviewed the revised servicing arrangements and confirm that they do not alter the overall servicing strategy, approved downstream servicing arrangements, catchment assessments or external infrastructure. The approved wastewater and water supply demands remain unchanged, while the revised stormwater system maintains the previously approved discharge strategy and achieves the required attenuation performance (refer **Appendix 6**).

Accordingly, the proposal is not considered to materially alter the servicing effects forming part of the consented baseline. Any additional adverse servicing effects on the wider environment are therefore considered to be less than minor.

6.5.4 Temporary construction and associated earthworks effects

The construction works associated with development of the site have previously been assessed and authorised under RM250258 and form part of the consented baseline. McKenzie & Co confirms in the Addendum to the Infrastructure Report that the additional works arising from the proposed subdivision are limited to minor changes to the location of servicing trenches within the site to establish connections to the resulting lots (**Appendix 6**).

Earthworks are proposed within the road reserve to accommodate the installation of the utility building. The extent of earthworks is anticipated to remain within the permitted levels of the plan. Accordingly, it is considered that any potential adverse effects associated with construction of the utility building will be less than minor.

Given the limited nature and internal location of these changes, the proposal is not anticipated to result in any material change to the temporary construction effects already authorised. Any additional adverse temporary construction effects on the wider environment are therefore considered to be nil.

6.5.5 External appearance, landscaping and visual effects

The proposed changes to conditions and subdivision will not result in any additional adverse external appearance, landscaping or visual effects beyond those previously considered under the existing resource consents as not build form is proposed. However, effects associated with the construction of the proposed utility building are relevant to this assessment and are considered below.

In this regard, the permitted baseline (addressed in **Section 6.2** above) is relevant. As the proposed utility building has a footprint of approximately 14.2 m², compared to the 10 m² footprint permitted under the PDP, the assessment reasonably focuses on the additional effects arising from the 3 m² increase in building footprint beyond the permitted baseline.

The external appearance of the proposed utility building has been considered through the design process. The Utility Building Architectural Drawings (**Appendix 11**) illustrate the proposed

materials, colour palette and fencing, which are considered to appropriately manage potential adverse external appearance and visual effects for the following reasons:

- Materials and colour: The proposed board and batten cladding, steel roofing and 'Karaka' colour scheme are consistent with materials and colours commonly found in the surrounding environment. The recessive colour palette will assist the building in blending into its surroundings, without introducing visually prominent or contrasting elements. Accordingly, the utility building is not anticipated to be visually distinguishable from other utility buildings of a permitted scale;
- Fencing: Aluminium fencing is proposed along the boundaries to define the operational area of the utility building. The permeable design of the fencing will maintain views of the surrounding vegetation; and
- Landscaping: No additional landscaping is proposed or considered to be necessary, noting that the location of the utility building within the road reserve introduces practical considerations relating to sightlines and ongoing maintenance. These constraints have been considered through the design process, alongside the proposed building materials, recessive colour palette and existing surrounding vegetation. On balance, the existing vegetation is considered sufficient to provide a landscaped setting for the utility building without requiring additional planting.

Overall, it is considered that the proposed utility building will be appropriately integrated into the surrounding environment through its design, materials and colour palette. Accordingly, any potential adverse external appearance, landscaping and visual effects are anticipated to be less than minor.

6.5.6 Natural Hazard effects

Natural hazard risks associated with development of the site were previously assessed under RM250258 and form part of the consented baseline. That assessment concluded that the development would not be subject to, or exacerbate, adverse effects arising from natural hazards.

The proposed subdivision and associated changes to conditions do not alter the conclusions of that assessment. The Kirk Roberts geotechnical report is included as **Appendix 10** for completeness.

Accordingly, the proposal is not anticipated to result in any additional adverse natural hazard effects.

6.6 Summary of Effects

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

6.7 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

The properties located adjacent to the subject site and relevant to the assessment of effects on persons are identified in Figure 12 below.



Figure 12: Adjacent properties (red) in relation to the wider subject site (blue). Source: CoreLogic Emaps.

As identified in Section 6.4 above, the assessment has focused on the additional effects arising from the proposed subdivision beyond those already assessed and authorised under the existing

resource consents for the site, together with any effects arising from the proposed changes to consent conditions.

Having regard to potential effects on persons at adjacent properties and future occupants of the site, the following matters are relevant:

- The proposed two-lot subdivision does not enable any increase in the scale or intensity of development established by the consented baseline, or additional built form. Rather, it formalises a lot arrangement that facilitates the separate ownership, efficient use and future development of the resulting lots;
- Particular consideration has been given to the relationship between proposed Lot 603 and the revised right of way, which will provide legal access and servicing to that lot. While the alignment of the right of way differs slightly from the arrangement previously approved, the change does not materially alter the nature of access or vehicle movements associated with Lot 603. Given the intended function of Lot 603, regular vehicle movements to and from the lot are not anticipated. The revised arrangement is therefore not expected to result in any discernible increase in transportation or amenity effects on persons;
- The proposed utility building will introduce a utility building within the road reserve. As assessed in Section 6.4 above, the building has been designed with a recessive colour palette and materials consistent with those commonly found in the surrounding environment. While the structure may be visible from adjacent properties and the road reserve, its modest scale, functional appearance and proposed design treatment are anticipated to limit its visual prominence. Accordingly, the utility station is not expected to result in any appreciable adverse visual or amenity effects on persons at adjacent properties; and
- With exception of the additional utility building, the proposed servicing changes are limited to minor amendments and extensions to infrastructure within the site. McKenzie & Co confirms that these changes do not alter the approved downstream servicing arrangements, catchment assessments or external infrastructure. Similarly, the additional temporary construction works are limited to minor changes to the location of servicing trenches within the site. These changes are not expected to result in any discernible additional effects on persons at adjacent properties.

Taking the above into account, the proposed subdivision and associated changes to consent conditions are not anticipated to result in any additional adverse effects on persons beyond those forming part of the consented baseline. Any adverse effects on persons are therefore considered to be less than minor, and no persons are considered 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 it is considered that the activity will not result in any adversely affected persons; 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
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a discretionary activity, section 104B of the Act states that a council:

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

8.2 Weighting of Proposed Plan Changes: Queenstown Lakes Proposed District Plan

Given the progression of the relevant sections of the Proposed District Plan through the process, it is considered with respect to all matters that the proposal can be assessed against the Proposed District Plan provisions only.

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.

The positive effects associated with the wider development of the site, including the efficient use of appropriately zoned land, infrastructure upgrades and provision of servicing, have previously been assessed through both RM250258 and 250965, which form part of the existing consenting context.

In addition to those established benefits, the proposed subdivision will facilitate the efficient use and future development of the resulting lots by establishing appropriate lot boundaries and associated access and servicing arrangements. This will enable the lots to be separately held and developed in a manner consistent with the applicable zoning and anticipated use of the site.

Overall, the proposal is considered to result in positive effects, while any actual or potential adverse effects arising specifically from the proposed subdivision are considered to be less than minor.

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

10.1 Objectives and Policies of the National Policy Statements

10.1.1 National Policy Statement for Natural Hazards

The National Policy Statement for Natural Hazards ("NPS-NH") was notified in the New Zealand Gazette on 18 December 2025 and came into force on 15 January 2026, as part of the Government's phased approach to reforming the resource management system and strengthening national direction on managing natural hazard risk.

Objective 2.1 of the NPS-NH seeks that natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based and proportionate approach. Policies 1–6 require that natural hazard risk be assessed using a risk matrix, managed in a manner proportionate to the level of risk, that very high natural hazard risk be avoided, that significant risk to other sites be avoided or mitigated, that decisions be based on the best available information, and that the potential impacts of climate change over at least a 100-year timeframe be considered.

Kirk Roberts Ltd undertook a geotechnical and natural hazards assessment of the site (**Appendix 10**). The report provides recommendations in relation to subdivision and earthworks. The investigation confirms that the site is unlikely to be subject to slope instability, liquefaction, or flooding hazards. Subject to compliance with the recommended measures, any adverse effects relating to geotechnical stability are expected to be less than minor.

On this basis, the level of natural hazard risk associated with the proposal is considered to be low. Accordingly, the proposal is considered to be consistent with Objective 2.1 and Policies 1–6 of the NPS-NH.

10.2 Objectives and Policies of the QLDC PDP

10.2.1 Medium Density Residential Zone – Chapter 9

The objectives and policies of the Medium Density Residential Zone generally seek to enable medium density residential development in appropriate locations, while achieving high-quality living environments, responding to site constraints and ensuring the efficient use of land and infrastructure.

While a portion of the site remains zoned Medium Density Residential Zone, the existing resource consents applying to the site establish the consented development context against which this subdivision is assessed. In particular, those consents provide for the relevant land to function as part of the wider Business Mixed Use development rather than as a standalone residential area. This reflects the location and configuration of this portion of the MDRZ land, which is effectively separated from the wider residential area and more closely associated with the adjoining Business Mixed Use zoned land.

The proposed subdivision does not alter that established development outcome. Rather, it formalises a practical lot configuration and associated access and servicing arrangements that enable the site to continue to function in the manner already authorised. Accordingly, the proposal is not considered to undermine the outcomes sought by the relevant objectives and policies of the Medium Density Residential Zone.

10.2.2 Business Mixed Use Zone – Chapter 16

The objectives and policies of the Business Mixed Use Zone generally seek to enable a compatible mix of residential and non-residential activities while maintaining a high-quality urban environment and appropriately managing amenity and reverse sensitivity effects, particularly at interfaces with residential areas.

The proposed subdivision is consistent with these outcomes. No new land use or built development is proposed, and the subdivision does not alter the activities or development anticipated by the underlying zoning. The proposed lot configuration provides a practical framework for the separate use and future development of the land, while the minor changes to the internal access and servicing arrangements do not alter the ability of the site to function appropriately. Any future development remains subject to the applicable Business Mixed Use Zone provisions and associated development controls. Accordingly, the proposal, including the proposed changes to the existing consent conditions, is considered consistent with the relevant objectives and policies of Chapter 16.

10.2.3 Subdivision – Chapter 27

The objectives and policies of Chapter 27 generally seek to ensure that subdivision results in a quality and coherent development pattern, creates lots that are suitable for their anticipated use, responds appropriately to the characteristics of the site, and provides suitable access and infrastructure to support future development. The provisions also seek the safe and efficient integration of subdivision with transport and servicing networks and, where relevant, the planned development outcomes for Frankton North.

The proposed two-lot subdivision is consistent with these outcomes. The subdivision largely formalises the division and servicing of land already anticipated through the existing consents applying to the site, with the proposed changes being limited principally to the internal lot configuration, right of way and associated servicing arrangements. The resulting lots are of a size and shape suitable for their anticipated use, retain appropriate legal and physical access, and can be adequately serviced. The proposed changes to the existing consent conditions do not alter these outcomes or the ability of the site to function appropriately. Accordingly, the proposal is considered consistent with the relevant objectives and policies of Chapter 27.

10.2.4 Natural Hazards – Chapter 28

The objectives and policies of Chapter 28 seek to ensure that risks from natural hazards are appropriately managed. As confirmed in the Kirk Roberts Geotechnical Report (**Appendix 10**), natural hazard risks for the site have previously been assessed, and the proposed subdivision does not alter the conclusions of that assessment. Accordingly, the proposal is considered consistent with the relevant objectives and policies of Chapter 28.

10.2.5 Energy and Utilities – Chapter 30

The relevant objectives and policies of Chapter 30 seek to enable the efficient provision, operation and development of utilities to support growth and development, while ensuring that associated adverse environmental effects are appropriately managed. The provisions also recognise the operational requirements of utilities and encourage their integration into the surrounding environment through appropriate siting, design, materials and colours.

The proposed booster utility building will support the provision of adequate water supply to the proposed development. Its location within the road reserve reflects its servicing function, while its

modest scale, recessive colour palette and proposed materials will assist in integrating the structure into the surrounding environment. As assessed above, any associated adverse visual and amenity effects are anticipated to be less than minor. Accordingly, the proposal is considered consistent with the relevant objectives and policies of Chapter 30.

10.2.6 Summary

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

11.0 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.

12.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the QLPDP, we do so for completeness.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant QLPDP objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

13.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The applicant, Hansen QT Limited, is not a natural person and has not been the subject of a non-compliance. Notwithstanding this, the director of Hansen QT Limited, Kurt Gibbons, is a natural person who also holds directorship of the company 633 Frankton Limited, which was issued an abatement notice (EN.RMA.25.0080) by Otago Regional Council. The abatement notice relates to the 633 Frankton Road project, and required cessation of earthworks until the site became compliant with resource consents RM25.160.01 and RM25.160.02. In particular, this related to erosion and sediment control and management of stormwater discharges beyond the site boundary. To resolve the notice, the project team acted with urgency and submitted an updated Environmental Management Plan (EMP Rev D), provided erosion and sediment control as-built certification from Enviroscope, confirmed environmental inductions had been completed, and formally appointed the site environmental representative.

ORC confirmed on 23 July 2025 that the pre works compliance requirements had been satisfied and recommended the abatement notice be cancelled. Formal cancellation was approved and issued on 24 July 2025, with ORC acknowledging the efforts and confirming the site was compliant and the abatement notice withdrawn. Apart from Abatement Notice EN.RMA.25.0080 (since cancelled), no additional enforcement actions or abatement notices have been issued by ORC for the site.

14.0 Section 106 Subdivision

Under section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

Each allotment has been provided with pedestrian and vehicle access either via easements.

An assessment of the proposed subdivision against the NPSNH has been undertaken in Section 10.1.1 above, where it was concluded that the proposal is considered to accord with the objectives and policies of the NPSNH. Further, effects associated with natural hazards were considered to be less than minor under RM250258. With adherence to the conditions of RM250258 it is considered that risks associated with natural hazards will continue to be appropriately managed.

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

15.1 Record of Title Interests

The interests recorded on the Record of Title for the site (refer **Appendix 1**). were previously considered as part of RM250258 and RM250965, and it was confirmed that none of the registered interests would prevent or otherwise adversely affect the development of the site. No additional interests have been registered on the title since those consents were granted. Accordingly, the previous assessment remains applicable to the proposed subdivision.

16.0 Conclusion

The proposal involves a two-lot fee simple subdivision, associated changes to access and servicing easements, and the introduction of Stage 6 to the subdivision staging approved under RM250965,

including consequential changes to the conditions of that consent pursuant to section 127 of the RMA.

Based on the above report it is considered that:

- Public notification is not required as the proposal does not materially alter the effects forming part of the consented baseline, and any additional adverse effects on the wider environment are considered to be less than minor. There are also positive effects including facilitating the efficient use and future development of the land through the establishment of appropriate lot boundaries, access and servicing arrangements;
- Limited notification is not required as no persons are considered to be adversely affected by the proposal;
- The proposal accords with the relevant QLPDP objectives and policies; 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.