Information and Assessment of Effects on the Environment

Woodlot Properties
Alistair Wood

Land Use Consent

5 Hanbury Lane, Quail Rise, Queenstown

August 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 is a large irregular shaped allotment located at 5 Hanbury Lane, Quail Rise, Queenstown. It has an area of 11 382m2 and is legally identified as Lot 2 DP 412992, see figure 1 and 2 below.



Figure 1: Site Locality

The site is located on the southern boundary of Quail Rise adjoining Jims Way that runs adjacent to the State Highway, see figure 1 above.

It is a large vacant allotment that is currently under construction for earthworks, see below:



Figure 2: Subject site

The site is currently vacant of any built form and is largely absence of any established vegetation. Existing access is provided for off Hanbury Lane and Jims Way along its western and southern boundaries respectively. The site is currently being earthworked with construction still underway. The ROW has been formed as per RM240996 and services have been laid. The area within Lot 5 (which the application relates as discussed below) has largely been levelled to approximately the approved ground levels as per RM250769. Along its northeastern boundary the site rises along a batter to the adjoining site. This batter has a height of approximately 1.5-2m. Battering also runs most of the length of the southwestern boundary.

The surrounding environment is made up of the Quail Rise residential subdivision that supports a mix of developments at densities generally between 700m2 to over 1 ha.

The site has recently been subject to several development approvals. This includes a four-lot residential subdivision approved under RM230886 (granted April 2024). This consent granted approval for three new residential allotments, a balance lot, a ROW and associated earthworks and services. It was subsequently varied under RM240996 and RM250769 (granted July 2025 and January 2026) to provide for changes to the approved internal access, an increase in earthworks, amend an amalgamation condition and servicing. Lighting provisions were also varied. Engineering Acceptance has been lodged with Council for this four-lot subdivision, see figure 3 below for detail.

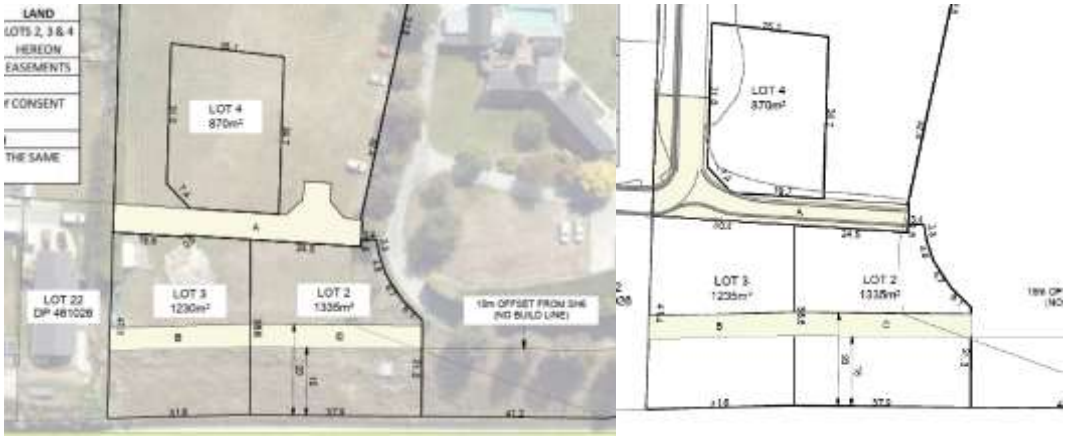


Figure 3: Comparison between RM230886 and RM240996

Subsequent to the above, a second subdivision consent has been granted 3 July 2026 under RM251070 to provide for a seven-lot subdivision over this existing parent lot. The subdivision includes the Lots 2-4 as approved and most recently varied under RM240996 and RM250769, but also includes a further three allotments within the balance lot, see figure 4 below:



Figure 4: Seven lot subdivision as approved under RM251070

Lot 4 has been amended under RM251070 to a reduced area from that approved under RM230886. Condition 5 of RM251070 require the legal titles for Lots 1-4 to be issued before any works authorised by RM251070 may commence.

Under RM2510710 the following consent notice conditions have been approved:

Ongoing conditions / consent notices

39. The following conditions shall be complied with in perpetuity and registered on the relevant Records of Title by way of consent notice pursuant to section 221 of the RMA.
    a) In the event that the Schedule 2A certificate and Geotechnical Completion Report contains limitations, such as specific foundation requirements for any lot that does not meet NZS3604 foundation conditions, or remedial works required on particular lots, a consent notice shall be registered on the relevant Records of Title detailing those requirements.
    b) The foundations of all buildings on Lots 5-11 shall be designed and constructed in accordance with the recommendations of the Geotago Ltd Geotechnical Assessment Report, GL24-009 QT007 GAR Rev 0, dated 4 December 2025, and any subsequent Geotechnical Completion Report accepted by Council.
    c) The maximum height of buildings on Lots 5-11 shall be no more than 5m above original ground level.
    d) Any ongoing requirements associated with emergency stormwater flow paths, minimum floor levels, or the installation, ownership, monitoring and maintenance of infrastructure accepted through Engineering Review and Acceptance shall be registered on the relevant Records of Title by consent notice or other legal instrument acceptable to Council, if required by Council.

These requirements, where applicable, will be registered on the new Title of Lot 5 on issue.

The following assessment has been undertaken in respect to Lot 5 as approved under RM251070, as opposed to the existing allotment. The proposed development may commence on the parent lot prior to issue of this new title. It is proposed to offer up the above consent notice conditions as condition of this consent to ensure these are met. While servicing is currently in place/ being laid, the Applicant is happy to accept servicing conditions relevant to Lot 5 under RM251070 under this land use consent.

Copies of the existing title documents are contained in Appendix A to this application.

1.2 The Proposal

The Applicant seeks consent to establish a single level, three-bedroom residential dwelling with an internal double garage on site. The dwelling will include two connected pavilions with a gable roofline at 30 degrees. Cladding will include pressed stone and weatherboard with a rib roofing. Colours will all be dark recessive grey, see figure 5 below.



Figure 5: Proposed development

The development will have a building coverage of 35.6%, resulting in a 5.6% or approximately 40m2 breach to the permitted 30% in this zone.

The proposal will also breach several internal boundary setbacks. This includes the following breaches to the 4m setback:

Northeast boundary – 2.5m (location from the boundary)
Northwest boundary – 3.2m - 3.4m
Southwestern boundary – 2.4m -3.3m

The site will be accessed off the southeastern boundary that will have a complying setback of 4.6m.

The development will comply with the 5m height restriction for this zone.

All exterior lighting will be down lit ensuring minimal light spill.

Approximately 208.1m3 of earthworks is proposed to prepare the site for development. This will include scrapping the site to form a building platform, and the earthworks required to form a 1-1.5m high retaining wall along the northeastern boundary.

1.3 Statutory Provisions

1.3.1 Queenstown Lakes Proposed District Plan

The subject site is located within Activity Area R2 (B) of the Quail Rise Special Zone of the Proposed District Plan and does not contain any known protected items or areas of significant vegetation. Consent is required for the following:

- A Controlled activity resource consent pursuant to Rule 12.15.3.2 vi) b) for buildings within the R2 (B) activity area.

- A Restricted Discretionary activity resource consent pursuant to Rule 12.15.5.1 (ii) (c) that requires a 4m yard setback. The proposed development will breach several yard setbacks as outlined above.

- A Non-Complying Activity resource consent pursuant to Rule 12.15.5.2.v.d to exceed the 30% building coverage. The proposed coverage will be 35.6%.

- A Restricted Discretionary Activity resource consent pursuant to Rule 22.3.3.3 (i) to exceed 100m3 of earthworks. The proposal will include 208.1m3 of earthworks.

- A Restricted Discretionary Activity resource consent pursuant to Rule 22.3.3.(ii) (b) (iii) to provide for a 1.5m high retaining wall along the northeastern boundary.

Overall, the application is a **Non-Complying Activity.**

1.3.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

All applications for resource consent need to be determined if they apply under the *'National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health'* (NES).

Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been, undertaken on that land. Therefore, the NES only applies to land that is potentially or actually affected by contaminants because of its historical and/or current use and the types of activities previously undertaken on the site.

The land use history is therefore the trigger for determining whether the land is considered by the NES. Subclauses (2) below prescribes the methods that the person may use for establishing whether or not a piece of land is as described in regulation 5(7).

Part 6(2):
One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—

(a) holds on its dangerous goods files, property files, or resource consent database or relevant registers; or

(b) has available to it from the regional council.

The subject site has been zoned for residential purposes for many years. Numerous residential dwellings have already been established in this vicinity. Furthermore, the development does not include subdivision or any change to the existing residential activity on site.

Given the above it is highly unlikely that there would be a risk to human health. The land for which resource consent is being sought is not considered as being HAIL land under sub-clause (7) section 5 of the NES. Accordingly, consent is not required.

2.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT:

Residential Amenity and Character

Lot 5 will have an area of 729m2 once Certificate of Title is issued. With a building coverage of 259.8m2 the proposed dwelling will breach the 30% coverage by 5.6% or 40m2. The effects of this breach, as well as the effects of the minor yard breaches, on the existing and anticipated residential amenity and character, will be less than minor.

The proposed development will comply with the 5m height limit and will be entirely in keeping with what is expected in this area in terms of its use of materials, colouring and form, including roof pitch.



Figure 6: Extent of Building Coverage breach highlighted green

The area hatched above illustrates the approximate area of building over the permitted coverage. From outside the site this additional coverage will have negligible adverse effects

on the character of this neighbourhood. The building will not overly dominate the site with open space retained in the northern half. The site is located below the adjoining neighbour to the east and will not dominate this larger site which has an area of 1.4ha. To the west the second pavilion on site will not be visible being screened by the larger pavilion. The future lots along the northern boundary and those to the south will not be adversely impacted by the proposed building coverage given the screening, separation between developments and low form of the proposed build.

The building coverage breach is considered minor and, for reasons outlined above, will have negligible adverse effects on amenity values in terms of visual dominance and on the residential character of this area.

The proposal will breach the 4m boundary setbacks along the internal site boundaries as outlined above. Any adverse effects on the amenity of this immediate area from these breaches will be less than minor. Along the eastern boundary the setback will limited to approximately half of the smaller pavilion. This area is located adjoining and below the larger 1.4ha site along this boundary. The northern yard breach is limited to a .7-.6m breach over a length of 6m, along a boundary length of 16.6m. The 1.6m -.7 breach (2.4m-3.3m setback) off the western boundary will adjoin proposed Lot 4. While under the 4m, this setback is not out of character with what could be expected in a residential environment on lots of a similar size to the subject site.

It is considered that any adverse effects generated from the yard breaches when compared to a complying building will be indiscernible. The dwelling will be a quality, high-end attractive development that will enhance rather than distract from the visual amenity of the site and its surrounds.

Furthermore, the development will provide for useable outdoor space on site and will not compromise the design of the proposed access, or any servicing.

Overall, the proposed development will continue to protect surrounding existing and future amenity values and the residential character of this area.

Earthworks

The majority of the earthworks have been undertaken as part of the underlying subdivision. Additional works, however, are required to scrape the site to form the building platform and to retain the existing battering along the eastern boundary. Some works will also be required to form the driveway and vehicle crossings. While over that permitted for the zone, the volume and level of cut and fill is entirely in keeping with what could be expected in a

residential environment. The retaining will be limited to a maximum height of 1.5m and will not carry a surcharge. It will be constructed in accordance with current engineering standards.

Appropriate sediment and erosion controls will be put in place during construction. The works will not compromise any overland flow paths or ground water.

As a result, it is considered that any adverse effects as a result of the proposed earthworks will be less than minor and temporary in nature.

3.0 DISTRICT PLAN: OBJECTIVES AND POLICIES ASSESSMENT

In respect to the Operative District Plan the relevant objectives and policies are found in Part 12 Quail Rise Special Zone.

12.14.3
Objectives and Policies

Objective 1
To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Policies
1.1
To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.
1.2
To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.
1.3
To ensure open space is developed in a comprehensive manner.
1.4
To avoid any deviation to the Structure Plan for the zone

Comment
The proposed development will not compromise any open space in the zone as identified under the Structure Plan. It is a compatible addition to an existing built form on site and will comply with the Quail Rise Structure Plan.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Policies

2.1

To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.

2.2

To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.

2.3

To avoid activities and development that have the potential to adversely affect the openness and rural character of the zone, adjoining land, and the wider environment.

2.4

To avoid buildings in areas of high visibility

2.5

To preserve and enhance the naturalness of the view from State Highway 6:

a. *Requiring landscaping work in G (Design Urban Edge) Activity Area to be completed prior to any development within the R2 (Design Urban Edge);*

b. *Deferring residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of landscaping works in the G (Design Urban Edge) Activity Area to allow growth in vegetation screening.*

c. *Requiring a 15m building line restriction along the Jims Way road boundary.*

Comment

The development will comply with the Quail Rise design controls in respect to colour and use of materials. It will complement the existing amenity of this zone. The site is not highly visible from outside the zone. Any development on site will continue to safeguard the wider landscape and visual amenity values of the area.

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

Policies

3.1

To ensure sewage disposal, water supply and refuse disposal services are provided in order to avoid adverse effects on the water or other environmental qualities, on and off the site.

Comment

The proposal will not compromise any established servicing in the area.

For reasons outlined above, the proposed development will not be contrary to the relevant objectives and policies of the Zone under the ODP.

4.0 RESOURCE MANAGEMENT ACT 1991 SECTION 104 (D)

The proposed application will not result in any actual or potential adverse effects on the environment that are more than minor.

The proposal is not considered contrary to the relevant Objectives and Policies of the District Plan.

5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal generally aligns with the Quail Rise Special Zone requirements for residential development. This 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.

AEE prepared by **Karen Page**

CLARK FORTUNE MCDONALD & ASSOCIATES

August 2026

APPENDIX A Certificate of Title and Consent Notices

APPENDIX B Proposed Development Plans

APPENDIX C RM230886 RM250769