JOHN EDMONDS & ASSOCIATES

Assessment of Environmental Effects

Deck Additions

96 Threepwood Road

August 2026

EXECUTIVE SUMMARY OF PROPOSAL

Mark and Julie Little (the applicant) seeks resource consent to construct a deck at 96 Threepwood Road, Lake Hayes, Queenstown.

Location:	96 Threepwood Road, Lake Hayes, Queenstown
Legal Description:	Lot 37 DP 378242
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan
Zoning:	Wakatipu Basin Rural Amenity Zone Landscape Character Unit 11: Slope Hill 'Foothills'
Other:	There is no known heritage, cultural or HAIL activities that have occurred on the site.
Activity Status:	Non-complying

APPENDICES

Appendix A -	Record of Title
Appendix B -	Consent Notice 7568445.4
Appendix C -	Land Covenant 7568445.13
Appendix D -	Architectural Plans
Appendix E -	Site Photos

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought for additions and alterations to an existing dwelling to form a deck area at 96 Threepwood Lane, Queenstown. The site is zoned Wakatipu Basin Rural Amenity Zone under the Proposed District Plan and identified within Landscape Character Unit 11 Slope Hill 'Foothills'.

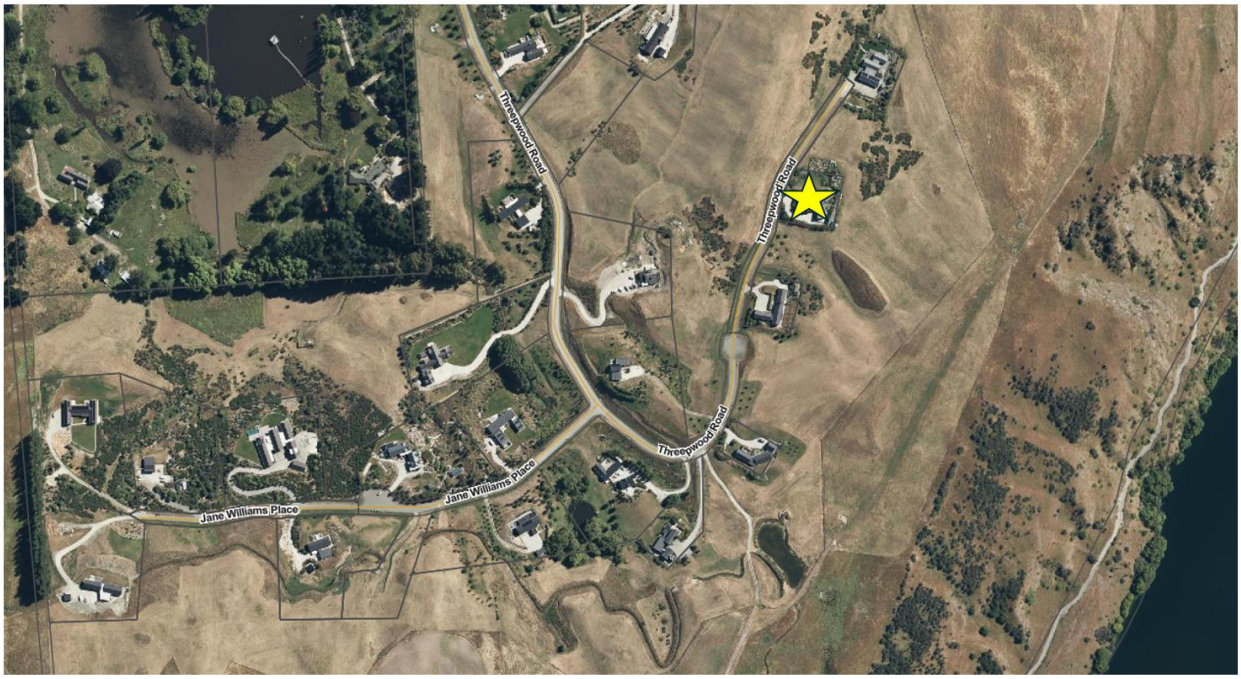


Figure 1: Site Location (Site identified in yellow)

1.2 Site and Legal Description

96 Threepwood Road (referred to as 'the site') is a rectangular shaped site of approximately 2,213m^2. The site gently rises to the east. The site is elevated on a ridge to the west of Lake Hayes and is established within an established rural lifestyle environment.

An established dwelling of 272m^2 has been constructed within a 30m x 30m building platform. Materials of the dwelling have been constructed within the building controls and include:

- Roof: seamed metal roofing coloured Colorcote "thunder grey" a dark grey with a light reflectivity value (LRV) of 12%;

- Walls: seamed metal roofing coloured Colorsteel "Thunder Grey" a dark grey with a light reflectivity value (LRV) of 12%. (southern and eastern walls);

- Vertical shiplap cedar – left to weather on the more exposed northern and western elevations (street side); and

- Windows: powder coated frame coloured – thunder grey.

Access to the property is via a right of way that forms the end of Threepwood Road. The site driveway is located on the southern boundary.

The site has established landscaping on all boundaries. Directly adjoining the site in all directions is open space and pasture area. This area was formed through the underlying site subdivision as a balance lot which is shared and managed by Threepwood Farm Residents Associate Incorporated.

To create the level building platform and driveway, a retaining wall has been constructed on the south and east of the dwelling. The dwelling and driveway are contained within this and shown in **Figure 2** below.



Figure 2: Exisiting Site

The site forms part of a rural and rural lifestyle environment on a raised topography. The adjoining site to the south 92 Threepwood Road is situated at a lower elevation and to the north 98 Threepwood Road at a slightly higher elevation.

1.3 Legal Description

The site is legally described as Lot 37 Deposited Plan 378242 held in record of title 344804.

The site also has a 1/3 Share in Lot 62 Deposited Plan 378242 which is used as the access to the 92, 96 and 98 Threepwood Road.

Figure 3 below shows the area owned by Threepwood Farm Residents Association Incorporated surrounding the site. The area was created through the underlying subdivision of the site. This forms the surrounding environment of the site.



Figure 3: Area identified owned by Threepwood Farms Residents Association Incorporated

The record of title includes a number of Consent Notices and Land Covenants. The relevant interests are listed below and have been included as Appendix A, B and C.

Table 1: Record of Title interests

#	Interest detail
Consent Notice 7568445	Details various requirements and restrictions for owners within the wider subdivision created under RM980171. Condition 2 of the Consent Notice outlines the restrictions for the site including: *The three lot owners of Lots 36-38 DP 378242 shall be jointly responsible for the maintenance of common access lot, Lot 62 DP 378242, and is required that any collection point for rubbish in respect of the Lots 36-38 DP 378242 and/or drop off point for mail in respect of those shall be situated at the turning head adjacent to Lots 39 and 38 DEP 378242.*
Land Covenant 7568445.13	This document prescribes the private requirements and restrictions for the allotments contained in the original subdivision. The document includes Part 1 (General Covenants) and Part 2 (Design Criteria for Residential Buildings) are relevant to this proposal. This is a private covenant only.
Land Covenant 9753069.1	This document legally altered a number of the design controls within Land Covenant 7568445.13. The proposal is in line with amended design controls. This is a private covenant only.

1.4 Consent History

The resource consents have been granted in relation to the subject site are summarised in the table below:

Table 2: Relevant Consent History

Consent number	Date	Description
RM980171	20/07/1999	Underlying master plan subdivision approved by an environment court order. The development created 53 residential allotments, the associated building platforms and balance lots.
RM120547	12/10/2012	Variation to RM980171 to amend design controls at Threepwood Road and Jane Williams Place.
RM161206	8/03/2017	Construct a dwelling with the established building platform, undertake earthworks and vary condition 13 of R980171 (design controls). This forms the dwelling where residential additions are now proposed.

2 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to construct a deck area partially outside of a residential building platform.

2.1 Proposed Deck

Resource consent is sought to construct an outdoor deck on the south side of the dwelling. The additions are 41m^2 and partially located outside of the building platform. The deck will be extended approximately 6.2m from the dwelling and will be located between 1.2m and 2.42m from the south internal boundary. The architect's impression of the proposed works are shown in **Figure 4** below.



Figure 4: Architects Impression of the proposed works

The proposed deck will be extended from an area of the dwelling where internal renovations are proposed. This includes replacing the exisiting windows with doors to provide direct access to the deck area. An additional access will be provided via an external staircase accessed to the east.

The south side of the existing driveway and proposed deck is formed of an established retaining wall. Located on the southern boundary is established landscaping.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Wakatipu Basin Zone under the PDP. The purpose of the zone is to:

- *The purpose of the Zone is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities.*

The site is located within Landscape Character Unit 11 (LCU 11): Slope Hill 'Foothills'. Full details of the Slope Hill 'Foothills' that forms the character is within 24.8 of the PDP.

Under the PDP, Resource consent is sought for the following:

Chapter 24 – Wakatipu Basin

- A **Non-Complying** activity under 24.4.7 for the construction of buildings for residential activity outside of an approved building platform. It is proposed to construct 41m^2 partially outside of the building platform.

- A **Restricted Discretionary** activity under 24.5.7.1 for being with the 10m setback from internal boundaries. The structure will be located between 1.2m at the closest point. Council matters of discretion are restricted to:

    - Building location, character, scale and form;
    - External appearance including materials and colours; and
    - Landform modification/plating (existing and proposed).

3.2 Activity Status Summary

The activity status of the application is **Non-Complying**.

4 ACTIVITY STATUS

Sections 104, 104B and 104D set out the relevant assessment matters for resource consent applications carrying the non-complying activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) *any other matter the consent authority considers relevant and reasonably necessary to determine*

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(a) may grant or refuse the application; and

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

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either

(a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) The application is for an activity that will not be contrary to the objectives and policies of –

(i) The relevant plan, if there is a plan but no proposes plan in respect of the activity; or

(ii) The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

5 ASSESSMENT OF EFFECTS

5.1 Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving environment comprises the subject site, the established Threepwood residential subdivision, the associated balance lots and the wider rural-residential landscape of the Wakatipu Basin. The locality is characterised by large residential allotments containing dwellings within and outside approved building platforms, extensive landscaping, shared open space areas and a high level of privacy between neighbouring properties.

Table 3: Receiving Environment



Address	Consented Activity and Site Development
98 Threepwood Road	RM140499 Approved 20/04/2015 approved a new Dwelling within the residential building platform and the associated earthworks. 98 Threepwood Road have 1/3 shares in Lot 62 Deposited Plan 378242.
92 Threepwood Road	RM160826 Approved 23/12/2016 allowed a new dwelling and residential flat partially outside an approved building platform and to vary condition 13 of RM980171 for non-compliance with the Threepwood Design Control Criteria. 92 Threepwood Road have 1/3 shares in Lot 62 Deposited Plan 378242.

82 Threepwood Road	RM160392 Approved 19/07/2016 to construct a detached accessory building with residential flat and a change to consent conditions due to breaches to RM980171 for non-compliance with the Threepwood Design Control Criteria. The dwelling was established under RM980171.
88 Threepwood Road	The dwelling was established under RM980171.

5.2 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

5.3 Positive Effects

The proposed structure forming a first-floor deck area has been designed to suit the specific location and characteristics of the site. The structure is connected to the existing dwelling, outdoor living areas and located within an area of the site that has been developed. The proposed structure will enable the landowner to enjoy the amenity of the site and proposed internal renovations while retaining the intent of the underlying subdivision consent.

The site is located within a private area only accessed through private right of ways. The site is not visible from Lake Hayes, Lower Shotover or areas surrounding SH6.

The deck will continue to be integrated to the dwelling and landscape surrounding the site.

5.4 Building Platform Effects

The purpose of the approved building platform is to manage the location and extent of built development within the wider Wakatipu Basin landscape. The proposal extends beyond the established building platform however, the extent of development is limited and remains physically and visually associated with the existing dwelling. The proposal therefore does not create a new building cluster or introduce development into an otherwise undeveloped part of the site.

Built Form and Visual Effects

The site layout below shows the approved building platform and the proposed works located outside of this. The building platform is set back 7.15m from the southern site boundary as established through the underlying resource consent.

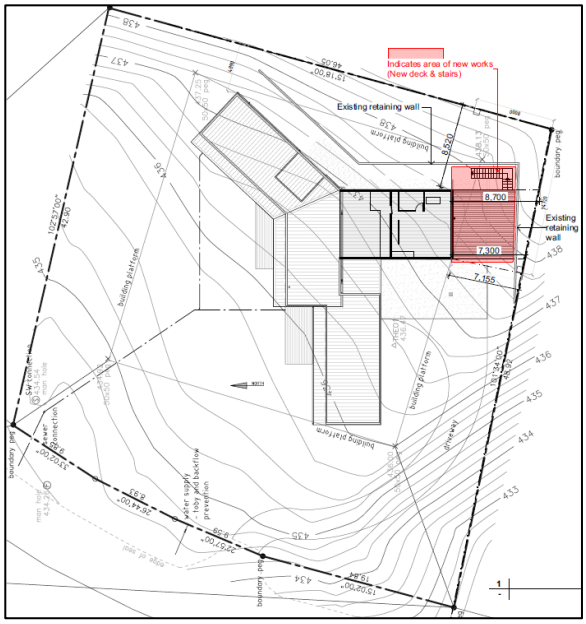


Figure 5: Proposed Site Layout

The proposed deck will be partially located outside the building platform, on the south side of the dwelling. The addition comprises 41m² of floor area, with a maximum height of 4.035m measured to the top of the deck railing. The height is taken from the formed ground level.

The deck structure is mostly an open structure where the underside (from formed ground level to underside of deck) is 2.76m. The deck structure is formed of 8 posts located within an exisiting driveway area.

The location is considered appropriate for the site as it is connected to the dwelling and outdoor living areas. As a result, the proposal does not extend development into an undisturbed part of the site or alter the overall pattern of development established on the site.

The nearest residential boundary beyond this is 92 Threpwood Lane located 51m to the south and located at a lower elevation.

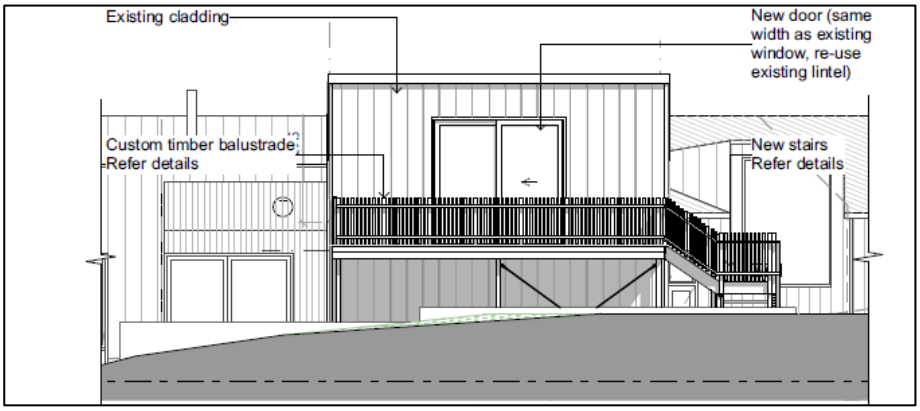


Figure 6: Proposed South Elevation

The deck will be formed of 1.1m timber balustrade surrounding the deck. The proposed deck materials will match the existing dwelling. The deck is low in scale and does not introduce additional visual dominance to the site.

It is considered that the built form of the proposed deck will have minimal visual impact when viewed from the surrounding environment. The structure is of low form and aligned with the existing dwelling. Given the nature of the open deck area, the structure is at a lower elevation than the roofline of the established dwelling. The maximum height of the structure is 4.35m.

The existing tree and hedge landscaping along the site boundary will be retained which further softens any visual effects. Further to this, the topography south of the retaining wall is raised.

Due to the nature of the structure and the separation from adjoining sites, the built form and visual effects are considered to be less than minor.

Landscape Effects

The site is located within LCU11, an area identified within the PDP as having moderate capacity to absorb additional development. The proposal is attached to the existing dwelling and does not remove existing planting, require earthworks, or introduce a new dominant or standalone structure. The structure is located on the south side of the dwelling and due to the existing topography and landscape is separated from the wider environment.



Figure 7: Exisiting Landscaping on south boundary

The open form of the structure will result in the deck being viewed with the existing dwelling rather than altering the landscape. The structure is located on an area of the site that has been developed through the establishment of the building platform, driveways and retaining walls.

Mature native planting is established along all site boundaries and provides a substantial level of visual screening. The planting is located above the retaining wall and will largely screen the proposed deck from views to the south.

The proposed structure is located within the modified environment of Threepwood Road. The domestic elements of the site will not be visible from Lake Hayes, Ladies Mile or SH6 below.

Overall, it is considered that effects on the landscape will be less than minor.

5.5 <u>Building Setback Effects</u>

Buildings located within 10m of the internal boundary are restricted discretionary activities under 24.5.7.1.

Building location, character, scale and form;

The proposed deck is located adjacent to the existing dwelling and integrated with the established residential development on the site. The structure is located between approximately 1.2 metres and 2.1 metres from the southern internal boundary. This boundary adjoins a balance lot of open space rather than directly adjoining a residential dwelling. The closest dwelling is located approximately 51 metres away and at a lower elevation.

The structure adjoins the existing retaining wall. The natural ground level is elevated above the retaining wall. Due to this landform the deck and structural posts will be screened from adjoining sites by the existing native planting, topography, retaining wall and surrounding development.

The deck will therefore read as an extension of the existing dwelling and associated outdoor living and parking areas, rather than as a standalone structure within the setback. The location, scale and form of the proposed deck are considered appropriate within the context of the existing development on the site.

For these reasons the location, scale and form of the proposed deck are considered appropriate within the context of the existing development on the site.

External appearance including materials and colours;

The deck will be predominately constructed of timber, matching and integrating with the existing dwelling and design controls of the site. The structure will be opened sided with a 1.1m balustrade forming the deck edge above, and an external staircase providing access. The appearance will not introduce visually dominant colours and will be viewed within the context of the existing dwelling.

Landform modification/plating (existing and proposed).

No changes to landform or planting are proposed. The structure will be contained within an area already forming part of the site's car parking, and existing landscaping along the site and boundary will be retained.

For these reasons, the structure located within the setback are considered to have a less than minor effect.

5.6 Cumulative effects

The proposed activity will add an outdoor deck and living area attached to an existing residential dwelling. The deck will not alter an undeveloped landscape. Due to the low level of the deck area as well as existing planting, and design choices the development is considered to have low visibility. The area is on a portion of the site that is already developed. The proposed activities cumulative effects are considered to be less than minor.

5.7 Effects Summary

For the reasons set out above, the effects of locating the structure outside the building platform, and within the internal boundary setback, are considered to be less than minor.

6 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the Objective and Policies of Chapter 24 Wakatipu Basin has been provided below:

Chapter 24 – Wakatipu Basin	
Objective and Policies	Assessment
Objective – 24.2.1 Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.	The proposal comprises a 41m² deck attached to the existing dwelling. While the structure is located partially outside the approved residential building platform, it is situated within an area already modified through the establishment of the dwelling, driveway, retaining walls and associated residential development. The proposal does not result in development extending into the wider open pasture environment and will be viewed in association with the existing dwelling rather than as a standalone structure. Existing landscaping is retained and no additional earthworks are proposed. The proposal will maintain the landscape character and visual amenity values of the site and wider locality.
Policy - 24.2.1.3 Subdivision or residential development in all areas of the Wakatipu Basin Rural Amenity Zone outside of the Precinct that are identified in Schedule 24.8 to have	The site is located within LCU 11, identified as having moderate landscape capacity. The proposed additions are small in scale, subordinate to the existing dwelling and utilise materials and colours that are consistent with the established development and underlying

Moderate capacity must be of a scale, nature and design that: a) is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and b) ensures that the landscape character and visual amenity values of each relevant LCU as identified in Schedule 24.8 is maintained or enhanced by ensuring that landscape capacity is not exceeded.	design controls. The proposal does not increase the scale of development within the wider landscape and remains visually contained within an already developed part of the site. The proposal therefore achieves the intent of this policy.
Policy 24.2.1.7 Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.	The proposal is sympathetic to the characteristics of LCU 11. The structure is attached to an existing dwelling and does not introduce substantial new built form into the rural landscape. The proposal does not require modification to the surrounding landform. Existing vegetation and topography further assist in limiting the visibility of the structure from surrounding properties and public viewpoints. As a result, the proposal is consistent with maintaining the landscape character values identified for the Landscape Character Unit.
Policy 24.2.1.8 Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by: a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.	The proposed structure has been designed as an extension of the existing dwelling and incorporates compatible materials and colours. The additions remain low in height are visually recessive and occupy an already established residential area of the site.
Policy 24.2.1.16 Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.	Any proposed lighting associated with the deck can be designed to be downward facing and consistent with existing residential lighting on the site. Accordingly, the proposal is not anticipated to adversely affect neighbouring properties, public places, or views of the night sky.

Overall, the proposal is consistent with the relevant objectives and policies of Chapter 24 of the Proposed District Plan. The development is integrated with the existing dwelling and will not result in adverse landscape or visual effects that are greater than minor.

7 NOTIFICATION SUMMARY

7.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

7.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

8 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council, and therefore the NES does not apply to this application.

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below;

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(a) The efficient use and development of natural and physical resources:

(ba) The efficiency of the end use of energy:

(b) the maintenance and enhancement of amenity values:

The proposal is not contrary to Part 2 of the RMA. The proposed development has been designed with a material palette imposed by the underlying subdivision and consent notice design controls. These are sympathetic to the environment. The proposal is an appropriate use and development of the site, in keeping with the outcome generally sought in the underlying subdivision consent. The open space and existing dwelling absorb the deck area. The existing topography and planting will further soften the built form.

10 CONCLUSION

Resource consent is sought to construct a deck at 96 Threepwood Road, Lake Hayes, Queenstown.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.