LAND USE CONSENT APPLICATION

2385 GIBBSTON HIGHWAY, QUEENSTOWN
SEPT 2026

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1.0 Introduction

This is an application to make alterations and additions to an existing residential unit at 2385 Gibbston Highway, Queenstown.

Note: For any questions regarding this application, please in the first instance use this contact: Tony Bennett - Tab Design Ltd, tony@tabdesign.co.nz, 027 405 4501.

2.0 The Land

2.1 Location and Legal Description

The site is 9430m^2 in area and is legally described as Lot 9 DP23706, comprised in Record of Title OT15D/422.

The site is located at 2385 Gibbston Highway, Queenstown. It is situated approximately 400m west of the intersection with Gibbston Back Road, and is located on the northern side of the highway. Access is via a leg in driveway to the lot.

2.2 Topography, Vegetation & Site Buildings

The topography of the site is flat, with the established residential unit being located on the eastern side. The lot is rectangular in shape.

The site is well established for rural living with lawn areas and mature landscaping. The original dwelling on the site was constructed some 28 years ago, in 1998, and has since been modified. There is no residential building platform on this site.

Surrounding land comprises other rural lifestyle properties and viticultural operations.

2.3 Consent History

RM980146 – erect cottage;
RM000261 - Additions to existing home and construct new garage and shed;
RM110603 - Undertake earthworks and construct a concrete lined irrigation pool.

3.0 The Proposal

3.1 Proposed Alterations

It is proposed to make alterations and additions to the existing residential unit. The Tab Architectural Design Plans (Sheets A01 – A03) indicate the existing (96.6m^2 area) and proposed floor areas (350.4m^2). The changes to the existing portion of the dwelling are largely internal. Additions comprise a garage/laundry/workshop extension to the southern end of the dwelling and a new bedroom/bathroom wing addition to the northern end. The dwelling is to be 5.456m in height. The proposed alterations to the existing residential unit do not increase the building coverage by

more than 30% (referring to Standard 23.5.1.3). The increase in building coverage from the additions to this existing building will be from 1.08% to 3.9%. This is calculated from the net site area (excluding driveway).

A separate 48.6m^2 shed is to be constructed, located 4m from the southern site boundary. The shed is to be 4.098m in height. In addition, there is an existing water tank, and a proposed water tank which will also be located within the boundary setback.

Proposed colours and materials for the buildings comprise the following:

Roof:	Galvanised corrugated iron profile, left to patina (similar to LRV 27%);
Walls:	Existing cottage, plaster re-painted in similar colour to existing; and Galvanised corrugated iron profile, left to patina (similar to LRV 27%);
Joinery/Garage Door:	Duralloy colour Matt Sandstone Grey or similar (LRV 27%); and Existing cottage windows re-oiled;
Fascia/Barge/Window Trims:	Cedar timber with Wood X colour Damper oil stain; and Timber sliding screens adjacent to some windows;
Outdoor Area:	Hardwood pergola with corten/plaster outdoor fire and deck left to silver.

3.2 Access & Services

The existing access and driveway remains unchanged. The site has existing connections to power and telecommunications.

Water supply to the site is existing and remains unchanged. An existing fire-fighting water tank, plus an additional tank will provide for the required water storage.

The existing septic tank and drainage field will be decommissioned, and a new septic tank and drainage field constructed, located to the north of the proposed dwelling.

Stormwater will be disposed of to ground via an on-site soakage system.

TJG Consulting Ltd have provided separate reports for the Stormwater and Wastewater design.

3.3 Geotechnical Assessment

TJG Consulting Ltd have provided a Geotechnical Interpretive report for the development.

4.0 District Plan & RMA Provisions

4.1 Operative District Plan (ODP)

The land is located within the Gibbston Character Zone in the ODP. Under s86F the rules of the ODP are treated inoperative, and therefore there are no relevant rules in the ODP in relation to the proposal.

4.2 Proposed District Plan (PDP)

The land is located within the Gibbston Character Zone in the PDP. The proposal requires consent for the following:

For the Proposed New Shed:

- A **discretionary** activity consent pursuant to Rule 23.4.8 for the use of land or buildings for residential activity except as provided for in any other rule; and

- A **discretionary** activity consent pursuant to Rule 23.4.10 for the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks; and

For the Proposed Dwelling and New Shed:

- A **restricted discretionary** activity consent pursuant to Rule 23.5.1 for a breach of exterior surface colours. The proposed galvanised corrugated iron exceeds the permitted 20% light reflectance value (LRV) for roofs, and initially (pre-weathering) for the permitted 30% LRV for walls. Discretion is restricted to:
    a. External appearance;
    b. Visibility from public places and surrounding properties;
    c. Lighting;
    d. Landscape character;
    e. Visual Amenity.

- A **restricted discretionary** activity consent pursuant to Rule 23.5.5 for setback from internal boundaries, where 6m is required. The proposed setback to the eastern boundary is 4.419m for the garage, 5.390m for the north east corner of the dwelling; and separate shed plus water tanks are 4m from the southern boundary. Discretion is restricted to:
    a. Rural amenity;
    b. Landscape character;
    c. Privacy, outlook and amenity from adjoining properties.

5.0 Effects on Persons

Affected party approvals have been obtained from the owners of 2365, 2367, and 2403 Gibbston Highway. Therefore, any potential adverse effects on these parties can be disregarded.



Figure 1: Land surrounding the subject site. Numbers indicating parties that have provided written approvals.

The additions, being attached to the existing building, will be seen as a coherent structure, and will continue the character and aesthetic of the established dwelling. The site has a sense of enclosure due to the long established amenity planting and the proposal will not affect this vegetation pattern. The buildings are low in height in comparison to the maximum 8m height allowed in the zone. The buildings will not be visually prominent such that they detract from private views. Assessment of the proposed materials is covered in Section 6.3(a). The proposal will have less than minor adverse effects on the privacy, outlook and amenity from adjoining properties.

Distances to any other nearby properties are large and filtered between other buildings and vegetation patterns. The proposal does not introduce new residential activity but is rather an extension to the long established residential occupation of the site.

Overall any adverse effects on owners and occupiers of surrounding properties will be less than minor.

6.0 Assessment of Environmental Effects

6.1 Permitted Baseline

Sections 95D(b) and 95E(2)(a) provide that when determining the extent of the adverse effects of an activity or the effects on a person respectively, a council 'may disregard an adverse effect if a rule or national environmental standard permits an activity with that effect'.

All buildings for residential activity in the Gibbston Character Zone (including roading, earthworks and landscaping associated with any building) require resource consent, unless located within an approved building platform and meeting relevant zone standards. One residential unit, which includes a single residential flat for each residential unit, and any other accessory buildings, are permitted within any building platform approved by resource consent. In addition, the exterior alteration of any lawfully established building located outside of a building platform is permitted, subject to standards (materials, colours and up to 30% increase in building coverage). Other permitted activities in the zone include activities such as farming, industrial activities limited to wineries and underground cellars, planting, fencing and earthworks, within specific standards.

It is considered that the permitted baseline does have some relevance to this application.

6.2 Assessment Matters

The subject site is within the Gibbston Character zone. The relevant assessment matters from the **Proposed District Plan** include the following:

23.7.1 Effects on landscape character
23.7.2 Effects on visual amenity
23.7.3 Design and density of development
23.7.4 Tangata Whenua, biodiversity and geological values
23.7.5 Cumulative effects of development on the landscape
23.7.6 Other factors and positive effects

The above assessment matters have been considered in the following sections.

6.3 Actual and Potential Effects

The following actual and potential effects have been given consideration in assessing this proposal, as they relate to the assessment matters, and matters of discretion, listed in Section 4.2 above:

- Landscape Character & Visual Amenity
- Design & Density

- Cumulative Effects
- Tangata Whenua, biodiversity and geological values
- Services & Access
- Natural Hazards.

(a) Landscape Character & Visual Amenity

The proposed alterations to the existing dwelling on the site only increase the site building coverage (in relation to that building) by 2.8%, and therefore the actual building construction would be a permitted activity. However, due to the internal boundary setback breach and colour of materials, the standards are breached, requiring consent.

The proposed building, including the new shed, is confined to the area of the site which has already been modified and domesticated for rural living. This area of the site, along the eastern and southern boundaries, contains the dwelling, new shed, water tanks, driveway, parking, pond and garden areas. The additions, being attached to the existing building, will be seen as a coherent structure, and will continue the character and aesthetic of the established dwelling. There is no change to the landform with the proposed additions, and no further landscaping is proposed or required.

In terms of effects on landscape character, the larger portion of the site will remain in open space, or with the existing amenity planting. The site has a sense of enclosure due to the long established amenity planting and the proposal will not affect this vegetation pattern. The buildings are well set back from the road given the long leg-in access. The buildings are low in height in comparison to the maximum 8m height allowed in the zone.

The existing and proposed roofing has a higher light reflectance value (LRV) than anticipated for the zone, with the intention of the imposed 20% LRV rule to reduce visual prominence of buildings. The proposed roofing and wall cladding of Galvanised corrugated iron is intended to match that on the existing dwelling. This material when left to patina over time results in a duller and variable surface appearance, similar to LRV 27% (this is the LRV of Sandstone Grey Colorsteel). Initially it may be a light reflectance value of between 20-40%, prior to dulling to a recessive finish in approximately 3-5 years. Refer to Figures 1 and 2 below. The applicants wish to continue the rustic aesthetic of the existing dwelling, and this style of cladding forms part of the historic vernacular landscape of the District.



Figure 2: Example of Galvanised Corrugated Iron

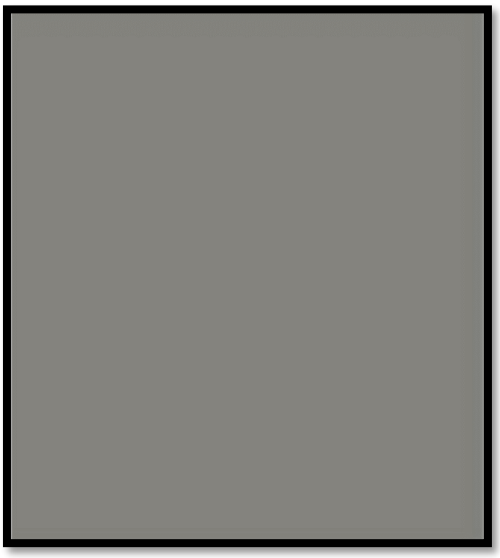


Figure 3: Sandstone Grey Colorsteel (LRV 27%)

The proposed separate shed will be fully screened from public view. The roof of the proposed dwelling extension will be partially visible above the site vegetation in views from Gibbston Highway, as you approach the site from the eastern direction. However, this is across a viewing distance of approximately 150m from the road, and seen in the same view as a fully visible residential unit on the adjoining site at 2403 Gibbston Highway.

In views from Gibbston Highway, approaching from the west of the site, a small portion of the dwelling roof is likely to be visible. Again the viewing distance is substantial, at approximately 200m from the Highway. The foreground view comprises planting with white horticultural netting, therefore it's unlikely that the viewers' eyes will be drawn to the built form within the site.

Given the low height of the building, setback distance to the road, and screening vegetation, it is considered that the proposed extensions will not dominate views along the Gibbston Highway. Potential adverse effects in relation to visual amenity are considered to be less than minor.

Public views of the proposal from the cycleway are the same as the assessment for Gibbston Highway above. The proposed development will not be visible from the Crown Land, adjoining the Kawerau River, to the north of the site. Views from the unformed legal road to the east will be intermittent only, and filtered through trees on the adjoining boundary, and various outbuildings and structures on the adjoining site in the foreground. Overall, potential adverse effects on visual amenity are considered to be very low.

The applicant has obtained the written approval from the neighbouring landowners on the eastern side of the property, where the proposal breaches the internal boundary setback, therefore any potential adverse effects on this party can be disregarded. Overall, the location of the building within the internal boundary setback is unlikely to adversely affect open space, rural living character and amenity.

Any outdoor lighting associated with the new structure will be directed downward and away from neighbouring properties.

Overall, it is considered that the proposal maintains the existing landscape character and amenity of the surrounding rural area.

(b) Design & Density of Development

The site is already well established for residential activity, with the proposed increase in built development being of a minor scale, when considered in the context of the size of the lot. The built form is aggregated with existing building on the site, in order that a common access way and services are utilised.

(c) Cumulative Effects

The proposal modifies an existing residential development, and there is one additional small shed. The proposal is in keeping with other developments within the vicinity and does not compromise the existing Gibbston Valley landscape. It is not considered that this development leads to adverse cumulative effects given that the residential development already exists, and the additional activity will be confined to the already domesticated area of the large rural property.

(d) Tangata Whenua, biodiversity and geological values

Earthworks will be limited to a site scrape, given the flat topography, and located in an area already subject to modification from the existing dwelling. No indigenous vegetation will be affected by the building location. Therefore, it is not expected there will be adverse effects on ecological values or indigenous biodiversity. The building site is not close to any water bodies, and appropriate design of the wastewater system will mitigate any potential adverse effects on groundwater quality.

There are no known sites of cultural heritage or importance which would be affected by the proposed building location. It is expected that the activity will maintain Tangata Whenua values.

(e) Services and Access

An existing vehicle entrance and driveway will continue to service the site. The site has existing connections to power, telecommunications and water supply. On-site disposal of both stormwater and wastewater can be achieved within the property boundaries, with no detrimental effects on the environment or on groundwater resources. Effects in this regard are therefore less than minor.

(***f) Natural Hazards***

The subject site is identified on the Council's GIS mapping (ORC Natural Hazards Portal) as being subject to natural hazards, including Alluvial Fans, Regional Scale and Fan Landform, and seismic activity. A geotechnical report has been prepared for the site by TJG Consulting Ltd, and considers the National Policy Statement for Natural Hazards (NPS-NH). The TJG report notes that subject to the recommendations of the report, no identified

natural or geotechnical hazard is considered likely to result in material damage that would prevent the proposed development (Section 7.11, Page 19).

6.4 Summary

It is not considered that the proposal will compromise the existing character of the surrounding landscape. The proposed mitigation measures in the form of location in relation to existing development and road setbacks, substantial landscaping and complementary materials will ensure that visual effects remain at an acceptable level. It is considered that the site is capable of absorbing the proposed changes. The changes will blend in with the existing and expected visual patterns and elements of the surrounding landscape area. Overall, potential adverse effects on the environment will be no more than minor.

7.0 Section 104 Assessment

7.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 6 of this report.

7.2 Relevant Provisions (s104(1)(b))

National Policy Statement for Natural Hazards (NPS-NH) – Natural hazards have been investigated in the geotechnical assessment, as described in Section 6.3(f) above. As such, it is assessed that the proposal is consistent with the outcomes sought by the NPS-NH.

7.3 Objectives and Policies of District Plan (s104(1)(b)(vi))

Operative District Plan

The proposal is in accordance with the relevant objectives and policies contained within Part 4 (District Wide) and Part 5 (Gibbston Character) of the Operative District Plan. The rules contained within Part 5 are no longer operative, however the provisions will be briefly referenced. The proposal will not be highly visible from public places and roads. Development is located adjacent to where the existing residential development is established, in a modified part of the site. It is considered to be consistent with the amenity values of the Gibbston Character zone.

Proposed District Plan

The Policies and Objectives contained within *Chapter 23 (Gibbston Character Zone)* are relevant, and have been considered in this assessment. The main policies deemed relevant are associated with the following objective:

23.2.1 Objective - The economic viability, character and landscape values of the Gibbston Character Zone are protected by enabling viticulture and other appropriate activities that rely on the rural resource of the Gibbston Valley and managing the adverse effects resulting from other activities locating in the Zone.

The proposed additions are located on a site long established with residential activity, and well contained by vegetation patterns, therefore the character and productivity of the Gibbston Character zone will not be adversely impacted. The proposal mitigates adverse effects of development on the landscape values of the zone due to ensuring structures are of an appropriate height and located in an area with the potential to absorb change. No structures are located on skylines, ridges, hills and prominent slopes. Large setbacks from roads and public places, plus vegetation ensure the buildings will not be prominent in the landscape.

Overall, the amenity values of the zone are protected and the proposal is in accordance with the relevant objectives and policies of the Proposed District Plan.

7.4 Part 2 of the RMA

The proposal will meet the purpose and principles of the Act. The development will result in sustainable management of natural and physical resources, whilst avoiding, remedying or mitigating adverse effects on the environment. The development avoids or mitigates adverse effects on the environment through appropriate design and location amongst existing vegetation and built form. The addition to the residential unit enables the site owners to provide for their social well-being. Landscapes are adequately protected, maintaining amenity values and environmental quality.

8.0 Conclusion

This application seeks approval for additions and alterations to an existing residential unit.

It is not considered that the proposal will compromise the existing character of the surrounding landscape. The proposed mitigation measures in the form of location amongst existing vegetation, and existing development, and complementary colours and materials will ensure that visual effects remain at an acceptable level. It is considered that the site is capable of absorbing the proposed change to the existing residential development.

Overall, it is considered that the proposal can be absorbed into the landscape with no more than minor adverse effects on the surrounding environment.



Nicola Scott
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