

APPLICATION FOR

LAND USE

GARAGE EXTENSION

APPLICANT: Brent McKenzie and Priscilla McKenzie

LOCATION: 12 Ellen Johnson Terrace, Lake Hayes,

Date: 17th September 2026

Location: 12 Ellen Johnson Terrace, Lake Hayes, 9371

Attention:

Queenstown Lakes District Council – Wanaka Planning Department

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Document Quality Assurance

Project Reference: McKenzie Garage Extension

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17th September 2026

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Queenstown Planning Department

1.0 INTRODUCTION

Please find a resource consent application to undertake/construct an addition to an existing approved garage which is also located within a 10m internal setback, at 12 Ellen Johnson Terrace, Lake Hayes in the Wakatipu Basin Rural Amenity zone.

By way of background, QLDC has imposed a section 37 in relation to the proposed garage addition, citing Rule 24.4.5.1 of the Proposed District Plan. That rule provides for the construction of buildings used for residential activities as a controlled activity where they are located within a building platform approved by resource consent and registered on the title.

However, the proposal involves an alteration to a lawfully established residential building. Such alterations are permitted under the District Plan under Rule 24.4.4, subject to compliance with the applicable standards.

Accordingly, Rule 24.4.5.1, as identified in Council's planning check, is not considered applicable to the proposal. Resource consent is nevertheless required because the addition breaches the 10 m minimum internal-boundary setback standard. Approval for that infringement is sought by this application.

The application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant District Plan rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	BRENT MCKENZIE AND PRISCILLA MCKENZIE
SITE LOCATION	12 ELLEN JOHNSON TERRACE, LAKE HAYES
LEGAL DESCRIPTION	LOT 18 DP 437509
APPLICATION SITE AREA	1.58HA
ZONING	WAKATIPU BASIN RURAL AMENITY ZONE

3.0 APPENDICES

APPENDIX A	RECORD OF TITLE AND ENCUMBRANCES
APPENDIX B	PLAN SET

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The site is located at 12 Ellen Johnson Terrace, Lake Hayes, which is 1.58 hectares in area.

The site is legally described as Lot 18 DP 437509 and is located within the Wakatipu Basin Rural Amenity Zone. A strip of land adjacent the eastern boundary, which is approximately 32m wide is located within the Lake Hayes Catchment overlay.

The site gains access from the cul-de-sac at the termination of Ellen Johnson Terrace via a leg-in.

Existing built form within the site consists of an existing residential unit, including a detached garage. There is a significant amount of established landscape vegetation within the site particularly along the western and northern boundaries.

Figure 1 below shows an aerial view of the site.



Figure 1: Aerial imagery of subject site and surrounds (subject site highlighted in yellow).

4.2 Proposal

The proposal is to undertake a small 22.7m^2 extension to the existing garage, which is located to the west of the residential dwelling.

The extension will accommodate a small gym, bathroom, garden and other domestic storage facilities. The extension is located within the building platform created by RM980171 and approved by way of Consent Order of the Environment Court under C212/2001.

Access to the proposed addition will be via the existing vehicle crossing and driveway.

The extension will be provided with existing services, including electricity, Council reticulated wastewater and water supply, and an existing on-site stormwater chamber.

There is no proposed landform modification, landscaping or planting proposed. There is an existing area of boundary planting along the western boundary, opposite the proposed addition. All lighting will comply with the District Plan provisions.

Technically the subject site includes an overlay of the Lake Hayes Catchment, however this is an approximate 32m wide strip along the eastern boundary. The proposed extension is located on the western side of the property, outside of this catchment overlay. Accordingly, the catchment overlay is of no consequence to the application as proposed.

Please find the plan set, detailing this proposal, attached at **Appendix B** to this application.

4.2.1 Proposed Extension Details

Area: **22.7m²**
Height: **4.975m**
Dimensions: **6m x 6.18m**
Distance to Internal Boundary: **9.215m**

Table 1. Material and Colour Schedule

Element of building	Material	Colour
Wall Cladding 1	Oregon Timber Weatherboard	N/A
Wall Cladding 2	Axon Panel	*Existing House Match
Roof	Alpine Tray Colorsteel	*Existing House Match
Sectional Door	Colorsteel	*Existing House Match
Flashings Joinery	Colorsteel	*Existing House Match

***** Existing house paint colour unknown, similar to Ironsand (LRV 8%), proposed colour to match the existing house colour and will comply with **Standard 24.5.4**.

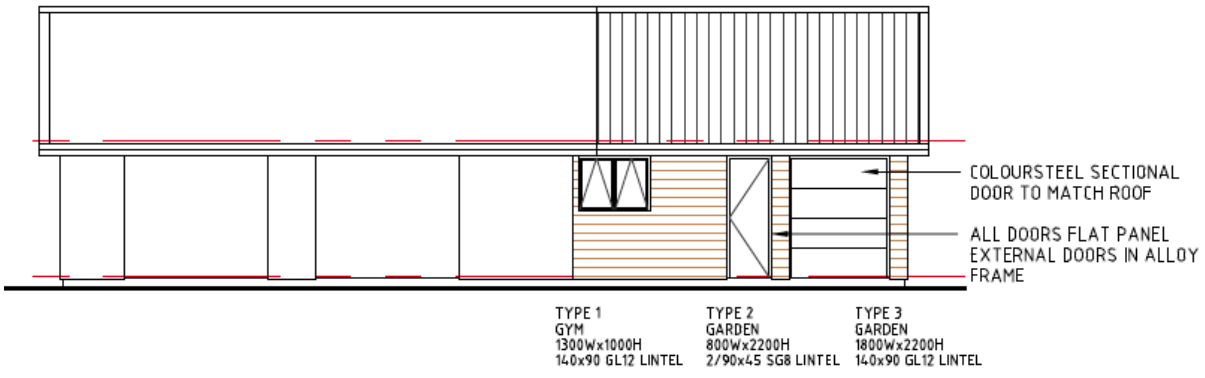


Figure 2: Western elevation view of proposed extension.

4.3 NES FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, an investigation of known land use associated with the site was undertaken. Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched and there were no records of any HAIL activity being undertaken on the subject site; therefore, the NES does not apply.

5.0 SITE HISTORY

The following resource consents are relevant to this application:

- **RM980171** – Granted by the Environment Court C212/2001 by way of consent order. Approved the underlying 53 lot residential subdivision which created the subject site.

- **RM090292** – Approved subdivision consent for boundary adjustment and relocation of subject site's approved building platform.

- **RM110103** – Amend conditions approved under RM980171 to reflect the platform locations approved under RM090292.

- **RM120547** – Approved variation to condition 13 of RM980171 regarding design controls.

6.0 RELEVANT PROVISIONS OF THE PROPOSED DISTRICT PLAN

6.1 ACTIVITY STATUS

Proposed District Plan

The subject site is zoned Wakatipu Basin Rural Amenity Zone under the Proposed District Plan, and requires the following consents:

- A **Restricted Discretionary Activity** pursuant to **Rule 24.5.7.1** for the construction of a building that is within 10m from an internal boundary.

Overall, under the Proposed District Plan, the proposal qualifies as a **Restricted Discretionary** activity.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 PERMITTED BASELINE

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- Residential Activity;
- Alterations to the existing legally authorised residential unit;
- Farm Buildings up to 50m2;
- Building Coverage: Permitted up to 15% of the net site area, or 500m^2, whichever is the lesser.
- A permitted residential unit a minimum of 10m from an internal boundary;
- A permitted residential unit a minimum of 20m from an internal boundary;
- A permitted residential unit a maximum of 10m in height;
- Earthworks: Maximum volume of 400m^3;
- Home Occupations (subject to certain standards);
- Residential Visitor Accommodation (RVA) and Homestays (subject to certain standards);
- Landscape Planting;
- Fencing.

7.2 EXISTING ENVIRONMENT

The existing environment includes the registered building platform, existing approved residential unit and garage, associated landscaping, existing service connections, and site access.

7.3 RECEIVING ENVIRONMENT

In addition to the permitted baseline and existing environment, it is also necessary to consider the receiving environment, including established and consented development in the vicinity of the site.

The surrounding properties immediately to the north and west of the subject site, comprise established residential properties. The larger subdivision has realised residential units on all sites; these lots range between 2000m^2 up to 1.5ha. Similar to the subject site, a number of the surrounding lots have approved building platforms within the 10m internal boundary setback. This is due to a change in zoning between the time of approval and the present-day Wakatipu Basin Rural Amenity zoning, as such there are numerous properties with approved building platforms with built form within 10m internal boundary setbacks, including the site directly to the north at 14 Ellen Johnson Terrace which is approximately 6.5m from the shared internal boundary with the subject site.

The property to the northeast, at 19 Ellen Johnson Terrace is a large 6.15ha land parcel which operates a luxury visitor accommodation service called 'The Homestead'.

To the south, across a privately owned road which is part of 19 Ellen Johnson Terrace, is a large 9.2ha site which contains an existing residential unit, farm shed, and undertakes farming land use activities.

The immediate and wider surrounding environment is all held within the Wakatipu Basin Rural Amenity zoning, the area around Ellen Johnson Terrace and Marshall Avenue contains developed sections with residential occupation, to the south are large agricultural sections with minimal built form. The subject site reflects the Wakatipu Basin Rural Amenity zoning evident within the receiving environment.

7.4 ASSESSMENT OF EFFECTS

INTERNAL BOUNDARY SETBACK - RESTRICTED DISCRETIONARY ACTIVITY

Discretion is restricted to:

a. Building location, character, scale and form;
b. External appearance including materials and colours;
c. Landform modification/planting (existing and proposed).

BUILDING LOCATION, CHARACTER, SCALE AND FORM

The garage addition will be located to be 0.785m within the required 10m setback from the western internal boundary. However, importantly, it remains wholly within the approved building platform, being the part of the site specifically identified to accommodate built development. The infringement therefore concerns the positioning of anticipated built form within the approved platform (relative to the boundary), rather than an extension of development beyond the approved building platform.

The garage will be physically and architecturally integrated with the existing residential unit. Its configuration as an 'alteration' of the existing built form avoids creating a separate or dispersed structure and consolidates development within the established residential area.

The garage is an ancillary and predominantly non-habitable space. Its use will not generate the privacy effects ordinarily associated with bedrooms or primary living areas positioned close to a boundary. There is also well-established planting along the boundary with the western neighbour which offers screening effects which will make the addition largely indiscernible from the neighbouring site.

In this respect, the garage's domestic scale, association with the existing dwelling, minimal intrusion distance, and location within the approved building platform will ensure that the infringement does not produce an unexpected form of development. The addition will not give rise to an overbearing or visually dominant relationship with the western property, nor will it materially compromise the adjoining property's privacy, outlook or amenity.

Accordingly, adverse effects arising from the building's location, character, scale and form will be less than minor.

EXTERNAL APPEARANCE

In relation specifically to the reduced western boundary setback, the use of materials and colours that match or complement the existing building will reduce the visual prominence of the addition and ensure that it reads as part of a coherent residential form. The garage will not introduce visually discordant materials, highly reflective surfaces or colours that would increase its prominence when viewed from the adjoining property.

The external appearance of the addition will therefore appropriately mitigate the visual effects associated with its closer proximity to the western boundary.

LANDFORM MODIFICATION/PLANTING

Insofar as the western setback infringement is concerned, construction related earthworks will be limited to those necessary for foundation construction. The works will not materially alter ground levels along the western boundary or create an artificial or visually dominant landform adjoining the neighbouring property.

Existing planting will be retained where practicable and will continue to provide visual integration and separation between properties. Given the addition's scale, its location within the approved building platform and its integration with the existing building, additional planting is not considered necessary due to the aforementioned assessment.

The effects of landform modification and planting associated specifically with the setback infringement will therefore be less than minor.

8.0 EFFECTS ON PERSONS

For the internal setback infringement, the only potentially affected property is 10 Ellen Johnson Terrace, immediately west of the site.

The garage addition will intrude approximately 0.785m into the required 10m setback but will remain wholly within the approved building platform. It will continue the established western alignment of the existing garage and be physically and architecturally integrated with the dwelling. The proposal therefore consolidates anticipated built form rather than introducing a separate structure or extending development beyond the approved platform.

As an ancillary, predominantly non-habitable space, the garage will not generate the privacy effects associated with bedrooms or primary living areas. Its domestic scale, matching materials and integration with the existing dwelling will ensure it is neither visually dominant nor overbearing when viewed from the neighbouring property. The distance between the existing residential unit at 10 Ellen Johnson Terrace and the proposed

addition within the subject site is approximately 31m, which results in a significant separation distance between the built form within each site.

Substantial, well-established planting along both sides of the shared boundary provides a high degree of screening, as shown in Figures 3 and 4. Figure 3 shows a raised view angle towards the shared boundary from within the subject site; Figure 4 also shows a raised view angle towards the shared boundary from 10 Ellen Johnson Terrace, each figure outlines the area of screen planting in green. Consequently, the addition will be largely indiscernible from 10 Ellen Johnson Terrace. Any associated earthworks will be limited to foundation construction and will not materially alter ground levels along the boundary.

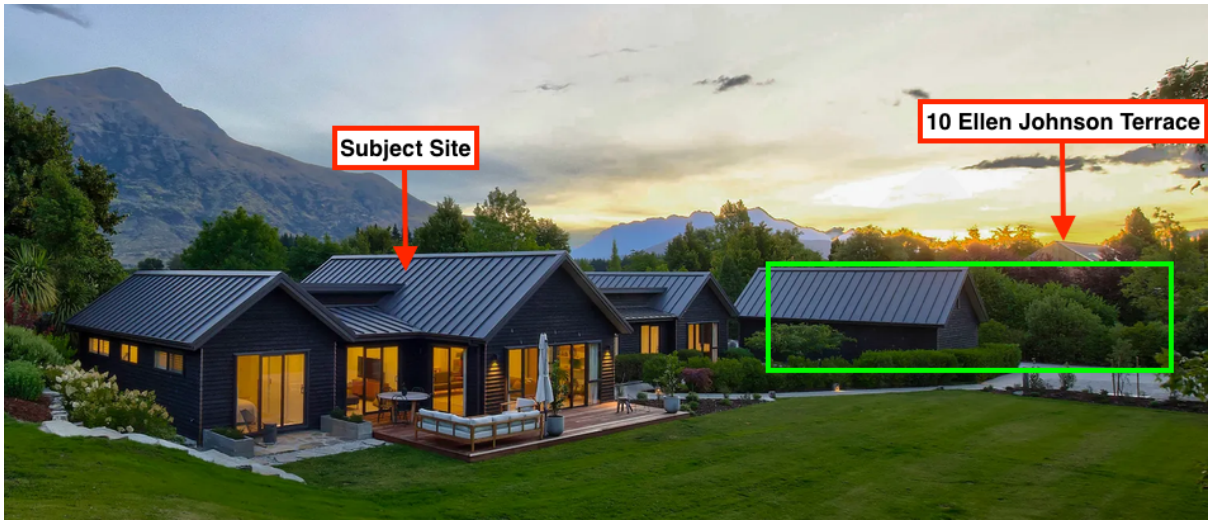


Figure 3: View from the subject site towards 10 Ellen Johnson Terrace.



Figure 4: View from 10 Ellen Johnson Terrace towards the subject site.

Given the limited extent of the infringement, its location within the approved building platform, its integration with the existing garage, its non-habitable use and the substantial intervening vegetation, any adverse effects on the owners and occupiers of 10 Ellen Johnson Terrace will be less than minor. Accordingly, no persons are considered adversely affected.

9.0 OBJECTIVES AND POLICIES OF THE PROPOSED DISTRICT PLAN

Proposed District Plan (PDP)

The relevant objectives and policies of the Proposed District Plan include Chapter 3 (Strategic Direction) and Chapter 24 (Wakatipu Basin Rural Amenity Zone).

CHAPTER 3 - STRATEGIC DIRECTION

Objective 3.2.3 *– A quality-built environment taking into account the character of individual communities.*

The garage addition will be contained within the approved building platform and physically integrated with the existing dwelling. Its domestic scale, complementary design and limited site coverage will maintain the established character and quality of the built environment.

The addition will integrate with the existing dwelling through its location, form, materials and colour palette. It will consolidate built form within the established development area and will not appear as a separate or visually prominent structure.

Objective 3.2.4 *– The distinctive natural environments and ecosystems of the District are protected.*

The addition is located on previously developed, flat land within the approved building platform. It requires only minor foundation works, involves no significant vegetation clearance and will not adversely affect any identified natural environment or ecosystem.

Policy 3.2.4.1 – Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.

The proposal will not materially affect air, water or soil quality, ecosystem functioning or indigenous biodiversity. Stormwater from the additional roof area will be appropriately managed on-site, and no indigenous vegetation removal is required.

Objective 3.2.5 *– The retention of the District's distinctive landscapes.*

The addition will remain within the approved building platform and form part of the existing residential development. Its modest scale, coherent external appearance and very low overall site coverage will ensure that the site's established landscape character and the wider distinctive landscape are retained.

CHAPTER 24 – WAKATIPU BASIN RURAL AMENITY ZONE

Wakatipu Basin Rural Amenity Zone

Policy 3.2.5.8 – Within the Wakatipu Basin Rural Amenity Zone:

a) The landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and
b) The landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded.

Objective 24.2.1 *– Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.*

The proposal maintains the identified landscape character and visual amenity values of the Ladies Mile Landscape Character Unit. The garage addition will be attached to the existing garage, located wholly within the approved building platform and confined to an

established residential development area. It will not extend built development into an undeveloped part of the site or materially affect the spacious, green character of Ladies Mile or views from SH6 toward the surrounding mountain, hill and lake context. The limited scale of the addition, coherent architectural treatment, existing boundary planting and overall site coverage of approximately 2% ensure that the building remains appropriately integrated into its setting. The proposal is therefore consistent with Objective 24.2.1.

Policy 24.2.1.1 - Identify in Schedule 24.8 and on the planning maps the landscape capacity of areas outside of the Precinct to absorb subdivision and residential development according to the following rating scale:

a. *Very Low capacity;*
b. *Low capacity;*
c. *Moderate-Low capacity;*
d. *Moderate capacity;*
e. *Moderate-High capacity; and*
f. *High capacity.*

Schedule 24.8 identifies the Ladies Mile Landscape Character Unit as having 'High' capacity to absorb additional development. The proposal does not involve subdivision or a new residential unit but comprises a modest addition to an existing dwelling within an approved building platform. It represents substantially less change than the additional development anticipated by the identified capacity rating.

Policy 24.2.1.6 - Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.

The garage will be constructed on a flat area adjoining the existing dwelling and garage and entirely within the approved building platform. Earthworks will be limited to a minor site scrape and foundation preparation, with no material alteration to the wider landform. Existing access and servicing arrangements will be retained. The proposal therefore minimises modification to the natural landform and is consistent with Policy 24.2.1.6.

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.

Schedule 24.8 identifies the important values of the Ladies Mile Landscape Character Unit as its spacious, green entrance character and views from SH6 toward the surrounding mountain, hill and lake context. As an integrated addition to an existing dwelling within an approved building platform, the garage will not materially alter the existing pattern or extent of development. Its modest scale, limited site coverage, coherent external appearance and existing landscape screening will ensure that these identified values are maintained. The proposal is therefore consistent with Policy 24.2.1.7.

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 garage will be physically and architecturally integrated with the existing dwelling and will use materials and colours that match or complement the established building. While it will encroach 0.785m into the required 10m western internal boundary setback, it remains within the approved building platform and adjoining established built form. Its domestic scale, ancillary garage function, limited increase in building bulk and existing boundary planting will avoid an overbearing or visually prominent outcome. With total

building coverage amounting to approximately 2% of the site, a strong sense of spaciousness will remain. The proposal is therefore consistent with Policy 24.2.1.8.

Policy 24.2.1.13 - Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.

Earthworks will be limited to those required for the garage foundations on an existing flat area and will not materially alter landform or ground levels near the western boundary. No significant established vegetation is proposed to be removed, and existing planting will continue to integrate and screen the residential development. Adverse effects on landscape character and visual amenity will therefore be appropriately minimised, consistent with Policy 24.2.1.13.

Policy 24.2.1.15 - Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.

The garage addition will consolidate built form around the existing dwelling rather than introduce a separate or dispersed building. It will remain within the approved building platform, and the entirety of the dwelling and garage development will occupy approximately 2% of the site. This low level of coverage, together with the established planting and wider open character of the property, will maintain the site's sense of spaciousness and ensure that built form remains subservient to the broader landscape setting. The proposal is consistent with Policy 24.2.1.15.

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 exterior lighting associated with the garage will be directed downward and confined to the immediate building area. This will avoid unnecessary glare or light spill toward adjoining properties, roads or public places and will not materially degrade views of the night sky. The proposal is therefore consistent with Policy 24.2.1.16.

CONCLUSION

Overall, the proposed garage addition is consistent with aforementioned objectives and the relevant supporting policies. The addition will consolidate built form within the approved building platform, involve only minor earthworks, retain existing landscaping and adopt an external appearance that complements the existing dwelling. Despite the minor internal boundary setback infringement, the proposal will maintain the site's spacious character and will not materially affect the landscape character or visual amenity values identified for the Ladies Mile Landscape Character Unit.

10.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the proposed garage addition will continue to achieve the purpose of the Act as presented in Section 5.

11.0 CONCLUSION

This application seeks Resource Consent to construct an addition to an existing garage which intrudes on an internal boundary setback at 12 Ellen Johnson Terrace, Lake Hayes, Queenstown.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the proposal will promote outcomes encouraged by the relevant rules, assessment criteria, objectives, and policies of the PDP. It is also considered that the application represents sustainable development as sought within Part 2 of the Act.

It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent.

Kind Regards,

Cameron Stobie
IP Solutions Ltd



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BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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