ASSESSMENT OF ENVIRONMENTAL EFFECTS

Resource Consent Application

Proposed New Two-Storey Dwelling

4 Grove Lane, Kelvin Heights, Queenstown

Lot 124 DP 11164

Owner	Kevin and Olga Buckley
Applicant	ADQ Partnership Ltd.
Council	Queenstown Lakes District Council
Zone	Suburban Residential
Proposal	New two-storey, four-bedroom dwelling with integrated three-bay garage
Primary Consent Triggers	Eastern and western setback infringements; eastern and western recession plane infringements; building coverage infringement.

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1. Introduction

This Assessment of Environmental Effects has been prepared in support of a resource consent application to Queenstown Lakes District Council for the construction of a new two-storey residential dwelling at 4 Grove Lane, Kelvin Heights, Queenstown.

The proposal involves the demolition of the existing dwelling and associated structures and the construction of a new two-storey, four-bedroom dwelling with an integrated three-bay garage. The development also includes associated site works, earthworks, retaining, access and landscaping works required to establish the dwelling on the existing sloping residential site.

Resource consent is required for the following matters:

- Eastern boundary setback infringement;
- Western boundary setback infringement;
- Eastern boundary recession plane infringement;
- Western boundary recession plane infringement;
- Building coverage infringement

The proposal is an appropriate residential development within an established suburban residential environment. The dwelling has been designed to respond to the sloping landform, the existing access arrangement, and the surrounding residential context. The actual and potential adverse effects of the proposal are assessed as less than minor.

2. Site Description

The site is located at 4 Grove Lane, Kelvin Heights, Queenstown, and is legally described as Lot 124 DP 11164.

The site has an area of approximately 764m² and is located within the Suburban Residential Zone under the Queenstown Lakes District Plan.

The site is an established residential property accessed from Grove Lane. It contains an existing dwelling, garage, driveway, retaining and associated hardstand areas. The landform slopes across the site, and the proposal uses the existing site levels to accommodate a lower garage/basement level and an upper residential living level.

The surrounding environment is residential in character and comprises detached dwellings of varying age, scale and design. The wider Kelvin Heights context includes sloping residential sites, elevated dwellings, garages, balconies, decks and retaining structures. The proposed built form is therefore consistent with the type of residential development commonly found in the receiving environment.

3. Existing Environment

The existing environment includes the subject site as it currently exists, together with the surrounding residential properties and the anticipated residential development enabled by the District Plan.

The site is already used for residential purposes. The existing dwelling, garage, driveway and associated structures establish the residential character and use of the site. The existing vehicle crossing from Grove Lane is proposed to be retained.

The receiving environment is not pristine or undeveloped. It is an established suburban residential area where residential buildings, garages, driveways, retaining walls, boundary fencing and landscaping are expected elements. The proposal will replace an existing residential dwelling with a new residential dwelling and will not introduce new or incompatible land use.

4. Description of Proposal

The proposal is to demolish the existing dwelling and construct a new two-storey, four-bedroom dwelling with an integrated three-bay garage.

The proposed dwelling includes:

- A lower ground floor / garage level containing a three-bay garage, foyer, bedroom, ensuite, walk-in wardrobe and service spaces;
- An upper floor containing living, kitchen, dining, office, bedrooms, bathrooms, laundry, circulation and associated spaces;
- Balcony and deck areas associated with the upper level;
- Retention of the existing vehicle crossing from Grove Lane;
- Associated earthworks to establish the garage/basement level, building platform and landscaping;
- Use of contemporary residential materials including vertical shiplap cladding, masonry/brick elements, rendered cladding, bluestone tile cladding, metal roofing, aluminium balustrades and glazed joinery.

The proposed dwelling has been designed to respond to the sloping site by placing the garage and lower-level accommodation partly into the landform, with the main living areas positioned above. This is a practical and common design response in Kelvin Heights and assists in reducing the perceived scale of the building when viewed from the street and adjoining properties.

4.1 Proposal Summary

Matter	Detail
Site area	764m²
Dwelling form	Two-storey dwelling
Bedrooms	Four bedrooms
Garage	Integrated three-bay garage
Proposed building coverage	311m² / 40.7%
Permitted building coverage	40% / approximately 305.6m²
Building coverage exceedance	Approximately 5.4m² / 0.7 percentage points
Earthworks	Approximately 159m³ total cut
Vehicle crossing	Existing vehicle crossing retained

5. Planning Framework

The site is located within the Queenstown Lakes District Council Suburban Residential planning framework.

The relevant District Plan matters include:

- Residential activity within the zone;
- Building coverage;
- Boundary setbacks;
- Recession planes;
- Building height;
- Earthworks;
- Access and servicing;
- Residential character and amenity.

A residential dwelling is an anticipated activity in this zone. The matters requiring consent relate to the bulk, location and site coverage of the proposed building, together with associated earthworks.

6. Reasons for Consent

Consent matter	Assessment summary
Eastern boundary setback infringement	Part of the eastern façade of the Garage/ balcony in located within the setback by 0.87m² the northern corner of the eave is located within the required eastern internal boundary setback by 0.87m²
Western boundary setback infringement	Parts of the western eave located within the required western internal boundary setback. Approximate identified eave infringement areas: 2.31m² and 0.69m².
Eastern boundary recession plane infringement	Northern corner of the dwelling/roof form breaches the recession plane along the Eastern boundary by approx. 490mm
Western boundary recession plane infringement	Northern end of the gutter breaches the recession plane along the Western boundary by approx. 340mm
Building coverage infringement	Proposed building coverage of 311m² / 40.7%, exceeding the 40% standard by approximately 5.4m² / 0.7 percentage points.

6.1 Eastern Boundary Setback Infringement

The proposal infringes the required eastern internal boundary setback.

The plans identify the following eastern boundary setback infringements:

- Eave: approximately 0.87m²
- Garage: approximately 0.87m²

The eastern setback infringement is associated with the garage/balcony and eave elements.

The infringement is localised to the northern corner and does not extend continuously along the full eastern boundary.

6.2 Western Boundary Setback Infringement

The proposal infringes the required western internal boundary setback.

The western boundary infringement is limited to parts of the eave, with the plans identifying eave breach areas of approximately 2.31m² and 0.69m².

The western setback infringement is minor in scale and relates to the eave / gutter edge rather than a full-height external wall.

6.3 Eastern Boundary Recession Plane Infringement

The proposal breaches the recession plane at the northern end of the roof form along the eastern boundary.

The breach is limited to the northern corner of the eave / gutter area and is associated with the dwelling's roof geometry and sloping site response.

6.4 Western Boundary Recession Plane Infringement

The proposal breaches the recession plane at the northern end of the dwelling/roof form along the western boundary.

The breach is limited in location along the north end of the building. The recession plane breach is restricted to the upstand of the gutter. It occurs in the context of the dwellings form.

6.5 Building Coverage Infringement

The plans identify a proposed building coverage of 311m². Based on the site area of 764m², this equates to approximately 40.7% building coverage.

The applicable building coverage standard provides for a maximum building coverage of 40%. The permitted building coverage for the site is therefore approximately 305.6m².

The proposal exceeds the permitted coverage by approximately 5.4m², or 0.7 percentage points.

Resource consent is therefore sought for a building coverage infringement.

6.6 Overall Activity Status

The overall activity status is to be a discretionary activity. On a conservative basis, the application is assessed as requiring consent for building coverage, setback, recession plane.

7. Assessment of Environmental Effects

7.1 Residential Character and Amenity

The proposal is consistent with the anticipated residential use of the site. A detached residential dwelling is an expected activity within the residential zone and is compatible with the established character of Grove Lane and Kelvin Heights.

The proposal replaces an existing residential dwelling with a new residential dwelling. It will not introduce a non-residential activity, increased intensity of incompatible use, or activity that would undermine the character of the surrounding neighbourhood.

The dwelling has a contemporary residential design, with varied cladding materials, roof articulation, glazing, balconies and recesses. These features assist in breaking down the building mass and reducing the visual impact of the dwelling. The use of darker and recessive materials will also assist in visually integrating the building into the site.

The scale of the dwelling is consistent with larger contemporary dwellings found in Queenstown's suburban residential areas, particularly on sloping sites where lower garage levels, elevated living areas, decks and retaining are common.

Overall, the proposal will maintain the residential character and amenity values of the site and surrounding environment.

7.2 Building Coverage Effects

The proposed building coverage is 311m², equating to 40.7% of the 764m² site. This exceeds the 40% standard by approximately 5.4m², or 0.7 percentage points.

The purpose of the building coverage standard is to manage the scale and intensity of built development, retain a reasonable balance between built form and open space, and avoid adverse effects associated with overdevelopment, visual dominance, loss of landscaped character and stormwater runoff.

In this case, the extent of the infringement is minor. The proposal remains consistent with the scale of residential development anticipated for the zone and does not result in a dwelling that appears visually excessive or inconsistent with the established residential character of Kelvin Heights.

The additional coverage is primarily associated with the functional requirements of the "low slung" roof/eave form and a design response to the sloping site. The low roof form is a common architectural response found in the Queenstown area. The roof form has been designed to reduce the dominance of the building in relation of the neighbouring properties and is seen to "ground" the building within the natural slope of the site.

The dwelling is not visually monolithic. Its built form is articulated by changes in wall planes, roof form, balcony elements, glazing and varied material finishes. These design measures reduce the apparent bulk of the dwelling and assist in maintaining an appropriate residential scale.

The site will continue to provide outdoor living space, access, landscaping opportunities and a residential level of open space around the building. The minor exceedance in coverage will not materially affect the way the dwelling is viewed from Grove Lane or adjoining properties.

Stormwater management will be addressed through detailed design and building consent requirements. The proposed coverage infringement is not expected to create adverse effects on public infrastructure.

Overall, the building coverage infringement is limited in scale and will not compromise residential character, amenity, open space values or the functionality of the site. Any adverse effects associated with building coverage will be less than minor.

7.3 Eastern Boundary Setback Effects

The eastern boundary setback infringement involves the northern corner of the garage/balcony building element and eave.

The garage is located at the lower level and is integrated into the site's slope. This reduces its perceived bulk and dominance when viewed from adjoining land. The garage is a typical residential feature, and its location is a functional response to site access, levels and the need to accommodate on-site parking.

The balcony is associated with the upper-level outdoor living and sits directly above the garage. These are normal residential building features in the Kelvin Heights environment, where sloping sites commonly include elevated decks and balconies. The main visual focus is to the north and will not be overlooking the neighbouring property. It has been assessed that where privacy will be maintained due to the established hedging on the boundary, and the neighbouring façade does not have any opening leading to any living or bedroom areas.

The eave will not materially increase building dominance or reduce outlook from the adjoining property. The gutter and eave heel has been designed in a manner that gives the effect of "tapering off", reducing the bulk at the roofs eave with helps mitigate the dominance of the horizontal plane.

The eave projection forms part of the architectural detailing of the dwelling and contributes to weather protection and the horizontal roof form. The infringement is small in area and limited in extent.

The infringement is localised and does not create a continuous two-storey built edge along the eastern boundary. The proposed building remains articulated through changes in form and material, and the design avoids the appearance of a blank or unrelieved wall.

Due to the neighbouring properties outlook and living space is located on the NE of their property and is orientation to the NE it is deemed that the eastern setback infringement will not result in unacceptable dominance, shading, outlook or privacy effects on the adjoining property. Any adverse effects will be less than minor.

7.4 Western Boundary Setback Effects

The western boundary setback infringement is limited to parts of the eave.

It will not materially increase building dominance or reduce outlook from the adjoining property. The gutter and eave heel has been designed in a manner that gives the effect of "tapering off", reducing the bulk at the roofs eave with helps mitigate the dominance of the horizontal plane.

The eave projection forms part of the architectural detailing of the dwelling and contributes to weather protection and the horizontal roof form. The infringement is small in area and limited in extent.

Due to the neighbouring properties outlook and living space being located to the north of the property and along the boundary edge runs their driveway, it is deemed that the western setback infringement will not result in unacceptable dominance, shading, outlook or privacy effects on the adjoining property. Any adverse effects will be less than minor.

7.5 Recession Plane Effects

The recession plane infringements occur at the northern end of the roof form on the eastern and western boundaries.

The purpose of recession plane controls is generally to manage building dominance, access to daylight, shading, and the relationship between buildings and adjoining sites.

In this case, the infringements are limited to parts of the roof/eave form and do not involve extensive two-storey walls projecting through the recession plane. The breaches are localised and occur within the context of a sloping site where building forms commonly step with the land and include elevated roof and balcony elements.

The proposed roof form is low-pitched and horizontal in character. This reduces the apparent bulk of the upper level and avoids the more prominent effects that can arise from steeper roof forms or large vertical wall planes.

The infringements are located toward the northern end of the building and are not expected to create significant shading effects on adjoining sites. Along the Eastern boundary it is limited to the northern corner and returns along the Eastern façade approx. 5m. The roof has been designed to be a thin low-pitched form which minimises the apparent visual bulk. Due to the slimness of the form, height of the roof, and the orientation of the neighbouring dwelling and established hedging along the boundary edge is it deemed that the proposed roofline with not have any additional effects.

Along the Western boundary, the recession plane breach is limited to the outer upstand of the gutter edge by approx. 340mm. Due to the limited scale of the breach any additional effects beyond a compliant envelope will be limited.

Overall, the recession plane infringements will not result in unacceptable adverse effects on neighbouring amenity, daylight access, outlook or privacy. Any adverse effects will be less than minor.

7.6 Building Dominance and Outlook

The proposed dwelling is two storeys, but the design responds to the sloping site by integrating the lower level into the landform. This reduces the apparent building bulk and allows the garage level to sit within the site rather than presenting as an elevated or dominant structure.

The building is articulated through varied cladding, glazing, balcony elements, changes in wall planes and a low-pitched roof form. These features break down the overall mass of the building and reduce potential dominance effects.

The proposed dwelling is not anticipated to result in adverse dominance or outlook effects on adjoining properties to the east or west. The proposed building has a similar overall width to the existing dwelling on the site and, importantly, adopts a lower-slung roof form when compared with the existing gable-ended building form. This assists in reducing the apparent bulk and visual prominence of the dwelling when viewed from adjoining sites.

In relation to the property to the west, the adjoining outdoor living areas are orientated primarily to the north, away from the proposed dwelling. The eastern elevation of that dwelling contains only a single high-level window facing the subject site, given the height of the window, it has been assessed that the view will be of the sky, and you would not see the proposed dwelling. Given the orientation of the neighbouring outdoor living space, the limited extent of glazing facing the proposal, and the existing boundary hedging, the proposed dwelling will not be readily visible from the key living or outdoor areas of the western property. As such, any dominance or outlook effects on this property will be less than minor.

In relation to the properties to the east, their outlook is generally orientated to the north-east and is not directed toward the proposed dwelling. Along their western boundary, there are no windows that directly overlook the proposal. Accordingly, the proposed dwelling will not materially affect the outlook of the property, nor will it create an overbearing or dominant built form when experienced from their primary living spaces.

Overall, the proposal maintains a built form that is comparable in width to the existing dwelling, with a more recessive roof profile. When considered alongside the orientation, window placement, outdoor living

arrangements and existing boundary screening of the adjoining properties, the proposal will not result in adverse building dominance or outlook effects on adjoining owners or occupiers.

The boundary infringements are localised and do not create continuous built form hard against the eastern or western boundaries. The dwelling will maintain a reasonable relationship with adjoining properties and will not create an unacceptable sense of enclosure.

Any building dominance and outlook effects will be less than minor.

7.7 Shading and Access to Sunlight

The shade studies demonstrate that the proposed dwelling will not result in adverse shading effects beyond those that could reasonably be expected from a compliant built form. In particular, the proposal incorporates a low-slung roof profile which reduces the overall visual bulk and height of the building when compared with a taller, compliant building envelope. As shown in the shade studies, the proposed roof form does not generate any greater shading than a compliant / taller building form would produce.

In relation to the property to the west, during peak summer and mid-season periods, any shading generated by the proposal is limited to the existing driveway area. This will not affect the western property's principal outdoor living area or any key habitable room windows. During the winter months, shading is limited to the mid-morning period. However, given that the affected western façade does not contain windows facing the proposal, and the adjoining outdoor living area is orientated to the north, any reduction in sunlight access will be minimal. It is also relevant, as shown in the sun studies that a compliant building form would result in the same or additional shading outcome during the year. It is deemed that any shading effects on the western property will be less than minor.

In relation to the properties to the east, during all periods of the year, shading occurs only in the late afternoon. Due to the position and orientation of the adjoining dwellings, this shading will not fall over their principal outdoor living areas but will instead be limited to gardens and lawn located near to the boundary. As assessed any shading will be full on existing established planting. The shading will not materially affect the use or amenity of the eastern properties' outdoor living areas, as their primary outlook and outdoor living spaces are orientated away from the proposal.

Overall, the proposal maintains an appropriate level of sunlight access to adjoining properties. The low-slung roof form assists in reducing shading effects, and the shade studies confirm that any shading generated by the proposal is comparable to, or less than, that which could occur under a compliant built form. Considering the timing, duration and location of shading, together with the orientation of neighbouring outdoor living areas and windows, any shading or sunlight access effects on adjoining properties will be less than minor.

7.8 Privacy and Overlooking

The proposed dwelling includes upper-level glazing, balcony and outdoor living areas. These are typical features of residential development in Queenstown, particularly on sloping sites where dwellings are designed to respond to outlook and topography.

The proposed dwelling has been designed so that its primary outlook is directed to the north, over public land, rather than toward adjoining residential properties. The orientation of the dwelling, placement of glazing, and arrangement of internal living areas are such that views are directed away from neighbouring private living spaces.

In relation to the property to the west, the adjoining dwelling's outdoor living area is also orientated to the north and will not be directly overlooked by the proposal. Due to the low-pitched roof design, the proposed dwelling does not create any direct or unreasonable views into the western property's principal outdoor living space. In addition, the established planting along the western boundary will continue to provide visual screening and assist in maintaining an appropriate sense of privacy between the properties.

In relation to the properties to the east, their outdoor living areas are directed to the north-east and will not be readily visible from the proposed dwelling. The proposal does not introduce direct overlooking of these areas, and there are no significant privacy effects arising from the eastern interface. Established planting

along the eastern boundary will further assist in maintaining separation, screening and a sense of privacy for adjoining occupiers.

Overall, the proposal has been designed to orientate views away from adjoining properties and toward the public open outlook to the north. Considering the orientation of neighbouring outdoor living areas, the location of glazing, and existing boundary planting, any privacy or overlooking effects on adjoining properties will be less than minor.

7.9 Streetscape Effects

The dwelling will present a high-quality contemporary residential frontage to Grove Lane.

The proposal retains the existing vehicle crossing and provides garaging on site. The garage and entry arrangement are consistent with the residential function of the site and the established streetscape.

The building design incorporates varied materials, glazing, roof articulation and a clearly residential architectural character. The proposal will improve the quality of built form on the site and will not create adverse streetscape effects.

Any adverse streetscape effects will be less than minor.

7.10 Earthworks Effects

The proposal includes associated earthworks required to enable construction of the proposed dwelling, garage, access and landscaping works.

The earthworks are directly related to the residential development and are required to form the lower garage/basement level, establish finished floor levels, provide suitable building platforms and integrate the proposed dwelling with the existing sloping landform.

The architectural drawing set identifies approximately 38m³ of cut associated with the new basement/garage area and approximately 98m³ of cut associated with the new first floor/landscaping works. This results in total estimated earthworks of approximately 136m³.

The works will be localised to the building platform and immediately surrounding development area. Existing retaining walls and slab elements are proposed to be retained where practicable.

The earthworks will be undertaken in accordance with standard construction methodology and good-practice erosion and sediment control measures. Exposed soil areas will be managed to minimise sediment tracking, dust generation and sediment-laden runoff. Excavated material will be removed from the site or reused where appropriate, subject to suitability and final construction requirements.

All works will be undertaken so that the stability of adjoining land, existing retaining structures, neighbouring properties and public infrastructure is maintained. Where required, retaining and structural elements will be designed by suitably qualified professionals and addressed through the building consent process.

Given the sloping nature of the site, the proposed cut is an expected and practical component of residential development. The earthworks are not anticipated to result in adverse visual or landscape effects beyond the temporary construction period, as the completed works will be absorbed by the built form, garage level, access arrangements and final landscaping.

Once construction is complete, disturbed areas will be stabilised and integrated into the finished residential development.

Temporary construction effects, including construction traffic, machinery noise, vibration, dust and sediment generation, will be limited in duration and can be appropriately managed through standard site management practices. The existing vehicle crossing is proposed to be retained, and construction access can be managed from Grove Lane without requiring new access arrangements.

No known archaeological, cultural heritage or wāhi tūpuna overlays have been identified. Notwithstanding this, if any archaeological material, kōiwi, artefacts or material of Māori origin is discovered during earthworks, works should cease in the immediate area, and appropriate accidental discovery procedures should be followed.

Overall, the associated earthworks are modest in scale, directly related to the construction of the proposed dwelling, and capable of being undertaken without generating adverse effects on neighbouring properties, public infrastructure, land stability, amenity values or the wider environment. Any adverse effects associated with the earthworks will be temporary, construction-related and less than minor.

7.11 Infrastructure, Access and Servicing

The proposal involves the replacement of an existing residential dwelling with a new residential dwelling. The site is already serviced, and the proposal will not introduce a materially different activity or demand profile from that anticipated in the residential zone.

The existing vehicle crossing from Grove Lane is proposed to be retained. The three-bay garage will provide on-site parking appropriate for the residential use of the site.

Stormwater, wastewater, water supply and other services will be addressed through detailed design and building consent. The proposal is not expected to create adverse effects on public infrastructure.

7.12 Construction Effects

Construction effects will be temporary and typical of residential building works. These effects may include construction noise, vehicle movements, dust, earthworks, material deliveries and contractor parking.

Such effects can be appropriately managed through standard construction practices, including:

- Undertaking works during normal construction hours;
- Implementing erosion and sediment control measures;
- Managing dust during dry or windy conditions;
- Maintaining safe site access;
- Ensuring construction vehicles do not obstruct Grove Lane;
- Repairing any damage to public or private property caused by construction works.

Construction effects will be temporary and less than minor.

7.13 Positive Effects

The proposal will result in positive effects by:

- Replacing an existing dwelling with a high-quality contemporary dwelling;
- Providing a functional four-bedroom residential dwelling;
- Improving the architectural quality and amenity of the site;
- Providing on-site garaging and parking;
- Making efficient use of an existing residential site and existing infrastructure;
- Responding to the sloping landform through a site-specific design.

8. Assessment Against Objectives and Policies

8.1 Chapter 7 Residential Objectives and Policies

The relevant objectives and policies seek to provide for compatible suburban residential development while maintaining residential amenity values and managing the effects of built form.

Objectives and Policies

7.2.1

Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity residential living environment for residents as well as users of public spaces within the zone.

The proposal is consistent with Objective 7.2.1. It provides for the continued residential use of an established suburban property through the replacement of the existing dwelling with a new, comprehensively designed dwelling.

The proposal retains a conventional suburban residential density, with one residential unit occupying the site. It will therefore remain compatible with the established pattern of residential development in the surrounding Kelvin Heights neighbourhood and will not introduce an intensity of use that is inconsistent with the zone.

The proposed dwelling has been designed to provide a high-quality living environment for its occupants through appropriately orientated internal and outdoor living spaces, access to sunlight, outlook and functional on-site parking and servicing. The dwelling is predominantly expressed as a low-profile, two-storey residential building that responds to the sloping nature of the site.

While limited setback and recession plane infringements are proposed, the building has been designed to manage its relationship with adjoining properties. Its low-slung roof form, articulation, varied building setbacks and integration into the site reduce the apparent height and bulk of the development. The effects assessments relating to dominance, outlook, shading and privacy demonstrate that reasonable residential amenity will be maintained for neighbouring properties.

The development will also maintain the amenity of Grove Lane and nearby public spaces. The proposal remains residential in appearance, retains the established vehicle access and presents a coherent architectural form appropriate to the surrounding suburban environment.

Overall, the proposal maintains a compatible suburban density and provides a high-amenity residential environment for both residents and users of the surrounding neighbourhood.

Policies

7.2.1.1

Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure and is designed in a manner consistent with the capacity of infrastructure networks.

The proposal is consistent with Policy 7.2.1.1. The site is located within an established residential area that is already served by public infrastructure, including road access, water supply, wastewater and other utility services.

The proposal replaces an existing residential dwelling and does not create an additional residential unit. It is therefore not anticipated to result in a material increase in demand on public infrastructure when compared with the established residential use of the property.

The existing vehicle crossing from Grove Lane will be retained, and any new or altered service connections will be designed and installed in accordance with Council requirements through the detailed

design and building consent processes. Stormwater will similarly be collected and managed through an appropriately designed system.

7.2.1.2

Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development (excluding existing residential densities) and maintains suburban residential amenity values predominantly one to two storey building heights.

The proposal is consistent with Policy 7.2.1.2. It makes efficient use of an established residential property by replacing the existing dwelling with a modern dwelling that is appropriately designed in response to the site's slope, orientation, outlook and surrounding residential context.

The proposal remains limited to one residential unit and does not represent an intensification of residential density. Its scale is consistent with the type of substantial detached residential development anticipated within the Suburban Residential Zone.

The dwelling is predominantly one to two storeys in appearance. The lower level is integrated into the sloping site and accommodates garaging and associated residential functions, while the principal living accommodation is contained within the upper level. This arrangement reduces the apparent scale of the building when viewed from neighbouring properties and surrounding public areas.

The building incorporates a low-pitched roof form rather than a taller conventional gable or pitched-roof form. This reduces the overall visual bulk of the development and assists in maintaining access to sunlight and outlook for adjoining properties. Variations in the building line, roof form and façade treatment also provide articulation and prevent the dwelling from appearing as a continuous or visually imposing building mass.

Although the proposal includes limited setback and recession plane infringements, these do not result in a form of development that is inconsistent with the anticipated suburban character of the zone. The infringements arise principally from the design response to the site and are localised rather than representative of excessive building scale across the property.

The proposal therefore represents an efficient use of the land while maintaining a suburban residential scale, predominantly one to two-storey building heights and reasonable residential amenity values.

7.2.1.3

Ensure that the height, bulk and location of development achieves a suburban-intensity character of the zone and maintains reasonable amenity values for users of neighbouring properties, in particular, privacy and access to sunlight.

The proposal is consistent with Policy 7.2.1.3. The proposed dwelling is of a height and scale appropriate for a detached dwelling within the Suburban Residential Zone. Its low-slung roof form, architectural articulation and integration into the sloping site ensure that it retains a suburban residential character notwithstanding the proposed setback and recession plane infringements.

The proposal has been designed to maintain reasonable amenity values for the occupants of adjoining properties to the east and west.

For the western property, the proposed dwelling is of a similar general width to the existing dwelling but uses a lower and less visually prominent roof form. The western neighbour's principal outdoor living area is orientated to the north, away from the shared boundary, and the eastern elevation of that dwelling contains only a high-level window. Existing boundary planting also provides a degree of visual screening. The proposal will therefore maintain a reasonable outlook and will not result in an unacceptable sense of enclosure or dominance.

For the eastern property, the principal outlook and outdoor living areas are directed towards the north-east rather than towards the shared boundary. There are no significant windows or outdoor living areas positioned in a manner that would be directly overlooked by the proposal. Existing planting along the boundary further assists in maintaining visual separation and privacy.

The proposed dwelling has been designed so that its principal views and outlook are directed northwards over the site and towards public open space rather than directly into neighbouring properties. Window placement, building orientation and existing boundary screening will ensure that an acceptable level of privacy is retained.

The accompanying shading assessment demonstrates that the proposal will maintain reasonable access to sunlight. The proposed roof design is particularly relevant in this regard. Although parts of the building infringe the recession plane, the low-pitched roof produces less overall height and shading than a taller building with a complying pitched roof could generate.

The location, orientation and design of the dwelling therefore maintain reasonable privacy, sunlight, outlook and general residential amenity for neighbouring properties. The proposal remains consistent with the suburban-intensity character anticipated by the zone.

7.2.3

Objective - Encourage higher density development where it responds to the context and character of the locality and is designed to maintain amenity values.

7.2.3.3

Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having regard to the visual amenity of streets and street frontages.

The proposal is consistent with Policy 7.2.3.3.

The site layout retains areas around the dwelling for landscaping, outdoor living and residential recreation. These areas are integrated with the position and orientation of the dwelling rather than being treated as residual spaces.

The principal outdoor living areas are orientated to benefit from northern sunlight, outlook and a direct relationship with the internal living spaces. This will provide a functional and high-amenity outdoor environment for the occupants of the dwelling.

Existing established vegetation along the side boundaries provides screening, softens views of the proposed building and assists in maintaining privacy between the subject site and adjoining properties. Landscaping around the completed development will further integrate the dwelling into the site and reduce the visual prominence of built and hard-surfaced areas.

Existing landscaping visible from Grove Lane will help maintain an attractive residential frontage and soften the relationship between the dwelling, driveway, garaging and the street. The landscaping will therefore contribute positively to both the private amenity of the site and the wider visual amenity of Grove Lane.

Overall, the proposed landscaped and outdoor living areas are appropriately integrated into the development and will provide functional, attractive and high-amenity spaces for recreation and enjoyment.

7.2.6

Objective - Development efficiently utilises existing and planned infrastructure and minimises impacts on infrastructure networks.

The proposal is consistent with Objective and Policies understand section 7.2.6. The site is an established residential property that is already serviced by existing access and infrastructure networks. The proposal involves the replacement of the existing dwelling with a new dwelling rather than the establishment of an additional residential unit. Accordingly, the development will not result in a significant intensification of

residential activity or a material increase in demand on the surrounding transport, water supply, wastewater or other infrastructure networks.

The continued residential use of the site represents an efficient use of existing infrastructure within the established Kelvin Heights residential area. Any necessary upgrading or alteration of service connections will be addressed through the detailed design and building consent processes in accordance with Council's engineering requirements.

Overall, the proposal efficiently uses existing infrastructure and is not anticipated to compromise the capacity, safety or efficient operation of the surrounding infrastructure networks.

Policies

7.2.6.1

Ensure access and vehicle parking for each residential unit, including reasonable day-to-day loading and servicing needs, is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.

The proposal is consistent with Policy 7.2.6.1. The existing vehicle crossing from Grove Lane will be retained, meaning that no additional access point or new vehicle conflict will be introduced to the road network. The continued use of the established crossing will provide a familiar and appropriately located access arrangement for the property.

A three-bay garage is incorporated into the lower level of the proposed dwelling. Together with the associated driveway and internal hardstand areas, this provides sufficient space for resident and visitor parking, as well as reasonable day-to-day loading, deliveries and servicing activities, to occur within the site.

The provision of substantial on-site parking and retention of the existing vehicle crossing will minimise any effects on the availability of on-street parking and maintain the safe and efficient operation of Grove Lane. The access and parking arrangements are therefore considered appropriate for the scale and nature of the residential activity.

7.2.6.2

Ensure development is designed consistent with the capacity of existing and/or planned infrastructure networks (including any upgrades), and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

The proposal is consistent with Policy 7.2.6.2. The site is already occupied by a residential dwelling and is connected to established infrastructure serving the Kelvin Heights residential area. As the proposal replaces the existing dwelling and does not create an additional residential unit, it is not expected to generate a material increase in demand on the existing water supply, wastewater or transport networks.

The final servicing arrangements will be confirmed through detailed design and the building consent process. Any new or modified connections will be designed in accordance with Council requirements and the available capacity of the relevant infrastructure networks.

Subject to the detailed servicing design required at the building consent stage, the proposal will operate within the capacity of the existing infrastructure networks and will not result in any material adverse infrastructure effects.

8.2 Building Coverage Policy Assessment

The building coverage standard seeks to manage the scale of development and retain an appropriate level of open space.

The proposal exceeds the 40% coverage standard by 0.7%, approximately 5.4m². This exceedance is minor and does not result in overdevelopment of the site. The site remains functional for residential use, with outdoor living, access and landscaping opportunities retained.

The dwelling is well articulated and visually broken down through its design and materiality. The additional coverage will not materially change the way the dwelling is experienced from adjoining sites or the street.

The additional coverage is primarily associated with the functional requirements of the “low slung” roof/eave form and a design response to the sloping site. The roof form has been designed to reduce the dominance of the building in relation of the neighbouring properties. The dwelling is not visually monolithic. Its built form is articulated by changes in wall planes, roof form, balcony elements, glazing and varied material finishes. These design measures reduce the apparent bulk of the dwelling and assist in maintaining an appropriate residential scale.

The proposal is therefore consistent with the policy intent of managing building scale and maintaining amenity. Any adverse effects associated with building coverage will be less than minor.

8.3 Setback and Recession Plane Policy Assessment

The setback and recession plane standards seek to manage effects on adjoining properties, including dominance, privacy, outlook, shading and access to daylight.

The infringements are limited and localised.

The western infringement is limited to the eaves. The recession plane breach is limited of the top edge of the gutter along the northern end of the façade. The setback is breached in two locations directed towards the southern end of the sight. Due to the location of the infringements, and the design response of a thin, low pitched roof the visual effects to the neighbouring site are less than minor.

The eastern infringements involve garage/balcony that are integrated into the sloping site and a low-pitched eave elements projecting over the balcony. The recession plane breach is limited to the northern corner of the roof. As the roof has been designed to be a low, thin horizontal plane it is seen as not visually dominant compared to a high-pitched form. The setback is breached by the garage/ balcony and the eave. The garage is set into the sloped site, mitigating the visual dominance of the form and allow ease of access. Due to the nature of the site, it is seen appropriate that there is a balcony on the first floor. It has been designed in a way that the focus will be to the north and not over the adjoining property. Due to the location of the infringement, and the design response of a thin, low pitched roof the visual effects to the neighbouring site are less than minor.

In addition to low roof design the established planting along both boundaries will assist in maintaining visual privacy and reducing visual dominance of the proposed design. The recession plane breaches are limited to the roof/eave form at the northern end of the building. They are thin in design and do not involve large, continuous vertical wall planes.

The proposal will maintain reasonable amenity for adjoining properties and is consistent with the intent of the setback and recession plane provisions.

9. Notification Assessment

9.1 Public Notification

Public notification is not considered necessary.

The proposal involves a residential dwelling within an established residential zone. The adverse effects of the proposal will be less than minor and will be limited to localised built form, setback, recession plane, building coverage and construction-related earthworks matters.

The proposal will not create adverse effects on the wider environment that would warrant public notification.

9.2 Limited Notification

Limited notification is also not considered necessary.

The most relevant potentially affected parties are the adjoining owners and occupiers to the east and west. The effects on those properties have been assessed and are less than minor.

The setback and recession plane infringements are localised and will not result in unacceptable dominance, shading, privacy or outlook effects. The building coverage infringement is minor and does not materially affect adjoining properties. Earthworks effects will be temporary and manageable.

No person is considered adversely affected to a minor or more than minor degree.

The application is therefore suitable to be processed on a non-notified basis.

10. Part 2 RMA Assessment

The proposal is consistent with the purpose and principles of the Resource Management Act 1991.

The proposal enables the efficient use and development of an existing residential site while maintaining the amenity values of the surrounding residential environment. The development will provide for the social and economic wellbeing of the landowner while avoiding, remedying or mitigating adverse effects on the environment.

There are no matters of national importance under section 6 that are adversely affected by the proposal. The proposal has appropriate regard to amenity values, the quality of the environment, efficient use of land and the maintenance and enhancement of residential character under section 7.

No known Treaty of Waitangi / Te Tiriti o Waitangi issues have been identified. Accidental discovery procedures can be followed if any archaeological or cultural material is discovered during earthworks.

11. Schedule 4 Assessment

This AEE provides the information required to understand the nature of the proposal and assess its actual and potential environmental effects.

The assessment includes:

- A description of the site and surrounding environment;
- A description of the proposed dwelling and associated works;
- Identification of relevant consent triggers;
- Assessment of building coverage effects;
- Assessment of setback and recession plane effects;
- Assessment of earthworks effects;
- Assessment of residential character and amenity effects;
- Assessment of privacy, shading, dominance and outlook effects;
- Assessment of infrastructure, access and servicing matters;
- Assessment of construction effects;
- Assessment against relevant objectives and policies;
- Notification assessment;
- Consideration of proposed mitigation measures and conditions.

The level of detail provided is proportionate to the nature and scale of the proposal and the effects requiring assessment.

12. Proposed Conditions

The following conditions are volunteered as appropriate:

1. The development shall be undertaken in general accordance with the approved architectural plans prepared by ADQ Partnership Ltd for 4 Grove Lane, Kelvin Heights, Queenstown, project number 860, resource consent issue.
2. Earthworks shall be limited to those necessary to construct the approved dwelling, garage, access, retaining and landscaping works, generally in accordance with the approved plans.
3. Prior to earthworks commencing, erosion and sediment control measures shall be installed and maintained for the duration of earthworks to minimise sediment discharge from the site.
4. All disturbed ground shall be stabilised or landscaped as soon as practicable following completion of earthworks.
5. Construction works shall be undertaken in a manner that avoids damage to adjoining properties, public infrastructure and the Grove Lane Road reserve. Any damage caused by construction activities shall be repaired by the consent holder.
6. If any archaeological material, kōiwi, artefacts or material of Māori origin is discovered during earthworks, works shall cease in the immediate area, and the appropriate accidental discovery procedures shall be followed.
7. Stormwater from the completed development shall be managed in accordance with detailed design approved through the building consent process and Council engineering requirements.

13. Conclusion

Resource consent is sought to construct a new two-storey, four-bedroom dwelling with an integrated three-bay garage at 4 Grove Lane, Kelvin Heights, Queenstown.

The proposal requires consent for eastern and western boundary setback infringements, eastern and western recession plane infringements, a building coverage infringement and associated earthworks.

The proposed building coverage is 311m², equating to 40.7% of the 764m² site. This exceeds the 40% building coverage standard by approximately 5.4m², or 0.7 percentage points. The infringement is minor and will not result in overdevelopment of the site or adverse effects on residential character and amenity.

The setback and recession plane infringements are localised and will not result in unacceptable dominance, shading, privacy, outlook or amenity effects on adjoining properties. The proposed dwelling is of a high-quality design and responds appropriately to the sloping landform and established residential context.

Overall, the actual and potential adverse effects of the proposal will be less than minor. The proposal is consistent with the relevant objectives and policies of the District Plan and satisfies the relevant statutory assessment matters.

It is therefore appropriate that resource consent be granted on a non-notified basis, subject to appropriate conditions.