Robert Campion, Meegan Campion and
Denis Kelliher

Application to construct a dwelling, undertake earthworks and adjust the building platform location at 4 Bendemeer Lane



October 2026

J Carter
Planning

APPLICATION PURSUANT TO SECTION 88 THE RESOURCE MANAGEMENT ACT 1991

1. Applicant's full name:

R and M Campion and D Kelliher

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Phone:
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2. Invoicing Details:

Robert Campion
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Rob.Campion@hotmail.com

3. Details of the site:

(a) Address/location to which this application relates:

The subject site is located at 4 Bendemeer Lane, Queenstown. Please see Figure 1 below:

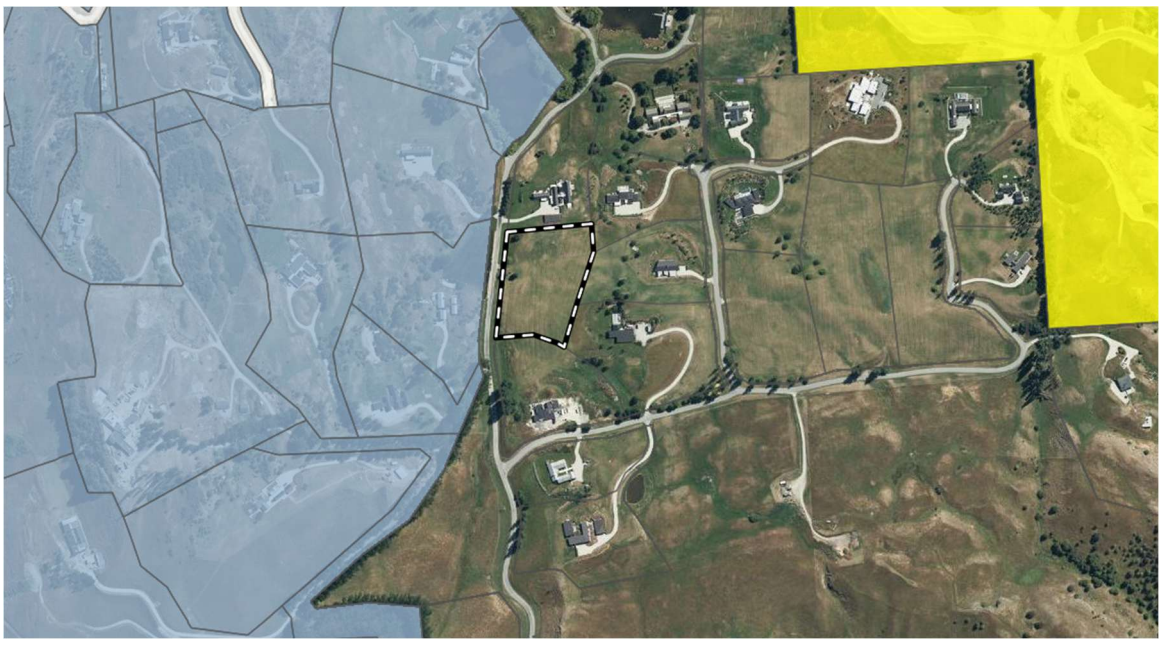


Figure 1: Location of subject site at 4 Bendemeer Lane, Queenstown (source QLDC planning maps September 2026)

(b) Legal Description

The subject site is legally described as Lot 4 Deposited Plan 338474 held in Computer Freehold Register 158378. A copy of the Computer Freehold Register is attached, marked [**C**].

(c) The owner/occupier

The site is owned by the applicant, R and M Campion and D Kelliher

(d) District Plan Zone(s):

The site is located within the Bendemeer Special Zone of the Operative District Plan.

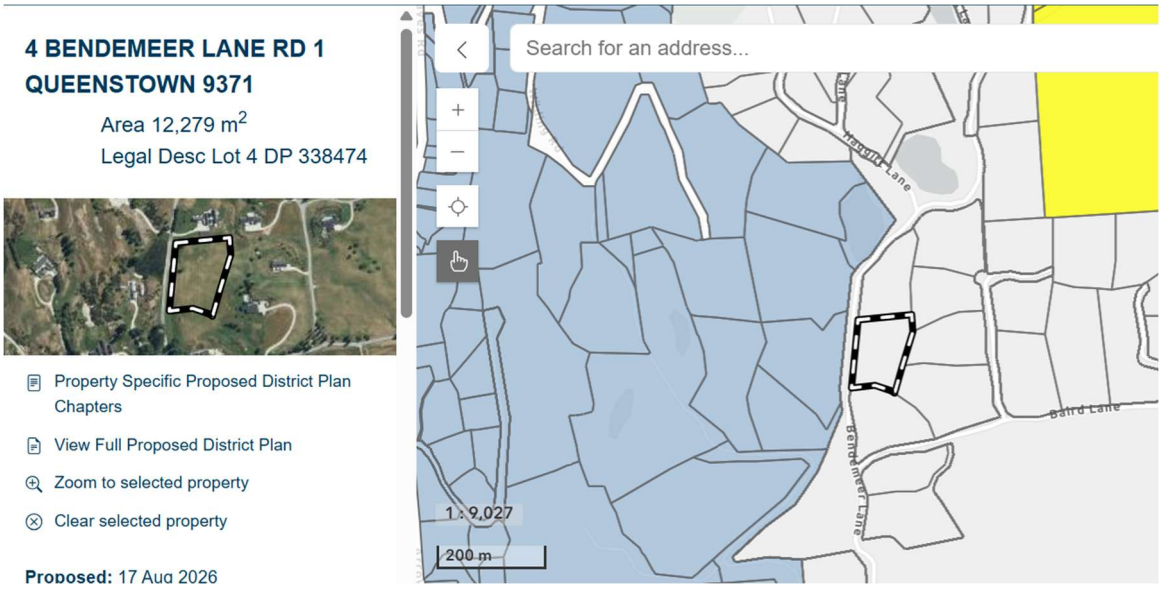


Figure 2: Location showing zoning under the Operative District Plan (ODP) (extracted from QLDC maps 8 September 2026)

5. Brief description of the proposal

As illustrated on the plans attached and marked [**D**] it is proposed to construct the architecturally designed dwelling at 4 Bendemeer Lane. The proposal includes an adjustment to the location of the building platform, and earthworks are proposed to create the build platform and provide mitigation mounding.

The design has obtained approval from the Bendemeer Design Review Board (please see attached Annex [**E**]).

6. NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

This proposal does not involve subdivision or change in use and the dwelling is largely within an already identified building platform that was created for this intended purpose. There is no record of HAIL activities on the site.

The proposal does not require resource consent pursuant to the NES.

7. Other consents:

No other consents are required.

8. Information required to be submitted:

This application includes the following:

- Computer Freehold Register for the property
- A plan showing the location of the site
- Assessment of Environmental Effects

DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

JCarter Planning

October 2026

ANNEXURES:

A Assessment of Environmental Effects

B Completed Application Form (Form 9)

C Computer Freehold Register and consent notice

D Architectural plans prepared by Hilton Miller

E Approval from Design Review Board and Design Statement

F Environmental Management Plan

G Landscape plan prepared by LAND

ANNEX A

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Application to construct a dwelling at 4 Bendemeer Lane, Bendemeer

R and M Campion and D Kelliher

October 2026

FOURTH SCHEDULE
Information Required in Application for Resource Consent

1. A description of the activity:

This is an application under Section 88 of the Resource Management Act 1991 (RMA) to construct a new dwelling at 4 Bendemeer Lane, Bendemeer, Queenstown.

The proposed dwelling has been designed by Hilton Miller Architects, as illustrated on the attached architectural plans (Annex [**D**]). In terms of architectural design and materials, the Architectural Statement provides:

The building form and materials reflect a country dwelling. The timber weatherboard colour mimics the summer paddock grasses and the corrugated roof is grey in colour so it does not compete with the skyline. Form and proportion identifies with a traditional country cottage, where a consistent eave line is carried throughout the design, allowing for uncomplicated and cohesive response. The roof shape deliberately softens the southern and eastern elevations; when viewed from the field to the south it slopes away, visually lessening the overall height of the roof

As illustrated on the site plan it is proposed that there is a slight adjustment to the location of the building platform, while it remains the same size (1000m^2) it is shifted slightly to the south to give greater separation from the site to its north.

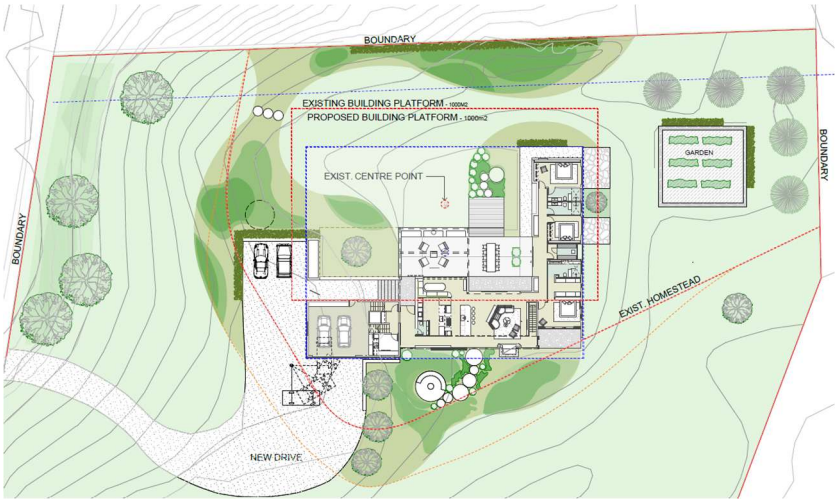


Figure 3: Adjustment to building platform (extract from architectural plans attached and marked [**D**])

This is explained in the Architectural Statement (Annex [**G**]) as follows:

We are proposing to move the building platform to create better separation between the two properties and to allow the property to adhere to open space between neighbours, which the Bendemeer Estate is founded on. We are conscious that the original platform placement was to preserve the paddock aesthetic and are therefore moving it south by a margin equivalent to a 90-degree rotation around its center point. We believe this will

enhance the overall Bendemeer environment and have little to no affect on the neighbouring properties

As illustrated on the architectural plans attached and marked [**D**] earthworks are proposed to create a flat building footprint, with 1200m^3 of fill and 500m^3 of cut. The fill is over an area of 2400m^2 and proposes localised mounding as an extension to existing natural topography, to provide screening and buffering between lots. Earthworks will be undertaken in accordance with the EMP attached and marked [**F**].

2. Description of the Site at which the activity is to occur

The site is located at 4 Bendemeer Lane, Bendemeer. The site is legally described as Lot 4 Deposited Plan 338474 held in Computer Freehold Register 158378. Please refer to title document and associated consent notice attached and marked [**C**].

The site location is illustrated in Figure 4 below.



Figure 4: Site location. Source: QLDC GIS dated September 2026

Figure 5 below is an extract from the Bendemeer Structure Plan contained in the Operative District Plan (ODP). This illustrates that the site is located within activity area 2.

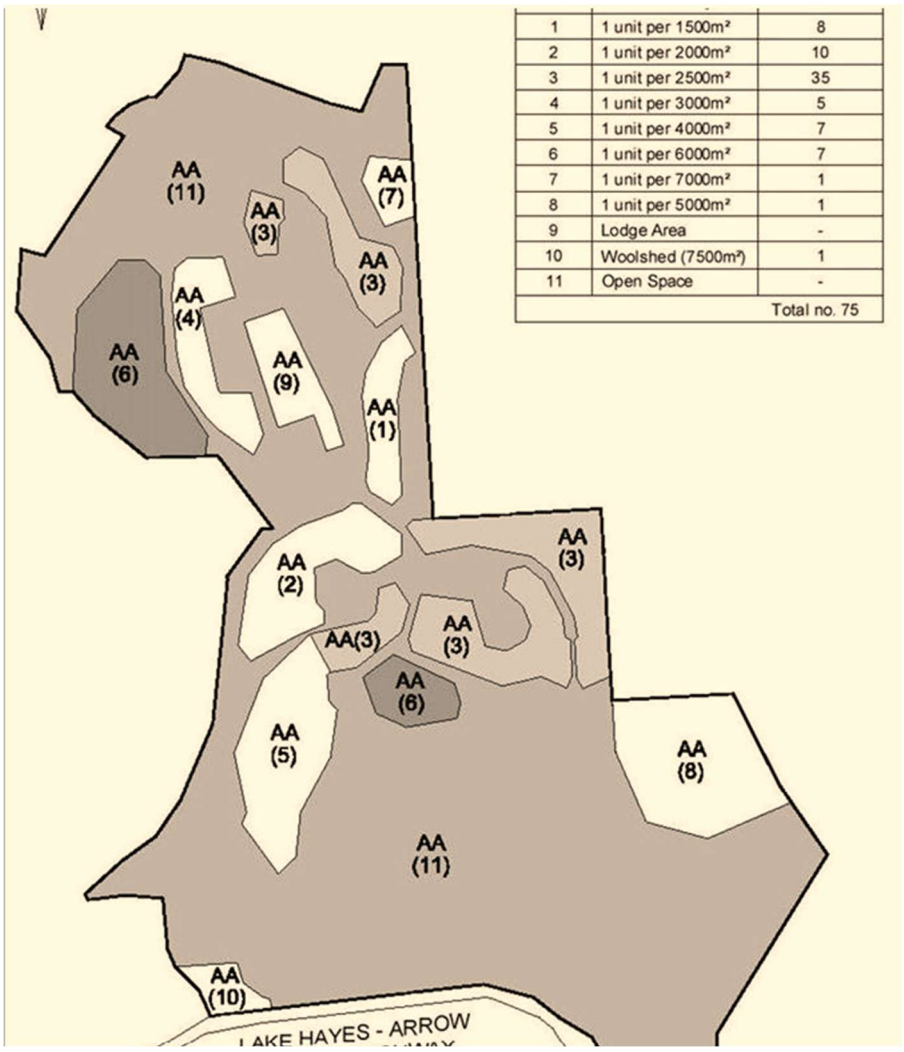


Figure 5: Extract from Structure Plan contained in ODP

Figure 6 below is an extract from the ODP showing the location of the site within the Bendemeer Special Zone, and the wider context of the special zone's location.

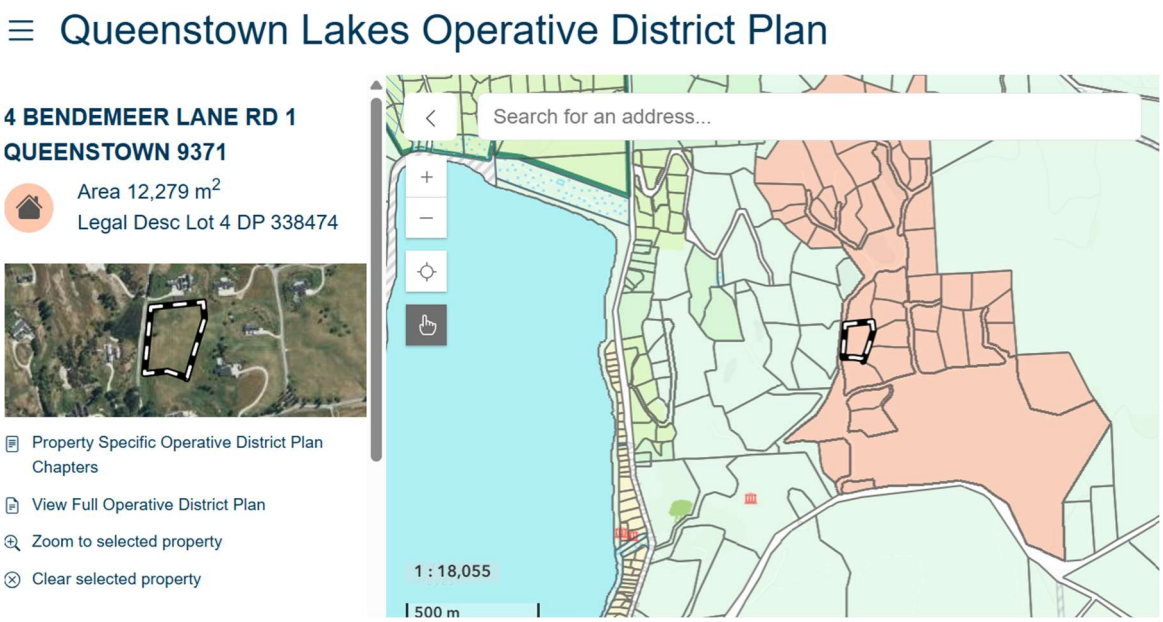


Figure 6: Site location within the Bendemeer Special Zone.

The Bendemeer Zone is excluded from the District Plan Review and therefore is managed via the ODP.

2.1 Background and planning history.

The following is an extract from the AEE for RM180790, providing an accurate summary of the planning history of Bendemeer.

On 12 June 2000, the Environment Court granted consent (Decision C104/2000) to subdivide Bendemeer into 79 allotments. Land use consent was granted for the construction of 75 dwellings and accessory buildings on 75 allotments. Land use consent was also granted for a tourist accommodation lodge and the right to utilise an existing structure (being the woolshed) as a gallery / café, and the associated roading and servicing. - RM020776 was approved on 13 August 2003 to allow for the subdivision of Bendemeer Farm into 43 lots. Land use consent was granted to construct 36 residential units and accessory buildings. The subdivision component of the consent has been given effect to.

The consent was extended in 2012 so that the new lapse date was 12 June 2017. Council have since confirmed that the land use component of this consent has been given effect to and therefore will not lapse. This consent granted land use consent to construct a dwelling on the site.

- RM020776.127 was granted to provide a number of variations to the conditions of the subdivision and land use consent. Of particular relevance, is that it was recognised that the building platforms previously approved might not result in the best site responsive architecture and accordingly a provision was included to enable each platform to be rotated or reconfigured around the centre point of the previously approved platform.

- Land Covenant 6372613.1 contains design criteria, landscape architectural guidelines and building controls that are relevant to the application.

- Consent Notice 6318687.2 outlines requirements and objectives of a landscape plan for the site.

3. Description of other activities

No other activities are part of the proposal to which this application relates.

4. A description of any other resource consents required for the proposal

No other consents are required for this proposal.

5. An assessment of the activity against any relevant provisions of a document referred to in Section 104(1)(b)

Section 104(1)(b) requires that the Council must have regard to any relevant provisions of—
(i) a national environmental standard:
(ii) other regulations:
(iii) a national policy statement:
(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and

Clause (i) is not relevant in that the NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 is not triggered; the site has been subdivided for residential purposes and the proposed dwelling is located within an approved building platform. The NES would have been addressed at the time of subdivision.

There are no relevant objectives and policies within higher order documents, including the Otago Regional Plans and National Policy Statements. The Queenstown Lakes District Plan is relevant, and the relevant provisions are assessed in section 7 of this application.

6. Resource Consents triggered

This application is for all matters requiring resource consent under the District Plan, rather than for the specific list of consent matters / non-compliances identified by the author. As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE.

I note that, if the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of

the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

6.1 Operative District Plan: (ODP)

The proposal triggers the following resource consents:

- *A **controlled activity** resource consent pursuant to Rule 12.9.3.2 [i(a)] for the construction of a building in Activity Area 2 of Bendemeer Zone Plan 'A' in respect of location, external appearance, associated earthworks, access and landscaping.*

- *A **non complying activity** resource consent pursuant to Rule 12.9.3.4(ix). The rule requires that all residential units are contained within the approved residential building platform approved under Rule 15.2.6.3. It is proposed that the building platform is shifted, and this means that parts of the residential unit will sit outside the approved residential building platform.*

- *A **restricted discretionary activity** resource consent pursuant to Rule 12.9.3.3 [iv] as site standard 12.9.5.1 [iii (1)(a)] which provides that the total volume of earthworks is not to exceed 100m^3 per site (within a 12 month period) is not able to be met. In this instance, the total volume of earthworks associated with the construction of the residential unit and landscaping is proposed to be 1700m^3.*

- *A **restricted discretionary activity** resource consent pursuant to Rule 12.9.3.3 [iv] as site standard 12.9.5.1 [iii (1)(b)] which provides that the area of bare soil exposed from any earthworks where the average depth is greater than 0.5 metres shall not exceed 200m^2 in area within that site. The total area of earthworks will be approximately 2400m^2 with cuts exceeding 0.5 metres in depth. Council's discretion is restricted to this matter.*

- *A **non complying activity** resource consent pursuant to Rule 12.9.5.2 (ii) Building Height. The Rule requires the maximum height for all buildings is 7m. There is a small portion of the garage that is 7.3m in height.*

7. Section 95A Notification

It is requested that the application is processed on a non-notified basis, for the following reasons as set out in the Assessment of Effects below:

8. Assessment of Effects on the Environment (s95D)

8.1 Mandatory Exclusions from Assessment (s95D)

A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).

B: Trade competition and the effects of trade competition (s95D(d)).

8.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. All dwellings in the Bendemeer zone require resource consent. Therefore the permitted baseline is not overly relevant.

8.3 Assessment: Effects on the Environment

The following provides an assessment of effects, using the matters over which control is reserved for the assessment of the dwelling, and the matters of discretion for the proposed earthworks.

8.3.1 Dwelling – design, form and height

The dwelling design, earthworks and landscaping have been approved by the Bendemeer Design Panel (see attached approval at Annex [**E**]). The following addresses each of the matters over which Council has reserved control.

While there is a small breach to the height rule, this is very minor and will not cause any material or visual effect. The DRB stated the following with respect to the height breach:

Whilst the garage roof (as shown on the south and west elevations) does breach the 7m height plan this is minor as driven by a localised depression in the existing site.

The dwelling has been designed in accordance with the ethos of Bendemeer, with use of natural materials and form that integrates with the landform and character of the surrounding environment. The proposed landscaping responds to and complements the architectural design and its setting, effectively integrating the proposed dwelling into the site.

Location

It is proposed that the building platform is relocated slightly to the south. This adjustment has been approved by the DRB. The DRB approval states

In the design panels opinion the existing building platform has been designated too close to the northern boundary and support the proposed shift to the south to increase the open space which will benefit not only the immediate neighbours but all residents using Bendemeer Lane as the separation will allow for a greater degree of landscaping.

External appearance

The dwelling has been designed to achieve a high quality with use of natural materials finished in recessive colours. The building design and its finish is consistent with the character and amenity within the Bendemeer zone.

Access

The dwelling will be accessed off the existing vehicle crossing, and as illustrated on the landscape plan, the driveway will extend from Bendemeer Lane into the rear of the dwelling, providing access into the parking court and garaging.

Landscaping

A detailed and comprehensive landscape plan has been prepared by LAND Landscape Architecture and is attached and marked [**G**]. The landscaping proposed will help settle the dwelling into the landform, and is consistent with the existing character within Bendemeer. The wider site will be maintained in a more natural state, with landscaping clustered around the proposed dwelling.

8.3.2 Earthworks

Earthworks will be required to create a flat building platform and provide mounding to the south, and has been designed to blend into the natural landform so that upon completion they will form part of the landform. The earthworks will be undertaken in accordance with the EMP, attached and marked [**F**] and this will ensure that environmental protection measures are in place.

The following addresses the earthworks by assessing the proposal against the assessment matters contained in Section 12.9 of the District Plan.

1. Environmental Protection Measures:

(a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains onsite.

Sediment control techniques will be adopted to ensure that sediment remains on site.

(b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.

The earthworks will not adversely affect stormwater flows. They are contained within the site and they will not create adverse effects off-site.

(c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.

The earthworks will be undertaken as efficiently as possible, reducing their duration.

(d) Where earthworks are proposed on a site with a gradient > 18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.

The earthworks are not within a steep site and geotechnical advice is not required.

(e) Whether appropriate measures to control dust emissions are proposed.

The earthworks will be undertaken in accordance with the EMP, and this proposes appropriate measures to control dust.

(f) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

It is unlikely that any ground water will be affected.

2. Effects on landscape and visual amenity values

(a) Whether the scale and location of any cut and fill will adversely affect: - the visual quality and amenity values of the landscape; - the natural landform of any ridgeline or visually prominent areas; - the visual amenity values of surrounding sites.

The scale and location of the earthworks will not adversely affect the quality and amenity values of the landscape. They will not adversely affect the visual amenity values of any surrounding sites and upon completion will integrate seamlessly with the existing topography, while reducing visibility between sites.

(b) Whether the earthworks will take into account the sensitivity of the landscape.

The earthworks take into account the sensitivity of the landscape.

(c) The potential for cumulative effects on the natural form of existing landscapes.

Because the earthworks are contained within the site, and are relatively small in scale, there will not be adverse cumulative effects.

(d) The proposed rehabilitation of the site.

The site will be rehabilitated, and all earthworked areas will contain the proposed dwelling and will be landscaped, in accordance with the landscape plan attached and marked [**G**].

3. Effects on adjacent sites:

(a) Whether the earthworks will adversely affect the stability of neighbouring sites.

(b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.

(c) Whether cut, fill and retaining are done in accordance with engineering standards.

Given their location within the site the earthworks will not affect the stability of neighbouring sites. They will not affect drainage and will not create a higher risk of inundation for neighbouring sites, or for a raised water table. The cut and fill will be undertaken in accordance with engineering standards.

4. General amenity values

(a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.

The earthworks will be contained within the site, and any potential effects on surrounding roads will be avoided or mitigated through adoption of protection measures. The earthworks are not of a significant scale.

(b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.

The earthworks will not cause vibration effects and any potential dust can be avoided through adoption of environmental protection measures. The earthworks, because of their duration, scale and the adoption of appropriate management will not detract from amenity values of the surrounding area.

(c) Whether natural ground levels will be altered.

Natural ground levels will be altered slightly, but only for the purpose of the construction of the dwelling and landscape mounding. The ground levels and natural contour of the wider site will remain natural.

5. Impacts on sites of cultural heritage value:

(a) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.

(b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

The earthworks will not impact on any waahi tapu or waahi taoka. The site does not contain any recorded archaeological site.

Summary

The effects from the earthworks will be temporary. Upon completion of the dwelling and landscaping, the earthworks will be covered in built form and planting.

During the construction process environmental protection measures will be adopted to ensure that temporary effects will be avoided or mitigated.

8.4 Summary: Effects on the Environment (s95A(2))

In summary, the proposed dwelling is a high quality design that is complementary to the landscape character and amenity of the site and its surrounds. It is contained within the adjusted building platform approved by the DRB and is supported by a comprehensive landscape plan that will help blend the dwelling into the natural landform.

The effects of the proposed dwelling and on the environment will no more than minor.

The earthworks will be undertaken in accordance with environmental protection measures and this will ensure that the effects will be avoided or mitigated. The long term effects of the earthworks will be minimal, given that the earthworked areas will accommodate the dwelling and its access and will be landscaped.

Overall, the effects of the proposal will be no more than minor.

9. Effects on Persons

Section 95B(1) requires assessment as to whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if adverse effects of the activity on the person are minor or more than minor (but not less than minor).

Effects on persons will be less than minor and no persons is deemed to be affected.

The proposed design is consistent with the character established within Bendemeer. The earthworks are contained within the site and any temporary effects will be managed.

9.1 Summary of Effects on Persons (S95B(1)

Adverse effects are considered to be less than minor; as such the proposal will not result in an adverse effect on any person.

10. Overall Notification Determination

In determining whether the application should be publicly notified, it must be established whether the activity will have or is likely to have adverse effects on the environment that are more than minor. It is concluded that the adverse effects of the activity will be no

more than minor. Effects on persons will be less than minor, and the application need not be publicly notified.

11. Relevant District Plan provisions (s104(1)(b)(vi))

The proposal is a controlled activity for the dwelling and restricted discretionary for the earthworks. The objectives and policies of the District Plan are relevant under Section 104(1)(b) of the Resource Management Act 1991.

The relevant objectives and policies are contained in 12 of the ODP.

11.1 Objectives and Policies of the ODP

Bendemeer Special Zone: -
Chapter 12 – Operative District Plan

12.8.3 Objectives and Policies

Objectives
Development managed and contained so that it does not compromise the ice sculptured legibility of the land upon which (the) zone is located when viewed from surrounding public roads to the south of the zone other than the Crown Range Road.

Retention of significant areas of open space.

Maintenance and enhancement of naturalness, rural character and amenities.

The dwelling location is contained and the proposal will not compromise the ice sculptured legibility of the landform. The proposed dwelling and its associated earthworks and landscaping ensure that it integrates with and complements the established character and visual amenity values of the surrounding environment.

Policies:

1 *Limitation of residential, visitor and/or commercial activities within defined Activity Areas to ensure avoidance of adverse effects on open space, rural character, the ice sculptured legibility of the land and rural amenity values.*

The proposed dwelling is located within Activity Area 2, and the adjusted building platform contains the development where it can best be absorbed into the landscape, achieving better separation to the north, while integrating with the landform to the south. The wider site and the open space areas will be retained. The proposal contributes to retention of the open space, rural character, sculptured legibility of the land and rural amenity values.

2 *Strict adherence to long-term planning, especially the limited identification of residential, visitor accommodation and commercial activities and the placing of structures.*

The dwelling has been located and designed to achieve the long term vision for Bendemeer.

3 *Avoidance of activities and development densities which may adversely affect rural character and amenities.*

The proposal does not represent an inappropriate density and will not affect rural character and amenities.

4 *Enhancement of naturalness of the zone through appropriate planting and landscaping.*

The proposal enhances the naturalness of the zone through the adoption and implementation of appropriate planting and landscaping.

5 *Avoidance of proliferation of visitor accommodation and/or commercial activities.*

The purpose of the proposal is to provide a residential dwelling.

6 *Requiring the zone be fully serviced.*

It is understood that the zone is fully serviced, and the proposed dwelling will connect to those services.

The proposal is consistent with the objective and policies in the following manner:

- The proposed dwelling is appropriately designed and located and will complement the character and amenity of its surrounding environment
- The development and its density do not adversely affect rural character and amenity
- The site will be landscaped appropriately
- The site is serviced
- The earthworks are contained within the site and will not adversely affect the rural amenity and character.

11.2 Objectives and policies of the Regional Policy Statement

Given the small scale of this proposed development and its location where it does not impact on an ONL (which is a Section 6 matter), or on any water body, the RPS is not particularly relevant.

Further, the above assessment confirms that the proposal achieves, and is consistent with, the ODP objectives and policies. No further assessment against the RPS is considered necessary. To the extent that they are relevant, the proposal achieves and is consistent with the relevant objectives and policies of the Regional Policy Statement.

12. Summary of Objectives and Policies

Overall the proposal is consistent with the relevant objectives and policies of the ODP.

13. Section 104D- Non Complying Activities

The assessment of effects has concluded that the effects of the proposal will be minor or less than minor. Further, the assessment against the relevant objectives and policies of the Operative District Plan confirm that the proposal is NOT contrary to them. Therefore, this proposal passes both the threshold tests of Section 104D of the Act. The Council therefore has discretion to approve this application.

14. Assessment of the activity against Part 2 of the Act

The ability to locate a residential dwelling within a site established for residential purposes represents an efficient land use and enables the management of natural and physical resources in a manner that people and communities can provide for their social, economic and cultural wellbeing. This application promotes sustainable management and therefore achieves Section 5. Sections 6 and 8 of Part 2 of the Act are not relevant to this application.

In terms of Section 7, the proposal will retain amenity values and will not adversely affect the quality of the environment.

15. Conclusion

This is an application to enable the construction of a residential dwelling and associated earthworks within an established site at 4 Bendemeer Lane, within the Bendemeer Special Zone. The dwelling is appropriately designed and complements the surrounding amenity and character of the site and the wider landscape. The proposal, inclusive of earthworks, adjustment to building platform, height exceedance and overall design has been approved by the Bendemeer DRB.

The proposed dwelling requires resource consent pursuant to the ODP as a controlled activity, and a restricted discretionary activity consent is required for the earthworks that are necessary for the construction of the dwelling. The location of the dwelling outside a residential building platform approved via resource consent is a non complying activity. There is also a slight height exceedance and this also requires non complying activity consent.

The effects of the proposal on the environment will be no more than minor and effects on persons will be less than minor. The proposal has been assessed against the relevant objectives and policies of the ODP and it is concluded that it is consistent with those of relevance.

It is therefore concluded that this resource consent application can be approved on a non-notified basis. It is proposed that the development is approved subject to conditions relating primarily to earthworks.