Jason and Joanne Smith

Application to construct an extension to an existing dwelling at Stowmore Lane, Quail Rise



October 2026

J Carter Planning

APPLICATION PURSUANT TO SECTION 88 THE RESOURCE MANAGEMENT ACT 1991

1. Applicant's full name:

Jason and Joanne Smith

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Phone:
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2. Invoicing Details:

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3. Details of the site:

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

The subject site is located at 2 Stowmore Lane, Quail Rise.

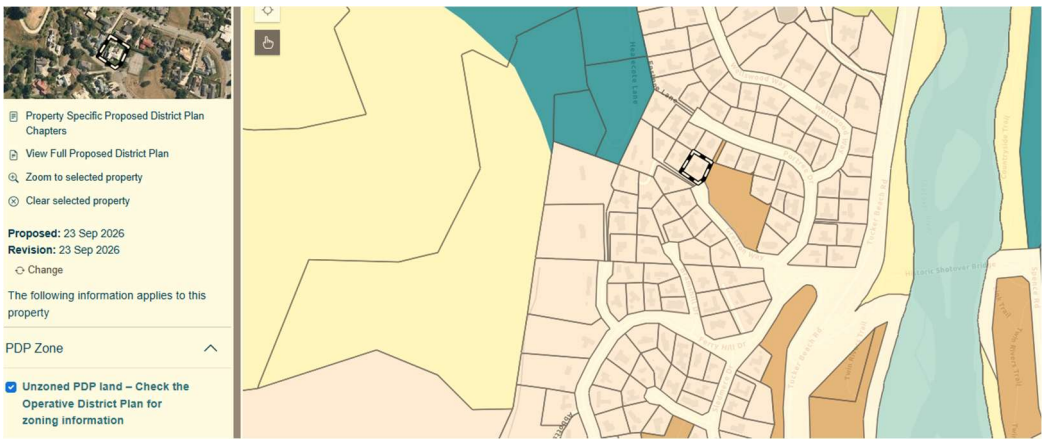


Figure 1: Location of subject site at 2 Stowmore Lane, Quail Rise, Queenstown (source QLDC planning maps October 2026)

(b) Legal Description

The subject site is legally described as Lot 64 Deposited Plan 27482 held in Computer Freehold Register 1213. A copy of the Computer Freehold Register is attached, marked [**C**].

(c) The owner/occupier

The site is owned by the applicant, Jason and Joanne Smith.

(d) District Plan Zone(s):

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



Figure 2: Location showing zoning under the Operative District Plan (ODP) (extracted from QLDC maps 13 October 2026)

5. Brief description of the proposal

As illustrated on the plans attached and marked [**D**] it is proposed to add an addition to the south east corner of the dwelling. The proposed addition will provide a media/family room and ensuite. The addition has a height of 3.4m and will be clad in vertical standing seam metal cladding finished in ironsands and weatherboards with a charred finish. The weatherboards will also be used on the existing dwelling facades to match the extension. These are both recessive colours.

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

This proposal does not involve subdivision or change in use or soil disturbance, and 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 Ben Hudson Architects

E Rules table

ANNEX A

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Application to construct an extension to an existing dwelling at 2 Stowmore Lane, Quail Rise

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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 an extension to an existing dwelling at 2 Stowmore Lane, Quail Rise, Queenstown.

The extension has been designed by Ben Hudson Architects, as illustrated on the attached architectural plans (Annex [**D**]). As illustrated on the architectural plans this is a minor addition to an established site, and provides an additional space located to the front of the dwelling with a floor area of 42m^2. The proposed addition achieves a low height by use of a flat roof, that sits below and in front of the main dwelling. The exterior of the addition will be finished in metal tray coloured ironsands and weatherboard with a charred finish. This finish will be extended across the rest of the dwelling to match.

The existing dwelling has a floor area of 268m^2 and the proposed addition has a floor area of 42m^2. Overall site coverage is 27%, thereby compliant with the 30% maximum. The extension also complies with setbacks.

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

The site is located at 2 Stowmore Lane, Quail Rise. The site is legally described as Lot 64 Deposited Plan 27482 held in Computer Freehold Register 1213. Please refer to title document attached and marked [**C**].

The site location is illustrated in Figure 3 below.



Figure 3: Site location. Source: QLDC GIS dated September 2026

Quail Rise is still subject to a structure plan, to which the rules apply. As illustrated below, the subject site is located in Area R.



Figure 4: extract from Quail Rise Structure plan. The subject site is located in activity area R.

The site is 1299m^2 in area, and has direct access off Stowmore Lane. It is within a well established part of Quail Rise.

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 extension is within an existing residential site and does not involve a change in use or 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)

As provided in the Rules Table attached and marked [**E**] the proposal triggers the following resource consents:

Rule 12.15.3.2(vi) applies controlled activity consent requirement to all buildings and reads:

a. *Within the R and R1 Activity Areas the external appearance and location of all buildings and the effect of earthworks, on landscape and visual amenity values of the area including coherence with surrounding buildings*.

Site Standard 12.15.5.1 (iv) External Appearance of buildings requires a minimum roof pitch of 25deg. The proposed roof is flat.

This proposal therefore requires **restricted discretionary activity** consent.

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 Quail Rise Zone including external alterations require resource consent. Therefore the permitted baseline is not overly relevant to the extent that resource consent is required for all buildings and alterations. It is relevant that the external alterations require controlled activity consent, which must be approved. It is also relevant that the proposal is compliant with height, setbacks and coverage.

8.3 Assessment: Effects on the Environment

The following provides an assessment of effects, using the matters over which control is reserved and the assessment matters.

External appearance

The proposed extension is designed to be subservient to the main dwelling, with a low roof form and recessive cladding. Cladding will be replaced on the main dwelling to match the extension, so that it will blend in to the existing dwelling.

Location
The extension is located and designed to comply with setbacks and coverage. It is located to the front of the house with a lower height so that it will not be dominant.

Earthworks
There are no earthworks required.

Visual amenity values
Being designed to sit subservient to the main dwelling, with cladding to match, the extension will not adversely affect visual amenity values. It will not be dominant or create shading and does not impact amenity values. The design is coherent with the design of the existing dwelling as well as those surrounding the site.

Assessment matter *8.3.1 iii Buildings*

a. *A roof form of slate, shingles or coloursteel.*

b. *Predominant colours of grey and earth tones.*

c. *External above ground cladding is predominantly dry stack stone, plaster, natural timber, and/or weatherboards.*

d. *Buildings and structures are screened by landscaping and, if necessary land forms, in order to reduce their visual prominence as seen from surrounding public roads beyond the Quail Rise Special Zone.*

Given that the extension will have a flat roof, the roof itself will not be visible from the street. The extension will be clad in vertical standing seam metal cladding, finished in flax pod. This achieves a modern finish. Vertical weatherboard with a charred finish is also used. The predominant colours are therefore appropriately grey and earth tones. The site is not prominent and the extension is low in height and clad in recessive colours, such that it will not be visually prominent when viewed from surrounding roads.

Overall, while the proposed extension does not achieve a sloping roof, and uses metal cladding, the design and form is complementary to the visual amenity and character of the environment and the proposed changes will provide a positive addition to the local environment. The proposal does not create visual dominance and will be a coherent addition to the dwelling.

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

In summary, the proposed addition achieves a high quality design that is complementary to the character and amenity of the site and its surrounds.

The effects of the proposed extension on the environment will 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 will be complementary to the character and amenity of the surrounding neighbourhood, and the addition complies with height and setbacks and therefore will not cause shading or dominance effects on any person.

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 external appearance, and triggers restricted discretionary activity consent because the roof pitch is not more than 25 degrees. 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 and are addressed in the following:

11.1 Objectives and Policies of the ODP

12.14.3
Objectives and Policies
Objective 1
To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Policies

1.1 To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.

1.2 To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.

1.3 To ensure open space is developed in a comprehensive manner.

1.4 To avoid any deviation to the Structure Plan for the zone

The proposal will not adversely affect the character and amenity of the local environment and will not affect open space.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Policies

2.1 To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.

2.2 To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.

2.3 To avoid activities and development that have the potential to adversely affect the openness and rural character of the zone, adjoining land, and the wider environment.

2.4 To avoid buildings in areas of high visibility

The proposal will not adversely affect the physical, landscape and visual amenity values of the Zone. While the proposed addition does not comply with the roof pitch, this rule breach does not adversely affect the character of the surrounding environment given its subservient design to the main dwelling, and the use of design and cladding to ensure an overall coherent design. The site is not highly visible. The proposed addition sits forward of the main dwelling but its low roof height, use of recessive materials and compliance with setbacks and coverage ensure that it will not be visually dominant and the character and amenity of the site and surrounds will be maintained. These factors all contribute to its appropriateness within the site and the Zone.

12. Summary of Objectives and Policies

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

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

The ability to provide an addition to the existing residential dwelling 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.

14. Conclusion

This is an application to enable the construction of an addition to an existing residential dwelling at 2 Stowmore Lane, Quail Rise. The extension is appropriately designed and complements the surrounding amenity and character of the site and the wider landscape.

The proposed extension requires resource consent pursuant to the ODP as a controlled activity, and a restricted discretionary activity consent is required because the extension has a flat roof. The proposal meets other site and zone standards with respect to height, setbacks and coverage.

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.