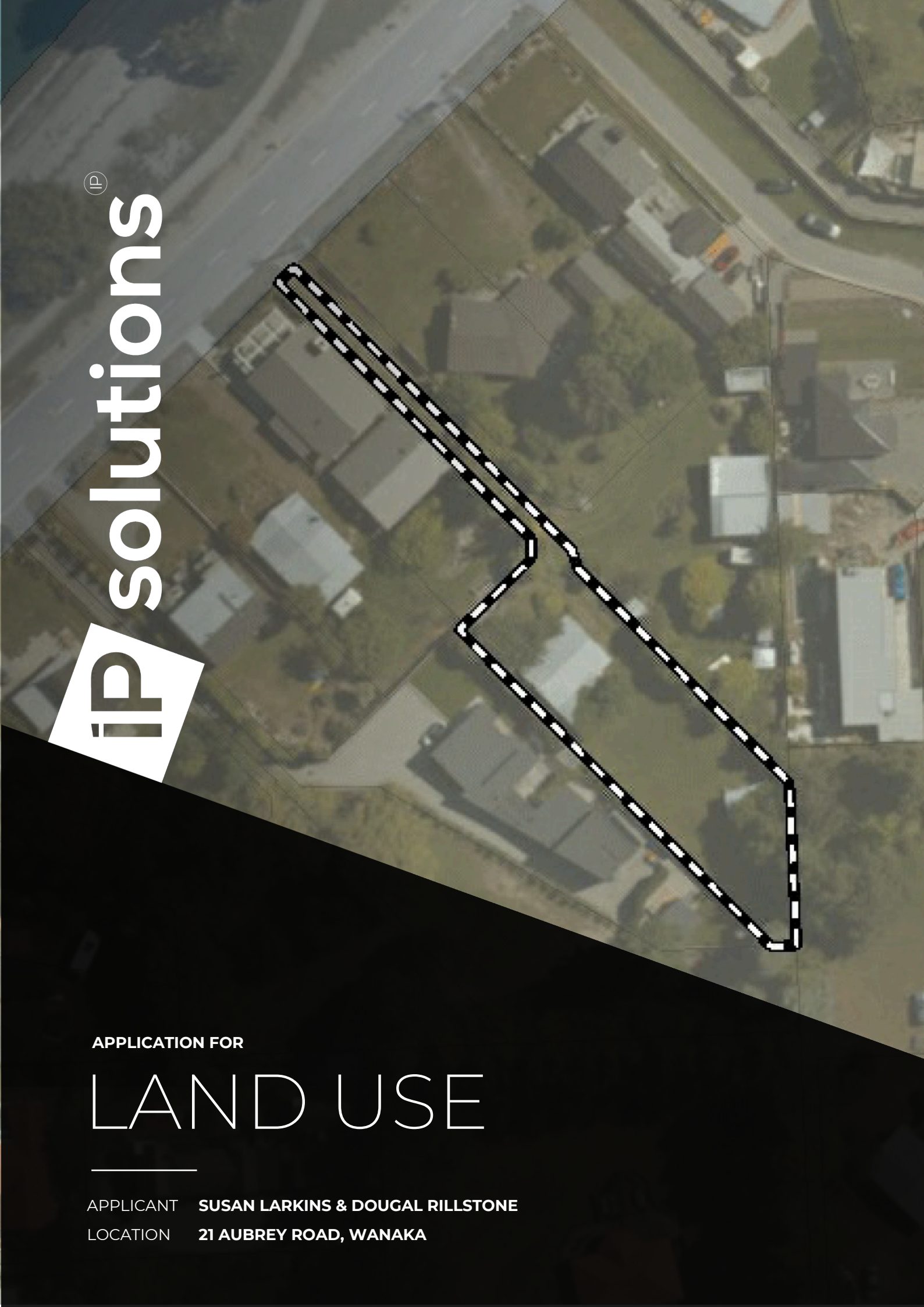


iP solutions

APPLICATION FOR

LAND USE

APPLICANT **SUSAN LARKINS & DOUGAL RILLSTONE**

LOCATION **21 AUBREY ROAD, WANAKA**

Date:	10 September 2025
Location:	21 Aubrey Road, Wanaka, 9305
Attention:	Wanaka Planning Department

Document Quality Assurance

Project Reference:	Larkins Residential Unit
Prepared for:	Susan Larkins & Dougal Rillstone
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Reviewed by:	Dan Curley

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1.0 INTRODUCTION

Please find an application for Resource Consent to establish a residential unit which exceeds height and recession plane controls at 21 Aubrey Road, Wanaka, 9305.

The application includes a description of the site, the proposed activity and an assessment of how outcomes of the proposal will align to relevant District Planning rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	SUSAN LARKINS & DOUGAL RILLSTONE
SITE LOCATION	21 AUBREY ROAD, WANAKA, 9305
LEGAL DESCRIPTION	LOT 6 DP 9806
APPLICATION SITE AREA	1,219m^2
ZONING	LOWER DENSITY SUBURBAN RESIDENTIAL

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	PLANS

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located approximately 230m northeast of the Aubrey Road and Eely Point Road intersection, on the southern side of Aubrey Road, 47m southeast of Lake Wanaka.

The rear site is accessed via an existing vehicle crossing and a 51m leg in strip extending southeast from Aubrey Road. It encompasses 1,219m^2 of land and currently contains an existing residential unit (to be demolished) and associated garage (to be retained).

Topographically, the site slopes gently from north to south.

The site is zoned as Lower Density Suburban Residential under the Proposed District Plan (PDP) and was previously zoned Low Density under the Operative District Plan (ODP). The surrounding area is also zoned Lower Density Suburban Residential and contains residential units of varying densities upon relatively large residential sections. To the north is Bremner Bay Beach, with associated recreation opportunities including walking connections to Eely Point, Beacon Point as well as into Wanaka Township.

The subject site and surrounds are depicted within Figure 1 below:



Figure 1: Aerial image of subject site (outlines in black and white) and surrounds. Source: QLDC GIS.

4.2 Description of Proposal

This application seeks consent for the establishment of a 301.8m^2 two storeyed residential unit. At its maximum, the building will be 7.628m in height with the breach restricted to the pyramid hip roof structure only. Variations in the extent of breach relate to the existing ground level of the site.

The proposed unit also marginally breaches two recession planes: the western and eastern. Figures 1 and 2 below:

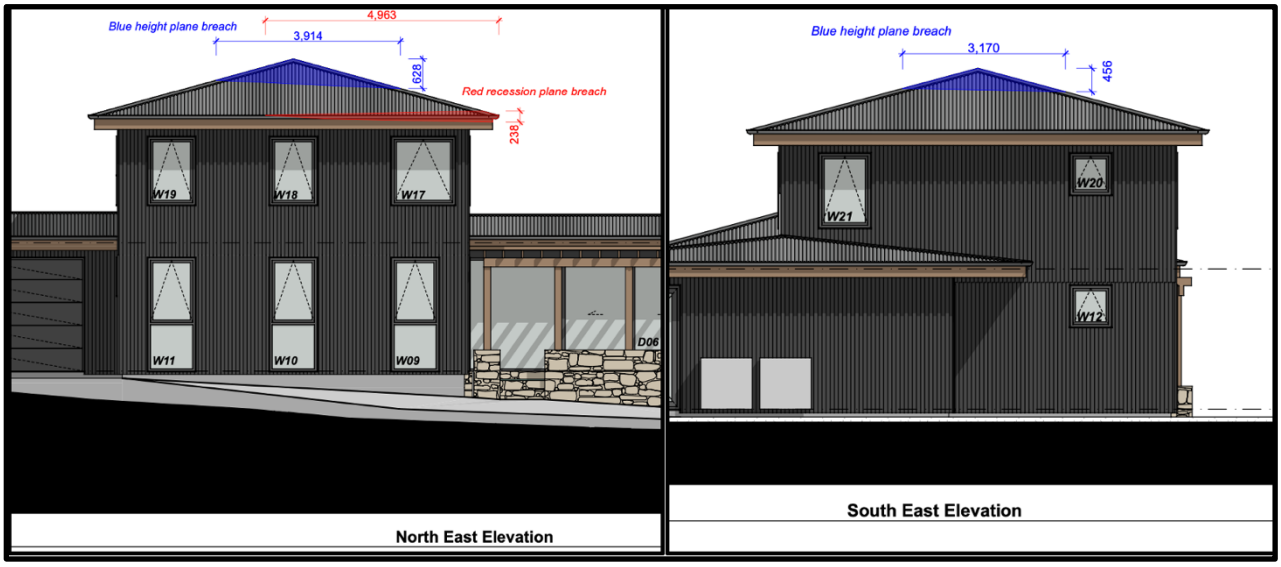


Figure 1: Northeast and Southeast elevations indicating height and eastern recession plane breaches. Plans attached as Appendix C.

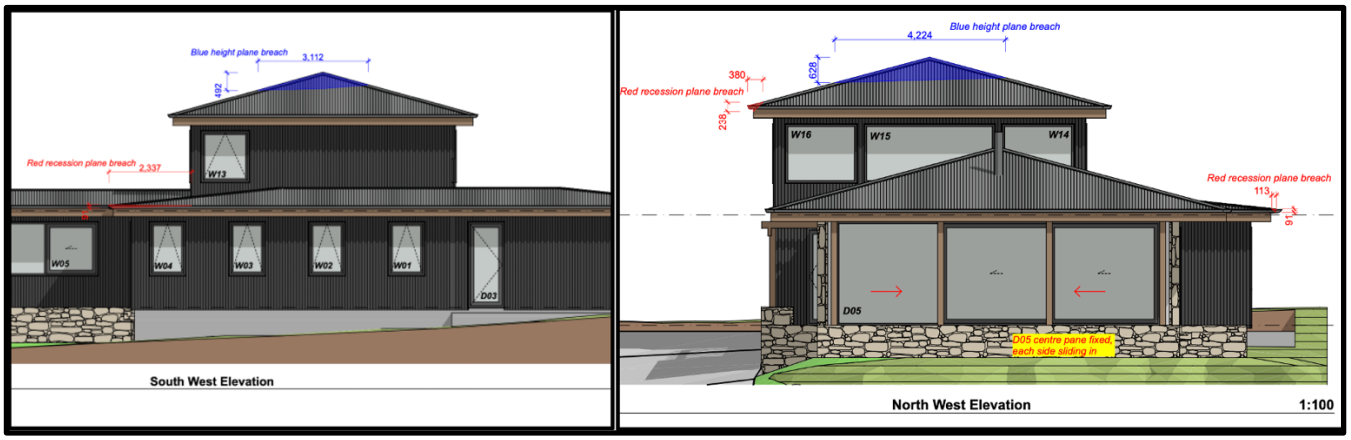


Figure 2: Southwest and Northwest elevations indicating height and western recession plane breaches. Plans attached as Appendix C.

The internal configuration features two bedrooms with associated ensuites as well as kitchen, living dining space and attached garaging. The built form is proposed to be oriented northwest-southeast and is to be situated relatively centrally within the site.

The existing dwelling is to be demolished whilst the existing garage is to be retained.

The establishment of the unit requires earthworks to be undertaken however these do not go beyond the confines set by the District Plan.

5.0 SITE HISTORY

There are no resource consents relevant to this site. The existing unit and garage onsite were constructed in the late 1970s.

6.0 RELEVANT PROVISIONS

7.1 Activity Status (Operative District Plan)

The subject site is zoned Low Density under the Operative District Plan (ODP), being that the relevant Proposed District Plan rules are operative under s86F of the RMA, the application does not trigger any ODP rules.

7.2 Activity Status (Proposed District Plan)

The subject site is zoned Lower Density Suburban Residential under the Proposed District Plan, and the proposed activity requires the following consents:

- A **non-complying** activity resource consent pursuant to Rule 7.5.7 for both the western and eastern recession plane breach.

- A **non-complying** activity resource consent pursuant to Rule 7.5.1 for a building which goes beyond 7m in height.

Overall, under the Proposed District Plan, the proposal qualifies as a **non-complying** activity.

7.3 Design Statement

As per Rule 7.5A.1 within Chapter 7 of the PDP, for all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, applications for Resource Consent require a design statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 have been considered. Whilst it is acknowledged this application qualifies to be a non-complying activity, this section seeks to demonstrate that the relevant design elements from the guide have been considered,

The application proposes one architecturally designed, two-storied, detached dwelling. It provides dedicated waste/servicing areas (08) and contains materials (such as natural wood and schist) reflective of its location (10).

Being that the site is a rear section, the opportunity for road frontage (and therefore visible building entrance/detailing/passive surveillance) is limited. Despite this, the entrance is clearly visible coming up the right of way and being a rear site, the development will naturally have minimal impact on streetscape (01, 07, 09).

Whilst going marginally beyond the building height for the zone, the protrusion is restricted to small area of the roof, which is an uncomplex hip formation (02).

The architectural home has been designed to maximise sunlight, responding to the geometry of the site via a north-eastern orientation (10). Whilst the development goes beyond the recession plane requirements, the breaches are minimal. The southwestern breach is around 0.106m^2 and restricted to eave only. The northeastern breach is approximately 0.59m^2 and whilst being slightly larger, borders a neighbouring vacant outdoor area. Being to the south of this neighbouring property, the breach is highly unlikely to have a tangible impact on solar gains. Overall, the recession breaches, despite being present, have been minimised and are careful to avoid adverse effects on both indoor and outdoor living spaces, of neighbouring properties (03).

The development is well within the anticipated building cover requirements, allowing low impact stormwater design as well as outdoor living opportunities (04, 06). The site is well placed with existing open space connections (05).

Whilst final landscaping is yet to be determined, the plans indicate areas for both hard and soft landscaping spaces (11).

In sum, the application provides for a site to be developed in such a way that it provides for a high quality, architecturally designed detached dwelling, which efficiently and effectively responds to the surrounding context. The general bulk and location of the residential unit is anticipated by the zone, and where it goes beyond the applicable standards, it will do so whilst avoiding any significant adverse effects.

8.0 ASSESSMENT OF ADVERSE EFFECTS

8.1 Permitted Baseline

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

In this instance, the permitted baseline includes:

- Residential activities;
- Establishment of residential dwellings, including a residential flat, at a density of one per 450m^2 (and including recession plane protrusions if compliant with exemptions);
- Home occupation;
- Fencing;
- Landscape Planting;
- Internal setbacks of 2m;
- Earthworks up to 300m^3;
- Maximum depth of cuts which do not exceed 2.4m; and
- Maximum height of fill which do not exceed 2m.

8.2 Existing Environment

The existing environment is also of relevance to the consideration of the proposed subdivision and comprises of consented development.

The existing environment includes the existing access, fencing, driveway, landscaping as well as the existing unit and garage.

8.3 Receiving Environment

In addition to the permitted baseline and existing environment, it is important to consider the receiving environment which includes existing and consented development adjacent to and in the vicinity of the application site. The receiving environment includes residential units of varying densities, accessory buildings as well as landscaping on the properties around the subject site, on the southern side of Aubrey Road.

On the northern side of Aubrey Road, is Bremner Bay with associated walking tracks and other recreational opportunities.

It is within the context of the permitted baseline, existing and receiving environments that the actual and potential effects of the proposed development will be considered below.

8.4 Assessment of Effects on the Environment

8.4.1 Building Height Considerations

External Appearance and Dominance

The proposed residential unit will provide a high-quality addition to the low-density residential environment, incorporating a varied material palette, generous setbacks, and articulated façades that break up form and mitigate any perception of bulk. Its overall design is well suited to the residential context and will not generate adverse effects on the character or amenity of the surrounding environment.

The proposal includes minor non-compliances in relation to the height limit and recession plane standards. These breaches have the potential to give rise to effects of dominance and shading; however, for the reasons outlined below, such effects are assessed to be less than minor.

The maximum height exceedance of 0.628m is confined to a small portion of the second-storey hipped roof, located centrally within the site and well set back from all boundaries. This element contains no openings and will not be readily discernible from adjoining properties or from Aubrey Road. The scale of the exceedance is minimal, and it is further noted that the District Plan permits chimneys of up to 1.1m in width and 8.5m in height, which would create a greater vertical projection than that proposed.

The recession plane intrusions occur on the western and eastern boundaries but are also limited in scale and effect. On the eastern side, the area of non-compliance is setback approximately 4.5m, more than twice the minimum setback required by the District Plan, substantially reducing potential adverse effects. By comparison, alternative permitted building forms (such as multiple gable pavilions) could result in significantly larger intrusions into the recession plane. The proposal therefore represents a lesser level of effect than what could otherwise be established as of right.

The varied use of materials, including cedar cladding, schist stone, corrugate roofing as well as glazing, further reduces the visual mass of the dwelling and enhances its integration into the surrounding environment. These elements contribute positively to character and mitigate any residual perception of building dominance.

Overall, the design and siting of the proposed dwelling ensure that the identified height and recession plane breaches will not generate shading, dominance, or amenity effects that are more than minor. It is therefore considered that the proposal will result in less than minor adverse effects on residential character and amenity, consistent with the anticipated outcomes for the zone.

Public Views & Amenity

A visual assessment has been undertaken from one public location being Aubrey Road.

The building is anticipated to be visible from Aubrey Road, via a viewshaft up the leg in. Whilst the site currently contains limited built form, it is important to consider that as consequence of zoning, this site is able to contain a denser outcome or greater levels of built form such as that now proposed by this application.

It is important to consider the receiving environment which consists of relatively large residential sites containing large residential units to the northwest and southwest. The sites to the east again relatively large in nature but are slightly less developed than those to the west. The wider surrounding environment mostly contains large residential units upon large residential sites which are both single and two storeys which sit on land which generally slopes up from Lake Wanaka.

Despite the building height and recession plane proposed, being a rear site, the breaches are well setback from Aubrey Road (over 60m). The architecturally designed residential unit is made up of varying elements and materials further mitigating potential adverse visual amenity effects from Aubrey Road.

It is considered there are significant public views from Aubrey Road however, these are towards lake and mountains beyond which are to the north/west of the subject site. Due to the location of the subject site, the proposed built form does not impede these views.

Overall, when considering the receiving environment, as well as the location of the breaches proposed, potential adverse effects in relation to public views and amenity from Aubrey Road will be less than minor in degree.

8.4.3 Summary of Effects on the Environment

Overall, potential adverse effects of the proposal will be no more than minor in degree.

8.5 Assessment of Effects on Persons

Figure 3 below shows the parties which are subject to the following assessment:

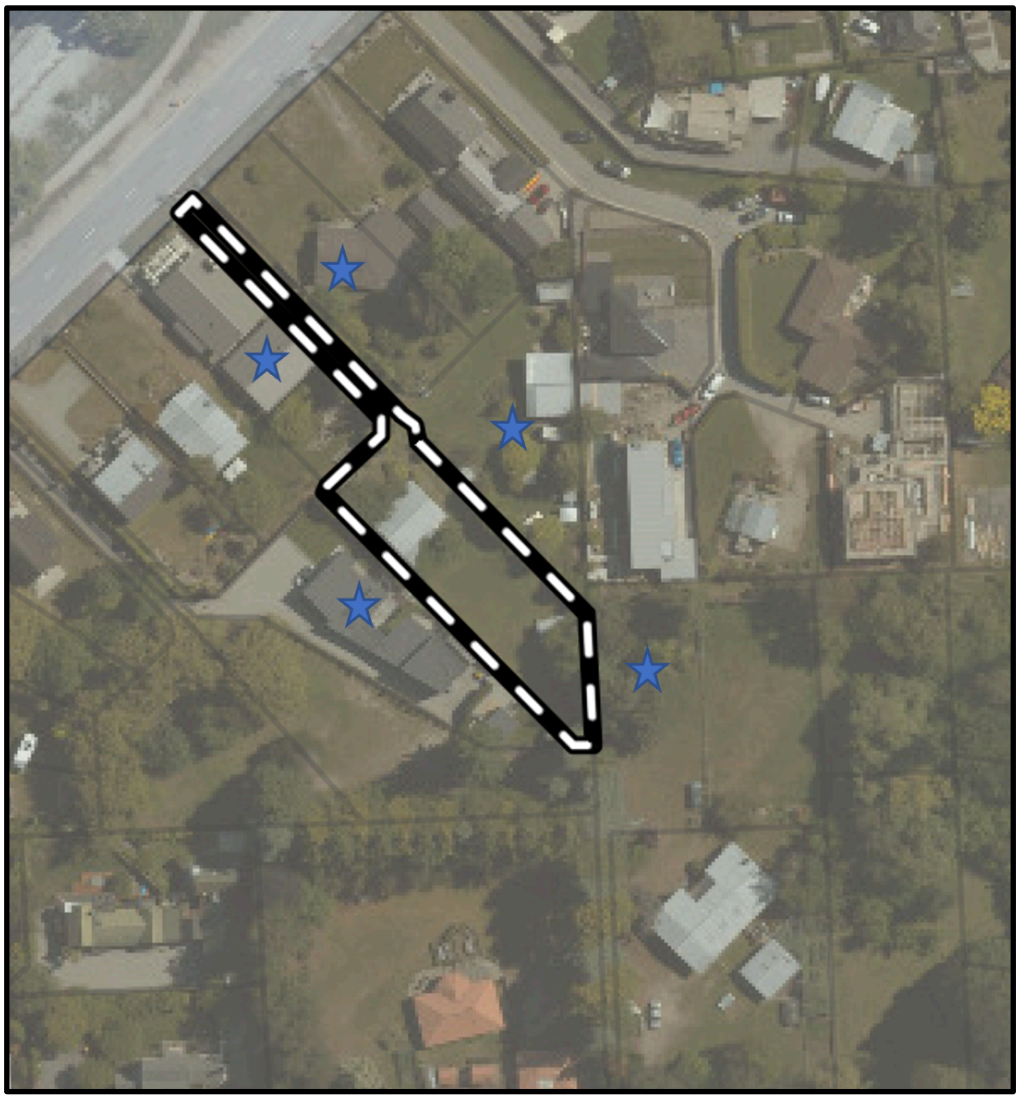


Figure 3: Aerial image from QLDC GIS, subject site outlined in black and white, sites subject to assessment highlighted with a blue star. Source: QLDC, GIS.

25 Aubrey Road

25 Aubrey Road is situated directly north of the subject site and contains a large dwelling, associated accessory as well as access and associated landscaping.

While the recession plane breaches are deemed to be indiscernible (and of no consequence) from this neighbouring site, the building height may be perceivable be if those residents have studied neighbouring site contour in detail.

Overall, it is only the upper wedge of the low-pitched hipped roof which will extend beyond the 7m District Plan height restriction. This additional height, whilst potentially legible, will be at an approximate distance of 30m. Not only does this distance reduce the potential adverse effects of the additional height proposed (by reducing building dominance, especially comparatively to buildings that could be located at a closer distance), it is also noted that the orientation of 25 Aubrey Road property is generally northwest (towards Lake Wanaka), with the southern portion of the property containing largely landscaping and servicing spaces.

As a result, whilst potentially legible, the additional height proposed within this application will not adversely affect residential activity, including current or anticipated levels of amenity for the owners/occupiers of 25 Aubrey Road.

Overall, the proposal is considered to potentially adversely affect the owners/occupiers of 25 Aubrey Road to an extent which is less than minor in degree.

19 Aubrey Road

19 Aubrey Road is located to the northeast of the subject site and contains a residential dwelling, accessory buildings, access, and associated landscaping. This property obtained consent in 2017 for setback, recession plane, and earthworks breaches, with construction completed in 2018.

The subject proposal involves no breaches along the shared boundary with 19 Aubrey Road. The minor recession plane intrusions are indiscernible from this neighbouring site and are of no consequence. The only potential element perceptible to 19 Aubrey Road is the modest building height exceedance, confined to the upper portion of the low-pitched hipped roof.

This height breach extends marginally beyond the 7m District Plan limit but is located approximately 28m from 19 Aubrey Road. The significant separation distance substantially reduces any potential for building dominance or amenity effects, particularly when compared with what could occur if the dwelling were positioned closer to the boundary in compliance with setbacks. Furthermore, the dwelling at 19

Aubrey Road is oriented northwest towards Lake Wanaka, with the southern portion of the property adjoining the subject site functioning primarily as landscaped and utilitarian space (including a vegetable garden).

Accordingly, while the minor roof projection may be theoretically legible, it will not generate any adverse effects on residential activity, nor compromise the current or anticipated amenity of the occupiers of 19 Aubrey Road.

Overall, any potential adverse effects on this property are assessed to be less than minor.

9 Aubrey Road

9 Aubrey Road is located directly southwest of the subject site and contains a large two-storey dwelling, accessory buildings, access, and associated landscaping. It is noted that this property obtained consent in 2011 for breaches of both recession plane and earthworks standards.

The proposal includes a very minor recession plane breach along the shared boundary, limited to an eave with an area of approximately 0.106m^2. This exceedance is negligible in scale and would be barely distinguishable from a fully compliant built form.

The proposal also involves a minor exceedance of the building height standard. While this additional height may be perceptible from 9 Aubrey Road, it is located approximately 9.2m from the shared boundary, more than four times the minimum setback required by the District Plan. This generous setback substantially reduces any potential for building dominance or visual intrusion, particularly when compared to a complying building that could be positioned much closer to the boundary.

Taking into account the minimal nature of the recession plane breach, the generous setback of the dwelling, and the established residential context, any adverse effects on the owners/occupiers of 9 Aubrey Road will be less than minor. The proposal will not compromise existing or anticipated residential amenity values.

23 Aubrey Road

23 Aubrey Road is located directly northwest of the subject site and contains a residential dwelling, accessory buildings, access, and associated landscaping.

The proposal involves a minor recession plane breach along the shared boundary, limited to an eave projection on the second storey. The area of non-compliance is approximately 0.59m² and is positioned around 4.5m from the boundary. The breach contains no windows or openings.

The dwelling at 23 Aubrey Road is generally oriented to the northwest, with a well-vegetated area and storage shed located along the common boundary. The adjoining space does not function as primary outdoor living or amenity area. Given the southern orientation of the breach relative to 23 Aubrey Road, any potential loss of sunlight or solar gain is considered minimal.

Taking into account the modest scale and location of the breach, the existing orientation and layout of the neighbouring property, and the absence of sensitive outdoor living space immediately adjoining, any adverse effects on the owners/occupiers of 23 Aubrey Road will be less than minor.

7.5.1 Summary of Effects on Persons

Overall, potential adverse effects of the proposal on persons will be less than minor in degree.

8.0 OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

The proposal does not trigger a resource consent under the Operative District Plan and as a result, the provisions of the Proposed District Plan are now considered most relevant and will be traversed below.

8.1 Proposed District Plan (PDP)

The zoning of the subject site is Lower Density Suburban Residential (Chapter 7). The relevant objectives and policies of the PDP can be found in Chapter 3 (Strategic Direction) and Chapter 7 (Lower Density Suburban Residential). These chapters will be assessed in turn below.

The relevant strategic policies in Chapter 3 (Strategic Direction) are 3.2.2, 3.2.3 and 3.2.4. These objectives generally seek appropriate development in urban areas which harmonises with the local character of the area whilst sustaining/enhancing life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity. The proposed development is within the urban growth boundary of Wānaka and in line with the local anticipated lower density residential outcomes whilst avoiding adverse effects on the life supporting capacity of air, water, soil, ecosystems and indigenous biodiversity. Therefore, it is considered that the development is consistent with the above objectives and policies of Chapter 3 within the PDP.

The relevant objective and policies of Chapter 7 are listed below.

> ***7.2.1 Objective***: *Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.*
>
> ***Policies:***
>
> ***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 and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.*
>
> ***7.2.1.3:*** *Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.*
>
> ***7.2.1.5:*** *Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2021.*

The assessment undertaken above concludes that the amenity values of the environment and surrounding neighbouring properties are adequately preserved. It is further noted that the development is appropriate in this context, being surrounded by large-scale residential units. The building, whilst going beyond the maximum building height and recession planes for the zone, achieves appropriate setbacks from all boundaries, proposing a two storey building height with differing materials and stepping of built form which serves to break up the building bulk. The proposed development is of high quality architectural design and is considered compatible with the character and scale of the existing suburban development of the area. As demonstrated above, the relevant Residential Zone Guide 2021 outcomes have been considered and provided for within the dwelling design.

Overall, it is considered that the proposal is consistent with the objectives and policies of the PDP.

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9.0 PART II OF RMA 1991

Under Part 2 of the Resource Management Act 1991 Section 5 sets out the purpose of the Act as follows:

5 Purpose

1) ***The purpose of this Act is to promote the sustainable management of natural and physical resources.***
2) ***In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well- being and for their health and safety while –***
   (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
   (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
   (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

In the case of this application, it is considered that the proposal will sustain the potential of the site's natural and physical land resource to meet the reasonably foreseeable needs of both the current generation and future generations. The application will enable the current owners to provide for their social and economic well-being through being able to construct a well-designed residential dwelling upon a site intended for such purpose with adequate, outdoor living space.

With appropriate site management, works and outcomes will safeguard the life supporting capacity of air, water, soil and ecosystems and will not result in significant adverse effects on the environment. It is therefore considered that the proposal represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

Overall, it is considered that works will be aligned to the purpose and principles of the Act.

10.0 CONCLUSION

This application seeks Resource Consent to establish a residential unit which breaches building height and recession plane standards at 21 Aubrey Road, Wanaka, 9305.

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

As demonstrated throughout this report, the proposal will not give rise to any adverse effects which are greater than minor in terms of the environment and less than minor in terms of persons. It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent on a non-notified basis.

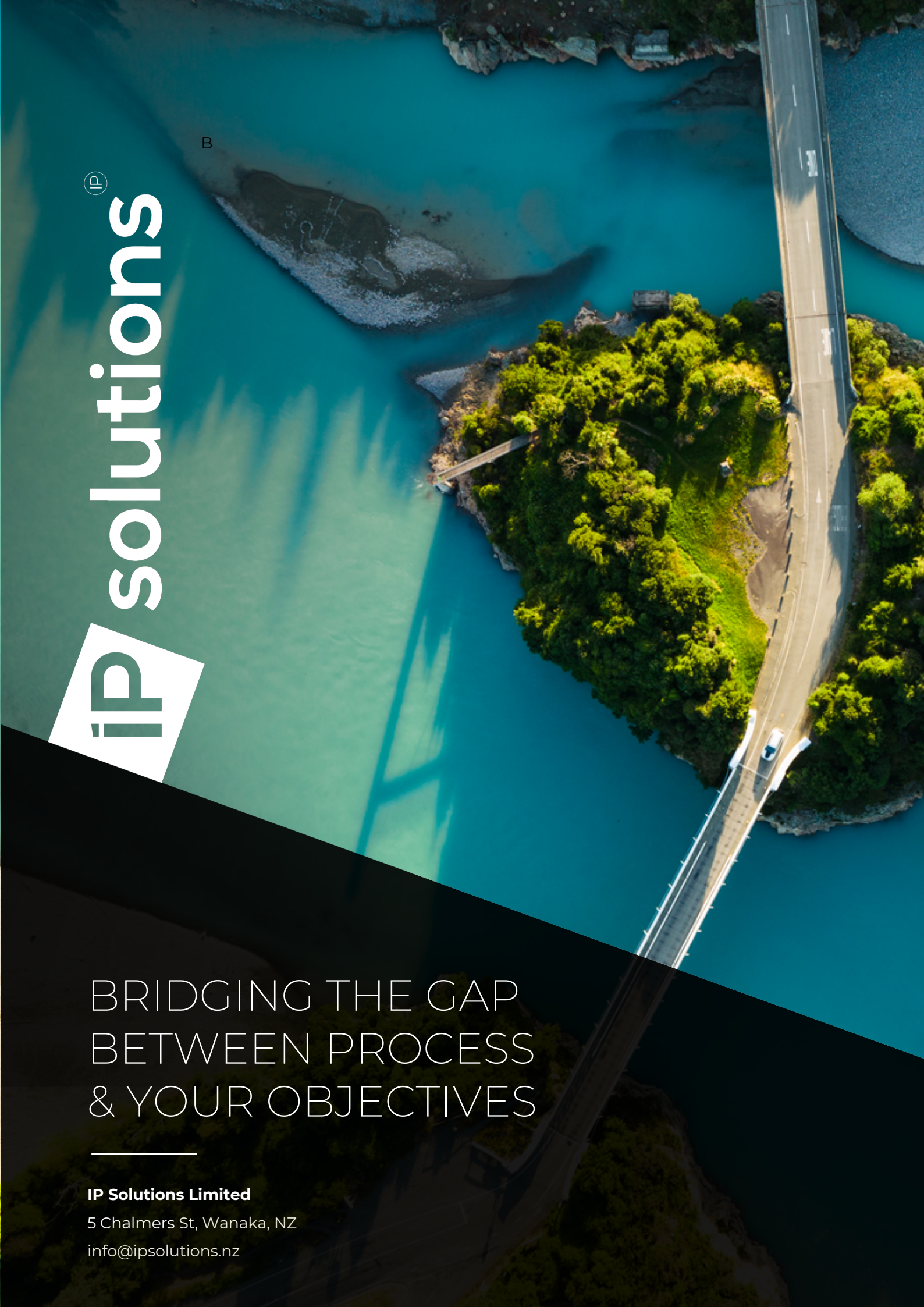
Kind Regards,



Nicole Malpass

IP Solutions Ltd

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iP solutions®

BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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