APPLICATION FOR RESOURCE CONSENT

For a residential unit that exceeds the 8m height plane and maximum building length at 16 Platinum Ridge

25 February 2026

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Simon Telfer, Lex Telfer and Joanne Shearer
Address for Service:	Morgan Shepherd C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 morgan@brownandcompany.co.nz 03 409 2258
Address for invoicing:	RTA Studio
Site Address:	16 Platinum Ridge, Wanaka
Legal Description:	Lot 2 DP 525822
District Plan Zone:	Suburban Residential Zone
Plan Designations, Limitations or Overlays:	Urban Growth Boundary – Wanaka
Activity Status:	Discretionary

Prepared for:	*Simon Telfer, Lex Telfer and Joanne Shearer*
Date:	*25 February 2026*
Prepared by:	*Morgan Shepherd*
Reviewed by:	*Jeff Brown*

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 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.



.....
for Brown & Company Planning Group
on behalf of

Simon Telfer, Lex Telfer and Joanne Shearer

25 February 2026

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title
C	Consent Notice 11181086.4
D	Architectural Plans
E	Shadow Diagrams
F	Design Guideline Statement
G	Form 9

CONTENTS

1. A DESCRIPTION OF THE PROPOSAL 7

1.1. Scope of this Document 7

1.2. The site and locality 7

1.3. Development and Consent History 8

1.4. The proposal 8

2. RESOURCE MANAGEMENT MATTERS 9

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY: 12

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY: 12

4.1. Introduction 13

4.2. Permitted baseline and existing environment 13

4.3. Effects of the height breach 14

4.4. Effects relating to building length 14

4.5. Summary of effects on the environment 16

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES 16

5.1. Proposed District Plan 16

6. REGIONAL POLICY STATEMENT, REGIONAL PLANS, AND OTHER PLANNING INSTRUMENTS 18

6.1. National Environmental Standard 19

7. NON-COMPLYING ACTIVITY - SECTION 104D ASSESSMENT..... Error! Bookmark not defined.

7.1. Section 104D(1)(a) – Adverse effects on the environment will be minor**Error! Bookmark not defined.**

7.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies..... **Error! Bookmark not defined.**

8. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991 19

8.1. Section 5 – Purpose 19

8.2. Section 6 – Matters of national importance 19

8.3. Section 7 – Other matters 20

9. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE: 20

10. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT: 20

11. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS 20

12. LIMITED NOTIFICATION (S95B) 21

13. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM. 25

FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Section 104D Assessment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is 16 Platinum Ridge, Wanaka and legally described as Lot 2 DP 525822 held in Record of Title 842632. The site has a land area of 900m² and is currently vacant except for a stone retaining wall which adjoins the western boundary (through to 14 Platinum Ridge) and runs adjacent to part of the southern boundary.

Access to the site is via a private right of way which extends south from Platinum Ridge, providing legal access to the properties at 6 – 20 Platinum Ridge.

The location and extent of the site is shown in **Figure 1** below.



Figure 1: Site location (outlined by a black and white line)

The surrounding environment is comprised of generous sized residential dwellings to the north, west and south on larger lots. To the east, on the other side of the Platinum Ridge right of way is reserve land with scattered kanuka and a gravel trail which extends into Sticky Forest.

1.3. Development and Consent History

The relevant consenting and development history is as follows.

RM180450 – consent for a two-lot subdivision of Lot 63 DP 399076. This consent created 14 and 16 Platinum Ridge.

RM191286 – consent to undertake 2181m³ of earthworks to create level buildings areas at 14 and 16 Platinum Ridge.

RM210223 – consent to vary Condition 1 of RM191286 to amend the approved earthworks and associated stack stone retaining wall location.

1.4. The proposal

It is proposed to construct a two storey three-bedroom residential unit and attached garage with a detached single storey office / gym building on the site. It is proposed to locate solar panels on the roof of the residential unit as illustrated in the Architectural Plans (**Attachment D**). The proposed building coverage is 205m² and the maximum building height extends to 8.650m along the western elevation due to the sloping nature of the original ground level. The proposed residential unit is set back at least 8.2m from the southern boundary, 12.1m from the western boundary and 2m from the northern boundary. The length of the southern façade is 18.89m.

The buildings are proposed to be clad in brick and timber cladding, with timber batten rainscreens as detailed in the Architectural Plans (**Attachment D**).

The buildings have been well designed by award winning architects at RTA Studio.

Earthworks will be confined to a site scrape to prepare the ground for the building foundations. Following completion of the building construction works, the driveway and courtyard areas will be established, and the site will be landscaped.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Suburban Residential Zone (**SRZ**).

The proposal is assessed under the relevant activity rules and standards in **Tables 1** and **2** below.

The following District Plan definition is of relevance to the proposal:

- **Ground Level** means:

  The surface of the ground prior to any earthworks on the site, except that where the surface of ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 "ground level" means the finished surface of the ground following completion of works associated with the most recently completed subdivision.

  a. "earthworks" has the meaning given in the definition of that term in this Plan and indicates earthworks carried out at any time in the past;

  b. "completed subdivision" means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued;

  c. "earthworks carried out as part of a subdivision" does not include earthworks that are authorised under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016;

  d. ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history;

  e. changes to the surface of the ground level as a result of earthworks associated with building activity do not affect the "ground level" of a site;

  f. subdivision that does not involve earthworks has no effect on "ground level".

- **Height (Building)** means the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point. For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

  a. aerials and/or antennas, mounding fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and

  b. chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m.

- **Sloping Site** means a site where the ground slope is greater than 6 degrees (i.e. greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over

the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6 degrees (i.e. greater than 1 in 9.5), rules applicable to sloping sites will apply.

The subdivision approved by RM180450 and subsequently undertaken did not include earthworks and therefore has no effects on Ground Level.

The earthworks approved by RM210223 and subsequently undertaken do not affect the Ground Level for which Building Height is measured from.

Table 1: PDP Activities

Rule	Activity	Activity status
Chapter 7 – SR		
7.4.3	**Residential units**, where the density of development does not exceed one residential unit per 450m² net area	**Permitted**
Chapter 30 – Energy and Utilities		
30.4.1.1	**Small and Community-Scale Distributed Electricity Generation**[1] and Solar Water Heating (including any structures and associated buildings but excluding Wind Electricity Generation), other than those activities restricted by Rule 30.4.1.1.	**Permitted**

Table 2: PDP Standards

Rule	Activity	Activity status if breached	Consent required?
Chapter 7 –SR			
7.5.1	**Building Height** Maximum of 8m	**Discretionary**	**Yes –** consent is required for a maximum building height of 8.65m.
7.5.3	**Building Coverage** A maximum of 40%	**Discretionary**	**No –** the proposed building coverage is 23%.
7.5.4	**Landscaped permeable surface coverage** At least 30% of the site area shall comprise landscaped (permeable) surface	**Non-Complying**	**No –** at least 30% of the site will comprise landscaped permeable surface.
7.5.5	**Recession plane** 1. Northern boundary: 2.5m and 55 degrees 2. Western and eastern boundary: 2.5m and 45 degrees 3. Southern boundary: 2.5m and 35 degrees Exemptions: gable end roofs may penetrate the building recession plane by no more than one third of the gable height.	**Restricted Discretionary**	**Yes –** consent is required to breach the northern boundary recession plane (by up to 0.930m as detailed in the Architectural Plans).
7.5.6	**Minimum Boundary Setbacks** Road boundary: 4.5m All other boundaries: 2m Exemptions:	**Discretionary**	**No –** the proposed buildings are set back at least 2m from all boundaries.

[1]Means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.

Rule	Activity	Activity status if breached	Consent required?
	a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane; b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or opening; c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries; d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.		
7.5.8	**Building Length** The length of any building façade above the ground level shall not exceed 16m.	**Restricted Discretionary**	**Yes –** consent is required for the southern building façade above ground level, which is 18.89m.
Chapter 30 – Energy and Utilities			
30.4.2.1	**Small and Community-Scale Distributed Electricity Generation** and Solar Water Heating must: 1. Not overhang the edge of any building. 2. Be finished in recessive colours: black, dark blue, grey or brown if Solar Electricity Generation cells, modules or panels. 3. Be finished in similar recessive colours to those in the above standard if frames, mounting or fixing hardware. Recessive colours must be selected to be the closest colour to the building to which they form part of, are attached to, or service. 4. Be set back in accordance with the internal and road boundary setbacks for buildings in the zone in which they are located. Any exemptions identified in the zone rules for accessory buildings do not apply. 5. Not intrude through any recession planes applicable in the zone which they are located. 6. Not protrude more than a maximum of 0.5m above the maximum height limited specified for the zone if solar panels on a sloping roof. 7. No protrude a maximum of 1.0m above the maximum height limited specified for the zone, for a maximum of 5m² if solar panels on a flat roof. 8. Not exceed 150m² in area if free standing Solar Electricity Generation and Solar Water Heating. 9. Not exceed 2.0 metres in heigh if free standard Solar Electricity Generation and Solar Water Heating. 10. Be located within an approved building platform where located in the Rural, Gibbston Character or Rural Lifestyle Zone.	**Discretionary**	**Yes –** consent is required for the proposed solar panels which protrude more than 1m above the maximum height limit (7m) for an area greater than 5m².

Rule	Activity	Activity status if breached	Consent required?
	11. Be attached to an existing building or structure when located within an identified wahi tupuna and outside the urban environment.		

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- A **discretionary** activity resource consent pursuant to Rule 7.5.1 as the proposed building exceeds the 8m maximum height limit by 0.65m.
- A **restricted discretionary** activity consent pursuant to Rule 7.5.5 for part of the building that penetrates the northern boundary recession plane by up to 0.93m.

  Council's discretion is restricted to sunlight, shading or privacy effects created by the proposal on adjacent sites and / or their occupants; and external appearance, location and visual dominance of the building as viewed from the street and adjacent properties.
- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.8 as the southern façade of the proposed building exceeds the 16m by 2.89m.

  Council's discretion is restricted to external appearance, location and visual dominance of the building as viewed from the street and adjacent properties.
- A **discretionary** activity resource consent pursuant to Rule 30.4.2.1.6 for solar panels on a flat roof that protrude more than 1m above the height limit for an area greater than 5m².

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **non-complying** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

As per Section 168A3(b)(ii) of the Act, where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity shall be adequately considered.

As detailed in Section 1 below, no significant adverse effects on the environment will arise from the proposal. Therefore, no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Effects of the height breach;
- Effects of the recession plane encroachment;
- Effects relating to building length;
- Effects relating to the solar panels; and
- Summary of effects on the environment.

4.2. Permitted baseline and existing environment

4.2.1. Permitted Baseline

Pursuant to Section 104(2) of the Act, when determining the actual and potential effects of an activity, the consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (permitted baseline). In this instance, the permitted baseline includes:

- Residential activities;
- The construction of a residential unit, including a residential flat and accessory buildings, provided they comply with the following:
    - A maximum height of 7m;
    - 2m internal boundary setbacks;
    - Accessory building recession planes;
    - A building façade up to 16m above ground level;
    - Up to 40% building coverage;
- Garages and other accessory buildings may be located up to the boundary of the site, provided the building is less than 7.5m in length, has no windows or other openings and complies with the recession planes. Any building may be located within the boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the setback area has no windows or openings. Eaves may also be located up to 600mm into the eastern, western and southern boundary setbacks and up to 1m into the northern boundary setbacks.

The permitted baseline is relevant to this proposal and should be taken into account when assessing the effects of the proposal.

4.2.2. Existing Environment

The existing environment includes the implementation of the resource consents detailed in Section 1.3 above. The site does not contain any built development with the exception of the stone retaining walls.

4.3. Effects of the height breach

The proposed building extends to a maximum of 8.65m above (original) ground level along the western elevation. The area of building protruding above the 8m height plane is detailed in the Architectural Plans (**Attachment D**) and illustrated in **Figure 2** below.

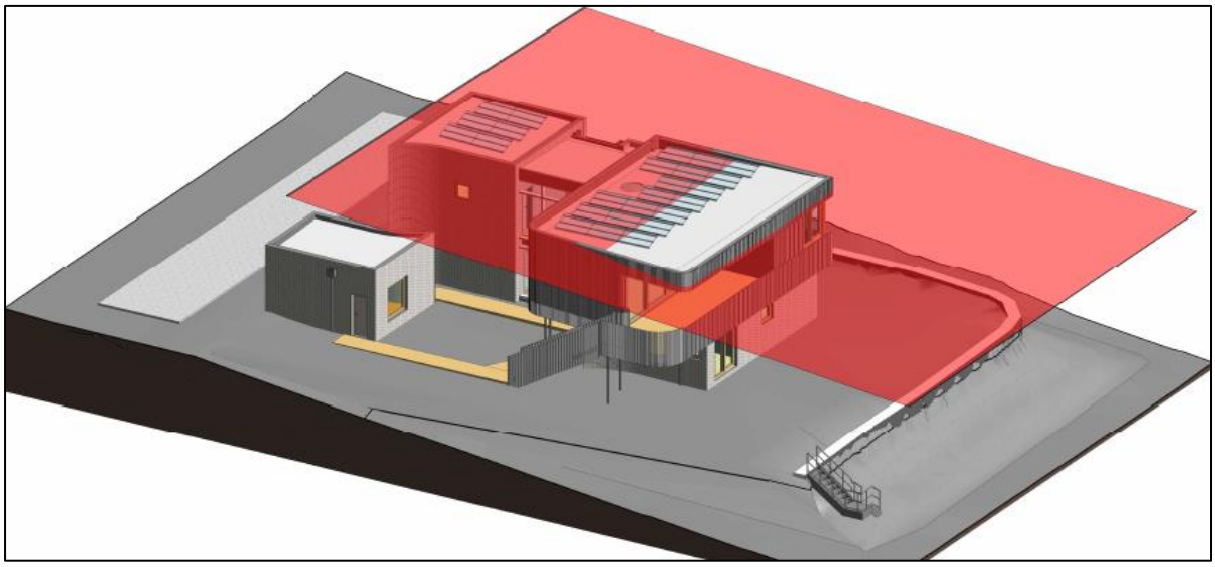


***Figure 2**. Proposed building and 8m height plane in red*

The building is setback 12.12m from the western boundary, approximately 4m from the northern boundary and 8.84m from the southern boundary (in the vicinity of the area of the maximum height breach) therefore the area of building above the height plane is roof form (including solar panels) which is generally confined to the central part of the site. In addition to the location of the building, the architectural modulation and use of high-quality external materials reduce the potential dominance of the built form when viewed from neighbouring properties and the adjoining reserve and minimises any potential adverse effects of viewshafts toward surrounding mountains and Lake Wanaka.

The proposed setback of the building reduces any potentially adverse privacy effects arising from the second storey of the building protruding into the height plane. The properties to the west are located at lower elevations than the application site and therefore the proposal (which is well set back) overlooks the properties towards the lake, rather than into the back yards. The proposed height of the building does not give rise to adverse privacy effects.

RTA Studio has prepared shading diagrams (**Attachment E**) to compare the shadowing effects on surrounding land associated with the built form that could be anticipated on the site as a permitted activity. The proposal does not give rise to any additional shadowing compared to a permitted residential unit. Therefore the proposal does not impact the neighbouring sites' access to sunlight.

Overall, when considering the permitted baseline, the proposed height breach gives rise to less than minor adverse effects.

4.4. Effects of the recession plane encroachment

Two small portions of the proposed building protrude into the northern boundary recession plane (by up to 0.728m and 0.930m respectively) as detailed in the Architectural Plans (**Attachment D**) and illustrated in **Figure 3** below.

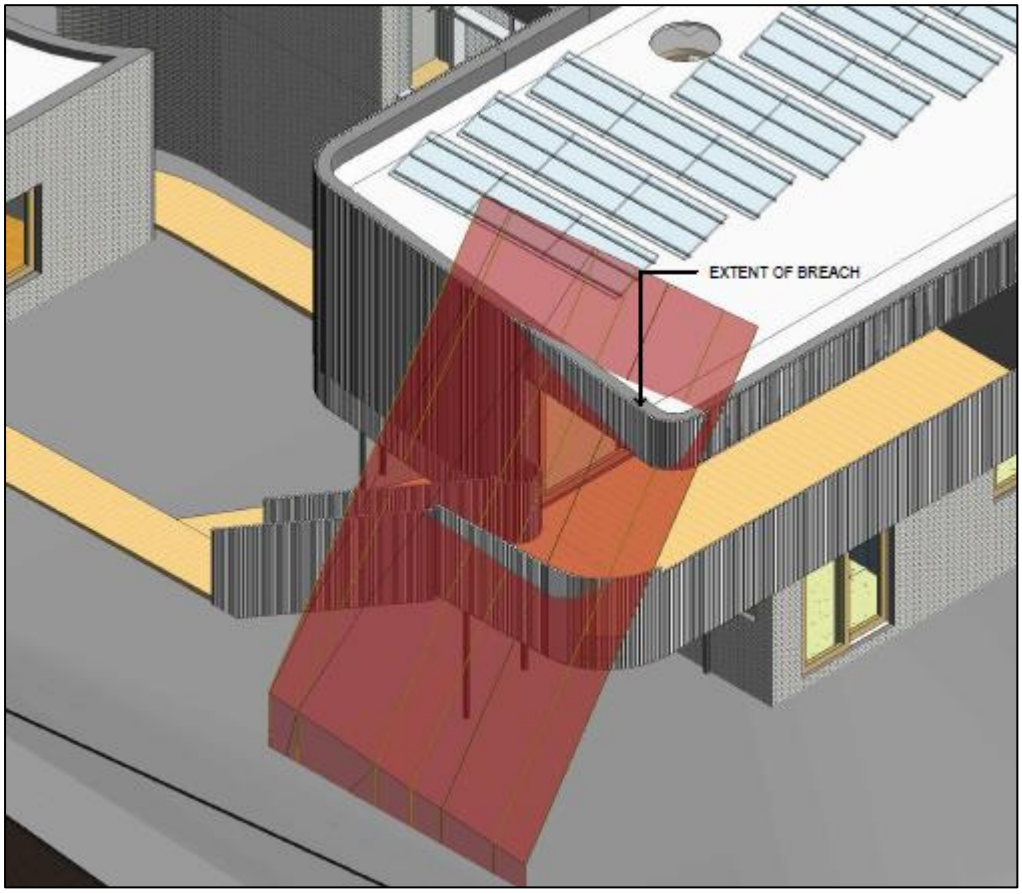


Figure 3. Diagram illustrating extent of recession plane encroachment.

Council's discretion in relation to this matter is restricted to sunlight, shading or privacy effects created by the proposal on adjacent sites and / or their occupants; and external appearance, location and visual dominance of the building as viewed from the street and adjacent properties.

As discussed in Section 4.3 above, RTA Studio has prepared shading diagrams (**Attachment E**) to compare the shadowing effects on surrounding land associated with the built form that could be anticipated on the site as a permitted activity. The proposal does not give rise to any additional shadowing compared to a permitted residential unit. Therefore, the proposed recession plane encroachment does not impact the neighbouring sites' access to sunlight or create additional shading effects.

With respect to privacy, the proposed building is setback at least 2m, with the roof form set back further and the area protruding into the recession plane is confined to small areas of architectural features (balustrade and corner of roof form). Therefore, the proposed encroachment does not create any adverse overlooking or privacy effects on the property to the north.

As discussed in the Design Guideline Statement prepared by RTA Studio, the proposed building mass has been intentionally broken into two volumes reducing any perceived bulk and improving the modulation of the façade. As such, the proposal, particularly in relation to the recession plane encroachment does not give rise to any adverse external appearance or visual dominance effects.

Overall, any potential adverse effects associated with the small encroachments into the northern recession plane are less than minor.

4.5. Effects relating to building length

As detailed above and within the Architectural Plans (**Attachment D**) the proposed southern façade has an above ground floor length of 18.89m. The matters of discretion relate to external appearance, location and visual dominance of the building as viewed from adjacent properties.

The building is located at least 8.2m from the southern boundary of the site which provides sufficient setback to reduce any perceived dominance effects from the length of the building as viewed from 20 Platinum Ridge. In addition, the southern elevation is of modulated form with variation in materials (brick and timber batten rainscreen), so it does not appear as a uniform length of built form. Windows of different sizes and placement along the elevation also assist to break up the continuity of the elevation and create visual interest.

When considering the permitted baseline which enables a 16m building façade (above ground level) 2m from the southern boundary, the proposal gives rise to a desirable design outcome through careful architectural design and by setting the built form further from the boundary, and therefore any potential adverse effects associated with the proposed building length of the southern elevation are less than minor.

4.6. Effects relating to the solar panels

A portion of the proposed solar panels are located more than 1m above the 7m height plane as can be seen in **Figure 2** above. The solar panels are black in colours and the effects associated with location of the proposed panels and the associated height breach are assessed in Section 4.3 above.

The PDP seeks to encourage the use of renewable energy resources and promote the incorporation of Small and Community-Scale Distributed Electricity Generation as a means to improve efficiency and reduce energy demands. The proposed solar panels will enable the applicant to generate renewable energy for their domestic needs, therefore reducing their dependence and reliance on greenhouse gas emissions and imported fuels.

Overall, the proposed solar panels will give rise to positive effects on the environment.

4.7. Summary of effects on the environment

The proposal gives rise to less than minor adverse effects on the environment.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant provisions are provided and assessed below:

Table 3: PDP provisions

Provision	Detail	Assessment
Chapter 7: Lower Density Suburban Residential		
Objective 7.2.1	**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 a high-quality residential unit that contributes to the high amenity suburban development that exists within the Peninsula Bay / Platinum Ridge residential area. The proposal achieves this objective.
Policy 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 zoned for suburban residential development which is what the proposal involves. The proposal is a high quality two storey building that maintains suburban residential amenity values. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 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 breaches maximum building height, recession plane and building length, however the proposal has been well designed to ensure that these breaches do not give rise to any adverse effects, particular privacy, dominance and access to sunlight for neighbouring properties. The proposal maintains the amenity values enjoyed by users of the reserve to the east and the surrounding residential neighbours. The proposal achieves this policy.
Chapter 30: Energy and Utilities		
Objective 30.2.1	**The sustainable management of the District's resources benefits from the District's renewable and non-renewable energy resources and the electricity generation facilities that utilise them.**	The proposal involves solar panels and therefore a renewable energy source for the residential unit. The proposal promotes the sustainable management of renewable energy resource. The proposal achieves this objective and the relevant policies.
Policy 30.2.1.1	Recognise the national, regional and local benefits of the District's renewable and non-renewable electricity generation activities.	
Policy 30.2.1.2	Enable the operation, maintenance, repowering, upgrade of existing non-renewable electricity generation activities and development of new ones where adverse effects can be avoided, remedied or mitigated.	
Objective 30.2.2	**The use and development of renewable energy resources achieves the following:** **a. It maintains or enhances electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions;** **b. It maintains or enhances the security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation;** **c. It assists in meeting international climate change obligations;** **d. It reduces reliance on imported fuels for the purpose of generating electricity;** **e. It helps with community resilience through development of local energy resources and networks.**	The proposal involves the development of a renewable energy resource for residential purposes. It will assist in reducing greenhouse gas emissions and reliance on imported fuels for the purposes of residential activity on the site. The proposal achieves this objective and the relevant policies.
Policy 30.2.2.1	Enable the development, operation, maintenance, repowering and upgrading of new and existing renewable electricity generation activities, (including small and community scale), in a manner that: a. recognises the need to locate renewable electricity generation activities where the renewable electricity resources are available; b. recognises logistical and technical practicalities associated with renewable electricity generation activities;	

Provision	Detail	Assessment
	c. provides for research and exploratory-scale investigations into existing and emerging renewable electricity generation technologies and methods.	
Objective 30.2.3	**Energy resources are developed and electricity is generated, in a manner that minimises adverse effects on the environment.**	The proposal includes solar panels which are considered small distributed electricity generation structures. The proposal will improve energy efficiency and reduce the energy demands on the network. The proposal achieves this objective and policy.
Policy 30.2.3.1	Promote the incorporation of Small and Community-Scale Distributed Electricity Generation structures and associated buildings (whether temporary or permanent) as a means to improve efficiency and reduce energy demands.	
Objective 30.2.4	**Subdivision layout, site layout and building design takes into consideration energy efficiency and conservation.**	The proposal has been designed with sustainability principals at the core and therefore the proposal takes into consideration energy efficiency and conservation practices. The proposal achieves this objective and the relevant policies.
Policy 30.2.4.1	Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.	
Policy 30.2.4.2	Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.	
Policy 30.2.4.3	Encourage Small and Community-Scale Distributed Electricity Generation and Solar Water Heating structures within new or altered buildings.	
Policy 30.2.4.4	Encourage building design which achieves a Homestar™ certification rating of 6 or more for residential buildings, or a Green Star rating of at least 4 stars for commercial buildings.	
Policy 30.2.4.6	Control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.	

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal achieves and is not contrary to the relevant objectives and policies of the PDP.

6. REGIONAL POLICY STATEMENT, REGIONAL PLANS, AND OTHER PLANNING INSTRUMENTS

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) was declared operative on 4 March 2024. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) was notified on 26 June 2021. Decisions of the Hearings Panel on provisions of the PRPS2021 were notified on 30 March 2024.

The PRPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into

natural asset-based issues, place-based issues, and those issues relating to resource use, economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the RPS2019 and the PRPS2021. The development is generally consistent with the broad policy direction of both Regional Policy Statements as the proposal provides for a residential building within a site and zone where residential use is enabled by the PDP.

6.1. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The subject site does not have a history of hazardous activities, and none have been identified on Council (QLDC or ORC) records. Therefore, the proposal does not require assessment against the NES.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

… 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 … 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.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design of the proposal. The proposal is a high quality design that will complement existing built form and residential amenity values in the immediate and wider neighbourhood, and therefore provides for wellbeing.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and

matters of national importance. There are no matters of national importance of relevance to the proposal.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

c. the maintenance and enhancement of amenity values:

f. maintenance and enhancement of the quality of the environment:.

The proposal accords with the relevant matters as the proposal is provided for in the PDP, and it maintains the amenity values and quality of the surrounding urban environment.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

11. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

As per Section 95B(7), the proposed activity is not a boundary activity under Section 87AAB of the Act.

For the purposes of Section 95D(8) a person is an affected person in accordance with Section 95E.

As per Section 95F(1) a person is an affected person is the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(3) states that a person is not an affected person in relation to an application for a resource consent for an activity if:

(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or

(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.

In accordance with the effects assessment undertaken within Section 4 above, any actual or potential adverse effects on adjacent properties are as follows.

7 Clearview Street

The location and extent of 7 Clearview Street is illustrated in **Figure 4** below.



Figure 4*.Location and extent of 7 Clearview Street*

This property is located to the northwest of the site at a lower elevation. An existing two-storey residential unit is located approximately 4.5m from the internal boundary shared with the site.

As discussed in Section 4 above, due to the setback and design of the proposal, it does not give rise to any adverse privacy, shadowing or bulk dominance, particularly in consideration of the permitted baseline.

11 Clearview Street

The location and extent of 11 Clearview Street is illustrated in **Figure 5** below.



Figure 5. Location and extent of 11 Clearview Street

The property is located to the west of the site at a lower elevation. An existing two storey residential unit is located at least 5.8m from the western boundary of the site.

As discussed in Section 4 above, due to the setback and design of the proposal, it does not give rise to any adverse privacy, shadowing or bulk dominance, particularly in consideration of the permitted baseline.

14 Platinum Ridge

The location and extent of 14 Platinum Ridge is illustrated in **Figure 6** below.



Figure 6. Location and extent of 14 Platinum Ridge

The property is located to the north of the site and contains a single level residential unit which is located at least 3.6m from the northern boundary. The residential living is oriented to the northwest of the building with the garage, service area and courtyard located within the southeastern part of the site, in the vicinity of the location of the proposed office / gym building on the application site.

The proposal is set back at least 2m from the northern boundary (with the bulk of the building set back considerably more as a result of the modulated architectural design) and the proposed recession plan encroachment are confined to a small are of balustrade and roof form along the northwestern corner of the building.

The proposed height breach and recession plane encroachment will not result in any additional shadowing effects on this property in comparison to that anticipated with a permitted building. Due to the orientation of the residential unit at 14 Platinum Ridge and the design of the proposal, it does not give rise to any adverse dominance or privacy effects on this property.

20 Platinum Ridge

The location and extent of 20 Platinum Ridge is illustrated in **Figure 6** below.



The property is located to the south of the site (with the right of way portion adjoining the eastern boundary). It is 3190m² site and includes a large residential unit established centrally within the property, surrounded by landscaped grounds and a shed to the north of the house and located approximately 2m from the boundary of the application site.

The proposal is set back at least 8.2m from the southern boundary that adjoins this site. The proposal is setback at least 12m from the western boundary setback. These generous setbacks maintain the northwestern views experienced from this property towards Treble Cone, Mount Aspiring and surrounding mountain ranges, alongside Lake Wanaka.

As discussed in Section 4 above, the proposal does not give rise to any additional shadowing effects beyond those anticipated by a permitted building on the site. Due to the orientation and design of the proposal, it does not give rise to any adverse dominance or privacy effects on this property.

Reserve land

The land located on the opposite side of the right of way is reserve land zoned for Informal Recreation. There is a gravel track located towards the eastern boundary of the reserve which adjoins Sticky Forest. The proposal will not impact the public views experienced from this reserve or the public's ability to recreate and enjoy the reserve.

Overall, any effects from the proposal on neighbouring properties are less than minor and limited notification is therefore not required.

12. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.