

iP solutions

APPLICATION FOR

LAND USE (BUILDING COVERAGE)

APPLICANT: Scott Read & Megan Anderson

LOCATION: 5 Corner Peak Lane, Lake Hawea 9382

Date:	27/01/2026
Location:	5 Corner Peak Lane, Lake Hawea 9382
Attention:	QLDC – Wanaka Planning Department

Document Quality Assurance

Project Reference:	Read/Anderson - Dwelling
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27th January 2026

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find an application for Resource Consent to construct a detached garage and 4th bedroom ancillary to an existing residential unit which creates a breach of the maximum building coverage standard for the zone.

The application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant District Plan rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	SCOTT READ & MEGAN ANDERSON
SITE LOCATION	5 CORNER PEAK LANE, LAKE HAWEA 9382
LEGAL DESCRIPTION	LOT 1 DP 601443
APPLICATION SITE AREA	1755M^2
ZONING	LARGE LOT RESIDENTIAL A

3.0 APPENDICES

APPENDIX A	RECORD OF TITLE & ENCUMBRANCES
APPENDIX B	PLAN SET

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 SITE DESCRIPTION

The subject site is a located at the southern end of Corner Peak Lane and is bounded on all sides by neighbouring residential properties. The site gains access from Corner Peak Lane and a Right of Way easement on the western boundary of the site which accesses the site to the south of the subject site.

The site has a flat topography and has substantial landscape planting consisting of native plantings, as well as bunding located on the northern, eastern and southern boundaries.

The site has an approved 205m^2 single storey residential dwelling located relatively centrally within the site.

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



Figure 1: Aerial view of subject sites (outlined in yellow) and surrounds. Source: GRIP Map.

4.2 PROPOSAL

The proposal is to construct a 100.8m^2 detached garage and 4th bedroom and bathroom which is ancillary to the main residential unit.

The proposed building has a gross floor area of 100.8 m². When combined with the existing dwelling, which has a building area of 205.1 m², the total building coverage on the site will be 305.9 m².

This exceeds the maximum permitted building coverage of 15% for the net site area (equivalent to 263.25 m²). The proposal therefore results in a total building coverage of 17.43%, representing a breach of 2.43%, or 42.65 m².

Table 1. Material and Colour Schedule.

Element of Building	Material	Colour
Wall Cladding 1 Wall Cladding 2	Vertical 5-Rib Colorsteel Vertical Timber Weatherboard	Stain (N/A) Flaxpod (LRV 7%) Natural (N/A)
Roof	5-Rib Colorsteel	Flaxpod (LRV 7%)
Gutters Joinery Fascia	Colorsteel Aluminium Colorsteel	Flaxpod (LRV 7%) Flaxpod (LRV 7%) Flaxpod (LRV 7%)

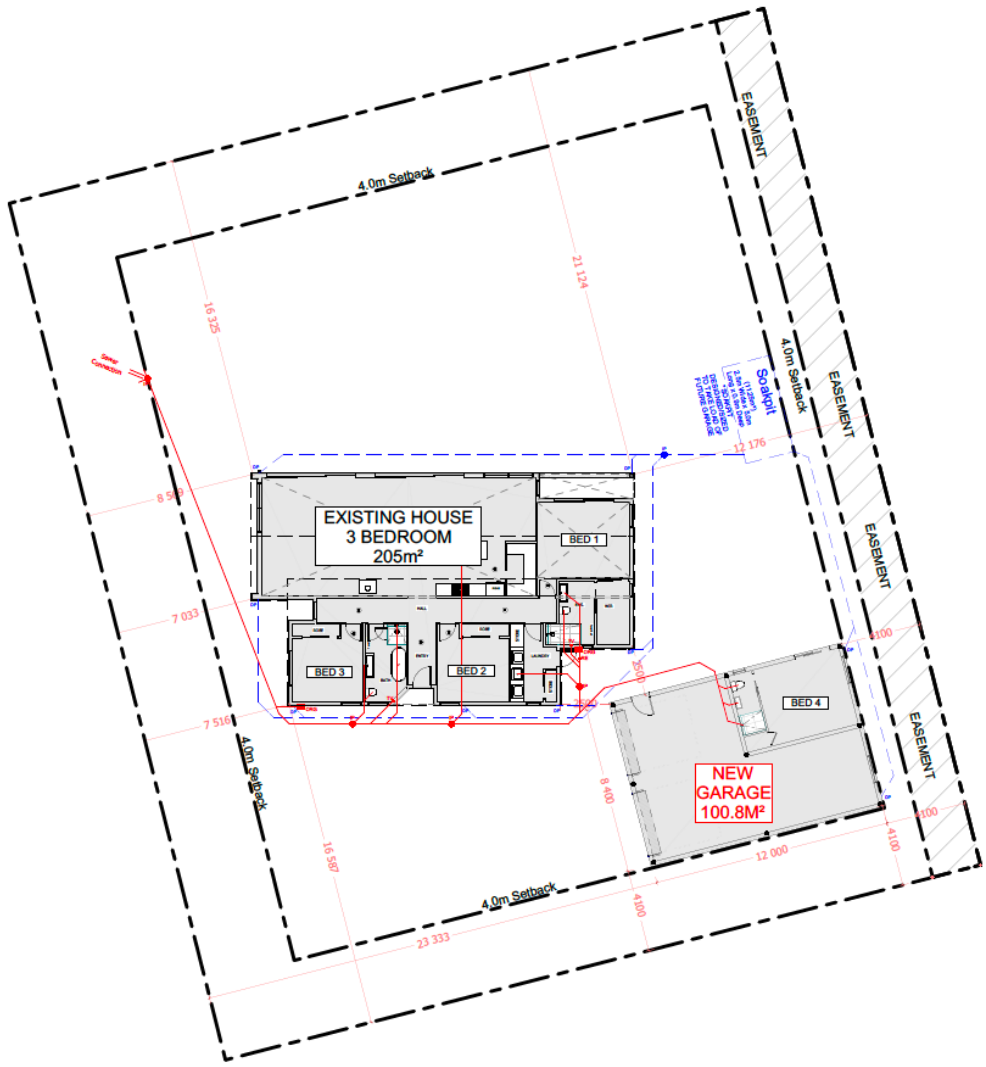


Figure 2: Proposed Site Plan, full plan set attached as **Appendix B**.



Figure 3: Architectural rendering. SOURCE: Riverlea Architectural Design

5.0 NES FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, an investigation of known land use associated with the site was undertaken. Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched and there is no evidence of any activity which requires consent under the national standard.

6.0 SITE HISTORY

The following consents are relevant to this application:

- **RM220494** – Approved a two-lot subdivision which created the subject site.
- **BC250492 –** Approved a building consent for a single storey dwelling on the subject site.

7.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

7.1 ACTIVITY STATUS

Proposed District Plan

The subject site is zoned Large Lot Residential A under the Proposed District Plan, and therefore the proposed building activity requires the following consents:

- A **Restricted Discretionary Activity** pursuant to **Rule 11.5.2.1** which provides for a maximum building coverage of 15% of the net site area. The proposal is for 17.43% building coverage. Council discretion is restricted to the following:

    a) The effect on openness and spaciousness;
    b) Effects on views and outlook from neighbouring properties;
    c) Visual dominance of buildings;
    d) Landscaping.

Overall, under the Proposed District Plan, the proposal qualifies as a **Restricted Discretionary Activity**.

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, no boundary adjustment activities are permitted, however the permitted baseline on each site includes:

- Residential activities;
- Home occupation;
- Establishment of residential dwellings, including a residential flat, at a density of one per 2,000m^2 and a minimum allotment size of 1,500m^2;
- Fencing;
- Landscape planting;
- Internal setbacks of 4m;
- Road setbacks of 10m;
- Maximum building height of 8m;
- Maximum building coverage of 15% of the net site area;
- Earthworks up to 400m^3.

8.2 EXISTING ENVIRONMENT

The existing environment is of relevance to the consideration of the proposed development. The existing environment includes the established residential unit within the subject site, as well as associated established landscape planting and servicing.

8.3 RECEIVING ENVIRONMENT

In addition to the permitted baseline and the existing environment, it is important to consider the receiving environment. This includes established and consented Large Lot Residential A development on sites adjoining and in the vicinity of the application site.

Residential units are established on the adjoining properties to the south and east. The dwelling to the south benefits from substantial, well-established landscape planting along the shared boundary. An additional established residential unit is located to the west, separated from the subject site by two private accessways. There is no residential built form on the adjoining lot to the north.

A private accessway incorporating a right-of-way benefiting the subject site runs along the eastern boundary and is owned by the adjoining property to the south.

9.0 ASSESSMENT OF EFFECTS

The assessment of effects is relevant to the matters of discretion Council is limited to, which are as follows.

a) The effect on openness and spaciousness;
b) Effects on views and outlook from neighbouring properties;
c) Visual dominance of buildings;
d) Landscaping.

a) The effect on openness and spaciousness.

The subject site has a total area of 1,755m², which is consistent with the intended low-density outcomes of the Large Lot Residential A Zone. While the proposal results in a minor exceedance of the building coverage standard (17.43% compared to the permitted 15%), this equates to an additional built footprint of approximately 42.7m² across a large residential allotment.

Despite this exceedance, the site remains predominantly open and landscaped, with more than 82% of the site retained as open space. The scale of the lot ensures that buildings remain appropriately separated, visually recessive, and subordinate to the surrounding open environment. The minor increase in coverage does not result in a perception of crowding, site saturation, or reduced spaciousness.

Accordingly, the effect on openness and spaciousness is less than minor.

b) Effects on views and outlook from neighbouring properties.

The proposed detached garage and bedroom comply with all relevant standards relating to height, setbacks, and recession planes. As such, the building remains within the anticipated development envelope for the zone and does not intrude into neighbouring outlooks.

The combination of generous lot size (1,755m²) and established perimeter landscaping ensures that views toward the proposed building from adjoining properties are either filtered or limited. Any visibility that does occur will be consistent with typical residential development within the zone and will not result in a material loss of outlook or amenity. The minor increase in building coverage does not alter viewshafts or create new adverse visual effects.

The subject site contains significant landscape planting which offers screening effects, particularly from the north and south, and partially from the east. Additionally, in conjunction with the landscape planting screening, views from neighbouring properties do not perceive the entirety of the built form from a single view shaft, the existing dwelling screens the proposed development from the north.

Effects on neighbouring views and outlook are therefore less than minor.

c) Visual dominance of buildings.

The proposed building is modest in scale and ancillary to the primary dwelling on site. It does not breach any height or bulk controls and is appropriately proportioned for a site of this size. When considered in the context of a 1,755m² lot, the additional built form does not give rise to visual dominance or an overdeveloped appearance.

The limited extent of the building coverage exceedance does not translate into increased perceived bulk, intensity, or prominence. The building will read as a subordinate and integrated element within a spacious residential setting, consistent with the expectations of the Large Lot Residential A Zone. The built form on surrounding sites is also setback from the proposed development, which reduces dominance effects. Additionally, the separation of the existing and proposed buildings reduces the potential dominance effects. As the exceedance is very minor, the building coverage breach is not discernible from external views into the site.

The proposal will not be visually dominant, and associated effects are less than minor.

d) Landscaping.

The site is well contained by existing landscape planting, which surrounds and visually integrates the proposed building within the wider residential environment. This landscaping is effective in softening built form, maintaining visual separation from neighbouring properties, and reinforcing the low-density character anticipated for large residential lots.

Given the size of the site and the extent of retained landscaped open space, the additional building coverage does not diminish the landscape quality or result in a hard or urbanised appearance. Landscaping successfully mitigates any potential visual effects arising from the minor non-compliance.

Effects relating to landscaping are less than minor.

Overall, on a 1,755 m² Large Lot Residential A zoned site, the proposed building coverage exceedance of 2.43% is minor and does not give rise to any discernible adverse effects. When assessed against the relevant matters of discretion, the proposal results in less than minor effects on openness and spaciousness, neighbouring outlook, visual dominance, and landscaping, and remains fully consistent with the intended character and amenity outcomes of the zone.

10.0 EFFECTS ON PERSONS

There are no persons considered to be adversely affected by the minor building coverage exceedance, having regard to the assessment undertaken in Section 9.0.

In particular, the scale of the non-compliance is small, and the proposed building is well screened by established landscape planting, as well as by the position of the existing dwelling on the site. In combination, these factors ensure that the proposal will not give rise to adverse effects that are more than minor in nature on any surrounding properties.

3 Corner Peak Lane, Lake Hāwea (North)

The property to the north at 3 Corner Peak Lane is separated from the subject site by substantial, well-established landscape planting along the northern boundary. The proposed building is also located behind the existing dwelling on the subject site and is therefore not visible from this neighbouring property. In addition, 3 Corner Peak Lane is currently undeveloped.

7 Corner Peak Lane, Lake Hāwea (South)

The property to the south at 7 Corner Peak Lane is separated from the subject site by extensive landscape planting along both the southern boundary of the subject site and the northern boundary of the adjoining property. The proposed building further screens parts of the existing dwelling on the subject site, preventing views of the full extent of built form from this location. The dwelling at 7 Corner Peak Lane is also set back approximately 34 metres from the proposed building, providing a substantial separation distance.

25 Lichen Lane, Lake Hāwea (East)

The property to the east at 25 Lichen Lane has a partial view toward the proposed development from the southern extent of the dwelling on that site. However, the majority of the existing dwelling on the subject site is screened by established landscape planting along approximately two-thirds of the eastern boundary. Both the existing dwelling and the proposed building are oriented lengthways toward the eastern boundary, which reduces their apparent bulk when viewed from this direction.

6 Corner Peak Lane, Lake Hāwea (West)

The property to the west at 6 Corner Peak Lane is separated from the subject site by two right-of-way access lanes with an intervening vegetated strip. The existing dwelling on this site is located approximately 50 metres from the proposed building, resulting in a substantial separation distance. As with the eastern neighbour, the orientation of both the existing and proposed buildings means that views are limited to the narrower elevations, significantly reducing perceived bulk and rendering the minor building coverage exceedance effectively indiscernible from this location.

Summary

For the reasons outlined above, the adverse effects on neighbouring properties will be less than minor. Accordingly, no parties are considered to be adversely affected by the proposed development.

11.0 OBJECTIVES AND POLICIES OF THE PROPOSED DISTRICT PLAN

Proposed District Plan (PDP)

CHAPTER 11 – LARGE LOT RESIDENTIAL

Objective 11.2.1 – A high quality of residential amenity values are maintained within the Large Lot Residential Zone.

Policy 11.2.1.1 - Maintain low density residential character and amenity through minimum allotment sizes that efficiently utilise the land resource and infrastructure (Area A).

Objective 11.2.2 - Predominant land uses are residential. Where appropriate, community and recreational activities also occur.

Policy 11.2.2.1 - Provide for residential and home occupation as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the zone's amenity values.

The proposal is consistent with the objectives and policies above. The proposed built form maintains the low density residential character of the zone whilst achieving a high quality residential amenity that is appropriate in the context of the zone and surrounding sites. The land use is entirely residential and as such is consistent with the relevant objectives and policies.

12.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the proposed building will continue to achieve the purpose of the Act as presented in Section 5. The proposal will provide for the owners social well-being, which is appropriate for its residential purpose and the liveability of the site, while ensuring any adverse effects are avoided, remedied or mitigated.

13.0 CONCLUSION

This application seeks Resource Consent to construct a detached garage including sleepout which breaches the maximum building coverage for the zone.

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.

It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent.

Kind Regards,

Cameron Stobie
IP Solutions Ltd



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BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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