RESOURCE CONSENT APPLICATION TO ESTABLISH RESIDENTIAL UNITS

43 McDougall Street, Wanaka

Queenstown Lakes Community Housing Trust

January 2026

WILLIAMS & CO.
PLANNING / URBAN DESIGN / DEVELOPMENT
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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	43 McDougall Street, Wanaka
Legal Description	Lot 1 DP 26381 & Lot 2 DP 26381
Applicants Name:	Queenstown Lakes Community Housing Trust
Address for Service	Queenstown Lakes Community Housing Trust C/- Williams & Co. tim@williamsandco.nz
District Plan Zoning:	Lower Density Suburban Residential Zone
Brief Description of Proposal:	Consent is sought construct 6 residential units inclusive of 6 residential flats including internal breaches between the two lots and recession plane breaches and earthworks retaining in relation to boundary. Cancellation of Consent Notice 941933.2 is also sought.
Summary of Reasons for Consent:	Non-Complying Activity Land use and Discretionary Cancellation of Consent Notice

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

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List of Information Attached:

Appendix [A]	Record of Titles and Consent Notice
Appendix [B]	Plans
Appendix [C]	Landscape Plan
Appendix [D]	EMP
Appendix [E]	Internal Boundary Breach Plans

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2.0 SITE DESCRIPTION AND ENVIRONMENT

The subject site is located at the corner of McDougall and Upton Streets, Wanaka. The site is legally described as Lot 1 DP 26381 and Lot 2 DP 26381. The Records of Title for the site are attached in **Appendix [A].**

Lot 1 is 1113m^2 and contains five existing units in two building forms (one containing 3 units and the other 2) all being units with a one bedroom configuration. These units are currently used as Senior Housing. Lot 2 is 759m^2 and is currently vacant. The Queenstown Lakes Community Housing Trust ('Housing Trust') have purchased Lot 2 whilst Lot 1 has been recently transferred to the Housing Trust from QLDC.

The sites are flat, with access formed from Upton Street to Lot 1 and no access currently provided to Lot 2. The sites are zoned Lower Density Suburban Residential zone.



Figure 1: Aerial identification of site

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The wider context contains a mix of dwelling types and densities along with community activities in the form of the Wanaka Community Hub. This results in a higher density and variation in building form in this location than might otherwise be present in a Lower Density Suburban Residential Zone. The proximity of the area to the Wanaka town centre, Lake Wanaka and where McDougall Street is the primary street access into Wanaka from the Cardrona Valley all influence this character, and supporting increased densities and forms of development.

The District Plan zoning in this location has also responded to this character, with Medium Density Zoning being present on the northern side of Upton Street and North and on the Eastern side of McDougall Street. This zoning arrangement is illustrated in Figure 2 below.



Figure 2: Zoning Context

This overall context is considered to assist the ability of the site to absorb increased densities of residential development.

Consent Notices:

Lot 2 DP 26381:

941933.2 – This notice relates to forming a vehicle crossing to the site when a dwelling is constructed on it. Given the proposed access and comprehensive development proposed no vehicle access to this lot is necessary so cancellation of this consent notice is sought.

3.0 RESOURCE MANAGEMENT BACKGROUND

RM970067 – This consent approved the subdivision that created the subject lots (that were previously held in one title).

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RM080897 – This consent approved construction of a mobility scooter garage within the road setback. Given the comprehensive development of the site this consent is not considered relevant.

4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Consent is sought to undertake the comprehensive development of the site to provide for 6 residential units inclusive of 6 residential flats. As the development is being undertaken by the Housing Trust, all units and flats will remain in the Trust's ownership in perpetuity and contribute to affordable housing in the district. It is noted as part of the transfer of Lot 1 from QLDC to the Trust it was done so on the premise that the site would be developed with Lot 2 to provide for 12 houses/flats as proposed.

The development will consist of a single vehicle access at the location of the existing access from Upton Street. This crossing will provide access to a car park consisting of 8 car parking spaces. The crossing is located 33.5m from the intersection when 40m is required the minimum queuing requirement of 6m is also not available within the site. However, space is available within the road verge. Pedestrian access will subsequently be provided throughout the development and to each dwelling/flat. The buildings are arranged around the site forming a central courtyard space. Plans outlining in detail the proposal are contained in **Appendix [B]**.

The building forms consist of a series of terrace house types with shared boundary walls arranged in three blocks. One block will sit at the corner of Upton and McDougall Street and consists of one 1-bedroom unit and two 1 -bedroom flats, this block is single storey. A second block sits behind the car park and consists of two 1-bedroom units and one 1-bedroom flat (single storey). The third block runs along the southern boundary of the site and consists of two, 3-bedroom units that are two storeys and one, 1 bedroom unit and three 1-bedroom flats that are single storey.

Figure 3 below illustrates the proposed site layout.

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Figure 3: Site layout

Several bin storage areas are provided, one adjoining the car park area and one toward the McDougall Street boundary. Private outdoor living areas are provided at ground level for each unit with a shared central green space also provided. Pedestrian access is provided throughout the site and to and from both Upton and McDougall Streets.

The buildings will consist of gabled forms with metal profile roofing, white brick veneer for wall cladding and the use of shiplap weather boards to provide details to window and doors. The plans detail the proposed elevations of the buildings and materials along with photomontages. **Figure 4** below is illustrative of the overall building form and external treatment.



Figure 4: Proposed Design

The total size of the site being 1873m^2 provides for 6 units and 6 flats under the LDSR zoning - being density lower than 1 unit per 300m^2.

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The plans also confirm that building coverage, landscape permeable area and setback standards of the zone are complied with. The building form - due to the topography - has two very minor recession breaches in the southwestern corner. One breach is up to 0.627m the other being up to 0.195m. Due to the topography these breaches fade away from this maximum infringement point. Figure 5 below illustrates the extent of the breaches.

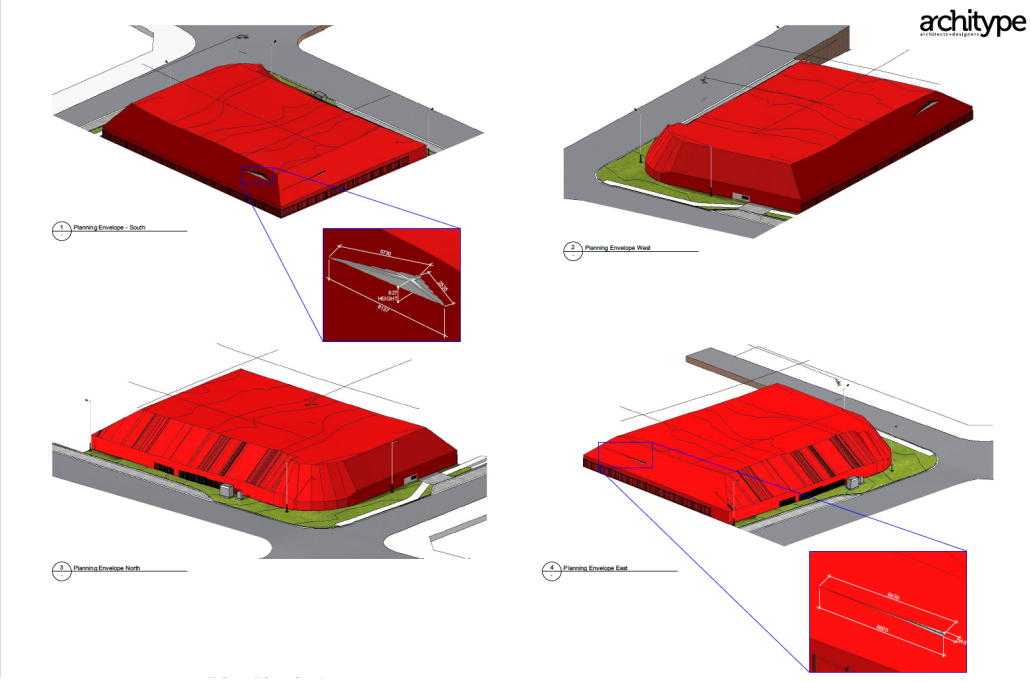


Figure 5: Height Breaches

A landscape plan has been prepared and is contained in **Appendix [C]** and this details hard and soft landscaping for the entire site including ground surface treatments to emphasis pedestrian way-finding and emphasise house entries along with providing for delineation between public and private spaces.

Internal Breaches

It is noted as the there are two lots several technical breaches occur between the two lots. A condition of consent as follow is proposed as the two lots will need to be held as one for the purpose of building consent and therefore effectively the two lots will be treated as one.

> *Specific Conditions – Covenant registration prior to any works commencing*
> *x. Prior to any works commencing on the two Titles subject to this resource consent approval, the consent holder shall register the following condition as a covenant pursuant to Section 108(d) of the Resource Management Act 1991 unless either the site has already been unit titled or evidence is provided of the titles being subject to a condition imposed under Section 75 of the Building Act 2004:*
> *a) The two sites contained within Record of Title OT390/21 and Record of Title OT8D/893 shall not be sold independently of one another. For the purpose of the District Plan's definition of site, these two sites shall be deemed to be one site.*
>
> *x. The final wording of this covenant condition shall be checked and approved by Council's solicitors. The cost of this shall be borne by the consent holder.*
>
> *x. Evidence of this registration shall be provided to Council prior to works commencing on the site.*

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In terms of the technical breaches, Flat B3 straddles the internal lot boundary and therefore infringes the internal boundary setbacks between the two lots. The total area of infringement is 22.64m^2. As the building is over the boundary it infringes both 2m internal boundaries. The building coverage on Lot 2 is also breached even though overall the building coverage is complied with. On Lot 2 the building coverage will be 51.3%. The landscape permeable area will also be breached on Lot 2 although complying overall. The landscape area will be 21.8% when 30% is required. As Flat B3 straddles the boundary a recession plane breach occurs on ether side of the internal boundary. This equates to an area of 0.67m^2. Plans illustrating these breaches have been prepared and are contained in **Appendix [E]**.

Earthworks

Earthworks are proposed to prepare the site for development, a total of 141m^3 of cut and 159m^3 of fill equating to a total volume of 300m^3 . Cut and retaining is proposed with the maximum retained cut being 1.2m in height. This retained cut will be located 0.7m off the southern boundary of the site.

Consent Notice 941933.2 Cancellation

Given the proposed development, direct vehicle access (and therefore formation of a vehicle crossing to Lot 2) is not necessary therefore this consent notice is not required. Accordingly, this application seeks to delete the consent notice

5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The establishment of four residential dwellings and four residential flats (with built form up to 7m high) is permitted on the site with no control over design. Therefore, in terms of the dwellings proposed it is the effect of the height above 7m and the 2 additional dwellings/flats that fall outside of the permitted baseline.

6.0 STATUTORY CONSIDERATIONS

The subject site is zoned Lower Density Suburban Residential under the Proposed District Plan.

6.1 Proposed District Plan

Land use

- A restricted *discretionary* activity pursuant to Rule 7.4.8 Residential Units, where the density of development exceeds one residential unit per 450m^2 net area but does not exceed one residential unit per 300m^2 net area. The site is 1873m^2 and 6 dwellings and 6 flats are proposed which does not exceed the 1:300m^2 density allowance.

  Discretion is restricted to:
  - *how the design advances housing diversity and promotes sustainability either through construction methods, design or function;*
  - *privacy for occupants of the subject site and neighbouring sites;*
  - *street activation;*
  - *building dominance;*
  - *parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;*
  - *design and integration of landscaping;*

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In accordance with 7.6.1 a breach of this rule shall not require written approval of affected persons and shall not be notified or limited notified.

- A *discretionary activity* pursuant to Rule 7.5.5 Building coverage where the building coverage on Lot 2 will exceed 40%. A total of 51.3% is proposed although across both lots building coverage is complied with.

- A *non-complying* activity pursuant to Rule 7.5.6 where less than 30% landscape coverage will arise on Lot 2, 21.8% is proposed. Again noting over both lots this requirement is complied with.

- A *non-complying* activity pursuant to Rule 7.5.7 Recession Planes where the 35 and 55 degree recession planes between the two sites will be infringed by up to 0.67m^2. The 45 degree recession plane is also infringed along the west elevation of Unit 2 on Lot 2 by up to 0.6m by 8m resulting in triangular shaped infringement. This building form also infringes the southern 45 degree recession plane by upto 0.195m.

- A *discretionary activity* pursuant to Rule 7.5.8.2 where the internal boundary setback of 2m will be infringed by Flat B3 as it straddles the internal boundary. The building infringes the setbacks by up to 22.64m^2

- A *restricted discretionary activity* consent pursuant to Rule 25.5.18.2 Earthworks supported by retaining walls a. Where the retained cut will be closer to the boundary than 1.2m being the height of the retaining. The retaining will be 0.7m from the boundary.

- A *restricted discretionary activity* consent pursuant to 29.5.8 Queuing where 6m is required within the site and non is provide.

- A *restricted discretionary activity* consent pursuant to 29.5.21 Minimum distance of vehicle crossings from intersections where 40m is required and 33.5m is provide.

6.2 Resource Management Act 1991

Consent is sought under section 221(3)(a) of the Resource Management Act 1991 to cancel CN941933.2.

6.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

A review of Council records shows there is no use likely to be a HAIL on the site

6.4 Summary

Overall, the proposed activity is identified as **non-complying** land use activity.

7.0 PUBLIC NOTIFICATION ASSESSEMENT (SECTIONS 95A, 95C TO 95D)

7.1 Assessment of Steps 1 to 4 (Section 95A)

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Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

7.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

The above does not apply to the proposal

7.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and NES preclude public notification; or where the application is for a controlled activity or a prescribed activity under section 360H(1)(a)(i).

The consent required for the number of dwellings as noted above has as non-notification rule. However as there is a minor breach of the height plan and non-complying consent required public notification is not precluded.

7.1.3 Step 3: If not required by step 2, public notification precluded in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with s95A is required which is set out in section 8.0 below. As described below, any adverse effects are anticipated to be no more than minor.

7.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified.

The proposal is residential development of the site as anticipated for the zone. The non-complying consent is required relates to a very minor height infringement which is common associated with development of residential sites where there is some variance in topography of original ground levels. Having regard to the above it is not considered that there is anything exceptional or outside the common run of applications that may be made of this nature in this location (and can be assessed on their merits), which would give rise to special circumstances.

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

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8.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

8.2 An assessment of the actual or potential effect on the environment of the proposed activity.

8.2.1 Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

8.2.3 Assessment

Residential Density

The number of units proposed (6) requires a restricted discretionary activity consent which as noted above does not require consideration of affected persons and must not be publicly notified.

Council's discretion is restricted to the following matters:

> *how the design advances housing diversity and promotes sustainability either through construction methods, design or function;*

The Housing Trust has carefully developed the design given that it will retain ongoing ownership of the homes, and holds a strong understanding of future resident needs and building design parameters to ensure a long-term high quality outcome. A design assessment in this regard is provided as follows:

Master plan:

- *The master plan incorporates two 3-bedroom units alongside ten one-bedroom Senior Housing unit/flats, introducing a broader range of household sizes and tenures compared with the existing Senior Housing-only development. This diversification supports housing choice and intergenerational balance, contributing to the long-term social sustainability of the community.*
- *The four building blocks are arranged and scaled to be visually consistent with four individual dwellings permitted as of right under the District Plan, ensuring the development integrates with anticipated built form outcomes.*
- *A shared laundry facility is proposed to encourage incidental social interaction while improving resource efficiency through shared appliances, reducing duplication of equipment and associated energy and water use.*
- *The central portion of the site is intentionally retained as shared open space, functioning as a communal green or village green, which supports amenity, informal gathering, and visual relief within the development.*

Building design:

- *Two internal layout typologies are provided within the ten one-bedroom Senior Housing flats to accommodate differing preferences for privacy, outlook, and internal arrangement, supporting resident choice within a consistent built form.*
- *All buildings are oriented so that primary indoor and outdoor living spaces face either northeast or northwest, maximising access to daylight and passive solar gain. Openings are positioned to support energy efficiency, natural light penetration, and opportunities for cross-ventilation, where practicable.*

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- *The use of simple and modest building forms reduces construction complexity and material quantities. This approach supports waste minimisation at the "rethink and reduce" stage of the waste hierarchy by limiting off-cuts, construction inefficiencies, and over-specification. This is consistent with the intent of QLDC's current and future Waste Minimisation Management Plan.*
- *The predominant use of durable materials such as brick cladding and profiled metal roofing supports long-term sustainability by reducing maintenance frequency, repair requirements, and premature material replacement, thereby lowering lifecycle costs and associated embodied carbon over time.*
- *Predictive energy modelling has been incorporated into the design of all buildings to inform envelope performance, operational energy efficiency, and mitigation of summer overheating risk, ensuring thermal comfort is considered early in the design process.*

Construction methods:

- *The inclusion of heat recovery ventilation systems, consistent with QLCHT's standard approach, is intended to support healthy indoor environments by managing moisture and indoor air quality. Improved moisture control also contributes to building durability and reduced risk of long-term degradation.*
- *Solar photovoltaic panels are proposed to reduce operational energy demand, support long-term affordability for residents, and enhance energy resilience, particularly in the context of rising energy costs.*

As the above confirms the proposal will advance these matters and create a variety of positive outcomes and effects. There are no adverse effects arising in this regard to this matter of Council's discretion (only positive effects).

privacy for occupants of the subject site and neighbouring sites;

As noted above the layout on site has been carefully considered to ensure outdoor areas maximise solar gain and the arrangements over the site will promote privacy – including through the range of landscape details defining each unit and its outdoor spaces. These outdoor spaces will be complemented by the large communal green space. The clearly defined entrances to the units and use of wayfinding cues in the landscape treatment of pedestrian paths throughout the development will also assist in ensuring privacy and legibility for occupants.

In terms of the neighbouring sites, the development is setback from boundaries and landscaping and boundary treatments will provide privacy whilst the predominate single storey building forms will further reduce any potential privacy effects to neighbours. Where the two storey forms are proposed the upper level windows are modest to reduce potential for overlooking issues. While these design features are successful, it is noted that two storey form is anticipated by the District Plan such that this level of overlooking is anticipated. Where the height breach occurs, this is limited to the very top edge of the roof structure so is not considered to give rise to any additional adverse effect in terms of privacy to neighbours then would otherwise be permitted by the District Plan.

street activation;

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Figure 6: Street Frontage Illustrations

As illustrated in Figure 6 the proposed design and landscaping will provide for a highly active and well considered treatment to the street frontages of the site. Provision of a single vehicle crossing to a single parking area reduces the impact of multiple vehicle crossings whilst locating the crossing/entry away from the corner further assists to ensure the development maximises its street activation.

Pedestrian access points will positively assist as will the communal green space being visible from McDougall Street. The landscape design includes visual cues to support clearly legible access points into the development and the houses through the use of paving treatments, hedging and front entry gates. Traditional style fencing has also been avoided along the street frontage which further supports and illustrates the how the design approach has sought to maximise street activation. Overall the development will have a positive impact on the street and its activation.

building dominance;

The building form is modest in height being predominately single storey whilst the position of the two storey form to the rear of the site further assists to reduce any building dominance effects. Two storey building forms are an anticipated outcome within the zone and in this location.

As noted above the housing has been arranged in two four building blocks that (given the modest size of the housing) is not dissimilar to the footprint for single dwelling houses often established in the LDSR. As outlined above, the context presents a range of building forms and densities along with a more commercial scale building form in the example of the Wanaka Community Hub, and includes adjoining Medium Density zoning.

Arranging the buildings in the manner proposed assists to reduce the overall building dominance and has provided the opportunity to create a communal open space that further assists in this regard. Overall it is considered the approach to the building layout on site, architectural forms and height ensure the buildings are appropriate within the context and will not give rise to any adverse building dominance effects.

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parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;

As discussed above the parking and access has been provided via a single access point to one parking area that reduces potential impacts on the streetscape. Furthermore, this location is where the current access and parking area is provided therefore reducing potential for increased adverse effects associated with a new location. The parking follows a standard double loaded aisle parking arrangement that is known to be safe and efficient. Given the access point already exists there will be no change to the provision of on-street parking. In terms of the vehicle crossings distance from the intersection good sightlines remain and the existing crossing was already within 40m. The minor nature of the infringement is therefore considered to be acceptable. In terms of the queuing requirements space remains between the edged of the carriageway and parking for queuing to occur which mitigates the effect of it not being provided onsite.

design and integration of landscaping;

A comprehensive landscape design is provided for the entire site and details all private and common areas. The design ensures interface areas particularly the street frontages are well managed with detailed landscape treatments and avoidance of fencing. Wayfinding and legibility is also enhanced through the landscape design with dedicated pedestrian paths and hedges and entry gates and path assisting to define circulation within the site and access to each house. Overall, the landscaping proposed will provide for a high level of design and integration of landscaping.

Recession Planes

Minor height breaches are proposed as illustrated in Figure 7 below. As the plans illustrate the breach is limited to the very apex of the roof structure and eave on the west and southwest elevation. Given the way these breaches fade away any adverse shading and dominance effects will be mitigated. Furthermore, the two-storey building form and gabled roof structure will not appear out of character or scale with that anticipated in the zone and present in the surrounding context. Therefore, any adverse effects of the height breach will be less than minor.



Figure 7: Height Breaches

Internal Lot Breaches

Several breaches arise dues to there being two Lots and building proposed across the boundary. This includes building coverage and landscape area which in both case overall the requirements across both sites are met. Given the sites will

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be held together and operate as one site this technical breach arising on Lot 2 is considered mitigated and it would not be perceptible that these breaches occur. Furthermore a comprehensive landscape plan is provided that further mitigates any adverse effects.

In terms of the internal boundary setback and recession plane breach the effects of these is considered to be limited to internal effets and the site are proposed to he held together so effectively being treated as one site. Therefore, these breaches are not considered to give rise to any adverse effects.

Overall, as a condition will require the sites to the held as one any adverse effects are considered mitigated.

Earthworks

The proposed cut retaining will be 1.2m and 0.7m from the boundary this will still ensure adequate space to the boundary and ensure stability is retained. An overall max retaining height of 1.2m is also not considered high and standard earthworks controls can ensure appropriate measures are in place during works to avoid and mitigate any nuisance effects. Therefore, any adverse effects of the increased retaining in proximity to the boundary is considered minor.

QLDC Residential Zone Design Guideline 2021

The proposal can be considered against the *Design Elements* of the QLDC Residential Zone Design Guide:

01. Housing Diversity & Adaptability

As discussed above the proposal will contribute to housing diversity and adaptability;

- *The master plan incorporates two 3-bedroom units alongside ten one-bedroom Senior Housing unit/flats, introducing a broader range of household sizes and tenures compared with the existing Senior Housing-only development. This diversification supports housing choice and intergenerational balance, contributing to the long-term social sustainability of the community.*

- *Two internal layout typologies are provided within the ten one-bedroom Senior Housing flats to accommodate differing preferences for privacy, outlook, and internal arrangement, supporting resident choice within a consistent built form.*

02. Well-defined entrances and detailing to improve legibility

The design ensures well defined entrances through clear paths and landscaping to define the entrance and ensuring they are visible in the architecture of the building. The landscape design for the wider site also provides clear pedestrian pathways and delineation between public and private spaces with will further contribute to way finding and legibility throughout the site. Having a single parking area also assists in this regard to create a focal point for vehicle access from which point pedestrian priority and access is then provided.

03. Building Dominance and Sunlight Access

The buildings are predominately single storey and where they are two storey only a very minor infringement of the height limit will arise. The arrangement of the buildings on site and location of the outdoor areas has be considered to ensure solar gain is maximised and sunlight access is provided. Two storey building forms are anticipated within the zone and present in the surrounding context. The architectural detailing of the buildings will further support the articulation of the building forms and therefore overall avoid any adverse building dominance or sunlight access effects.

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04. Connections to Open Space to create safe, high amenity spaces

Strong pedestrian connectivity is provided from the site to the streets and the communal open space. The landscape plan confirms landscape treatments to ensure the space will be of a high amenity.

05. Providing Outdoor Living Space for Resident's Amenity

Each unit is provided outdoor living spaces accessible from the main living areas. These spaces will provide for amenity to each house with landscape detailing ensuring privacy between spaces and adjoining properties. In addition a generous communal outdoor space is provide that will further contribute to the amenity of residents.

06. Creating High Levels of Accessibility for All Transport Modes

As noted above several pedestrian connection points are provided to the street whilst the use of a single vehicle crossing and communal parking area reduces the amount of vehicle dominance across the site.

07. How to integrate service areas so as to not affect amenity

Waste/recycling bin storage areas has been considered and included in the development plans. These have been located to minimise impacts to residents and through the use of screens and landscape detail will be integrated into the development.

08. Creating safe and private environments

CPTED principles have been adopted whereby there is a communal parking and then dedicated pedestrian paths to unit entries - where the entries to each unit are from these shared paths and are separated from any private spaces. This ensures the accesses are legible and activated. The landscape design will also assist to promote this legibility through the paving treatments. The communal laundry facilitate will also provide opportunities for interaction between residents as will the communal green space further supporting the create of a safe environment.

09. Site Coverage and LID solutions to reduce infrastructure demands

Sufficient space is retained on site for landscaped areas and site coverage requirements are met. Generous areas of unbuilt area are provided as illustrated by the communal green space.

10. Building Materials and Environmental Sustainability

As noted above:

- *The use of simple and modest building forms reduces construction complexity and material quantities. This approach supports waste minimisation at the "rethink and reduce" stage of the waste hierarchy by limiting off-cuts, construction inefficiencies, and over-specification. This is consistent with the intent of QLDC's current and future Waste Minimisation Management Plan.*
- *The predominant use of durable materials such as brick cladding and profiled metal roofing supports long-term sustainability by reducing maintenance frequency, repair requirements, and premature material replacement, thereby lowering lifecycle costs and associated embodied carbon over time.*
- *Predictive energy modelling has been incorporated into the design of all buildings to inform envelope performance, operational energy efficiency, and mitigation of summer overheating risk, ensuring thermal comfort is considered early in the design process.*

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- *The inclusion of heat recovery ventilation systems, consistent with QLCHT's standard approach, is intended to support healthy indoor environments by managing moisture and indoor air quality. Improved moisture control also contributes to building durability and reduced risk of long-term degradation.*
- *Solar photovoltaic panels are proposed to reduce operational energy demand, support long-term affordability for the lower income residents, and enhance energy resilience, particularly in the context of rising energy costs.*

11. Landscape Materials and Planting

The landscape approach is comprehensive and provides for the landscaping of the entire site including details to outdoor living areas versus more common space where additional planting is provided and assists to provide detailed treatments to street boundaries

Overall, with reference to the QLDC Residential Zone Design Guide 2021 the building forms are considered to provide high level of architectural response that has carefully considered the future needs of residences and the position of the site on the corner of McDougall and Upton Streets.

Consent Notice Cancellation

It is considered logical to remove this consent notice given the comprehensive development of Lot 2 with Lot 1 and apparated access remaining to the overall development. Therefore, no adverse effects are considered to arise by removing this requirement.

8.2.4 Conclusions

Overall, any adverse effects on the environment will be minor.

8.3 If 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

N/A

8.4 I the activity includes the discharge of any contaminant, a description of:

1. **The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
2. **Any possible alternative methods of discharge, including discharge into any other receiving environment.**

N/A

8.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

In addition to the resource consent conditions anticipated, no other mitigation measures are necessary in addition to those incorporated into this proposal.

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8.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

As noted above the development of the units on the site does not require the consideration of affected parties or approvals. Therefore, in this case it is the potential effects of the height breach that is to be considered in terms of effects on persons.



Figure 8: Subject site in relation to neighbours

180 Upton Street

The position of the existing house on this site and depth of the lot means where the height breaches occur this is at the very back of this property. As illustrated in Figure 9 below the extent of the breach is limited to the very apex of the roof form. Further the extent of windows at the upper level has been minimised to reduce any potential for adverse privacy or overlooking. It is noted that the permitted baseline would provide for a building of similar two-story nature in this location. Any potential for adverse dominance or shading effects to this property are mitigated. This party is not considered adversely affected by the proposed retaining in proximity to the boundary which will be appropriate designed and is of a height that can be safely retained.

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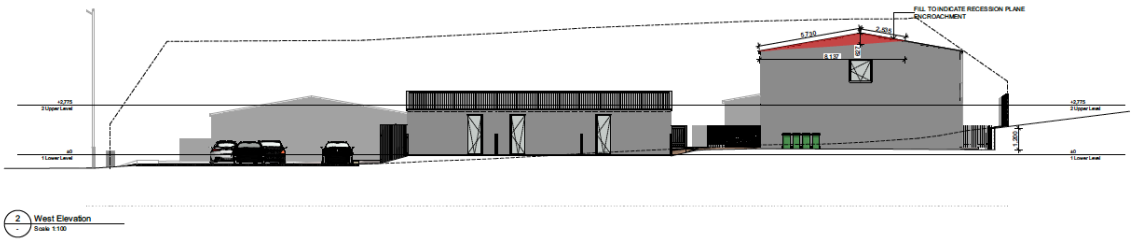


Figure 9: Western Elevation

53 McDougall Street

Figure 10 below illustrates the south elevation which will adjoin this property. As this illustrates the extent of the height breach is very minor and only captures the very edge of the eave up to 0.190m. Therefore, this level of breach is indiscernible such that any adverse effects to this property would be minor. This party is not considered adversely affected by the proposed retaining in proximity to the boundary which will be appropriate designed and is of a height that can be safely retained.

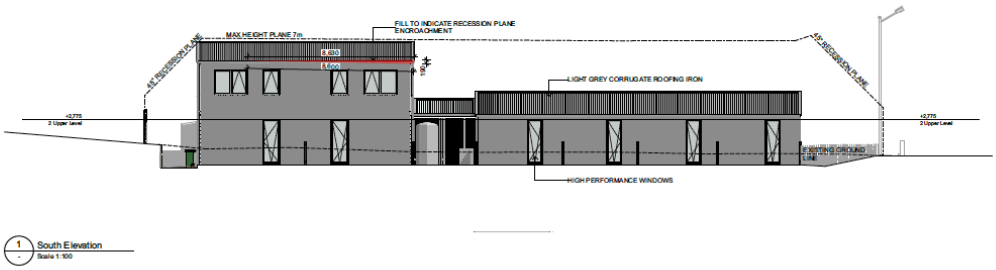


Figure 10: South Elevation

179 Warren Street

This site only shares the very corner boundary with the subject site and given the leg-in arrangement of this site has access and separation to the house from this corner. Further, as has been discussed, the extent of the height breaches are very minor. Accordingly, this neighbour is not considered adversely affected by the height breached. This party is not considered adversely affected by the proposed retaining in proximity to the boundary which will be appropriate designed and is of a height that can be safely retained.

Internal Boundary Breaches

The technical infringements arising due to there being two lots is not considered to give rise to any adverse effects to neighbours as the sites will operate as one and will be held together. Further comprehensive landscape and space between buildings still remains. Therefore, any adverse effects to any neighbours is considered less than minor.

8.7 If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

No monitoring is required other than standard conditions of consent.

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8.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity will have no effect on any customary rights.

9.0 NOTIFICATION CONCLUSIONS

9.1 Public Notification Conclusion

With regard to the height breach, the applicant has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(8)(a)), effects on the environment will be less than minor (s95A(8)(b) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(9)(b)).

Therefore as per section 95A(9)(b) the application should not be publicly notified. Determination of the application under s95B is then to be made.

9.2 Limited Notification Conclusion

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. The Council must follow the steps set out in s95B as follows:

9.2.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this proposal

9.2.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

As per Rule 7.6.1 limited notification is precluded with respect to dwelling densities.

9.2.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:
In the case of a boundary activity, an owner of an allotment with an infringed boundary;
In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
In the case of any other activity, a person affected in accordance with s95E.

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The application for land use consent is not for a boundary or prescribed activity, and therefore assessment in accordance with s95E is required and has been assessed in the above analysis which concluded that no persons were considered to be affected in accordance with section 95E given the minor nature of the proposed height and earthworks breaches.

9.2.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

Having regard to the assessment in section 7.1.4 above, it is considered that special circumstances do not apply.

10 SECTION 104 (1)(b) ASSESSMENT

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. In this case the relevant planning documents are the:

10.1 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) is relevant to the consideration of this application and of particular relevance is the NPS-UD focus and support for intensification of urban activity.

Decision-makers are to have particular regard to matters including the benefits of urban development which are consistent with a well-functioning urban environment, and the contribution that will be made to providing development capacity (Policy 6(c) and (d)).

The NPS-UD has a strong direction that planning decisions are to have regard to and respond to proposals that enable more people to live work and play in areas with access to employment, services and transport options. The subject site forms part of such a location where densification of residential opportunities is promoted.

As described above the context provides for a range of house types and is in close proximity to the Lake, town centre and community amenities. This is considered to be supportive of the NPS-UD by ensuring the efficient use of the zoned residential land.

Accordingly, this proposal will directly give effect to and promote the NPS-UD by providing for intensification and housing options within the Wanaka area.

10.2 Proposed District Plan

The site is zoned and anticipated for residential development to provide housing in accordance with National Policy direction for housing and in order to contribute to QLDC meeting its housing obligations.

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In this respect as the site is zoned for residential development, the housing it is expected to yield by QLDC forms part of its NPS-UD obligations and housing bottom lines as outlined below and specified in *Chapter 4 Urban Development* of the PDP.

> *The housing bottom lines were identified through the Housing Development Capacity Assessment for Queenstown Lakes District 2021 (HBA (housing) 2021) and have been inserted into the District Plan as part of the implementation of the National Policy Statement for Urban Development 2020.*
> *They are intended to represent the amount of feasible and reasonably expected to be realised development capacity that is sufficient to meet the expected housing demand within the urban environment, along with a competitiveness margin. The competitiveness margin is 20% for the short-medium term and 15% for the long term.*
> *Queenstown Lakes District Council is required to enable the development represented in the housing bottom lines through the district plan, structure plans and infrastructure strategies.*
> *The housing bottom lines relate to the Queenstown Lakes urban environment. An urban environment means any area of land that is, or is intended to be, predominantly urban in character and that is, or is intended to be, part of housing and labour market of at least 10,000 people. This definition allows areas identified for future urban development to be included in the defined urban environment. It also allows discrete locations of urban land that have a functional relationship with each other in terms of the housing and labour market to be part of the urban environment, even when they are not contiguous.*
> *The areas included within the Queenstown Lakes District Urban Environment are shown in figure one and two below:*

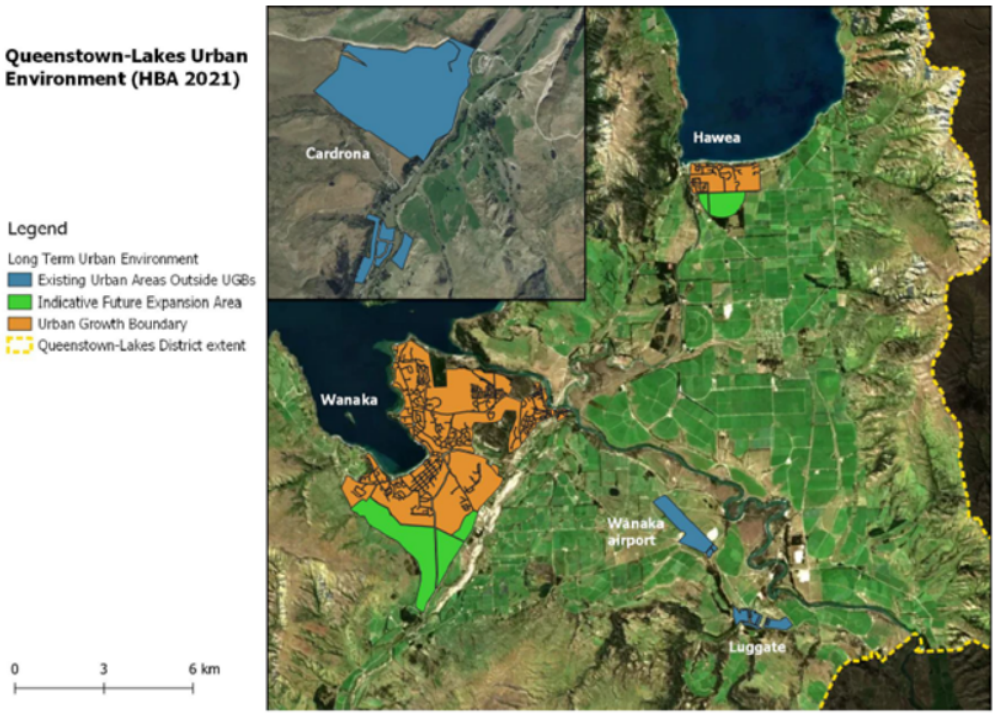


Figure two: Wānaka Ward"

The above is relevant to supporting the development of the site to ensure it can provide the housing yield expected of it to support QLDC in achieving its HBA requirements and objectives set out in Chapter 4 of the PDP.

10.2.1 Chapter 7 – Lower Density Suburban Residential

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The relevant objectives for the zone includes 7.2.1 which seeks a mix of compatible suburban densities and a high amenity lower density residential living environment for residents and users of public space. It is considered that the proposal will contribute to this objective.

The application is encouraged by policies 7.2.1.2 and 7.2.3.1. The proposal represents intensity of development which maximises efficient use of the land, whilst being compatible with the scale and character of the area and amenity values. The height, bulk and location of the development will maintain a suburban intensity and will have less than minor effect on privacy and access to sunlight of neighbouring properties.

In terms of policy 7.2.1.3 relating to the bulk and height of building the assessment has confirmed although there is a height breach the proposed dwellings are considered characteristic and in keeping with the suburban scale and character of the zone and immediate area and will maintain amenity values enjoyed by users of neighbouring properties. The orientation and arrangement of the houses on site will maintain the privacy and access to sunlight of neighbours.

Further, the design elements of the RZDG have been considered and the land use development forming part of this application aligns with these matters for the reasons traversed in the assessment.

In regard to Objective 7.2.3 and Policy 7.2.3.1 – the proposal is encouraged by these provisions given that it is higher density development responding sensitively to the context and character of the locality and maintains local amenity values. It is noted that:

- The proposal presents a sensitive orientation and design in respect to neighbours;
- Levels of privacy are achieved given the position of buildings and landscaping.

10.2.2 Chapter 25 - Earthworks

> *25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.*

The permitted volumes of earthworks are proposed to accommodate anticipated future urban residential activities on the site. The earthworks will be of a limited duration and measures are proposed in the form of sediment control and EMP to ensure temporary effects associated with the earthworks are appropriately managed such that any adverse effects are minimised.

> *25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks*

The earthworks will facilitate the establishment of the sites for future residential activity as anticipated by the zoning. The earthworks can occur within the framework and will provide for benefits in facilitating further development of the site and housing for the Wanaka Community.

10.2.3 Proposed District Plan Summary

Overall the proposal is considered to be appropriately aligned with and supported by the Objectives and Policies of the Proposed District Plan. The proposal is not contrary to any provision.

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11.0 s104D

The proposal has been assessed under s104D of the Act. Given that the proposal has been found to have effects on the environment that are minor, and that the proposal is not contrary to the provisions of the relevant District Plan, the proposal is able to pass the 'gateway' of section 104D and consent may be granted.

12.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

The proposal represents an efficient use of the land resource by facilitating the creation of housing that the Housing Trust will be able to provide to support its affordable housing objectives and elderly housing opportunities therefore allowing the community and future generations to meet particular needs in the provision of affordable housing supply.

13.0 CONCLUSION

Consent is sought to undertake the comprehensive development of the site for 6 houses and 6 flats that will infringe District Plan standards with respect to the height limit and retained cut in relation to boundaries. A cancellation of consent notice is also sought.

The activity is assessed as a non-complying land use activity.

The actual and potential effects on the environment have been outlined in Section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposed development is consistent with the relevant objectives and policies of the Proposed District Plan and meets the purpose and principles of the Resource Management Act 1991. The proposal aligns with National Policy guidance as provided by the NPS-UD.

Overall, and in accordance with the assessment contained in this report, it is requested that the consent is granted as proposed.

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RE: RM260074

WILLIAMS & CO.

PLANNING / URBAN DESIGN / DEVELOPMENT

17 April 2026

Attn: Carrie

RM260074 – PDP (UIV) Response

As requested as the PDP UIV now has legal affect we confirm as outlined in your email 13 April 2026 the following breaches arise:

- *8.4.10 – Residential Density as it relates to Lot 2. The applicant proposes 3 residential units which do not have a net site area of 250m^2.*
- *8.5.4 – Building Coverage as it relates to Lot 2. The applicant proposes 51.3% where a maximum of 45% is permitted.*
- *8.5.6(a) – Outlook space as it relates to Flat C1, C3 & C4; and Unit C2. An outlook space of 3.7m in width is provided where 4m is required.*
- *8.5.7 – Recession Planes where the southern (35 degree) and northern (55 degree) recession planes along the internal, common boundary will be infringed by up to 0.67m^2. Further, Unit D2 encroaches the external western (45 degree) recession plane by up to 0.6m in height for a distance of 8m in length, Unit D2 also encroaches the southern (45 degree) external recession plane by up to 0.19m in height and 8.6m in width.*
- *8.5.8 – Landscaped permeable surface as it relates to Lot 2, the applicant proposes 21.8% where a minimum of 25% is required.*
- *8.5.11 – Waste and Recycling Storage Space, the applicant proposes 5.7m^2 where a minimum of 2m^2 per residential unit or flat is required.*

Notably the zoning is now medium density so generally provides more support for density and development of the site as proposed.

Also similar rule breaches occurred in terms of design, building coverage, recession planes and landscape permeable area. The breaches in terms of building coverage and landscape permeable area being a result of their being two sites. As such in terms of these breaches the existing assessment of effects remain valid.

In terms of Rule 8.4.10.3 the matters of discretion has been covered in the assessment already provided and remain valid. A comprehensive consideration of the design and appearance, layout and how the development will positively contribute to the planned urban form was undertaken and confirms the development and associated design is of a high quality. Similar consideration of privacy to occupants and neighbours was considered in the layout and design and has been successful in mitigating any adverse effects as has providing a well overlooked street environment. Parking and access have been addressed. Overall the proposal will positively contribute to the neighbourhood and any adverse effects will be less than minor.

In terms of rubbish provision this has been carefully considered and designed for within the layout. As highlighted in Figure 1 below a number of locations have been provided.



Figure 1: Bin location

Furthermore, given a number of the units are small one bedroom units providing a standard provision as would be expected for a larger household is not considered justified. Therefore overall adequate rubbish areas have been provided and any adverse effects will be less than minor.

Please do not hesitate to contact me regarding any of the above information.

Tim Williams