APPLICATION FOR RESOURCE CONSENT

For a residential unit that exceeds building coverage at Glenbrae Crescent, Wanaka

19 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:	Andrew Wavish
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:	Andrew Wavish andrew.wavish@xtra.co.nz
Site Address:	23 Glenbrae Crescent, Wanaka
Legal Description:	Lot 38 DP 600012
District Plan Zone:	Lower Density Suburban Residential
Plan Designations, Limitations or Overlays:	N/A
Activity Status:	Discretionary

Prepared for:	*Andrew Wavish*
Date:	*19 February 2026*
Prepared by:	*Morgan Shepherd*

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

Andrew Wavish

19 February 2026

ATTACHMENTS

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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;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is a flat, vacant site within Studholme Rise, Wanaka which is located approximately 2km from the centre of the Wanaka town centre.

The extent and location of the site is shown in **Figure 1** below, noting that the aerial was taken prior to the construction of the roading network at Studholme Rise. There are also residential units under construction on the surrounding allotments.



Figure 1: Site location (outlined in black and white dashed line)

1.3. Development and Consent History

RM210775 – consent to undertake a 41 lot residential subdivision with associated earthworks, hazard mitigation and traffic infringements.

1.4. The proposal

It is proposed to construct a three-bedroom residential unit on the site with a proposed floor area of 224.44m² and building coverage of 249m² which equates to 43.5% of the site area. The proposed residential unit is a single storey building with an elongated low-pitched gable roof form.

The proposal is detailed within the Architectural Plans (**Attachment C**).

The Architect has prepared a Design Statement (**Attachment D**) addressing the Queenstown Lakes District Council's Residential Zone Design Guide 2021.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Lower Density Suburban Zone (**LDSRZ**) of the Queenstown Lakes Proposed District Plan (**PDP**).

At the 5 February 2026 meeting of Full Council, Elected Members formally adopted the recommendations of the Independent Hearing Panel with respect to the Urban Intensification Variation (**UIV**). The decision is yet to be notified by Council.

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

Table 1: PDP Activities

Rule	Activity	Activity status
Chapter 7 – Lower Density Suburban Residential		
7.4.3	Residential Units, where the density of development does not exceed one per 450m² net area	**Permitted**

Table 2: PDP Standards

Rule	Activity	Activity status if breached	Consent required?
Chapter 7 – Lower Density Suburban Residential			
7.5A.1[1]	For all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.	**Non-Complying**	**No** – consent is not required as Sorted Architects have provided a statement relating to the Residential Zone Design Guide 2021.
7.5.5	**Building Coverage** A maximum of 40%	**Discretionary**	**Yes** – consent is required as the proposed building coverage is 43.5%.

2.1.1. Summary of consents required

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

Under the PDP:

- **Discretionary** activity resource consent pursuant to Rule 7.5.5 for a residential unit that exceeds 40% building coverage.

Other consents:

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

Overall, resource consent is required for a **Discretionary** 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 168A(3)(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.

[1] The UIV deleted this standard.

No significant adverse effects on the environment will arise, and 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 associated with building coverage; and
- Summary of effects on the environment.

4.2. Permitted baseline

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline).

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

The permitted baseline includes a residential unit on the site with up to 40% building coverage, which is relevant to the proposal. The consent authority may disregard any potential adverse effects associated with 40% building coverage on the site.

4.3. Effects associated with building coverage

The proposal exceeds the permitted building coverage by 3.4% which is approximately 8m² of building.

The proposed residential unit is of high-quality design with an elongated low-pitched gable roof form. The building is clad in a range of materials including vertical aluminium shiplap profile with timber clad lean-to elements which break down the overall building mass and create visual interest. The proposed building will not appear dominant or overly large in comparison to the permitted baseline.

The proposal complies with the required permeable surface and includes high amenity landscaping as detailed in the Architectural Plans (**Attachment C**) which will enhance the residential character and associated visual amenity values of the urban environment.

Given the natural and scale of the proposal, it will not result in adverse effects on the character and amenity of the area of the wider environment.

4.4. Summary of effects on the environment

Overall, any potential adverse effects associated with the proposal will be less than minor adverse effects on the environment.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapter 7 of the PDP. The majority of these have not been appealed and can be treated as being operative.

The relevant provisions are provided and assessed below:

Table 3: PDP provisions

Provision	Detail	Assessment
7.2.1	**Objective – Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.**	The proposed residential unit is consistent with what is provided for within the zone and compatible with the existing residential development. The proposal does not adversely affect the character or amenity values of the zone. The Architect has considered the Residential Zone Design Guide 2021 as discussed in the Design Statement (**Attachment D**). The proposed achieves this objective and the associated policies.
7.2.1.1	Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.	
7.2.1.2	Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.	
7.2.1.3	Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.	
7.2.1.5	Require consideration of the relevant design elements identified in the Residential Zone Design Guide 2021.	

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies from Chapter 7 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 consistent with the broad policy direction of both Regional Policy Statements.

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.

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 provide for the matters of national importance.

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

7.3. Section 7 – Other matters

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

a. kaitiakitanga:

aa. the ethic of stewardship:

b. the efficient use and development of natural and physical resources:

ba. the efficiency of the end use of energy:

c. the maintenance and enhancement of amenity values:

d. intrinsic values of ecosystems:

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

g. any finite characteristics of natural and physical resources:

h. the protection of the habitat of trout and salmon:

i. the effects of climate change:

j. the benefits to be derived from the use and development of renewable energy.

The proposal accords with the relevant matters as the development of the land for residential activity is an efficient use of resources, while maintaining the amenity values and quality of the 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)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

Given the nature and scale of the proposal, there are no adverse effects arising on owners or occupiers of adjacent properties, or any other person, therefore limited notification is 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.