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APPLICATION FOR

LAND USE

APPLICANT **CHRISTOPHER & LAURA BYRNE**

LOCATION **2 AVALANCHE PLACE, WANAKA, 9305**

Date: April 2026

Location: 2 Avalanche Place, Wanaka

Attention: Wanaka Planning Department

Document Quality Assurance

Project Reference: 2 Avalanche Place Renovation

Prepared for: Chris & Laura Byrne

Prepared by: Nicole Malpass

Reviewed by: Dan Curley

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1.0 INTRODUCTION

Please find an application for Resource Consent to undertake a renovation to the existing residential unit at 2 Avalanche Place, Wanaka, which includes a breach to the stipulated minimum road setback.

The application includes a description of the site and proposal, together with an assessment of actual and potential effects and an evaluation of the proposal against the relevant District Plan rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	CHRISTOPHER & LAURA BYRNE
SITE LOCATION	2 AVALANCHE PLACE, WANAKA 9305
LEGAL DESCRIPTION	LOT 275 DP 491676
APPLICATION SITE AREA	1013m^2
ZONING	SUBURBAN RESIDENTIAL

3.0 APPENDICES

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

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located towards the northern end of Peninsula Bay, on the corner of Infinity Drive / Avalanche Place intersection. It comprises 1013m^2 of land and contains a lawfully established residential unit originally constructed in 2016.

The site is generally flat, with a slight elevation above the adjoining road along the eastern boundary, retained by a rock wall established at the time of subdivision. Established landscaping, including a Portuguese laurel hedge, provides a high degree

of privacy. Vehicle access is provided via an existing formed crossing stemming in a northwards direction from Avalanche Place, within the southwestern corner of the site. .

The site is zoned Suburban Residential (formerly Lower Density Suburban Residential) under the Proposed District Plan.

The subject site and its surrounding context are illustrated in Figure 1 below.

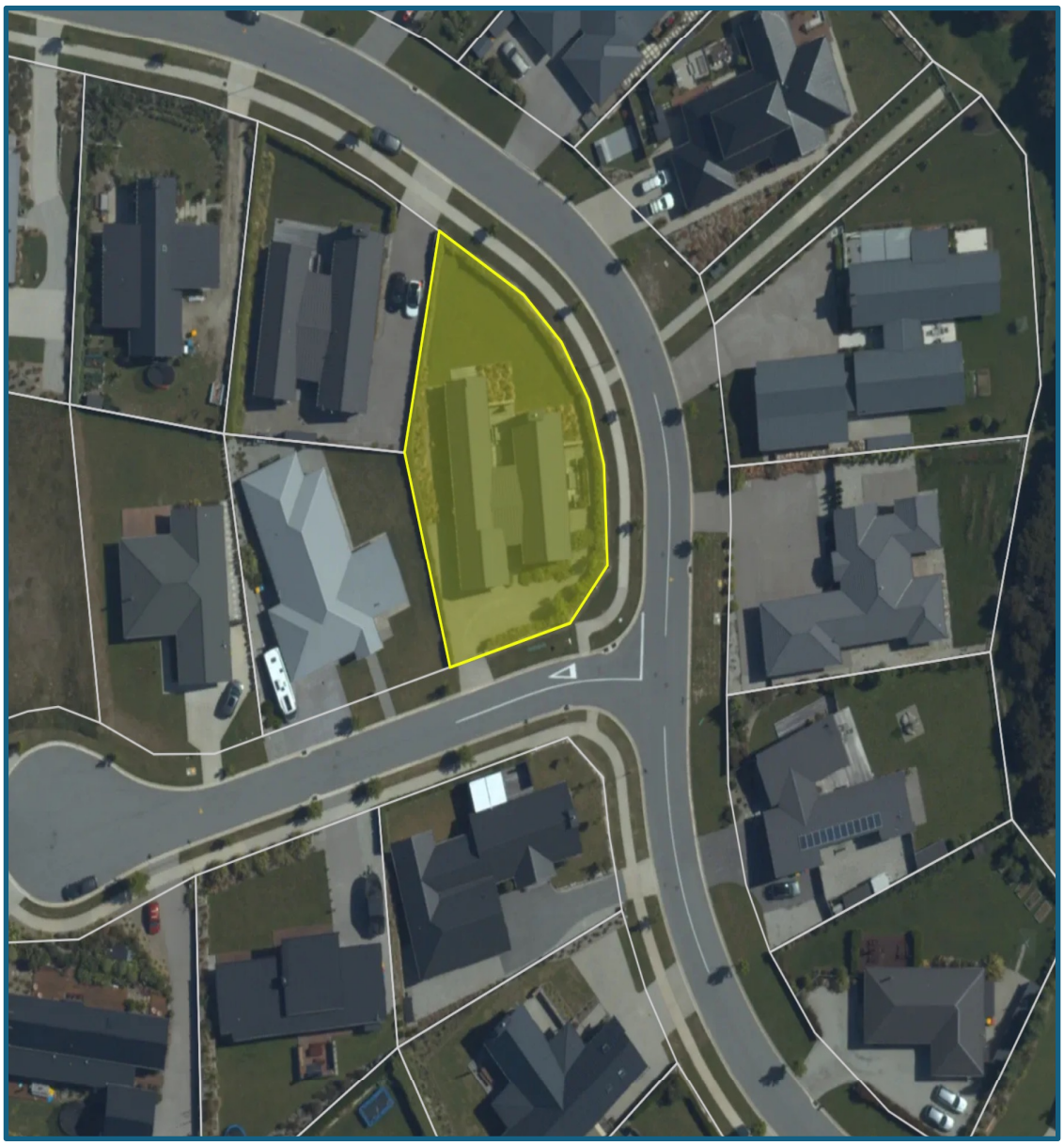


Figure 1: Aerial image of subject site (highlighted in yellow) and surrounds. Source: GRIP GIS.

4.2 Description of Proposal

This application seeks resource consent to undertake additions and alterations to the existing residential unit, comprising the construction of a secondary living space with an internal mezzanine, a minor extension to the existing dwelling footprint, and the establishment of a covered carport.

All proposed works comply with the relevant bulk and location standards of the Proposed District Plan, with the sole exception of a minor encroachment into the road boundary setback. This breach arises from the secondary living space, which protrudes into the required 4.5m setback along the south-eastern boundary.

At its closest point, the extension is set back approximately 2.26m from the road boundary, resulting in a small, localised infringement of approximately 5.8m^2.

This is illustrated in Figure 2 and **Appendix C**.

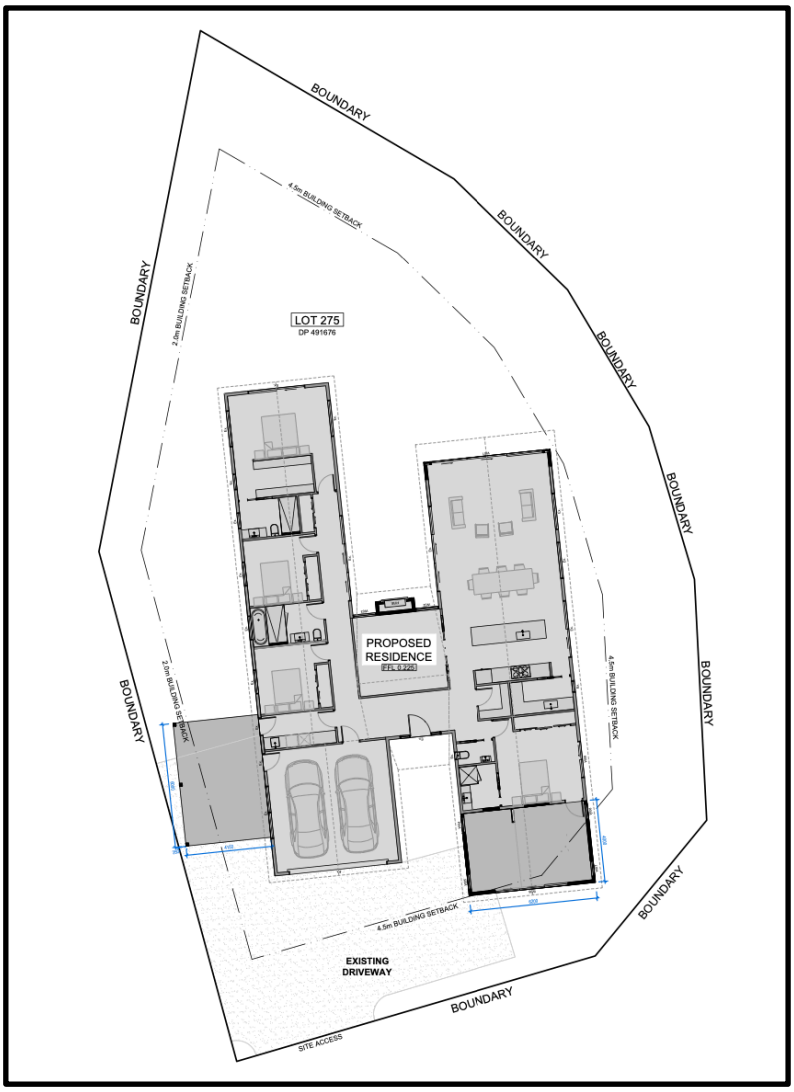


Figure 2: Site Location Plan indicating setback breach. Plan contained within **Appendix C**.

The encroachment is driven by the corner configuration of the site and remains limited in scale and extent. All other elements of the proposal, including the carport and minor extension to the main living area, are fully compliant with the applicable setback requirements.

The additional living space is accessed from Bedroom 4 and incorporates a mezzanine level. It will be constructed using materials and finishes consistent with the existing dwelling, ensuring a cohesive and integrated built form (refer Figure 3 and Appendix C).

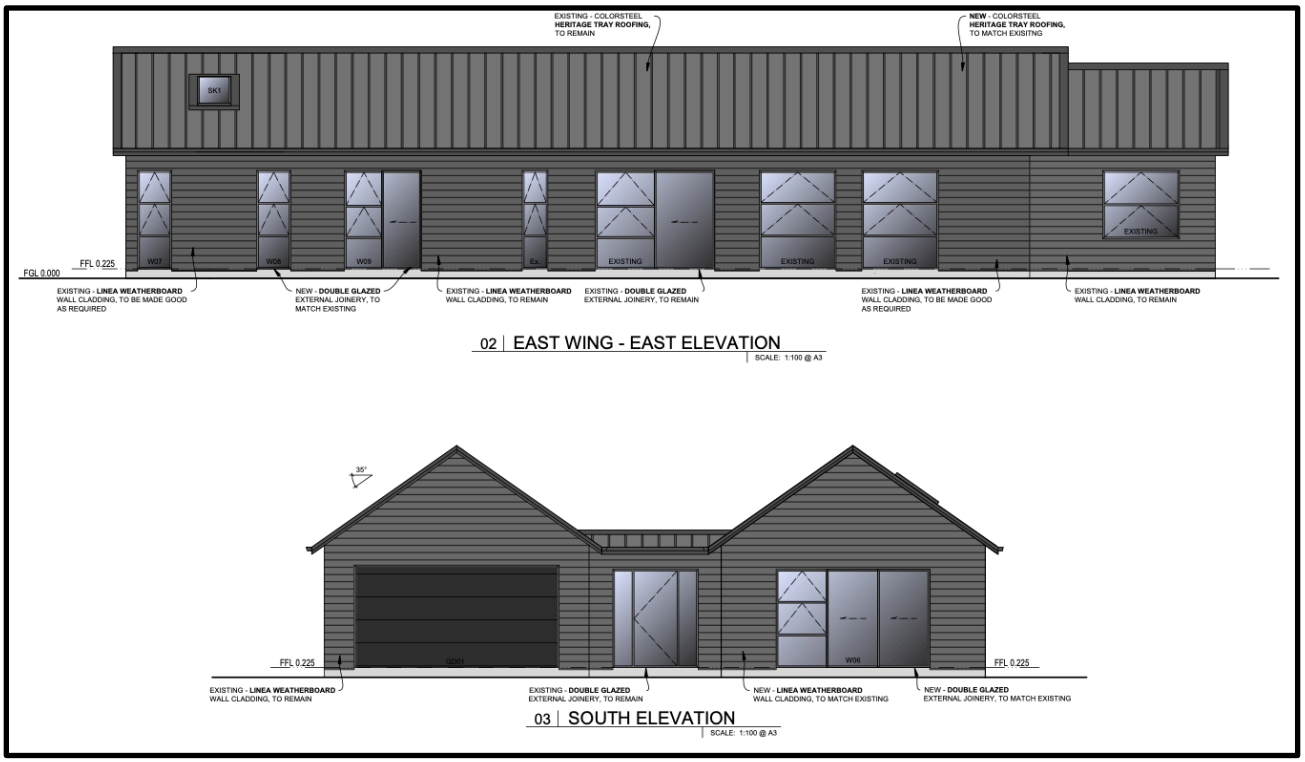


Figure 3: East and South Elevations. Plans contained within **Appendix C**.

Overall, the proposal represents a modest and well-integrated addition to an established residential unit, with the only non-compliance being a minor and contained setback breach.

5.0 SITE HISTORY

There are no known Resource Consents associated with the subject site, other than which created the site in 2015. However, the following historic building permits record the lawful establishment and subsequent modification of the existing residential dwelling:

- BC160358 – Approved the establishment of the original unit.

6.0 RELEVANT PROVISIONS

6.1 Activity Status (Operative District Plan)

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

6.2 Activity Status (Proposed District Plan)

The subject site is zoned Lower Density Suburban Residential under the Proposed District Plan, renamed Suburban Residential under the Urban Intensification Variation. The activity requires the following consents:

- A **discretionary** activity Resource Consent pursuant to Standard 7.5.6.1 for a building within the 4.5m road setback.

Accordingly, under the Proposed District Plan, the proposal overall is classified as a discretionary activity.

7.0 ASSESSMENT OF EFFECTS

7.1 Permitted Baseline

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

In this instance, the permitted baseline includes:

- Residential activities;
- Home occupation;
- Establishment of residential dwellings, including a residential flat, at a density of one per 450m^2;
- Fencing;
- Landscape Planting;
- Minimum internal setbacks of 2m;
- Minimum road setbacks of 4.5m; and
- Earthworks up to 300m^3.

The permitted baseline also includes the continued operation of lawfully established existing use rights under Section 10 of the Act.

7.2 Existing Environment

The existing environment is relevant to the assessment of the proposal and comprises the lawfully established and consented development on the site. This includes the existing residential dwelling (along with dwelling footprint), vehicle access and driveway, fencing, and associated landscaping.

7.3 Receiving Environment

In addition to the permitted baseline and existing environment, it is relevant to consider the receiving environment, which comprises the existing and consented development on sites adjoining and in the vicinity of the application site. The surrounding area is characterised by established residential units, associated accessory buildings, and mature landscaping typical of the Peninsula Bay residential area.

The actual and potential effects of the proposal are assessed below within the context of the permitted baseline, the existing environment, and this established receiving environment.

7.4 Assessment of Effects on the Environment

7.4.1 Building Design

The proposal relates to the alteration and extension of a lawfully established residential unit, including the addition of a secondary living space incorporating a mezzanine.

The site is subject to road boundaries on multiple sides, resulting in a 4.5m setback applying across the majority of the site. This creates a constrained building platform, within which the existing dwelling is already established. In this context, the ability to undertake additions is inherently limited without some degree of encroachment.

The proposed extension results in a small and localised infringement of the road setback (approximately 5.8m^2), confined to the south-eastern corner of the dwelling. The remainder of the building continues to comply with the relevant setback standards.

In terms of built form, the extension is modest in scale, remains single-storey in appearance (with the mezzanine contained internally), and is clearly subordinate to the overall dwelling. The design, materials and finishes are consistent with the existing dwelling, including matching linea weatherboards, coloursteel roofing, and joinery, ensuring a cohesive and sympathetic outcome.

The site benefits from a high degree of enclosure and privacy, including established boundary planting and elevation above the road, which further reduces the visual prominence of the extension.

Overall, the proposal represents a logical and sympathetic addition within a constrained site, and will not result in any appreciable increase in building dominance. Effects in this respect are considered to be less than minor.

7.4.2 Parking and Access (including safety, efficiency and impacts on traffic and on-street parking)

The proposal does not alter the existing vehicle access, driveway arrangement, or on-site parking provision. Vehicle movements associated with the site will remain consistent with an established residential activity.

The extension is located clear of the vehicle access and does not encroach into the carriageway, footpath, or sightlines. The generous width of the adjoining road reserve further ensures that adequate separation is maintained between the building and the transport corridor.

Accordingly, no adverse effects on traffic safety or efficiency are anticipated, and effects in this respect are less than minor.

7.4.3 Visual Amenity

The visual effects of the setback infringement are appropriately assessed in the context of the site's constrained geometry, the established built form, and the surrounding residential environment.

The extent of the encroachment is minor and localised, with the majority of the dwelling maintaining compliance with the 4.5m setback. The infringement does not present as a continuous or dominant encroachment into the setback.

The site is relatively well insulated from the street environment, with a combination of elevation above road level and established boundary planting providing effective screening. In addition, the adjoining road reserve is wide, ensuring a reasonable degree of separation between the dwelling and the public realm.

The extension itself is consistent in form, scale, and materials with the existing dwelling, and reads as an integrated part of the building rather than a visually discordant addition.

Overall, the proposal will not give rise to any noticeable reduction in visual or residential amenity, and any adverse effects are considered to be less than minor.

7.4.4 Streetscape and Character

The surrounding environment is characterised by established residential development within a suburban setting. The proposal is consistent with this pattern of development and does not introduce any atypical built form or activity.

Given the minor scale of the encroachment, the constrained nature of the site, and the integrated design of the extension, the proposal will not undermine the anticipated character of the zone.

7.4.5 Summary of Effects on the Environment

When assessed in the context of the permitted baseline, the established on-site environment, and the surrounding residential setting, the proposal will not result in adverse effects that are more than minor.

The setback infringement is minor, localised, and arises in response to the constrained nature of the site. The extension is modest in scale, consistent in design, and visually recessive within the wider environment.

Accordingly, the proposal is considered to result in less than minor adverse effects on the environment.

7.5 Assessment of Effects on Persons

Figure 4 below shows the parties which are subject to the following assessment:

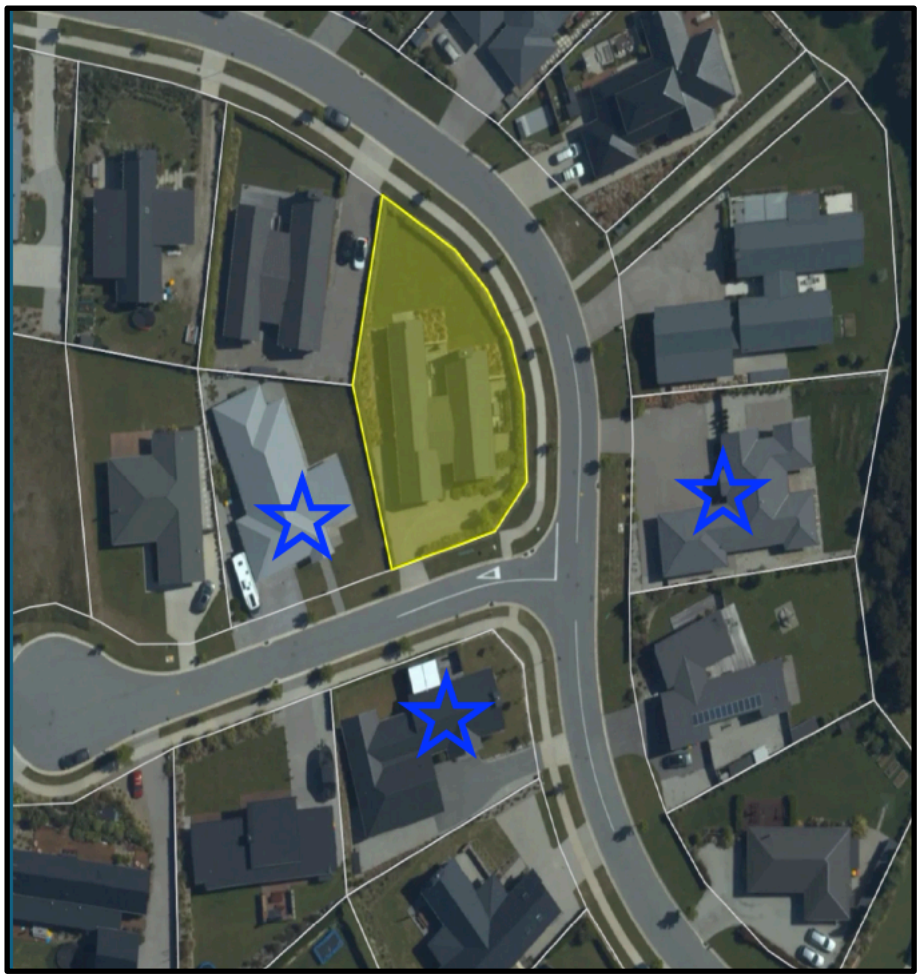


Figure 4: Aerial image from QLDC GIS, subject site highlighted in blue, sites subject to assessment highlighted with green star. Source: QLDC, GIS.

The proposal involves a modest extension to an existing residential dwelling, comprising a secondary living space with an internal mezzanine. The works do not introduce any

additional residential units or materially increase the scale or intensity of residential activity on the site.

While the extension encroaches into the road boundary setback, the infringement is minor and localised (approximately 5.8m²) and arises in response to the constrained nature of the corner site, where road setbacks apply to the majority of boundaries.

The extension is integrated within the existing dwelling and does not present as a dominant or overbearing element. The internal mezzanine does not alter the external perception of building height or scale, and the overall built form remains consistent with that anticipated within the zone.

The site benefits from a degree of separation from neighbouring properties due to the intervening road reserve and is further insulated by its slightly elevated position and established boundary planting. In this context, the proposal will not give rise to any material loss of privacy, outlook, or sunlight for adjacent sites.

The extension maintains a coherent architectural response, utilising materials and finishes consistent with the existing dwelling, and will read as a sympathetic addition rather than a visually discordant element.

Any views of the extension from adjoining properties or the road will be typical of residential development within this established suburban environment and will not detract from amenity values.

Overall, when considered in the context of the permitted baseline, the existing environment, and the receiving environment, the proposal will not result in adverse effects on persons that are more than minor.

7.5.1 Summary of Effects on Persons

Overall, potential adverse effects of the proposal on persons are considered to be less than minor.

8.0 OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

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

8.1 Proposed District Plan (PDP)

The relevant objectives and policies of the PDP are contained within chapters 3 (Strategic Direction), 4 (Urban Development) and 7 (Lower Density Suburban Residential).

8.1.1 Chapter 3: Strategic Direction

The Strategic Direction chapter provides overarching guidance for managing growth and development in a manner that achieves a high-quality built environment while maintaining the District's amenity values and community wellbeing. Of particular relevance are objectives relating to compact and integrated urban development, quality urban form, and development that integrates appropriately with its surrounding environment (Objectives 3.2.2 and 3.2.3).

The proposal comprises a modest alteration and extension to a lawfully established residential unit within an existing urban area. It does not increase residential density, alter settlement patterns, or introduce new land use activities.

The extension is minor in scale, sympathetic in design, and consistent with the established built form. The limited setback infringement arises as a direct consequence of the constrained corner site, rather than any attempt to intensify development.

Accordingly, the proposal is consistent with the strategic intent to enable residential development that maintains amenity values and integrates appropriately with its surroundings.

8.1.2 Chapter 4: Urban Development

Chapter 4 elaborates on the Strategic Direction by providing objectives and policies for the spatial location and layout of urban development within defined Urban Growth

Boundaries. The subject site is located within the Wanaka urban area and inside the Urban Growth Boundary.

The proposal does not expand the urban footprint, does not create additional residential units, and does not place additional demand on infrastructure or transport networks. Instead, it represents a minor upgrade to existing residential development within an established urban environment. The proposal is therefore consistent with Objectives 4.2.1 and 4.2.2, which seek to contain urban development within Urban Growth Boundaries and promote a compact, efficient, and well-designed urban form that integrates with existing development and infrastructure.

Overall, the proposal aligns with the intent of Chapters 3 and 4 by enabling appropriate residential development within the urban area without generating adverse effects on urban form, infrastructure efficiency, or amenity values.

8.1.3 Chapter 7: Lower Density Suburban Residential

> *Objective 7.2.1 – Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.*

This objective seeks to maintain a high-amenity, low-density residential environment for residents and users of public spaces.

The proposal does not increase residential density, introduce additional units, or materially alter the scale of development on the site. The extension is modest, contained, and integrated with the existing dwelling.

While a minor road setback breach is proposed, this is localised and arises due to the constrained nature of the site, which is subject to road setbacks along multiple boundaries. The majority of the dwelling remains compliant, and the encroachment does not result in dominance or amenity effects that would undermine the character of the zone.

The design, materials, and finishes are consistent with the existing dwelling, ensuring a cohesive and sympathetic outcome that maintains suburban amenity values.

> *Objective 7.2.3* – Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Although the proposal does not involve increased density, the principles of sensitive design remain relevant.

The extension is designed to integrate seamlessly with the existing dwelling and surrounding environment. It does not increase perceived building height or dominance, and the internal mezzanine does not alter external building form.

The minor setback infringement is limited in scale and extent, and is mitigated by the separation provided by the road reserve, the site's elevated position, and established landscaping. As such, privacy, outlook, and sunlight access for neighbouring properties are maintained.

Accordingly, the proposal responds appropriately to its context and maintains amenity values, consistent with this objective and associated policies.

> *Objective 7.2.6 - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks*.

Objective 7.2.6 seeks to ensure development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

The proposal does not alter access arrangements, increase demand on infrastructure, or affect transport efficiency.

The existing infrastructure capacity is sufficient to accommodate the development, and the proposal therefore aligns with policies seeking efficient use of infrastructure and avoidance of adverse effects on transport networks.

Overall, the proposal is consistent with the objectives and policies of the Suburban Residential Zone. The development represents a modest, well-integrated extension to an existing residential unit that maintains character and amenity values, with the minor setback breach not undermining the anticipated outcomes of the zone.

9.0 PART II OF RMA 1991

Having regard to the matters set out in Sections 5, 6, 7 and 8 of the Resource Management Act 1991, it is considered that the proposed residential renovation will promote the sustainable management of natural and physical resources. The proposal is appropriately located within an existing urban environment, maintains residential amenity and character, and will not result in adverse effects that are more than minor. Accordingly, the proposal is consistent with the purpose and principles of the Act as set out in Section 5.

10.0 CONCLUSION

This application seeks resource consent to undertake additions and alterations to an existing residential dwelling at 2 Avalanche Place, Wanaka, including a secondary living space with an internal mezzanine and a minor encroachment into the road boundary setback.

When assessed against the relevant provisions of the Proposed District Plan, the proposal is considered to be consistent with the applicable rules, objectives, and policies.

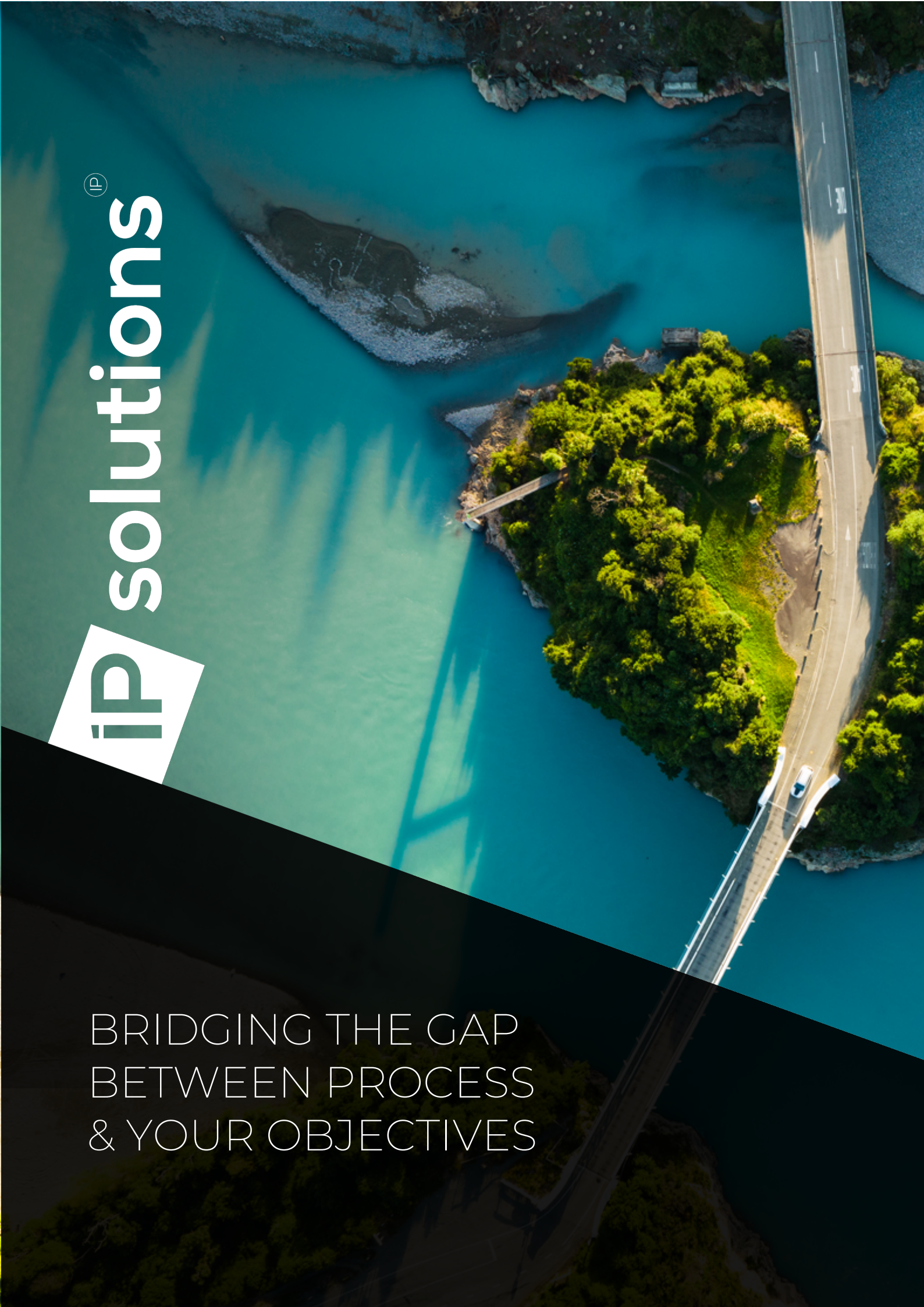
Overall, the proposal will not result in adverse effects that are more than minor on the environment and less than minor on persons.

Accordingly, it is respectfully requested that Council grant consent on a non-notified basis, as the proposal will not result in adverse effects on the environment that are more than minor, nor adverse effects on any persons that are more than minor, subject to appropriate conditions.

Kind Regards,



Nicole Malpass
IP Solutions Ltd



BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES