APPLICATION FOR RESOURCE CONSENT

For a new residential unit at 19 Peregrine Falcon Road, Bob's Cove

6 October 2026

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTIONS 88 AND 221 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Ashley Smith and Maria Belen Chandler
Address for Service:	Ashley Smith and Maria Belen Chandler C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 caleb@brownandcompany.co.nz 03 409 2258
Address for invoicing:	Ashley Smith 19 Peregrine Falcon Road, Bob's Cove
Site Address:	19 Peregrine Falcon Road, Bob's Cove, Queenstown
Legal Description:	Lot 33 DP 514319
Proposed District Plan Zone:	Rural Residential
Plan Designations, Limitations or Overlays:	Rural Residential – Bob's Cove Subzone Wāhi Tūpuna Building Restriction Area
Activity Status:	Discretionary

Prepared for:	*Ashley Smith & Maria Belen Chandler*
Date:	*6 October 2026*
Prepared by:	*Caleb Tien*
Reviewed by:	*Christine Edgley*

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

Ashley Smith & Maria Belen Chandler

6 October 2026

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title & Instrument(s)
C	Proposed Plans
D	Wastewater System Design Documents
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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 Sections 88 and 221, 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 located at 19 Peregrine Falcon Road, Bob's Cove. The site is legally described as Lot 33 DP 514319 held in Record of Title 797968, and is 1,503m^2 in area.

A copy of the Record of Title and relevant title instruments are contained within **Attachment B**. There is a building platform indicated on the site, however this is only outlined within the relevant consent notice, and is not registered to the title.

An aerial image of the site is shown in **Figure 1** below.

The subject site is currently vacant. The majority of the sites within the surrounding Glen Tui Heights rural-residential subdivision have been developed and contain residential units with associated planting and landscaping.



Figure 1: Site location (outlined in turquoise)

1.3. The proposal

It is proposed to construct a residential unit on the site and undertake associated landscaping.

The proposed residential unit is two-storey in construction, and will contain three bedrooms, one bathroom, and associated kitchen and living areas on the ground floor, with master bedroom and ensuite on the upper level. Carparking will be provided in the form of an internal access double garage. The proposed residential unit will have a building coverage of 117.21m^2, equating to 1.8% of the site. A floor plan of the proposed residential unit is shown in **Figure 2** below:

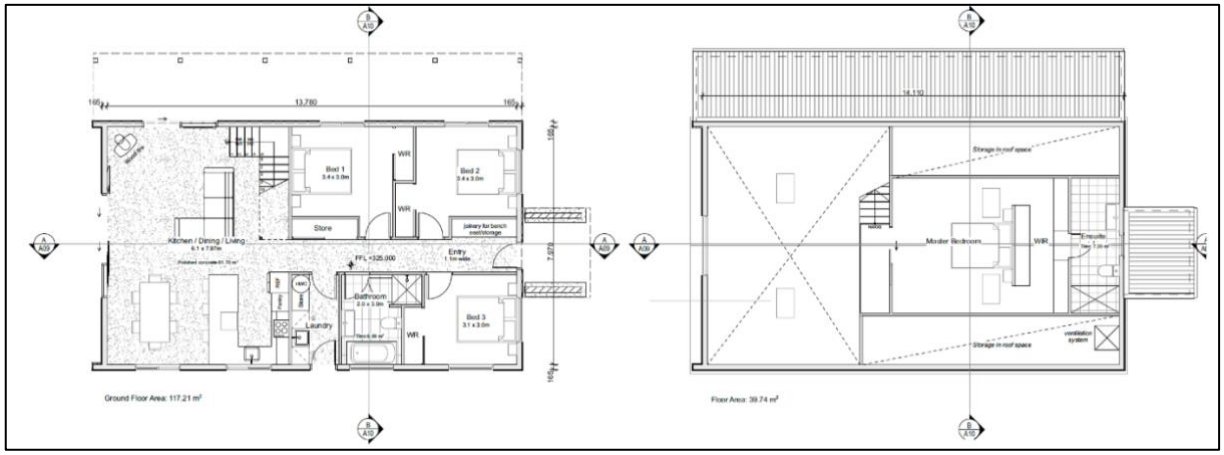


Figure 2: Floor plan of proposed residential unit

The building will be clad and coloured as follows:

Element	Material	Colour
Roof	Metal tray (or similar)	Flaxpod (or similar)
Wall cladding	James Hardie Stria (or similar)	Resene Element (or similar)
	Rusticated Timber	Dark Stain
Joinery	Aluminium	Flaxpod (or similar)

A full set of architectural plans is provided in **Attachment C**.

Landscaping is also proposed in association with residential unit, with these also provided within **Attachment C** and shown in **Figure 3** below:

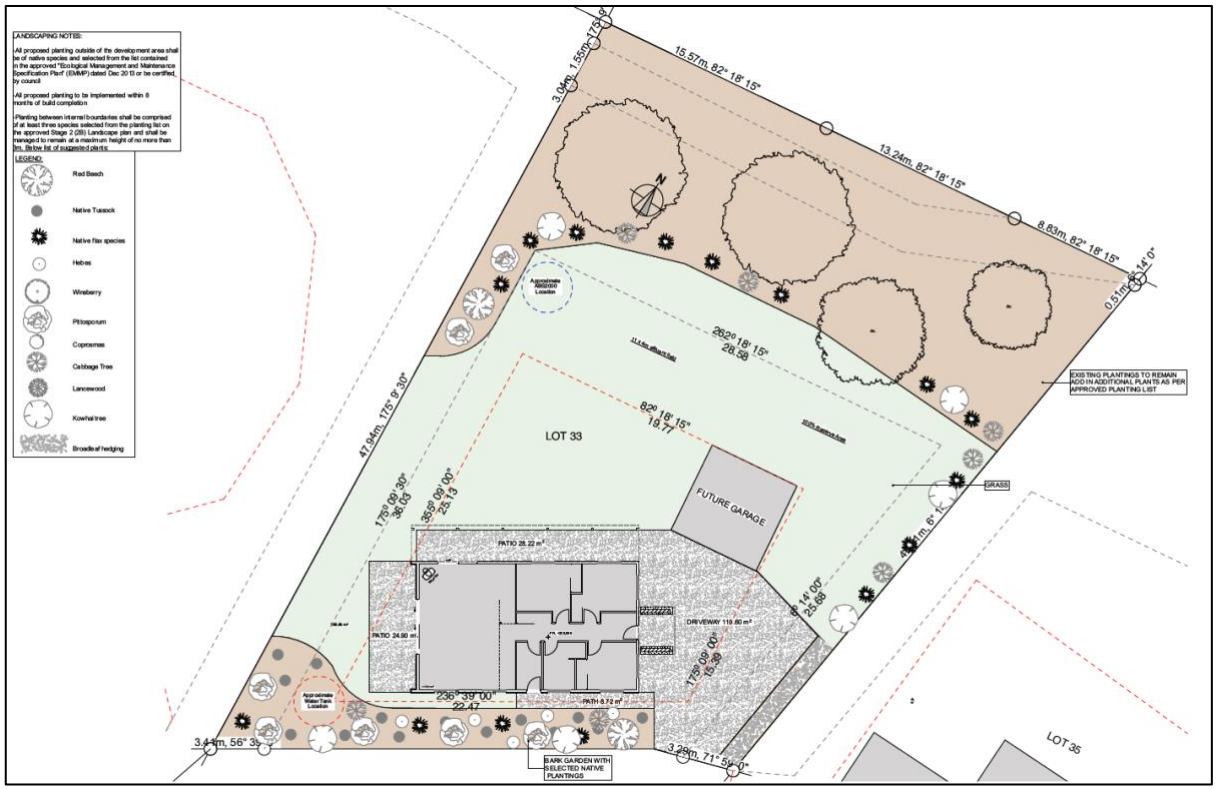


Figure 3: Landscape plan

Wastewater will be disposed on-site to ground, with details of the wastewater disposal system provided in **Attachment D**. Stormwater will also be disposed on-site to ground, with this to be assessed at building consent stage. The site is provided with the necessary potable water, firefighting, electricity and telecommunications connections, with these established as part of the underlying RM160849 subdivision.

As the site is flat, minimal earthworks are required, with this limited to the establishment of building foundations, and will be well within permitted limits.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Rural Residential Zone (Bob's Cove Subzone). There are also Building Restriction Area (BRA) and Wāhi Tūpuna notations for the site, however the area of works is outside of the BRA, and it is a permitted activity to construct residential buildings within a wāhi tūpuna area.

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 22 – Rural Residential Zone		
22.4.1	The construction and exterior alteration of buildings.	**Permitted**
22.4.3	Residential Activity	**Permitted**
Chapter 25 - Earthworks		
25.4.1	Earthworks that comply with all of the standards in Tables 25.2 and 25.3…	**Permitted**
Chapter 39 – Wāhi Tūpuna		
39.4.3	Buildings within an identified wāhi tūpuna area	**Permitted**

Table 2: PDP Standards

Rule	Activity	Activity status if breached	Consent required?
Chapter 22 – Rural Residential Zone			
22.5.1	**Building Materials and Colours** All buildings, including any structure larger than 5m^2, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape. All exterior surfaces* must be coloured in the range of browns, greens or greys including: 22.5.1.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and 22.5.1.2 All other surface** finishes except for schist, must have a light reflectance value of not greater than 30%. * Excludes soffits, windows and skylights (but not glass balustrades). ** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.	**Restricted discretionary**	**No** – consent is not required as the building materials and colours will comply with this standard.
22.5.2	**Building Coverage** (Rural Residential Zone only) The maximum ground floor area of any building must not exceed 15% of the net site area.	**Restricted discretionary**	**No** – consent is not required as building coverage will be 7.8%.
22.5.3	**Building Size** The maximum ground floor area of any individual building must not exceed 500m^2.	**Restricted discretionary**	**No** – consent is not required as the building will have a ground floor area of 117.21m^2.
22.5.4	**Setback from internal boundaries** The minimum setback of any building from internal boundaries shall be: 22.5.4.1	**Restricted discretionary**	**No** – consent is not required as the building will comply with this standard.

Rule	Activity	Activity status if breached	Consent required?
	Rural Residential Zone: 6m		
22.5.5	**Setback from roads** The minimum setback of any building from a road boundary shall be: 22.5.5.2 Rural Residential Zone: 10m	**Restricted discretionary**	**No** – consent is not required as the building will comply with this standard.
22.5.6	**Setback of buildings from water bodies** The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.	**Restricted discretionary**	**No** – consent is not required as the building will comply with this standard.
22.5.8	**Building Height** The maximum height shall be 8 metres.	**Non-complying**	**No** – consent is not required as the building will comply with this standard.
22.5.9	**Lighting and Glare** 22.5.9.1 All fixed exterior lighting must be directed away from adjacent roads and sites. 22.5.9.2 Activities on any site must not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site. 22.5.9.3 There must be no upward light spill.	**Non-complying**	**No** – consent is not required as the building will comply with this standard.
22.5.11	**Residential Density: Rural Residential Zone** 22.5.11.1 Not more than one residential unit per 4000m^2 net site area.	**Non-complying**	**No** – consent is not required the density of one residential unit per allotment was established by the underlying RM160847 subdivision, and one residential unit within the allotment is proposed.
22.5.13	**Firefighting water and access** New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for fire-fighting must have one of the following: either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements: 22.5.13.1 Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.	**Restricted discretionary**	**No** – consent is not required as the proposal will comply with this standard. A fire hydrant is located along Peregrine Falcon Road, installed as part of the underlying subdivision, and will provide the required firefighting water supply.

Rule	Activity	Activity status if breached	Consent required?
	22.5.13.2 A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle. 22.5.13.3 The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events. 22.5.13.4 Access from the property road boundary to the handstand area capable of accommodating a 20 tonne fire service vehicle.		
Chapter 22 – Table 4 – Bob's Cove and Sub-Zone			
22.5.18	**Building Height** (Sub-Zone only) Maximum building height is 6m.	**Restricted discretionary**	**Yes** – consent is required as the maximum height of the proposed residential unit is 6.5m.
22.5.19	**Setback from roads** Buildings shall be setback a minimum of 10m from roads, and 15m from Glenorchy – Queenstown Road.	**Non-complying**	**No** – consent is not required as the building will comply with this standard.
22.5.20	**Open space** (Sub-Zone only) Those areas that are set aside as "open space" shall not contain any vegetation of a height greater than 2 metres, such that the vegetation does not disrupt the open pastoral character or the views of the lake and mountains beyond.	**Restricted discretionary**	**No** – consent is not required as there is no "open space" within the subject site.
22.5.21	**Residential Density** The maximum average density of residential units shall be 1 residential unit per 4000m^2 calculated over the total area within the zone.	**Discretionary**	**No** – consent is not required the density of one residential unit per allotment was established by the underlying RM160847 subdivision, and one residential unit within the allotment is proposed.
22.5.22	**Boundary Planting Sub-Zone only** 22.5.25.1 Where the 15 metre Building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre. 22.5.25.2 Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and have	**Restricted discretionary**	**No** – consent is not required as the required planting within the Building Restriction Area has already been undertaken as part of the underlying RM160849 subdivision.

Rule	Activity	Activity status if breached	Consent required?
	survived for at least 18 months prior to any residential buildings being erected.		
22.5.23	**Building setbacks** Buildings shall be located a distance of 10m from internal boundaries.	**Restricted discretionary**	**No** – consent is not required as the building will comply with this standard, noting the underlying RM160849 subdivision consent and the established of building platforms within each lot.
22.5.24	**Building setbacks and landscaping** Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, all landscaping to be undertaken within this distance on the subject property shall consist of native species in accordance with the assessment criteria in provision 22.5.32, subject to the requirement below: 22.5.24.1 All landscaping within 15 metres of the Glenorchy-Queenstown Road shall be planted prior to the commencement of the construction of the proposed building. 22.5.24.2 All landscaping from 15 metres to 50 metres from the Glenorchy-Queenstown Road shall be established within the first planting season after the completion of the building on the site.	**Restricted discretionary**	**No** – consent is not required as the required planting has already been undertaken as part of the underlying RM160849 subdivision.
22.5.25	**Building setbacks: Sub-Zone only** No building shall be erected within an area that has been identified as Undomesticated Area.	**Non-complying**	**No** – consent is not required as the building will comply with this standard.
22.5.26	**Landscaping: Sub-Zone only** Where development areas and undomesticated areas have not been identified as part of a previous subdivision, at least 75% of the total area of the zone shall be set aside as "Undomesticated Area" and the remainder as "Development Area"; and at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. Such areas shall be identified and given effect to by way of covenant, as part of any land use consent application.		**No** – consent is not required as the required planting either will be undertaken, or has been undertaken as part of the underlying RM160849 subdivision in accordance with this standard.
22.5.27	**Indigenous vegetation: Sub-Zone only** At least 50% of the undomesticated area within the zone shall be retained, established, and maintained in		**No** – consent is not required as the required planting

Rule	Activity	Activity status if breached	Consent required?
	indigenous vegetation with a closed canopy, such that complete indigenous litter cover is maintained over the area; and The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This landscaping plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.		either will be undertaken, or has been undertaken as part of the underlying RM160849 subdivision in accordance with this standard.
Chapter 39 – Wāhi Tūpuna			
39.5.3	**Any building within an identified wāhi tūpuna area:** Any building within an identified wāhi tūpuna area is a permitted activity subject to the following standards: 39.5.3.1 The building is not located within 20m of the boundary of any wetland, or the bed of any river or lake within the following zones: a. Rural; b. Rural Residential and Rural Lifestyle; c. Gibbston Character; …	**Restricted Discretionary**	**No** – consent is not required as the proposed residential unit is not located within 20m of any wetland or the bed of any river or lake.

The following table provides an assessment of the proposal against the conditions contained within Consent Notice 10911685.4 registered to the title:

Table 3: *Consent notice compliance*

Condition	Requirement	Does the proposal comply?
Consent Notice 10911685.4		
2a)	The Council is not responsible for the operation, maintenance or upgrade of any part of the infrastructure or reading to any lot within this subdivision. All operational and maintenance costs in respect of reading, water supply and stormwater overland flow paths associated with the development shall be met by the relevant lot owners of the affected land.	**N/A** – noted.
2b)	The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.	**Yes** – this was done as part of the underlying subdivision.
2c)	At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Plumbing Ltd, dated 14th September 2012. Systems on Lots 33 - 46 shall include secondary treatment. The proposed waste water system shall be subject to the review of Council prior to implementation and shall be	**Yes** – this is provided in **Attachment D**.

Condition	Requirement	Does the proposal comply?
	installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.	
2d)	Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with table 1 below. All such measures shall be implemented prior to occupation of any building.	**Yes** – a ground condition report is required at building consent stage to inform foundation design, and will be provided as part of this process.
2e)	The management and maintenance of areas of existing and proposed indigenous vegetation identified within the certified stage landscape plan shall be carried out in accordance with the certified "Ecological Management and Maintenance Specification Plan" EMMP dated December 2013.	**Yes** – the identified areas will be managed in accordance with this condition.
2f)	There shall be no removal, modification or any form of alteration of indigenous vegetation (as shown on the certified Stage 2 [2B] landscape plan) outside of the 'development area' on any lot, except where specifically approved by the Council as part of the landscape plan approval process required under (h) below.	**Yes** – vegetation will be maintained in accordance with this condition.
2g)	All indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm within the 'undomesticated areas' on each lot are to be retained and protected. Such trees shall not be removed, altered or modified in any manner, and there shall be no excavations or construction of structures or buildings within 2m of the drip line. Such trees are to be identified on a landscape plan to be submitted to Council as part of any future resource consent application for development within the Lot. Any pruning or maintenance required to remove hazards created by trees within 'development area' shall be accompanied by an assessment by a qualified arborist and certified by the Council's Landscape Architect, prior to such works commencing.	**Yes** – vegetation will be maintained in accordance with this condition.
2h)	At the time any building is proposed, a landscape plan for that lot shall be required to accompany the resource consent application to the Council. The plan shall achieve the following objectives: • All proposed planting outside of the 'development area' shall be of native species from the list contained in the approved "Ecological Management and • Maintenance Specification Plan" (EMMP) dated December 2013 or be certified by Council. • New planting as shown on the landscape plan shall be implemented within 8 months after the building construction has been completed • Privacy between lots should be maintained to provide seclusion and amenity to the site. Any planting along common internal boundaries between Lots 33 • 46 shall be composed of at least three species selected from the planting list on the approved Stage 2 [2B] landscape plan and shall be managed to remain at a maximum height of no more than 3m. • All protected trees, and all indigenous trees over 6m in height and with a DBH (diameter at breast height) of over 200mm located outside of the 'development area' shall be identified on the plan.	**Yes** – a landscape plan is provided in **Attachment C**.

Condition	Requirement	Does the proposal comply?
	• The boundary of the extent of all areas of indigenous vegetation as shown on the certified Stage 2 [28] landscape plan outside of the 'development area' shall be identified. • Gullies and/or natural watercourses shall be identified • Water tanks (where required) shall be buried or partially buried and shall be screened from view beyond the lot by existing or proposed vegetation. • The proposed driveway alignment (from the lot boundary to the dwelling) shall be identified. If this alignment does not match the covenanted 'development area' registered on the Computer Freehold Register for the lot, then the landscaping plan shall show that the total area (in m2) to be cleared of vegetation within the lot does not exceed the covenanted 'development area'.	
2i)	All new planting (except lawns) in the 'undomesticated area' on each lot shall be indigenous planting with the purpose to assist/enable the long term natural regeneration of indigenous forest cover in the vicinity. Amenity and garden type planting is only permitted within the identified 'development areas'.	**Yes** – all new planting will meet this condition.
2j)	Landscape lighting shall be kept within the 'development areas' only excluding access driveways where it shall not be used. Such lighting shall be downward facing only and not exceed 1m from ground level. All other exterior lighting attached to buildings, shall be at height no greater than 3m above the ground, and shall be down lighting only, and shall not create light spill beyond the boundaries of the lot	**Yes** – any lighting will meet this condition.
2k)	All timber crib walls or barriers (excluding fence posts) visible from outside the site shall be stained a dark grey, green or brown colour (with a Light Reflectance Value of between 5 and 15%).	**Yes** – if these elements are proposed, it will be in accordance with this condition.
2l)	Any fencing shall be post and wire or post and rail only and a maximum height of 1.2m. On any lot, which contains part of the 15m Building Restriction Area (BRA) adjoining the Glenorchy - Queenstown Road, the road boundary shall not be fenced, but the southern extent of the BRA may be fenced	**Yes** – any fencing will meet this condition.
2m)	Any excavation or construction works within 10m of protected trees as identified on the approved landscape plan shall be protected from such works by the following. Temporary fencing around protected trees shall be installed no less than 2m from the drip line of trees, and shall be a minimum of 1.8m in height. Before any materials or machinery are bought to site, or before any demolition, or development works begin fencing must be erected around all protected trees. Temporary fencing must be maintained throughout the construction works, and must prevent vehicle and person access within the protected area. No works, including the storage of machinery or materials, shall be allowed within the protected area. Notices shall be erected on fencing with words such as "Protected area - no operations or storage within fenced area".	**Yes** – no excavation is proposed within 10m of any protected tree.
2n)	All buildings, structures and other domestic activities including domestic planting on each lot shall be located within the 'development area' identified as covenant areas CM, CO, CQ, CR, ON, DL, DP, DR, OT, DV, DX, DZ, EB, ED, CG, EF, CH, EL, CI, EH, CJ, EJ, DO, OM, DQ, DS, DU, OW, DY, EA, EC, EE, EG, EI, EM, EK on the survey plan. Note condition 6.a) below.	**No** – this condition is not met as a small portion of the building, being the northwest corner of the roofed

Condition	Requirement	Does the proposal comply?
		verandah, will be located outside the building platform.
2o)	Any building on the lot shall be designed to meet the following: i. Exterior cladding and roof colours shall be drawn from the natural range of browns, greens and greys consistent with the background colours of the landscape of the site and shall be of low reflectivity with a Light Reflectivity Value of between 5 and 36%, except for roof colours which shall be between 5 and 15% and have a matt finish. ii. The external wall material of any building shall be: - clad in a minimum of 25% timber with a natural or dark stain or colour - clad in a maximum of 25% plaster iii. No more than three cladding materials shall be used on any one building iv. A change in materials shall only take place at an internal corner. v. Roofs are to be: - monopitch or gabled with a pitch between 10 and 60 degrees - vegetated or constructed from metal, cedar shakes or membrane (membrane only when a monopitch design is used) - hipped roofs are not appropriate.	**Yes** – cladding materials and colours will be in accordance with this condition.
4a)	At the time, any vehicle access (driveway) is constructed on Lots 30, 31 33, 34, 38, 39, 40, 42 and 45, the lot owner shall construct a sealed vehicle crossing from the frontage road to the lot boundary, in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. The final design for the vehicle crossing shall be approved by Council prior to the dwelling being constructed.	**Yes** – vehicle access will be formed in accordance with this condition.
6a)	In addition to the restriction contained in condition 2.n), on Lots 33 - 46, all buildings shall be located within the building platform identified as covenant areas DO, OM, DQ, DS, DU, OW, DY, EA, EC, EE, EG, EI, EM, EK on the survey plan.	**No** – this condition is not met as a small portion of the building, being the northwest corner of the roofed verandah, will be located outside the building platform.

2.1.1. Summary of consents required

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

Under the PDP:

- A **restricted discretionary** activity resource consent pursuant to Rule 22.5.18 in building height. The proposed residential unit exceeds the 6m maximum building height up 0.5m.

  Council's discretion is restricted to the following matters:

1. The form and density of development (including buildings and associated accessways) are designed to:
    a. compliment the landscape and the pattern of existing and proposed vegetation; and
    b. mitigate the visual impact of the development when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road.
2. The vegetation is, or is likely to be, of sufficient maturity to effectively minimise the impact of the proposed building when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road.
3. The development provides for 75% of the zone to be established and maintained as undomesticated, such that there is a predominance of indigenous vegetation.
4. The form of development mitigates the visual impact from Lake Wakatipu and the Glenorchy-Queenstown Road.
5. Whether and the extent to which the proposed landscaping contains predominantly indigenous species (comprising a mix of trees, shrubs, and grasses) that are suited to the general area, such as red beech, native tussocks, hebes, pittosporum, coprosmas, cabbage trees, and lancewoods.

Under section 127 of the Resource Management Act:

- A **discretionary** activity resource consent pursuant to section 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Section 88 to 121 and 127(4) to 132. It is proposed to change conditions 2n) and 6a) of Consent Notice 10911685.4 to allow a small portion of the building to be located outside of the building platform on Lot 33.

  Conditions 2n) and 6a) of Consent Notice 10911685.4 are proposed to be changed as follows, with additions in underline:

  Condition 2n)

  All buildings, structures and other domestic activities including domestic planting on each lot shall be located within the 'development area' identified as covenant areas CM, CO, CQ, CR, ON, DL, DP, DR, OT, DV, DX, DZ, EB, ED, CG, EF, CH, EL, CI, EH, CJ, EJ, DO, OM, DQ, DS, DU, OW, DY, EA, EC, EE, EG, EI, EM, EK on the survey plan, with the exception of the development approved by RM26XXXX. Note condition 6.a) below.

  Condition 6a)

  In addition to the restriction contained in condition 2.n), on Lots 33 - 46, all buildings shall be located within the building platform identified as covenant areas DO, OM, DQ, DS, DU, OW, DY, EA, EC, EE, EG, EI, EM, EK on the survey plan, with the exception of the development approved by RM26XXXX.

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.

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;
- Effects of the building height breach;
- Effects of the building platform breach; 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.

Within the Rural Residential Zone (Bob's Cove Subzone), it is a permitted activity to construct a residential unit within each allotment, with the following bulk, form, and location characteristics:

- Up to 6m in height;
- Set back 10m from internal boundaries;
- Ground floor area of up to 500m^2;
- Roof colour with an LRV of up to 20%;
- Cladding colour with an LRV of up to 30%

Given the nature and scale of the proposal being a residential unit within a site in the Rural Residential Zone (Bob's Cove Subzone), the application of the permitted baseline is appropriate in the context of this application.

4.3. Effects of the building height breach

The height breach is limited to the top of the gable roof apex, with this exceeding the 6m maximum height by up to 0.5m, as shown **Figure 4** below:

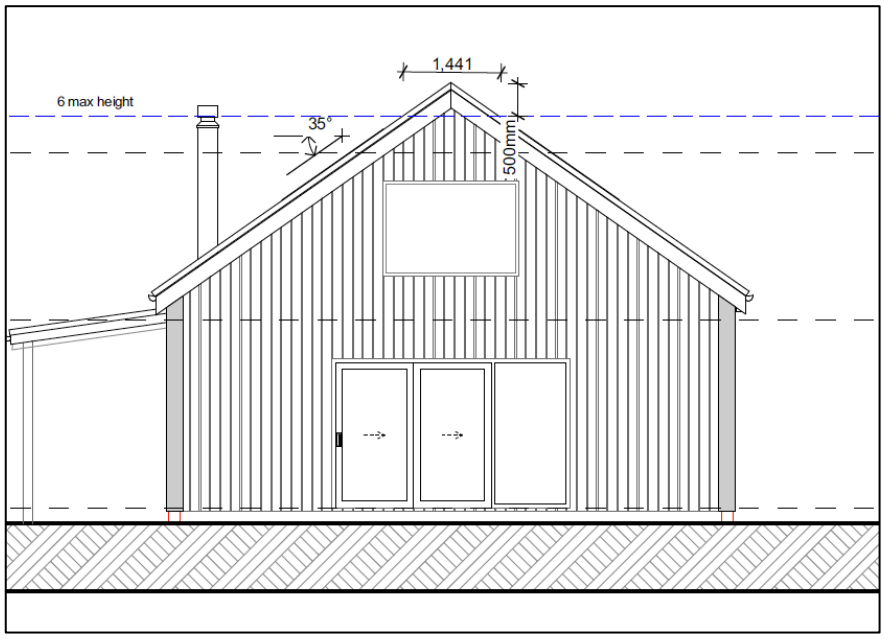


Figure 4: Location and extent of height breach.

This part of the building will be dark grey in colour and recessive in appearance, which is compatible with the rural residential setting in which it is located. Given the small area of roof that extends above the maximum height, its central location within a large site in a rural living subdivision, and the recessive cladding and colouring proposed for the building overall, it will not be readily visible from surrounding sites or local roads. Furthermore, the proposed planting and the established vegetated mounding to the north of the site will ensure that this part of the building is not discernible from Queenstown-Glenorchy Road. Any shading on neighbouring residential properties as a result of the height breach will be minimal, with any effects of this to be less than minor given the small scale of the infringement.

Given the small extent of the height breach is small in extent, its central location within a large site, and the established rural living subdivision context, which provides for residential development, the effects on the environment will be less than minor.

4.4. Effects of the building platform breach

The portion of the building located outside of the building platform is small in area, recessively coloured, and well separated from site boundaries and neighbouring residential units. The non-compliance will not be readily visible or discernible when compared with otherwise compliant built form located wholly within the building platform. The site will be well landscaped, which will integrate the proposed built form into the site and surrounding Glen Tui Subdivision.

Any effects of changing Conditions 2n) and 6a) of Consent Notice 10911685.4 to provide for the proposed residential unit will be less than minor.

4.5. Summary of effects on the environment

Overall, any potential adverse effects of the proposal will be less than minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapter 22 (Rural Residential and Lifestyle) of the PDP.

The relevant provisions are provided and assessed below:

Table 4: PDP provisions

Provision	Detail	Assessment
Chapter 22 – Rural Residential and Lifestyle		
22.2.1	**Objective - Rural living opportunities are enabled in areas that can absorb development, on the basis that the density, scale and form of the development:** **a. Protects the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes;** **b. Maintains the landscape character and maintains or enhances the visual amenity values of the District's Rural Character Landscapes.**	The development proposed is of a nature and scale that is appropriate for the site, and will not have any adverse effects on the environment it is located within. The proposal achieves this objective.
22.2.1.1	Ensure the visual prominence of buildings is avoided, remedied or mitigated particularly development and associated earthworks on prominent slopes, ridges and skylines.	The residential unit will be recessively clad, and will not be visually prominent given it is location within an established rural living subdivision. The proposal achieves this policy.
22.2.1.2	Set density and building coverage standards in order to maintain rural living character and amenity values and the open space and rural qualities of the District's landscapes.	The residential unit will comply with density provided for by the underlying subdivision, being one residential unit per allotment. The proposal achieves this policy.
22.2.1.3	Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character and amenity values of the zone and the District's landscapes.	The residential unit will comply with density provided for by the underlying subdivision, being one residential unit per allotment. The proposal achieves this policy.
22.2.1.4	Manage anticipated activities that are located in proximity to Outstanding Natural Features or Outstanding Natural Landscapes so that they do not compromise the landscape values of that Feature or Landscape.	There will not be any effects on ONFs or ONLs as a result of the proposal. The proposal achieves this policy.
22.2.1.5	Maintain and enhance landscape values and amenity values within the zones by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.	The proposed residential unit is of an appropriate scale, location, and appearance. The proposal achieves this policy.
22.2.1.6	Lights be located and directed so as to avoid glare to other properties, roads, and other public places and to avoid degradation of views of the night sky.	Lighting will accord with and achieve this policy.
22.2.1.7	Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.	Adequate provision will be made for firefighting, with this provided as part of the underlying subdivision. The proposal achieves this policy.
22.2.1.8	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	Adequate provision will be made for firefighting, with this provided as part of the underlying subdivision. The proposal achieves this policy.

Provision	Detail	Assessment
22.2.2	**Objective – The predominant land uses within the Rural Residential and Rural Lifestyle Zones are rural and residential activities.**	A residential activity is proposed in the form of a residential unit. The proposal complies with this objective.
22.2.2.1	Enable residential and farming activities in both zones, and provide for community and visitor accommodation activities which, in terms of location, scale and type, community are compatible with and enhance the predominant activities of the relevant zone.	A residential activity is proposed in the form of a residential unit. This is a compatible land use. The proposal complies with this objective.
22.2.3	**Objective – New development does not exceed available capacities for servicing and infrastructure.**	The extent of development proposed is appropriate for the site, and has been provided for in terms of servicing by the underlying subdivision. The proposal achieves this objective.
22.2.3.1	Discourage new development that requires servicing and infrastructure at a cost to the community.	The proposal does not require servicing and infrastructure at a cost to the community. The proposal achieves this policy.
22.2.3.2	Ensure traffic generated by new development does not compromise road safety or efficiency.	Road safety or efficiency will not be compromised. The proposal achieves this policy.
22.2.5	**Objective – Bob's Cove Rural Residential Sub-Zone – Residential Development is comprehensively-planned with ample open space and a predominance of indigenous vegetation throughout the zone.**	The proposed residential unit is generally consistent with the planned approach envisaged by the subdivision, through a high level of compliance with both the plan controls and consent notice conditions. The small breaches do not undermine the masterplanned approach of the original subdivision. The proposal achieves this objective.
22.2.5.1	Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.	This is a policy for implementation at the time of subdivision. The proposal achieves this policy.
22.2.5.2	Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.	There will be open grassed space around the proposed residential unit. The proposal achieves this policy.
22.2.6	**Objective – Bob's Cove Rural Residential Zone – The ecological and amenity values of the Bob's Cove Rural Residential zone are maintained and enhanced.**	As the proposal is of an appropriate nature and scale for the site, the ecological and amenity values of the Bob's Cove Rural Residential Zone will be maintained. The proposal achieves this objective.
22.2.6.1	To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-	Given the location of the subject site, with the building to be largely

Provision	Detail	Assessment
	Queenstown Road are retained through appropriate landscaping and the retention of view shafts.	within the building platform, views will be retained. The proposal achieves this policy.
22.2.6.2	To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through: a. appropriate landscaping using native plants; b. restricting the use of exotic plants; c. removing wilding species; d. providing guidance on the design and colour of buildings; e. maintaining view shafts from the Queenstown-Glenorchy Road.	The building is of a scale and appearance that is appropriate for the zone and environment it is located within, will maintain view shafts, and the the native plants on the site established as part of the underlying subdibivision works will remain. The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies of the PDP.

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

The Operative Regional Policy Statement 2021 (**RPS2021**) was declared operative on 9 July 2026. The RPS2021 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 RPS2021 and is generally consistent with the broad policy direction of the RPS2021.

6.1. National Environmental Standard for Assessing and Managing Contaminants in the Soil

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

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

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

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

In accordance with clause 6(2) of the NES-CS and based upon the information available, and approval of the underlying subdivision that provides for residential development within the subject site, it is highly unlikely that the site has been subject to activities on the HAIL list. Therefore, the proposal does not require assessment against the NES-CS.

6.2. National Policy Statement – Natural Hazards

The National Policy Statement for Natural Hazards (**NPS-NH**) came into effect in December 2025 as part of the Government's phased approach to the reform of the resource management system.

The NPS-NH requires the management of natural hazard risk to people and property associated with subdivision, use and development using a risk-based proportionate approach.

No specific natural hazard risk has been identified for the site, with any district-wide seismic and liquefaction risk to be adequately addressed as part of the Building Consent process.

7. SECTION 104 AND 104A ASSESSMENT

Section 104(1)(a), (b) and (c) states:

> ***When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to –***
>
> ***(a) any actual and potential effects on the environment of allowing the activity***

The actual and potential effects of the activity on the environment are assessed in Section 4 above.

> ***(b) any relevant provisions of –***
>
> ***(i) a national environmental standard***
>
> ***(vi) a plan or proposed plan***

The NES-CS is assessed in 6.1 above. The PDP is assessed in Sections 4 (rules and standards) and 5 (objectives and policies) above.

> ***(c) Any other matter the consent authority considers relevant and reasonably necessary to determine the application.***

No further matters are considered to be relevant and reasonably necessary to determine the application.

8. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

8.1. 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 and associated landscaping to be undertaken.

8.2. Section 6 – Matters of national importance

There are no relevant Section 6 matters.

8.3. Section 7 – Other matters

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

> ***b. the efficient use and development of natural and physical resources:***
>
> ***c. the maintenance and enhancement of amenity values:***
>
> ***f. maintenance and enhancement of the quality of the environment:***

The proposal accords with the relevant matters as the residential use of a rural living site within a wider subdivision is an efficient use of resources, while the high level of design maintains the amenity values and quality of the surrounding environment.

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

Not applicable.

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

No mitigation measures are necessary.

11. 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 4 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.

12. 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.

In accordance with the assessment undertaken in Section 4 above, any actual or potential adverse effects on adjacent properties will be less than minor given:

(a) The proposal is of a scale that is appropriate for the site and environment it is located within;

(b) It is concealed from view from Glenorchy-Queenstown Road due to the mounding and planting established between the site and road as part of the underlying subdivision;

(c) The extent of the bulk and location breaches are small in scale and will not be discernible from beyond the boundaries of the site; and

(d) It has been sympathetically designed to be in keeping with the character of the existing buildings surrounding the site, and to be as visually recessive as possible.

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

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

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