mikegreerhomes

ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICATION FOR LAND USE CONSENT

LOT 32 PEMBROKE HEIGHTS, WANAKA

NORTHLAKE DRIVE

ASSESSMENT OF ENVIRONMENTAL EFFECTS

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Date: 28/10/2025

1. APPLICATION AND PROPERTY DETAILS

DATE:	28 October 2025
TO:	Queenstown Lakes District Council
APPLICANT:	Mike Greer Homes Central Otago Limited
SITE ADDRESS:	88 Northlake Drive, Wanaka
LEGAL DESCRIPTION:	Lot 32 DP 610757, being a subdivision of Section 2 SO 576961
SITE AREA:	623m^2
DISTRICT PLAN:	Queenstown Lakes District Plan (Operative) N/A (Proposed)
OPERATIVE ZONING:	Northlake Special Zone (Activity Area B1)
PROPOSAL:	One storey residential dwelling to be used as a show home
CONSULTATION:	No limited or public notification is required
ACTIVITY STATUS:	Non-complying

LOCATION:



2. THE SITE AND SURROUNDING ENVIRONMENT

The application site is located in the Pembroke Heights subdivision in Wanaka. The site is part of a subdivision through RM220913, which is currently vacant land with roading, services and footpaths installed. The stage is located to the south of Outlet Road and will provide reticulated services for stormwater, wastewater and water supply.

The site is legally described as Lot 32 DP 610575 and is 623m^2 in size. Access to the site will be via Cragieburn Lane which is a local road. The site adjoins other vacant residential lots to the north and east. The lot is rectangular which is elongated in shape and is currently vacant and covered in grass. The site is relatively flat which then slopes at the rear towards the northern boundary.



Figure 1. *Location of application site within subdivision*

3. NATIONAL ENVIRONMENTAL STANDARDS

The National Environmental Standard for Assessing and Managing Contaminants has been addressed through the subdivision consent (RM220913) for the stage, therefore the NES does not apply to this application.

4. PROPOSAL

The purpose of the application is to obtain land use resource consent approval for a one storey residential dwelling. The proposed dwelling will have a total floor area of 194m^2 and will comprise of four bedrooms, an open plan living, dining and kitchen and a bathrooms. The dwelling will be used as a show home.

5. CONSENT NOTICES

The following consent notices are to be registered on the title as a result of the conditions of the subdivision consent; compliance with these are indicated below:

At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit.

- *Lot 32: within 500mm of the eastern or northern boundary.*

The proposed vehicle crossing will be located 380mm from the northern boundary.

6. ASSESSMENT AGAINST DISTRICT PLAN

The site is zoned under the Rural under the Operative District Plan and N/A under the Proposed District Plan. An assessment of the proposal against the relevant rules of the Operative and Proposed District Plan is indicated below.

Northlake Special Zone (Operative District Plan)					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
12.34.2.5	ix	Non-complying Activities	Commercial activities	Dwelling to be used as a showhome.	**No**
12.34.4.1	ii	Setback from Roads	4.5m from road	4.5m setback	Yes
12.34.4.1	iii.	Setback from Internal Boundaries	One of 4.5m and all other setbacks 2m	Dwelling 2m setbacks and 4.5m setbacks achieved, however decking will be located 150mm from the boundary.	**No**
12.34.4.1	iv.	Continuous Building Length	16m max	22m continuous max length	**No**
12.34.4.1	v	Outdoor Living Space	36m^2 with 4.5m dimensions	36m^2 provided with 4.5m dimensions.	Yes
12.34.4.1	vi.	Garages	Garages must be setback at least level with front facade	Garage in front of front facade	**No**

12.34.4.1	vii	Walls and Fences	No fences within road setback	No fencing in road setback	Yes
12.34.4.1	viii	Access	Legal access to formed road	Access from road	
12.34.4.1	ix.a	Earthworks	200m³ volume max	17.02m³ total earthworks	Yes
12.34.4.1	ix.b	Height of cut and fill and slope	Vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary	Retaining walls will 990mm height and setback 535mm from boundary at closest point (refer Appendix 2 for heights and distances to boundary).	**No**
12.34.4.1	xi	Outlook Space	Principal living: 6m(d) x 4m(w) Principal bedroom: 3m x 3m All other habitable rooms: 1m x 1m	Principal bedroom outlook space 2.38m depth.	**No**
12.34.4.2	Iv	Building Height	Flat sites: 8m Sloping sites: 7m	5.5m max height	Yes
12.34.4.2	v	Building Coverage	40%	32.92% coverage	Yes
12.34.4.2	vii	Lighting, Glare and Controls on Building Materials	Fixed exterior lighting directed away from adjacent sites and roads. 3.0 lux spill. Building materials LRC 36% max. Consist of unpainted wood, unpainted stone, unpainted concrete or copper	No exterior lighting. Materials: Schist and weatherboard max 30% LRV Roof max LRV 20%	Yes
Transport					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
14.2.4.1	vii	Gradient of Car Parks	1 in 20 maximum in any one direction	2 carparks provided within garage which is flat.	Yes
14.2.4.1	xiv	Surface of Parking and Loading Areas	Surface of all parking areas shall be formed, sealed or otherwise maintained to avoid dust or noise nuisance, water ponding and run-off.	Garage floor is to be formed and sealed.	Yes
14.2.4.2	i.	Length of Vehicle Crossings	3-6m	Crossing 6m width.	Yes
14.2.4.2	v.	Maximum number of Vehicle Crossings	Frontage length: 19-60m = 2 crossings permitted	One vehicle crossing proposed.	Yes
Signage					
18.2.5		Signage	One sign per site with a maximum area of 0.5m2	One main showhome sign (1.8m x 1.2m) and 2 teardrop signs proposed.	**No**

7. ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT

The site is zoned under the Northlake Special Zone (Activity Area B1) under the Operative District Plan. This shall be assessed against those matters with which the Council has discretion to. Resource consent will be required for the following activities:

Activity Status Rule	Standard not met	Matters of control/discretion
Non-complying	12.34.2.5 (ix) Commercial Activities	N/A
Restricted Discretionary	12.34.4.1 (iii) Setback from Internal Boundaries	12.34.5.2 (viii)
Restricted Discretionary	12.34.4.1 (iv) Continuous Building Length	12.34.5.2 (ix)
Restricted Discretionary	12.34.4.1 (vi) Garages	12.34.5.2 (ix)
Restricted Discretionary	12.34.4.1 (ix). Earthworks	12.34.5.2 (xiv)
Restricted Discretionary	12.34.4.1 (xi) Outlook Space	12.34.5.2 (iii)
Discretionary	18.2.5 Signage	N/A

7.1 SHOWHOME

12.34.2.5 (ix) Commercial Activities *– Non-complying activity*

The proposed dwelling is proposed to be used as a show home. The typical operating hours of the show home will be from Wednesday to Sundays from 12pm-4pm and by appointment where requested by customers.

It is not foreseen this will compromise the intent and character of the zone as the use as a show home is only temporary and will help to attract potential future residents to the subdivision, which can be seen as a positive effect on the surrounding environment. The amount of visitors per day are foreseen to be relatively low, with previous Mike Greer Homes show homes receiving an average of about 5 visitors spread across the day. The show home is also only open 5 days a week during periods where residents will typically be at work. This means the show home will operate similar to any other residential property, with the exception of the small amount of additional visitors.

7.2 SETBACK FROM INTERNAL BOUNDARIES

12.34.4.1 (iii) Setback from Internal Boundaries *– One setback of 4.5m and all other setbacks 2m.*

The proposed decking along the north-eastern boundary will be setback 150mm from the boundary. It is not anticipated this will have any adverse effects on the neighbouring property, or any admission of daylight and sunlight as the decking is only 300mm above the finished ground level of the site. The boundary fencing will provide effective screening for occupants and limit any

overlooking and given its low profile, minimal visual bulk and no overshadowing impact, the proposed deck will not have and adverse effects on the amenity or privacy of the adjoining neighbour.

7.3 CONTINUOS BUILDING LENGTH

12.34.4.1 (iv) Continuous Building Length *– Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback .*

The proposed dwelling has a total building length of 22m along the boundary, however a 2.1m wide and 900mm deep indent is incorporated in the middle of the façade (being the cabin hook into the laundry). This helps to break the continuinty of the wall, which reduces the visual bulk to the neighbouring property and to ensure a monolithic appearance is avoided. It is therefore anticipated that the building length is unlikely to result in significant adverse effects.

7.4 GARAGES

12.34.4.1 (vi) Garages *– garages and carports must be setback at least level with the front façade (i.e. the façade facing the street) of the residential unit.*

The proposed garage is 2m in front of the front façade. This is however only the side profile of the garage and not the door. This street facing façade of the garage is clad in a high quality schist stonework which contributes positively to the streetscape character. A large window fitted with aurae louvers provides visual interest while maintaining privacy. The design reduces and avoids the visual bulk and dominance typically associated with garages, and therefore the proposal is not anticipated to have any adverse effects on the public realm and streetscape.

7.5 OUTLOOK SPACE

12.34.5.2 (xi) Outlook Space *(a) An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.*
(b) The minimum dimensions for a required outlook space are as follows:
(i) principal living room: 6m in depth and 4m in width
(ii) principal bedroom: 3m in depth and 3m in width
(iii) all other habitable rooms: 1m in depth and 1m in width.

The principal bedroom has an outlook space with a depth of 2.38m. However an alternative outlook space which achieves the 3m width x 3m depth is provided through the south-eastern window overlooking the road. Although these windows are slightly smaller, they still provide a large amount of glazing overlooking into street. This ensures a sense of space is provided for the occupants, along with passive surveillance of the street.

7.6 EARTHWORKS

12.34.5.2 (ix) *a. Earthworks:*
b. Height of cut and fill and slope: The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary

Due to the slope of the site along the northern boundary, retaining and earthworks are proposed in order to flatten the site to create a flat platform and also for the driveway to the garage. The height of the retaining wall along the northern boundary will be 990mm and will be setback 550mm from the boundary at its closest point. It is not anticipated this will have any adverse effects on the neighbouring property it is only a small section of the wall (approx. 3.5m of the wall) which will be located less than 990mm from the boundary. Landscaping which includes garden beds and planting is proposed along the retaining walls which will appropriately mitigate any visual effects by ensuring the resulting earthworks is consistent with the natural topography.

The effects of the non-compliance are foreseen to be less than minor as a sediment control plan is to be implemented which will manage any adverse effects arising from erosion, dust and sedimentation on neighbouring properties and public property. The earthworks will be managed to ensure dust and sediment does not extend beyond the application site.

Construction works will be limited to the duration of the earthworks and associated construction of the residential dwelling and attached garage, as to reduce any noise and vibration effects which may affect the surrounding residential properties.

The earthworks are proposed in conjunction with the construction of a residential dwelling and will allow for a flatter section of the site, making it more functional and suitable for its residential use.

There are no water bodies in the vicinity of the site and there are no known cultural or archaeological items on the application site.

7.7 SIGNAGE

18.2.5 *Discretionary Activities Any activity which is listed as a Discretionary Activity (DIS) in Activity Tables 1 – 4, or signage that is not specifically covered in Activity Tables 1 - 4.*

In order to advertise the show home, signage is proposed along the road frontage. This will comprise of one main showhome sign (1.8m x 1.2m) with a total area of 2.16m^2 and two portable teardrop signs - 0.861m (w) x 2.665m (h) and a display height of 3.6m which will have an approximate area of 1m^2. These are shown in Figures 2 & 3 below.

The adverse effects of this are foreseen to be minor as the signage will be temporary and will only be present for the duration the showhome operates. The signage will not be visually obtrusive nor will it significantly impact the amenity of the surrounding environment as they are simple signs with no illumination. The teardrop signs are portable and therefore will be erected only while the showhome is open to the public, and removed during the hours which the showhome is closed.



Figure 2. *Main showhome sign*



Figure 3. *Portable showhome sign*

8. OBJECTIVES AND POLICIES

The objectives and policies which are relevant to the proposed activity and an assessment against these are indicated below:

12.33.2 Objectives and Policies

Objective 1 – Residential Development *- A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.*

Policy 1.1 *– To establish a mix of residential densities that will provide a residential environment appealing to a range of people.*
Policy 1.2 *– To enable medium density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.*
Policy 1.6 *– To enable and encourage medium density residential activities within Activity Area D1.*

The proposal consists of a one storey residential dwelling within the medium density area of the zone, which contributes to the range of residential densities within the zone. The use of the dwelling as a show home will help to attract future residents to the area.

Objective 2 – Urban Design *- Development demonstrates best practice in urban design and results in a range of high quality residential environments.*

Policy 2.2 *– To require development to be consistent with the Northlake Structure Plan*
Policy 2.3 *– To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B5, C1 to C4 and D1 in order to:*
• implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;
• determine the general location of anticipated future activities and built form within the Activity Area;
• achieve any required density range within the relevant Activity Area;
• achieve appropriate integration of anticipated future activities
Policy 2.4 *– To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/ cycleways, parks and open spaces) and landscaping through the resource consent process using Outline Development Plans.*
Policy 2.5 *– To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka.*

Policy 25.2.1.7 *– Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*

The development is consistent with the Northlake Structure Plan as it provides a dwelling designed to the Activity area B1 requirements. The design of the dwelling relates to the character of the surrounding and wider area by providing an interesting façade and use of high quality claddings.

29.2.1 Objective – *An integrated, safe, and efficient transport network that: provides for all transport modes and the transportation of freight;*
b. provides for future growth needs and facilitates continued economic development;
c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;
d. contributes towards addressing the effects on climate change;
e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and
f. Enables the significant benefits arising from public walking and cycling trails.

Policy 29.2.1.1 *– Require that transport networks including active transport networks, are well connected and specifically designed to:*
a. enable an efficient public transport system;
b. reduce travel distances and improve safety and convenience through discouraging single connection streets;
c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.

29.2.2 Objective – *Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contribute toward:*
a. providing a safe and efficient transport network;
b. compact urban growth;
c. economic development;
d. facilitating an increase in walking and cycling and the use of public transport; and
e. achieving the level of residential amenity and quality of urban design anticipated in the zone.

Policy 29.2.2.5 *– Enable a reduction in the minimum number of car parking spaces required only where:*
a) There will be positive or only minor adverse effects on the function of the
b) surrounding transport network and amenity of the surrounding environment; and/or
c) there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/ or
d) the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or
e) there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.

The development will still allow for safe use of the transport network through the provision of off-street parking which is appropriate with to the context of the surrounding area.

9. SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it decides under s95B that the activity will have or is likely to have adverse effects on the environment that are more than minor.

As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons have been considered adversely affected. Additionally, we do not request public notification of the application, and there are no circumstances that exist in relation to the application that would require public notification.

10. CONCLUSION

In the opinion of the applicant the proposed dwelling shall have all concerns mitigated by the circumstances detailed above. No potential issues arising from the proposed activity can be foreseen; therefore it is considered the proposal will not compromise the intent of the zone and be consistent with the objectives of the district plan.

In summary of the assessment above it is considered that the proposal will have no more than minor actual or potential effects on the environment and that the effects of the proposal are consistent with the environmental outcomes anticipated for the site and locality. I trust this outline of potential effects and mitigation practices to be put in place satisfies all queries on the matter.

The proposal is consistent with the purpose and principles of the RMA 1991 in that it enables people to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects. The proposal will enable the construction of a residential unit while the design of the building is consistent with the rules for the zone which ensures amenity values are maintained or enhanced. As such, it is considered that the proposed development will be in keeping with Part 2 of the RMA.

Accordingly, it is concluded that the Council should grant consent to the activity on a non-notified basis in accordance with sections 104, 104C and Part 2 of the Act, subject to appropriate conditions.