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PROPOSED DWELLING at 10 CRAIGIE BURN LANE, WANAKA

DISCRETIONARY ACTIVITY

LOT 28 DP 610757

For:

Airtight Homes Limited – Drew Ison

January 2026

1. THE PROPOSAL

1.1 The applicant wishes to apply for land use resource consent to construct a new residential unit at 10 Craigie Burn Lane, Wanaka. It is proposed to site the internally accessed double garage 8.0m in front of the front façade of the residential unit. As well, the residential unit will be over 16m in length, and it is proposed to have a stepped side elevation which encroaches into one setback rule. The outlook space from the main bedroom will not be the required dimensions.

1.2 The proposed single storied residential unit has a 199.6m^2 floor area, comprising four bedrooms, two bathrooms (one ensuite) with an open plan kitchen, living and dining area. A separate laundry leads to the internally accessed double garage. The residential unit will be 5.1m to the top of the gable roof, and it will be located towards the rear of the lot. It will be clad in a mix of Abodo Vulcan weatherboard or a similar thermowood timber cladding (in a neutral patina), along with pre-finished vertical metal cladding (in sandstone grey). The roof will be pre-finished metal in sandstone grey, and all joinery will be Black uPVC with double glazing.

1.3 A double vehicular crossing is proposed to access the lot. All council requirements and specifications will be adhered to for this crossing.

1.3 It is proposed that this residential unit will initially be used as a show home demonstrating high performance, energy efficient construction with associated signage (a non-residential activity within a residential zone) for a period of time (up to five years). The show home will operate from Wednesday to Sunday inclusive, from 12noon until 4pm, and outside of these hours by appointment only. There are proposed to be three signs – one permanent free standing sign with a total face area of approximately 2m^2 (to be located within the site), and two tear drop flag signs each approximately 1m^2 in face area, and up to 3.6m in height (to be located in the road reserve).

1.4 The subject site is within the Northlake Special Zone of the Operative District Plan.

1.5 An up-to-date copy of the Certificate of Title is attached. There are no encumbrances or easements on the title which would inhibit the proposal. All consent notices are complied with.

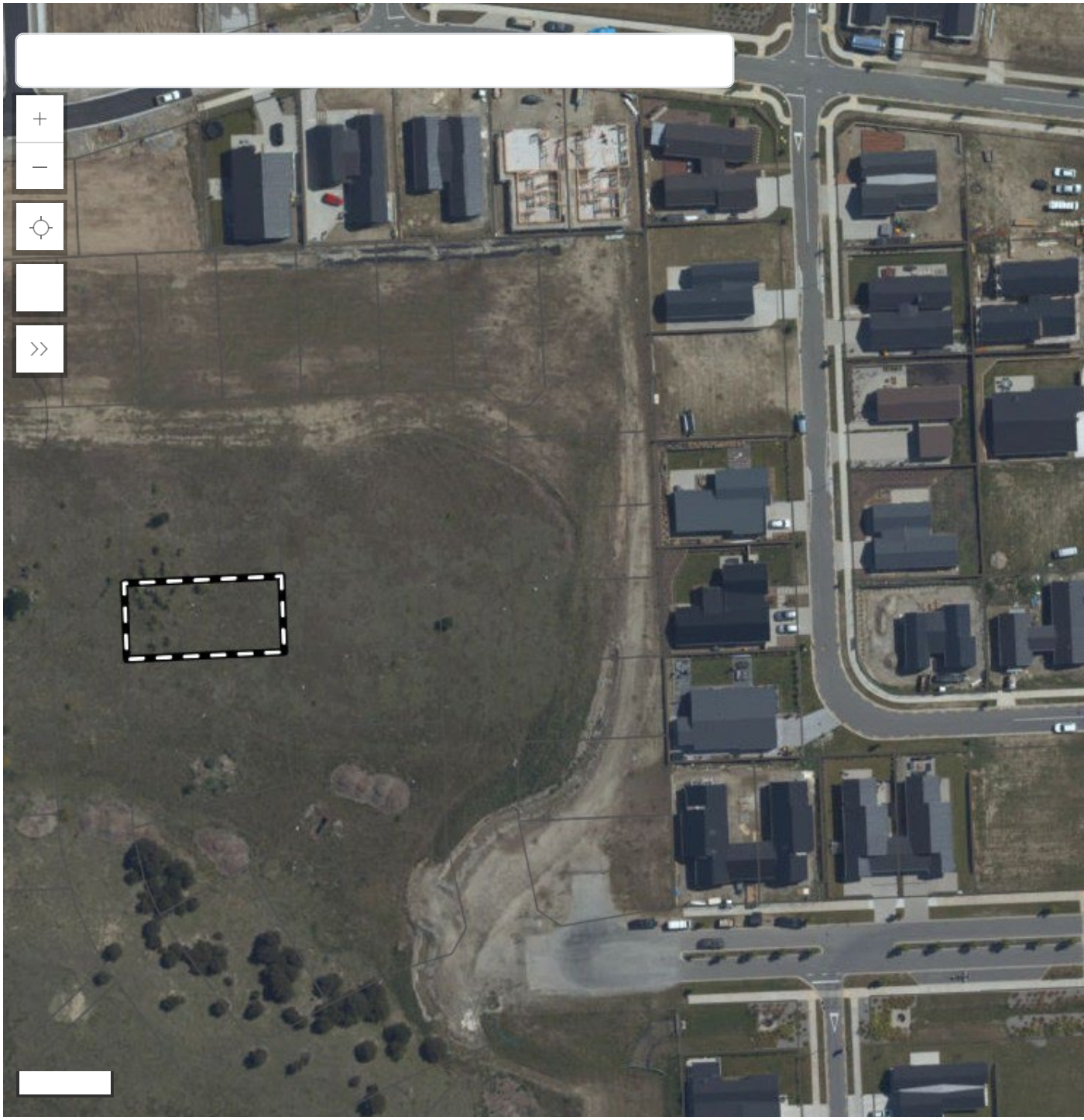
1.6 Plans of the proposal are attached.

2. THE SITE AND LOCALITY

2.1 10 Craigie Burn Lane is a relatively flat rectangular shaped allotment of 502m^2. The lot is currently vacant with no vegetation upon it, and is part of a large

subdivision granted approval in May 2023 (RM220913). Title was issued in September 2025. There is currently no vehicular crossing.

2.2 The new suburb is in the process of being developed, with several residential units in various stages of construction in the close vicinity to the subject site.



Photograph 1 Location of 10 Cragie Burn Lane (outlined in black and white), at the end of Northlake Drive. Sourced from the QLDC GIS mapping system.

3. ACTIVITY STATUS AND REASONS FOR THE APPLICATION

3.1 The appropriate planning instrument for assessing the proposed activity is the Operative Queenstown Lakes District Plan (ODP). Queenstown Lakes District Council (QLDC) currently has an ODP and a Proposed District Plan (PDP). The Northlake subdivision and development area is an area of the ODP that has not yet been reviewed, and does not form any part of the PDP, other than in relation to any relevant strategic directions and wāhi tupuna.

3.2 Operative District Plan (ODP)

The subject site is zoned Northlake Special Zone (Activity Area – B1) in the ODP planning maps, and the proposed activity requires resource consent for the following reasons:

- A Restricted Discretionary Activity pursuant to Rule 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.i with regard to a non-residential activity. It is proposed to operate a show home from the 199.6m^2 residential unit.
- A Restricted Discretionary Activity pursuant to Rule 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.iii with regard to internal boundary setbacks. It is proposed to construct the residential unit to within 1.550m and 2.050m of the southern yard boundary (a 4.5m setback is required).
- A Restricted Discretionary Activity pursuant to Rule 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.iv with regard to continuous building length. It is proposed to construct a 24.1m long building adjacent to the southern boundary, where a maximum of 16m is permitted, unless 0.5m setbacks are provided every 6.0m (which they are not).
- A Restricted Discretionary Activity pursuant to Rule 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.vi with regard to garages being located forward of a front façade. It is proposed to locate the garage 8.0m forward of the front façade, where it is required to be set back at least level.
- A Restricted Discretionary Activity pursuant to 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.xi with regard to outlook space from the main bedroom. It is proposed to have a 2.5m x 3m space, where it is required to have no dimension less than 3m.
- A Discretionary Activity pursuant to Rule 18.2.5 for signage as listed in Activity Table 2. It is proposed to establish three signs on site in association with the proposed non-residential activity (show home), each of which will be greater than the permitted 0.5m^2 in face area, and totalling approximately 3m^2 in face area.

3.3 Proposed District Plan (PDP)

The Northlake area has not yet been reviewed as part of the current District

Plan review, and as such, there are no operative PDP rules.

3.4 It is noted that the subject site is not a HAIL site, and therefore no assessment under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES) is required.

3.5 Overall, the proposed activity at 10 Craigie Burn Lane has been assessed as a Discretionary Activity.

3.6 Permitted Baseline

Sec104(2) of the RMA states:

"when forming an opinion for the purpose of subsection 1(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect."

3.7 A residential unit less than 16m in length, set back 4.5m off one side boundary and 2.0m off the other, with a garage set back at least level with the front façade, not used for show home purposes and having no non-residential activity signage on site, would be a comparable permitted baseline. The garage and front of house could be as close as 4.5m from the front boundary, and the residential unit could have a partial second storey. The residential unit could be home to a large family of teenagers, each with their own vehicle, with car parking associated with the residential unit taking up street space. This permitted baseline is considered to be of assistance when assessing the application, and the adverse effects of the permitted baseline need to be discarded.

3.8 The following assessment will show that the proposed addition will produce no adverse effects on the environment, any such effects having been avoided, remedied or mitigated, and will be less than minor and no more than minor.

3.9 Public Notification and Affected Persons Analysis

It is considered the proposal is not required to be publicly or limited notified under s95A of the Resource Management Act (RMA), for the following reasons:

a) The applicant is not requesting public notification;
b) Public notification is not required under s95C;
c) The application does not involve exchanging to recreation reserve under the Reserves Act 1977.
d) The application has not been made jointly with an application to exchange recreation reserve.
e) The application is not for a Controlled Activity or a boundary activity.
f) The application is not subject to a national environmental standard that requires public notification.
g) The activity (proposed residential unit) will not have adverse effects on the environment, as evidenced by the following assessment (Sections 4, 5, 6 and 7 of this report).

h) It is considered there are no special circumstances specific to this application that would require this proposal to be publicly or limited notified.
i) The proposal is not affected by any Act specified in Schedule 11.

3.10 Section 95B states that if a consent authority does not publicly notify an application, it must decide if there are any affected persons.
There are no affected customary rights groups or customary marine title groups, and the subject site is not on, adjacent to, or may affect land which is the subject of a statutory acknowledgement. The application is not precluded from notification by a rule of national environmental standard and is for a Discretionary Activity under the District Plan.

3.11 Section 95E applies when a consent authority is deciding if a person is an affected person. A consent authority must decide that person is affected if the activity's adverse effects on the person are minor or more than minor but not less than minor. A consent authority must disregard an adverse effect on a person if the effect does not relate to the matter for which a rule reserves control, and if the person has provided their written consent to the proposal. The owner of 8 Craigie Burn Lane has provided their written consent to the setback and length of building intrusions. Therefore any potential adverse effects on that property must not be considered.

3.12 In accordance with the findings in the following sections of this report, it is concluded that no person is considered to be adversely affected, and the application should proceed on a non-notified basis.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 The applicant wishes to construct a single storey, architecturally designed residential unit at 8 Craigie Burn Lane. The possibly affected persons would be 12 Craigie Burn Lane/11 Callaghans Creek Rise to the north (a corner site, with building consent for a three bedroomed residential unit issued in December 2025), 8 Craigie Burn Lane to the south (a vacant site), 13 Craigie Burn Lane to the west (opposite the subject site and currently vacant), and 7 Callaghans Creek Rise to the east (a property adjoining the rear boundary of the subject site.

4.2 Internal Boundary Setback

The subject rectangular lot is 15.6m wide, with a west-east orientation. It is desired to have outdoor living areas adjacent to indoor living areas, with a northerly orientation. In order to provide for maximum outdoor living space on the northern portion of the lot, the proposed residential unit has been located closer to the southern side boundary. With required side yard setbacks of 4.5m and 2.0m, the available building platform of this narrow lot is reduced to just

9.1m in width. The proposed residential unit will be sited between 2.050m and 1.5m from this boundary. The height in relation to boundary standard is met from this boundary. A 1.8m close boarded boundary fence will be erected along this boundary. Bedrooms and bathrooms are located in this part of the residential unit. The adjoining landowner of 8 Craigie Burn Lane has provided their written consent to this intrusion.

4.3 Therefore, any potential adverse amenity effects associated with a reduced side yard setback width have been mitigated, and will be no more than minor.

4.4 Building Length

The proposed residential unit will be 24.1m long, with a gable roof. The use of setbacks and varied cladding treatments help to mitigate against any perceived bulk of building associated with the length. All boundaries will be fenced with a 1.8m high close boarded timber fence. The length of building will not be visible from the street, with landscaping treatments and a front entrance pergola effectively screening the residential unit. The adjoining landowner of 8 Craigie Burn Lane has provided their written consent to the proposed building.

4.5 From the adjoining property of 12 Craigie Burn Lane/11 Callaghans Creek Rise, more than 0.5m setbacks are provided. Building consent plans for a new residential unit on that property show the proposed 17.7m building will be located 2.050m from the common boundary with the subject site, with one pedestrian garage door and one bedroom window facing the subject site. The accompanying landscape plan shows the yard setback area to be grassed, and it is surmised that clothes drying may take place within this space. All living (both indoor and outdoor) will take place on the northern portions of that site, away from the proposed development on the subject site, and suitably screened from view by the residential unit on the neighbouring site.

4.6 Therefore, any potential dominance or adverse amenity effects associated with a building over 16m in length, have been mitigated, and will be no more than minor.

4.7 Garage Forward of Front Façade

The proposed internally accessed double garage will be located 8.0m forward of the front line of the residential unit. It will be 5.7m from the front boundary, providing vehicle parking spaces off the street, in front of the garage. This also allows for increased landscaping, reducing any perceived visual dominance of the garage. A 2.7m tall pergola will extend past the front line of the garage, providing balance to the building and a sense that the built form of the residential unit does extend in front of the garage. The pergola also clearly delineates the pedestrian access to the front door. This pergola is defined as being a building in the District Plan, however for the purposes of the siting of garages standard, it is not deemed to form part of the residential unit structure.

4.8 Extensive vegetation plantings are proposed, to offset any perceived bulk of building. These are shown on the accompanying plans, and will greatly assist in maintaining a pleasant streetscape. The location of the garage enables more useable, north facing outdoor living areas to be developed on the lot, and

results in a smaller portion of the lot being taken up with a sealed driveway treatment. The garage façade will use the same cladding treatments as the residential unit (metal finished garage door and timber cladding). The total height of the garage will be 5.1m at its highest point, in keeping with the low key, single storey streetscape that is developing in this new subdivision.

4.9 The garage has been designed to be an integral part of the residential unit, with the ensuing courtyard entrance to the front door being an architectural feature, enhancing the streetscape, and providing for passive surveillance of the street. The streetscape is slowly developing as more residential units are constructed, with a variety of built forms assisting to produce variance in design along the streets.

4.10 There is no residential building on the property immediately opposite the subject site. The landscape and perspective plans submitted as part of this application show an aesthetically pleasing, low scale residential development. The above paragraphs detail the reasons why having the garage in front of the primary front façade of the residential unit will not adversely affect the neighbour across the street.

4.11 Therefore, any potential adverse dominance, safety, residential character and amenity effects have been mitigated, and will be no more than minor.

4.12 Outlook Space

A 4m x 4m outlook space from the main living area of the residential unit is provided, as a 1.8m boundary fence is proposed, thereby providing privacy to adjoining properties. This is in compliance with the relevant standard. It is noted that a 6m x 4m space can be provided from this living area and that the open plan design of the living areas have multiple windows and outlooks.

4.13 The main bedroom of the proposed residential unit is located in the south eastern corner of the residential unit. The large window (which is wider than 3.0m and extends for most of this eastern wall) looks eastwards, with this elevation being 2.5m from the eastern boundary. This boundary will be fenced with a 1.8m high close boarded timber fence. The required 3m x 3m outlook space cannot be provided, due to the yard setback being only 2.5m wide.

4.14 The adjacent (currently vacant) property of 7 Callaghans Creek Rise is at a lower elevation than the subject site, resulting in distant views from the subject main bedroom being to open air.

4.15 Therefore, any potential adverse residential amenity effects have been mitigated, and will be no more than minor.

4.16 Non-Residential Activity and Signage

The proposed residential unit will initially be used as a commercial show home for a building company committed to improving the built environment by demonstrating high performance, energy efficient construction methods. Only 40m^2 of a residential unit are permitted to be used for non-residential activities, and in this case, the entire 199.6m^2 building will be available for the public to

peruse and walk through. The show home function is proposed for a period of up to five years, whereupon the building will become a residence. It will be open from 12noon to 4pm Wednesday to Sunday inclusive, and by appointment only outside of these hours. Show homes are considered to be an appropriate activity within a large new subdivision, and there are several already in existence in Northlake.

4.17 The scale of the proposed non-residential activity is significantly greater than anticipated by the District Plan, however the proposed activity does not involve any non-residential buildings, and is residential in nature (providing a fully functional residential unit for public perusal). The proposed hours of operation are within the daytime hours specified for non-residential activities.

4.18 The size of the proposed signage will not create an adverse visual amenity effect, as it is small scale in nature, will not dominate the proposed residential unit or the streetscape, will be located onsite or within the road reserve immediately outside of the site, and is designed for identification and way finding purposes. Colours used will be of the building company's logo, and the signs will not be lit. Pedestrian and vehicular sight lines will not be affected by the placement of the signs.

4.19 There are two car parks within the double garage, and a further two on the driveway. There is ample on street car parking available, and it is anticipated that this will remain the case over the next five years as the suburb develops, especially given that the hours of operation are outside of the hours a typical residence may require use of on street carparks.

4.20 This area of Northlake is currently being developed, and as such, there are and will continue to be, numerous construction related vehicle movements per day. The amount of vehicular traffic associated with a show home is not expected to be out of context within the newly created suburb.

4.21 Therefore, any potential adverse nuisance or residential character and amenity effects have been mitigated, and will be no more than minor.

4.22 Positive Effects
The proposed residential unit will create positive effects on the environment, by enabling the principles of the NPS-UD to be carried out – utilising an existing residential area for development. It will contribute to a well-functioning urban environment, add to the variety of housing stock in the area, and provide employment for the construction industry.

4.23 Due to the above described mitigation methods, the proposed residential unit will not create any adverse effects on the environment.

5. DISTRICT PLAN OBJECTIVES AND POLICIES

5.1 Operative District Plan

There are several District Plan Subdivision Objectives and Policies which are relevant to this proposal – Northlake Special Zone and Signage Objectives and Policies.

5.2 Northlake Special Zone Objective 2 – Urban Design and Policies 2.2, 2.3 and 2.8

The proposed residential unit demonstrates best practice in urban design, resulting in a high quality residential building in this developing residential suburb. This is evidenced by the high quality building materials used, the carefully considered floor plan designed for maximum solar gain, and the extensive landscaping of the site proposed. The non-residential use of the residential unit is compatible with the wider neighbourhood, as the building is residential in appearance, scale, design and nature, the operating hours proposed are within those specified in the District Plan.

5.3 Signage Objective 1 and Policies 1, 3, 4 and 7.

The proposed small scale signage will convey the necessary information to identify the show home, and will be located either on site, or directly in front of the site on road reserve. There will be no adverse effects on public or traffic safety, as the propose signage will be small scale in nature.

5.4 Overall, the proposal is consistent with the relevant objectives and policies of the Operative District Plan.

5.5 Proposed District Plan

The application site is not included in the Proposed District Plan, however District Wide and Urban Development Objectives and Policies of the Plan are considered to be of some relevance. The proposal is considered to be in alignment with the relevant objectives and policies, as it is a residential use (albeit initially as a show home) within the identified Urban Growth Boundary

6. OTHER RELEVANT PLANNING PROVISIONS

6.1 The National Policy Statement – Urban Development (NPS-UD) requires territorial local authorities to plan for intended future growth and to enable development by providing sufficient development capacity for housing. The proposed residential unit will allow for the inhabitants to live within an existing residential environment.

6.2 There are no National Environmental Standards, other regulations, or other National Policy Statements, which are relevant to this proposal.

6.3 The proposal is considered to be in accordance with the general strategic direction of the Regional Policy Statement (RPS), noting that the District Plan is in accordance with the RPS, and this proposal meets all the relevant objectives and policies of the District Plan.

7. RESOURCE MANAGEMENT ACT (RMA) CONSIDERATIONS

7.1 Part 2 of the RMA

Part 2 sets out the purpose and principles of the RMA (section 5); matters of national importance the consent authority must recognise and provide for when determining a resource consent (section 6); other matters the consent authority must have particular regard to (section 7); and provision for the principles of the Treaty of Waitangi (section 8).

7.2 The proposed residential unit offers to broaden the variety of housing stock available in this area of Northlake, Wanaka. Whilst initially being used as a show home, once the building becomes a residence, it will enable the residents of the home to provide for their social and cultural wellbeing (provision of north facing, private, future proofed home) and for their health and safety. The proposal has many positive effects on the environment including maintaining a pleasant residential environment. Therefore, the requirements of section 5 of the Act are complied with.

7.4 There are no matters of national importance relating to the site or proposal.

7.5 Section 7 of the RMA lists a number of other matters that Council shall have particular regards to when considering an application. It is considered the proposal is not contrary to section 7 of the RMA, as per the above AEE report. The proposal represents an efficient use of an existing, residential zoned site and it enhances the residential amenity values of the neighbourhood.

7.6 Section 8 of the RMA requires Council to take into account the principles of the Treaty of Waitangi when assessing all applications. This site has no known cultural or historic significance and there are no principles of the Treaty of Waitangi which are relevant to this application.

7.7 Therefore, the proposal at 10 Craigie Burn Lane is consistent with the purpose of promoting the sustainable management of the city's natural and physical resources in accordance with section 5. It is fully consistent with Part 2 of the RMA.

7.8 Other Planning Matters

This proposal does not involve the use of hazardous materials, or the discharge of contaminants. There are no sensitive ecosystems or plant or animal habitats in this area, and so no adverse effects on the natural environment are envisaged. There will be no adverse effects on the adjoining properties posed by this development and privacy will not be compromised. This is a residential development in a residential neighbourhood.

8. SUMMARY

8.1 The applicant wishes to apply for land use resource consent to construct a new high performance residential unit at 10 Craigie Burn Lane, Wanaka. It is proposed to site the internally accessed double garage 8.0m in front of the front façade of the residential unit. As well, the residential unit will be over 16m in length, and it is proposed to have a stepped side elevation which encroaches into one setback rule. The outlook space from the main bedroom will not be the required dimensions.

8.2 It is proposed that this residential unit will initially be used as a show home for a building company committed to improving the built environment by demonstrating high performance, energy efficient construction methods with associated signage (a non-residential activity within a residential zone) for a period of time (up to five years).

8.2 There are no adverse effects created by this proposal, as evidenced in the above AEE report. There will be no detraction from the residential amenity of the area and the high standard of residential character will be enhanced by the development of this site. All relevant Operative District Plan Objectives and Policies are upheld, the proposal is compliant with the requirements of the NPS-UD, and Part 2 of the Act is complied with.

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