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PROPOSED RESIDENTIAL UNIT at

15 CRAIGIE BURN LANE, WANAKA

DISCRETIONARY ACTIVITY

LOT 41 DP 610757

For: Sarah Brown and Jake Macintosh

February 2026

1. THE PROPOSAL

1.1 The applicant wishes to apply for land use resource consent to construct a new residential unit at 15 Craigie Burn Lane, Wanaka, a corner allotment. The residential unit will be over 16m in length, and it is proposed to have a stepped side elevation which encroaches into the setback rule. Earthworks will be carried out on site (within the permitted volume amount), which will necessitate the construction of a 1.2m high (maximum) timber retaining wall within the western yard setback, being closer than 1.2m to the boundary. This retaining wall will also run within 0.50m of the majority of the northern boundary, feathering from 0.8m high to ground level.

1.2 The proposed single storied residential unit is 225.4m^2 in floor area, comprising four bedrooms, two bathrooms (one ensuite) with an open plan kitchen, living and dining area and a separate laundry. Internal access is provided from the double garage, which is integrated into the design of the residential unit. The residential unit will be 6.0m 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 rusticated weatherboard or a similar thermowood timber cladding (in a neutral patina), along with a dark clay brick veneer and prefinished metal in the colour Flaxpod. The roof will be pre-finished metal in the colour Flaxpod, and all joinery will be aluminium with double glazing in the colour Flaxpod.

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

1.4 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 15 Craigie Burn Lane is a relatively flat corner allotment of 600m^2, which rises slightly up to the western boundary. 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 15 Craigie 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 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 2.05m of the western yard boundary (a 4.5m setback is required). However, this encroachment is a Deemed Permitted Boundary Activity, as the adjoining neighbour has provided their written consent.
- A 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 1.20m of the southern boundary (a 2.0m setback is required).
- A 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 24.6m 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 Discretionary Activity pursuant to Rule 12.34.2.4.i as the proposal breaches site standard 12.34.4.1.vii with regard to having a wall within the setback from a road. It is proposed to have an up to 0.80m retaining wall within the front yard setback.
- A Discretionary Activity pursuant to Rule 12.34.2.4.1.i as the proposal breaches site standard 12.34.4.1.ix.b.i with regard to height of a cut and distance to closest boundary. It is proposed to undertake a fully retained cut approximately 1.0m from the western boundary and 0.50m from the northern boundary, to be retained by 1.2m high and up to 0.8m high timber retaining walls respectively.

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 15 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 2.0m off the southern boundary and 4.5m off the western boundary would be a comparable permitted baseline. Earthworks cuts of less than 0.5m in height could be within the yard setback, with no retaining walls being within the front yard setback. A fully compliant two storey dwelling could be constructed on the site. 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.
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 18 Leven Stream Lane has provided their written consent to the setback intrusion. 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 15 Craigie Burn Lane. The possibly affected persons would be 18 Leven Stream Lane to the west, 28 and 30 Callaghans Creek Rise to the north (across the road), and 13 Craigie Burn Lane to the south.

4.2 Internal Boundary Setbacks

The subject corner lot is basically rectangular in shape, with a cut off at the road intersection (Craigie Burn Lane and Callaghan Creek Rise). The lot has a 32.5m frontage to Callaghan Creek Rise, and a 14.8m frontage to Craigie Burn Lane, with the proposed residential unit to be orientated in alignment with Callaghan Creek Rise, so as to maximise solar access for the residential unit and property. Vehicular access will be from Craigie Burn Lane via a new double vehicular crossing. This crossing will be constructed in accordance with all council specifications and requirements.

4.3 It is desired to have outdoor living areas adjacent to indoor living areas, with a northerly orientation. It is proposed to locate the residential unit 1.2m from the southern boundary, for a length of 7.14m. This encroachment into the required 2.0m setback consists entirely of the clay brick veneer clad garage, and the elevation facing the adjoining neighbour at 13 Craigie Burn Lane has no windows or doors. This elevation fully complies with the height in relation to boundary rule, and a close boarded 1.8m high timber fence will be erected on the boundary. The bedrooms of the residential unit are setback the required 2.0m from the boundary. It is noted there is no building consent yet issued for any residential unit on 13 Craigie Burn Lane.

4.4 It is noted that the proposed residential unit will be sited 2.050m from the western side boundary (a 4.5m setback is required). The adjoining neighbour has provided their written consent to this boundary activity. A 1.8m close boarded timber fence will be constructed along this boundary.

4.5 Therefore, any potential adverse amenity effects associated with a reduced (0.80m) yard setback width for a length of 7.14m have been mitigated, and will be no more than minor.

4.6 Building Length

The proposed residential unit will be 24.6m 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 internal boundaries will be fenced with a 1.8m high close boarded timber fence. The street boundaries will be planted in dense evergreen hedging (apart from the vehicular access).

4.7 From the adjoining property of 13 Craigie Burn Lane, the proposed building meets the height in relation to boundary standard and is stepped into three portions – the 7.14m long garage (being 1.2m from the common boundary), the second portion being 10.4m long and housing two bedrooms and a laundry being set back a further 0.70m from the boundary, and the third portion being 7.3m long and housing a bedroom, walk-in-wardrobe and ensuite, which is set back a further 0.50m from the common boundary.

4.8 From the streetscape of Craigie Burn Lane, the entirety of the proposed residential unit will not be visible, due to the front portions effectively screening the rest of the unit.

4.9 From Callaghan Creek Rise, the building has the required at least 0.5m setbacks for buildings over 16m.

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

4.11 Earthworks and Location of Retaining Walls

It is proposed to undertake earthworks up to 385m^2 in area, with a volume of up to 195m^3. These are within the maximum permitted amounts. The average depth cut will be 0.50m, with a maximum depth of 1.2m. This 1.2m cut will occur 1.0m from the western boundary along its length, with a short wrap around (up to 1.0m in length) along the southern boundary within the 2.0m yard setback, feathering to finished ground level. These cuts will be retained by a timber retaining wall.

4.12 As well, it is proposed to undertake cuts of up to 0.8m in height, within 0.50m of the front (northern) boundary. These will feather to ground level, and will be retained by a timber retaining wall.

4.13 The earthworks cuts will be retained by an engineer designed timber retaining wall, and the design includes accounting for discharge from the adjoining sites. This retaining wall is considered to be of a residential scale, nature and appearance, and is totally in character with the developing attractive residential neighbourhood. The retaining walls do not obstruct the main entrance to the residential unit, as they will not be visible from the street, and will retain cuts (and not areas of fill) i.e. they will be below street level, and not above it.

4.14 Erosion sediment control measures to be used are included in the plans. Silt fencing will mitigate against sedimentation and runoff from exiting the site. A stabilised vehicular entry point to the site will be provided and sandbag bunds will be installed around nearby stormwater inlets. Exposed areas will be either re-grassed or will have the residential unit constructed upon them. The detailed landscaping plan shows how the site will be revegetated once all constructed has been completed.

4.15 The proposed earthworks will enable the residential unit to nestle within the landscape. It will also provide a flat building platform and useable flat outdoor space for the inhabitants. The proposed residential unit will be set down at a lower level than the road carriageway of Callaghan Creek Rise, providing a feeling of secure outlook and privacy for the inhabitants, once the dense evergreen hedge becomes established.

4.16 The proposed timber retaining walls will be hidden from off site by the 1.8m high close boarded timber boundary fencing along the internal boundaries, and by the dwelling itself. As well, the 0.5m front yard space will be fully landscaped

and planted with a dense evergreen species hedge, with a finished height of 1.2m to 1.8m. This will result in the retaining wall being hidden from view from off site, and will not diminish the streetscape. No areas of exposed soil will remain once the landscaping of the site has been completed. The proposed ground level to 1.2m high retaining wall will not be a dominant feature within the suburb, as it will not be visible from the street.

4.17 The subject site is within a recently approved subdivision, and no potential cultural impacts were raised during that subdivision process. There are no cultural related overlays on the site.

4.18 Therefore any potential adverse erosion, run off, dust, land stability and visual and cultural amenity effects associated with the proposed earthworks have been mitigated and will be no more than minor.

4.19 It is noted that the outlook spaces from two of the main living room windows do not meet the required 6m x 4m shape factor, however fencing and hedging of over 1.6m in height will be provided.

4.20 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.

4.21 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, contained in the Northlake Special Zone chapter.

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

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.

5.3 Earthworks Objective 1 and Policies 1.1, 1.2, 1.3, Objective 3 and Policy 3.1

The proposed earthworks will be carried out according to the engineer's advice, and will create useable outdoor living spaces, and a flat building platform. Remedial grassing, boundary fencing, the location of the residential unit and extensive landscaping will ensure no earthworks are visible once construction on the site has been completed. The 1.2m high engineer designed timber retaining wall has been designed to allow for any stormwater discharge from neighbouring sites, and will not cause or exacerbate flooding. The site is not steeply sloping.

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 and the subdivision has occurred within the Urban Growth Boundary.

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. 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.

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

7.4 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.

7.5 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.

7.6 Therefore, the proposal at 15 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.

7.7 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 residential unit at 15 Craigie Burn Lane, Wanaka. The residential unit will be over 16m in length; it is proposed to have a stepped side elevation which encroaches into the setback rule; an up to 1.2m high engineer designed timber retaining wall will be constructed 1.0m from the western boundary; and an up to 0.8m high engineer designed timber retaining wall will be constructed 0.5m from the front (northern) boundary.

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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