THREEFOLD ARCHITECTURE LTD

RESOURCE CONSENT APPLICATION

CLARKE / BRUCE HOUSE

47 Carrickmore Crescent,
Wanaka
9305

ISSUE: 2
DATE: 05/02/26

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Application for Land Use Consent
Section 88 of the Resource Management Act 1991

Applicant:	Sue Clarke & Stephen Bruce
Application Site:	47 Carrickmore Crescent, Wanaka 9305 Lot 493, DP 600652
Legal Owner:	Catherine Ellen Bruce and Stephen Thomas James Bruce as to a 1/2 share Susan Margaret Clarke and Webb Farry Trustees 2014 Limited as to a 1/2 share
Tenant:	N/A
Applicants Agent:	Threefold Architecture Ltd PO Box 7208 Christchurch 8240

The Proposal

Existing Site:	The empty site is currently legally owned by Sue Clarke & Stephen Bruce with intention to build.
Site Zoning:	Northlake Special Zone (C1)
Proposed Activity:	Construction of a new single level dwelling.
Other Activities:	N/A.
District Plan Compliance:	The proposal complies with site and zone standards as outlined in the QLDC District Plan, including the following;

- Access & Transport
- Recession Planes
- Building Coverage
- Continuous Building Length
- Glare
- Urban Design
- Building Materials

Non-compliance: The following items have been raised through the District Plan rules as non-compliances.

1. **12.34.4.1 (ix) – Earthworks**
   (a.i) Total max. volume of earthworks ≤200m^3
   (a.ii) Total maximum area of earthworks ≤400m^2

2. **12.34.4.2 (iv) – Building Height**
   (a) Maximum height for buildings in Activity Area C1 must not exceed 5.5m

3. **12.34.2.2 – Controlled Activities**
   The addition, external alteration or construction of buildings within the Activity Areas C1 with the exercise of Council's control limited to:
   (a) The location, external appearance and design of buildings;
   (b) Roof and wall colours;
   (c) Infrastructure and servicing;
   (d) Associated earthworks and landscaping;
   (e) Access

It is anticipated that the construction of a new dwelling will be built on the property, the extent of non-compliance is limited to the extent of non-compliances outside the limitations of the District Plan.

Other consents required: ☒Yes ☐No

1. **Building Consent**

Assessment of Effects on the Environment

Section 88 (2)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the proposal may have on the environment and the ways in which any adverse effects may be mitigated. Section 88 (2)(b) requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment.

The effects of the proposed activity have been considered against matters set-out in Part 2 of the resource management act.

We consider the proposal to achieve the relevant objectives and policies while the effects listed below create less than minor effects on the surrounding properties and no effects on the environment, for the following reasons.

Below are relevant points relating to these Objectives & Policies.

1. **12.34.4.1 (ix.) Earthworks and Landscaping**

Earthworks

Earthworks associated with the proposed residential development exceed the permitted volume of 200 m³ specified within the Operative District Plan. Notwithstanding this, the proposed works remain within the maximum permitted limits for fill height and slope and comply with the required minimum setbacks from site boundaries.

The site is relatively flat in nature, and the deepest areas of excavation are located centrally within the allotment. This enables effective implementation of erosion and sediment control measures and avoids any risk of instability or undermining of adjacent land or boundary structures. The maximum area of earthworks exceeding 0.5 m in depth is 502.71 m², with an average excavation depth of approximately 600 mm. The scale and nature of these works are typical of residential platform preparation within recently established subdivisions such as Northlake.

All earthworks will occur within daylight hours as defined by the Operative District Plan, thereby limiting potential construction noise effects. Standard industry erosion and sediment control measures will be implemented for the duration of works, including sediment fencing, stabilised stockpile management, dust suppression, and runoff control. These measures will be detailed at the building consent stage and will ensure that sediment discharge beyond the site is appropriately avoided or mitigated.

Landscape planting is proposed in accordance with the Landscape Plan (Sheet A-1.04) to ensure the completed development integrates with the surrounding Northlake subdivision character and meets subdivision design control requirements. Planting will be undertaken as soon as practicable following completion of building works to assist with visual mitigation, ground stabilisation, and long-term amenity.

Assessment of Environmental Effects

The proposed earthworks are limited in scale, depth, and duration and are consistent with residential construction anticipated within a serviced urban subdivision. With the adoption of standard erosion, sediment, and dust control measures, any potential adverse effects relating to sediment runoff, dust generation, or construction noise will be temporary, localised, and appropriately managed.

Given compliance with boundary setbacks, suitable ground conditions, and the absence of significant retaining or steep batters affecting adjoining land, the proposal will not result in adverse geotechnical, drainage, or stability effects beyond the site. Visual effects during construction will be short-term and will be mitigated through prompt establishment of landscaping.

Overall, the adverse environmental effects arising from the earthworks are considered to be no more than minor, which is consistent with QLDC's expectations for residential development within the Northlake Structure Plan area.

Assessment of Effects on Persons and Notification (ss95A–95B RMA)

In accordance with sections 95A and 95B of the Resource Management Act 1991, the proposal has been assessed to determine whether any persons or groups are adversely affected.

Earthworks of the scale proposed are typical of ongoing residential development within the Northlake subdivision. Construction-related effects such as noise, dust, and vehicle movements will be temporary, confined to daylight hours, and managed through standard best-practice controls. Boundary setbacks are maintained, and the works will not undermine or adversely affect neighbouring land or structures.

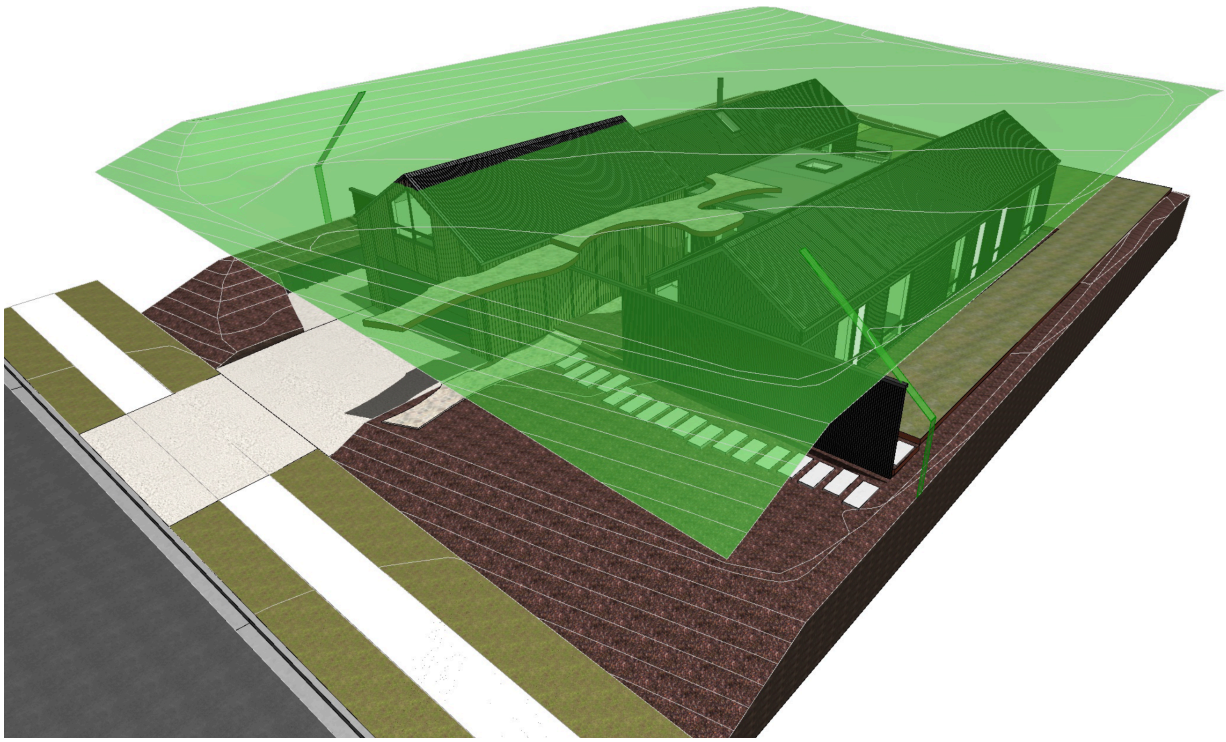
Any effects experienced by neighbouring properties will therefore be temporary and no more than minor. No individual or group of persons will experience effects that are different in character, scale, or intensity from those ordinarily associated with residential construction within a developing urban subdivision.

Accordingly:

- The proposal will result in no more than minor adverse effects on the environment for the purposes of section 95A of the RMA; and
- There are no affected persons or affected groups in terms of section 95B of the RMA.

For these reasons, the application is appropriately considered suitable for non-notification under the Resource Management Act 1991.

2. 12.34.4.2.iv.a – Building Height



Description of Standard Breach

The maximum permitted building height within Activity Area C1 is 5.5 m.
As illustrated on Drawing A-3.07, a minor exceedance occurs at the apex of the gable above the attic/bedroom along the southern boundary.

At its greatest extent, the breach measures approximately 500 mm above the permitted height.
The exceedance is confined solely to the gable apex, with the remainder of the roof form complying with the height standard.
Drawing A-1.02 demonstrates the limited area and vertical extent of the protrusion through the southern elevation.

Design Response and Context

The proposed roof form has been carefully developed to reflect the gable-dominated architectural character established within the surrounding neighbourhood.
The height and pitch of the roof are consistent with nearby residential forms and maintain a coherent built rhythm across the streetscape.

Finished floor levels and roof geometry have been extensively reviewed to:

- achieve appropriate drainage falls toward the driveway and infrastructure connections
- maximise solar orientation and internal amenity
- respond sensitively to the natural site topography
- maintain visual compatibility with neighbouring dwellings

The exceedance is therefore a direct consequence of achieving an integrated architectural and site-responsive design outcome rather than an attempt to increase perceived building bulk.

Assessment of Environmental Effects

Visual and Dominance Effects:

The height infringement is minor in scale (500 mm) and restricted to the uppermost gable apex, which is visually recessive when viewed from adjoining properties and the street.
Because the bulk of the roof remains compliant, the additional height does not materially increase building dominance, shading, or enclosure relative to a fully compliant design.

The gable proportions, roof pitch, and overall massing are consistent with neighbouring buildings, ensuring the dwelling does not appear visually prominent or out of character within Activity Area C1.

Accordingly, visual and dominance effects are no more than minor.

Effects on Neighbouring Amenity:

Given the limited vertical and spatial extent of the breach:

- Overshadowing effects beyond those generated by a compliant building envelope are negligible.
- Outlook and privacy for adjoining sites remain effectively unchanged.
- The infringement occurs at a high roof apex, not along wall planes where dominance effects are typically experienced.

Effects on neighbouring residential amenity are therefore less than minor.

Streetscape and Character Effects:

The proposal reinforces the established gable-roof architectural language present within Northlake and surrounding residential development.
The minor additional height assists in achieving proportionate roof geometry and avoids visually compressed roof forms that could otherwise detract from neighbourhood character.

Consequently, the proposal maintains and supports the intended character outcomes anticipated by the Operative District Plan.

Assessment Against Operative District Plan Objectives and Policies

While the activity status is non-complying, the relevant residential objectives and policies generally seek to:

- enable residential development that is compatible with surrounding scale and character
- maintain amenity values, including sunlight, outlook, and privacy
- ensure buildings do not create undue visual dominance or shading
- achieve coherent and attractive urban form

Consistency with Objectives and Policies:

The proposal is considered consistent overall because:

- The breach is very small in scale and confined to a roof apex.
- Neighbouring amenity values are maintained.
- The dwelling remains visually compatible with surrounding built form.
- The design outcome achieves a high-quality architectural response aligned with anticipated residential character.

Accordingly, the proposal is not contrary to the objectives and policies of the Operative District Plan.

Section 104D Assessment (Non-Complying Gateway)

For a non-complying activity, consent may be granted where either gateway is met.

Gateway Test 1 — Effects are Minor

As outlined above:

- Visual, dominance, shading, and amenity effects are no more than minor.
- Streetscape and character effects are neutral to positive.

Therefore, the proposal meets the first gateway test.

Gateway Test 2 — Not Contrary to Objectives and Policies

The proposal:

- maintains residential amenity
- is compatible with surrounding character
- achieves coherent urban design outcomes

Accordingly, the proposal is not contrary to the relevant objectives and policies, satisfying the second gateway test.

Notification and Effects on Persons (ss95A–95B)

The additional height:

- is minor and visually recessive
- does not materially affect neighbouring sunlight, outlook, or privacy
- produces effects typical of residential development anticipated within the zone

No person or group will experience effects that are more than minor or different from those ordinarily associated with compliant residential building form.

Therefore:

- Public notification is not required (s95A).
- There are no affected persons requiring limited notification (s95B).

Overall Conclusion

The 500 mm gable-apex height exceedance is:

- minor in scale and effect
- consistent with neighbourhood character
- not contrary to Operative District Plan objectives and policies

The proposal therefore passes both s104D gateway tests and is appropriately considered on a non-notified basis.

3. 12.34.2.2 – Controlled Activities

Location, external appearance and design of buildings

Roof & Trim

- Profiled metal roofing Colorsteel “Tidal Drift” (13% LRV)

Wall Claddings

- Vertical cedar weatherboard with oil finish “Dryden’s Elm”
- Sliding screens – Cedar with stain finish “Flaxpod” (7% LRV)
- Profiled metal cladding Colorsteel Tidal Drift” (13% LRV)
- Exterior Joinery - Powder Coated Aluminium Colorsteel “Flaxpod” (7% LRV)

The building design is orientated to provide an aesthetic street entry as well as West facing living areas.

The building's carefully considered minimal colour palette harmonizes with the surrounding residential context. External finishes and their locations are detailed on pages A-3.01 and A-3.04, and all comply with Northlake and QLDC guidelines.

Infrastructure and Servicing

The site meets all the requirements in regards to services such as water supply, sewage and stormwater disposal along with telecommunications and electricity supply. This can be seen in the Foundation and Drainage Plan. The dwelling services are of a scale anticipated within this Northlake location.

Access

A new vehicle crossing is proposed to be formed to Carrickmore Crescent, with the location identified on the accompanying site plan. No fencing is proposed within the road setback area between the boundary and the carriageway.

Approval is therefore sought as part of this application for the proposed location and formation of the vehicle access.

Conclusion

This application seeks approval to construct a new residential dwelling in Northlake. The design of the overall development is appropriate in the context of the site, being located within the lot, and utilises low height design, and recessive materials and colours.

Overall, it is considered that the proposal is a suitable development for this site, with no more than minor adverse effects on the surrounding environment.

National Environment Standard (NES) for Assessment and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environment Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply when any activity identified in Clause 5 is intended to be undertaken on a property. This section of the application is intended to determine whether there is any risk of potential contamination of the soil that would warrant further investigation.

The following is to determine the extent to which NES is applies.

Is the use of the land changing? (Includes construction of a dwelling on which was previously bare land)	☒Yes	☐No
Does the activity disturb the soil? (More than 25m3 per 500m2 of land), or removing soil (more than 5m3 per 500m2 of land)	☐Yes	☒No
Does the activity involve removing or replacing a fuel storage system or parts of it?	☐Yes	☒No
Does the activity involve soil sampling?	☐Yes	☒No
Does the activity involve the subdivision of land?	☐Yes	☒No
Has the land been used in the past, or is likely to have been used for an activity described on the HAIL?	☐Yes	☒No
Documents searched: eDocs		