Reference	25.078
Date	9 February 2026
Location	14 Northburn Road, Wānaka
Legal Description	Lot 25 Deposited Plan 471213 and ¼ share of Lot 201 Deposited Plan 471213 held in Record of Title 638903
Applicant	Christopher and Sarah Wakeman and Nicholas Woods
Territorial Authority	Queenstown Lakes District Council
Plan	Queenstown Lakes District Plans – Operative and Proposed
Zoning	Northlake Special Zone Activity Area A (Operative)
Proposal	Resource consent is sought to alter and extend an existing dwelling and install a pool
Activity Status	Controlled Activity Land Use - Operative District Plan

1.0 INTRODUCTION

1.1 This application for resource consent is made pursuant to Section 88 of the Resource Management Act 1991 (the Act). Section 88 requires that any application for resource consent include an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.

2.0 LEGAL DESCRIPTION

2.1 The application site is legally described as Lot 25 Deposited Plan 471213 held in Record of Title 638903. A copy of the Record of Title and the relevant interests are attached as **Appendix A** to this application.

3.0 SITE DESCRIPTION

3.1 The site is located at 14 Northburn Road, Wānaka. Please refer to the location plan in **Figure 1** below.

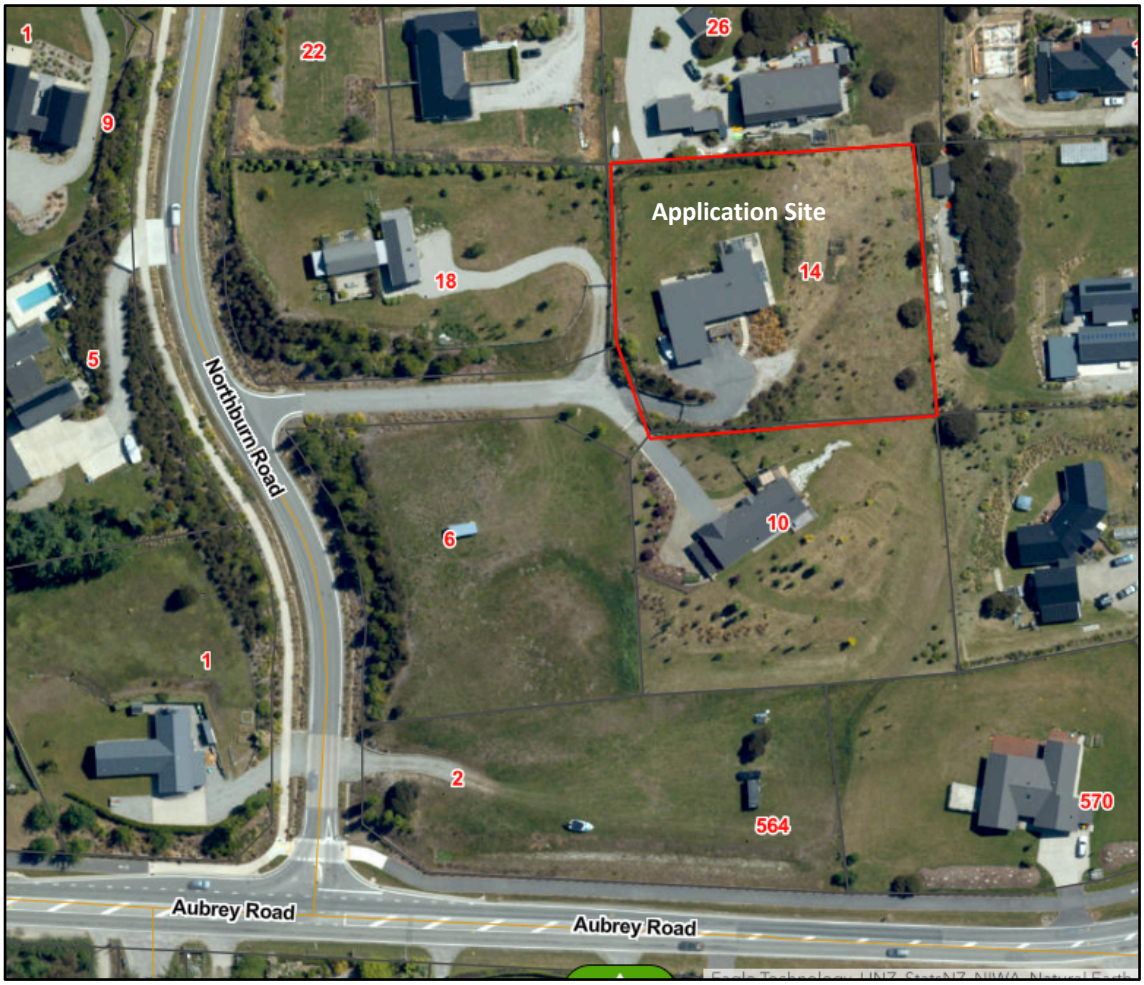


Figure 1 : Application Site

3.2 The application site is irregular in shape and 4,057m^2 in area. The site has an undulating topography but generally slopes down from west to east. The eastern portion of the site is more steeply sloping and is vegetated with grasses and shrubs. There is a four bedroom dwelling within the western half of the site, consented under Resource Consent RM140672.

3.3 The site has connections to Council's reticulated water and wastewater networks. There is a fire hydrant located adjacent to the site. Stormwater is disposed of to ground. The existing dwelling also has connections to the electricity and telecommunication networks.

3.4 Access to the site is from a shared access lot that connects the site to Northburn Road to the west.

3.5 The surrounding environment is comprised of residential development, generally on acre lots.

4.0 PROPOSAL

4.1 Resource consent is sought to alter and extend the existing dwelling. A copy of the proposed plans has been included as **Appendix B** to this application.

Buildings

4.2 It is proposed to demolish the living portion of the dwelling on the eastern side of the building and replace it with a two-storey structure. The ground floor will be comprised of an open plan dining, living and kitchen area and media room. The first floor will include a master bedroom and ensuite, a bunk room and two offices.

4.3 In addition, a boat port is proposed to be constructed to the west of the existing garage. The boat port will be located a minimum of 6m from the western boundary of the site.

4.4 The addition will have a mono-pitch roof with a maximum height of 7.5m. The cladding includes vertical timber weatherboard and vertical alpine tray in a '*Flaxpod'* Colour.

4.5 New decks are proposed to the north and east of the addition. A new pool and associated plant building are proposed on the lower eastern portion of the site.

Earthworks

4.6 In order to accommodate the addition and the pool, 74.2m^3 of cut and 47.71m^3 of fill are proposed, with a maximum height of fill of 1.34m and a maximum depth of cut of 1.25m.

Servicing

4.7 It is proposed to rely on the existing servicing arrangement to accommodate the addition. Stormwater will continue to be disposed of to ground.

Access, Parking and Maneuvering

4.8 No changes to the existing access and maneuvering arrangement are proposed. One additional park will be provided within the proposed boat park.

5.0 DISTRICT PLAN ASSESSMENT

Operative District Plan

5.1 The subject site is zoned Northlake Special Zone Activity Area A in the Operative District Plan and the proposed development requires the following resource consent:

- A **controlled** activity land use consent pursuant to Rule 12.34.2.2(i) for buildings in Activity Area A. Council's control is limited to the following matters:
  - The location, external appearance and design of buildings;
  - Roof and wall colours;
  - Associated earthworks and landscaping.

5.2 Overall the proposed development requires a **controlled** activity consent under the Operative District Plan.

Proposed District Plan

5.3 The Northlake Special Zone has not yet been subject to the District Plan review. The proposed development does not therefore trigger a consent under the Proposed District Plan.

Application Scope

5.4 This application is for all resource consents required to undertake the proposed development. While the above list of activities and/or rule breaches is intended to cover all matters requiring consent it is acknowledged that Council may consider that additional consents are required. If Council determines that additional consents are required beyond those outlined in this application it has discretion to grant those consents as part of the overall consent package.

5.5 If it is determined that the activity status of the proposal differs from that set out in this application Council has the ability under Section 104(5) of the Act to grant consent as a controlled, restricted discretionary, discretionary or non-complying activity regardless of the activity status expressly applied for.

6.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

6.1 This Assessment of Effects on the Environment (AEE) accompanies an application for resource consent made under Section 88 of the Resource Management Act 1991 (the Act) and has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Location, External Appearance and Design

6.1 The addition will be consistent in scale and character of the existing dwelling, as well as to the architectural vernacular of the Northlake Area. The material will be recessive in colour and nature. The location of the extension is logical and will not result in the dwelling being more prominent than what could otherwise be built on the site.

6.2 The pool will be built into the slope of the hill and not be visually prominent from outside the site.

6.3 Overall, adverse effects in relation to location, appearance and design are considered to be less than minor.

Roof and Wall Colours

6.4 The proposed materials will include metal profile cladding on the walls and roof, coloured '*Flaxpod*', which has an LRV of 7%. Cedar with a natural stain will also be used for the wall cladding. The materials will be consistent with what is provided for in the Northlake Special Zone and recessive in nature.

6.5 Overall, adverse effects in relation to material colours are considered to be less than minor.

Associated earthworks and landscaping

6.6 A site scrape is proposed to accommodate the extension with additional earthworks required to set the swimming pool into the slope of the site. The proposed earthworks are within the permitted limits for the Northlake Special Zone and no adverse effects are anticipated to result from the works.

6.7 Landscaping was completed as required by Resource Consent RM140672. No additional landscaping is proposed by way of this consent. The site is a rear site and not highly visible from other vantages.

6.8 Overall, adverse effects in relation to earthworks and landscaping will be less than minor.

Summary of Effects

6.9 Overall it is considered that the actual and potential adverse effects of the proposed development will be less than minor.

7.0 OBJECTIVES AND POLICIES

Operative District Plan

7.1 The objectives and policies of the Operative District Plan of particular relevance to the consideration of the proposed development are contained in Section 12.33 – Northlake Special Zone and are as follows:

Chapter 12.33 – Northlake Special Zone

12.33.1 Objective - Residential Development

A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.

Policies

1.1 To establish a mix of residential densities that will provide a residential environment appealing to a range of people.

1.3 To maintain and enable residential lot sizes in Activity Areas A and C4 consistent with the adjacent Rural Residential Zone.

7.2 The proposed addition will be consistent with what is provided for and anticipated in the zone. It will maintain the larger lot size, with open space dominating built form. The proposal is considered to be consistent with these provisions.

12.33.2 Objective – Urban Design

Development demonstrates best practice in urban design and results in a range of high quality residential environments.

Policies

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.

7.3 The proposed addition and pool will be a high quality addition to the existing residential use of the site and will be consistent with the built vernacular of Wānaka.

7.4 Overall, it is considered that the proposed development is consistent with the relevant Objectives and Policies of the Operative District Plan.

8.0 OTHER MATTERS

8.1 Given that the proposal involves earthworks, the applicant has elected to address the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that Council holds. In addition the applicant has undertaken an assessment of any information available from the Otago Regional Council. The findings of this assessment can be summarised as follows:

Otago Regional Council's 'Database of Selected Land Uses'

8.2 The extract below from Otago Regional Council's contaminated land database demonstrates that there are no records of land uses or activities having been or being carried out on the site and the immediately surrounding area that have the potential to contaminate land.



Figure 2 : Extract from ORC's HAIL Database

Queenstown Lakes District Council files

8.3 No records held on Queenstown Lakes District Council's eDocs suggest that any activity or industry described in the HAIL has taken place on the land to which the application specifically relates.

8.4 It therefore appears that an activity or industry described in the HAIL, which could have resulted in the contamination of the site, is unlikely to have been undertaken on the site and as such the provisions of the NES need not apply.

9.0 CONSULTATION

9.1 Section 95B of the Act requires that, should the consent authority determine that public notification is not necessary, it must decide whether there are any affected persons in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor) and affected party approval has not been provided.

9.2 The proposed additions and pool will be well setback from all boundaries and consistent with the bulk and location of development that is provided for in Activity Area A. The buildings will not be highly visible from outside the site. The site will continue to be dominated by open space and landscaping. Overall, therefore, adverse effects on the owners or occupiers of the neighbouring properties will be less than minor and consequently no consultation has been undertaken.

10.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

10.1 Under Part 2 of the Resource Management Act 1991 Section 5 sets out the purpose of the Act as follows:

> ***5 Purpose***
>
> *(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
>
> *(2) In this Act, **sustainable management** means 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 (excluding minerals) 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.

10.2 In order to achieve the purpose of the Act, the proposed development must be considered in the context of Section 5 above. Paragraphs (a), (b) and (c) of Section 5(2) are to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose is effectively achieved.

10.3 It is considered that the proposal appropriately sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations while avoiding adverse effects on the life-supporting capacity of air, water, soil and ecosystems and adverse effects on the environment generally. It is therefore considered that the proposed development represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

10.4 Section 6 of the Act sets out matters of national importance which must be taken into consideration in achieving the purpose of the Act. There are no Section 6 matters relevant to the proposal.

10.5 Having had regard to the other matters set out in Section 7 of the Act, the proposal would relate to the efficient development of physical resources (7(b)), being land for residential purposes, and will maintain amenity values (7(c)) and the quality of the environment (7(g)).

10.6 The proposed development is considered to be consistent with the principles of the Treaty of Waitangi and therefore consistent with Section 8 of the Act. It is therefore considered that the proposed development achieves the purpose of the Resource Management Act 1991.

11.0 CONCLUSION

11.1 Resource consent is sought to alter and extend an existing dwelling and install a pool at 14 Northburn Road, Wānaka. The proposal requires a controlled activity land use consent under the Operative District Plan.

11.2 It is considered that the proposal will result in less than minor adverse effects on the environment and is consistent with the relevant objectives and policies of the Operative District Plan.

11.3 As the proposal is for a controlled activity resource consent it is precluded from public and limited notification.

11.4 Therefore, pursuant to Section 104B of the Act, it is requested that resource consent be granted for the development as proposed.

Yours faithfully,

Edgar Planning Ltd,





Erin Stagg
Planner

Scott Edgar
Planner