

APPLICATION FOR

LAND USE

RESIDENTIAL DWELLING

APPLICANT: **SHAUN AND KYLIE MCCARROLL**

LOCATION: **53 RIVERSLEA ROAD, Wanaka 9305**

APPLICANT NIC ANDREWS

Date:	February 2026
Location:	53 Riverslea Road, Wanaka 9305
Attention:	QLDC – Wanaka Planning Department

Document Quality Assurance

Project Reference:	McCarroll Residence
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February 2026

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

This application seeks resource consent to establish a residential unit at 53 Riverslea Road. The proposal includes limited breaches of District Plan standards relating to earthworks and recession plane requirements.

The application provides a description of the site and the proposed activity, together with an assessment of the proposal against the relevant District Plan rules, objectives, policies, and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	SHAUN AND KYLIE MCCARROLL
SITE LOCATION	53 RIVERSLEA ROAD, WANAKA 9305
LEGAL DESCRIPTION	LOT 474 DP 575811
SITE AREA	1,202M^2
ZONING	NORTHLAKE SPECIAL ZONE (ACTIVITY AREA C1)

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	PLAN SET
APPENDIX D	ENVIRONMENTAL MANAGEMENT PLAN
APPENDIX E	NORTHLAKE DESIGN BOARD APPROVAL
APPENDIX F	NORTHLAKE DESIGN CONTROLS

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site comprises approximately 1,202m² of land located within the Northlake Subdivision, Activity Area C1, and is addressed as 53 Riverslea Road.

Topographically, the site rises from Riverslea Road before gently sloping from east to west across the property. Legal access is obtained from Riverslea Road; however, at present no vehicle crossing has been constructed and the site is currently vacant, with no existing built form.

The site is located within the Northlake Special Zone under the Operative District Plan (ODP). This area has not yet been incorporated into the District Plan Review undertaken by Queenstown Lakes District Council. Given the relatively recent establishment of the subdivision, surrounding sites are generally undeveloped or currently under construction, and the immediate environment is characterised by emerging residential development.

The subject site and its surrounding context are illustrated in **Figure 1** below.



Figure 1: Aerial view of subject site (highlighted) and surrounds. Source: GRIP Map.

4.2 Description of Proposal

4.2.1 RESIDENTIAL DWELLING – ACTIVITY AREA C1

This application proposes the construction of a 331 m² residential dwelling comprising three bedrooms, three bathrooms, a kitchen, living and media spaces, together with associated landscaping, outdoor living areas, and an attached garage with attic above. The proposed development results in a site coverage of 23.5%.

The dwelling adopts a high-quality architectural design, incorporating gabled roof forms and multiple outdoor living areas oriented to both the northern and southern aspects of the site, supporting functional amenity and solar access.

The proposed site layout is shown in **Figure 2** below.

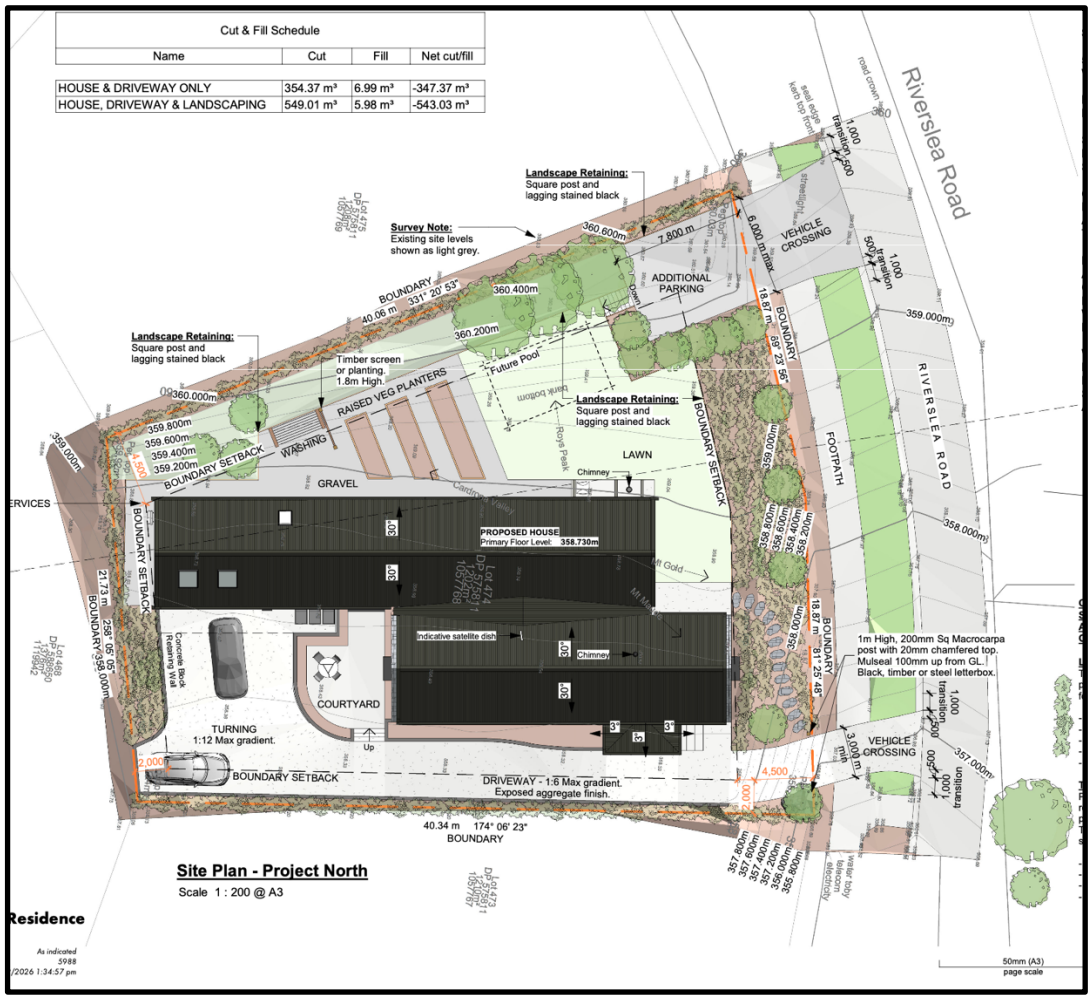


Figure 2: Site Plan. SOURCE: McCoy Wixon Architects.

It is noted that there is a minor protrusion into the western setback however this is deemed to comply with exception 12.34.4.1 iii d.

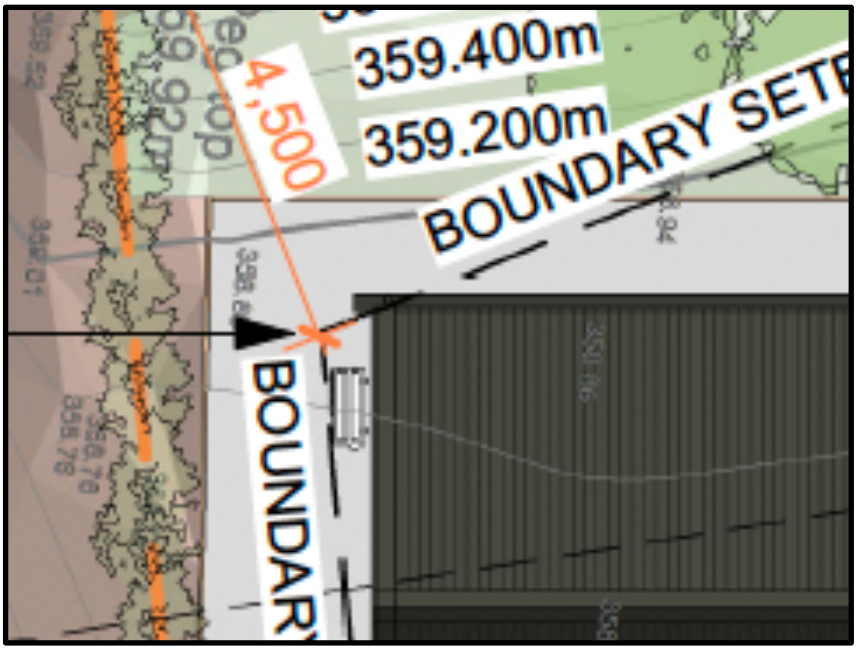


Figure 3: Zoomed in view of setback protrusion upon site plan. SOURCE: McCoy Wixon Architects.

4.2.2 LANDSCAPING

Landscaping is shown on the submitted site plan (refer **Appendix C**) and has been designed to achieve the intent of the Operative District Plan landscaping provisions for the Northlake Special Zone, as well as the Northlake Design Controls. It is noted that, under a previous resource consent granted for the subject site, Council accepted a landscaping approach that demonstrated compliance with the requirement for a minimum of 10% site coverage by specified landscaping, notwithstanding the absence of an approved species list within the Outline Development Plan.

Consistent with that approach, the proposed landscaping provides for a mix of trees, shrubs, and groundcover planting capable of achieving canopy heights in excess of 5.5m, with appropriate spacing and distribution across the site.

In the absence of an approved species schedule forming part of the Outline Development Plan, the landscaping shown is considered to satisfactorily achieve the intent and anticipated outcomes of the relevant District Plan provisions.

4.2.3 EARTHWORKS

The proposal includes earthworks required to establish a stable building platform, driveway access, on-site turning and parking areas, and associated outdoor living areas, as shown on the updated Earthworks Plan included at **Appendix C**.

The proposal exceeds the permitted maximum earthworks volume standard by 370.27m^3, resulting in a total earthworks quantum of 570.27m^3. Cut is the dominant activity and generally ranges between 0.1–0.5m, 0.5–1.0m, and locally up to 1.5m, as illustrated on the plan through graduated shading. Areas of fill are limited in extent and depth, not exceeding 0.5m, and are confined to shallow regrading and localised areas to achieve finished ground levels and functional transitions.

Importantly, retained earthworks are setback from boundaries in accordance with the applicable District Plan standards, and the maximum heights of cut and fill comply with the relevant limits. The earthworks plan is shown in Figure 4 below:

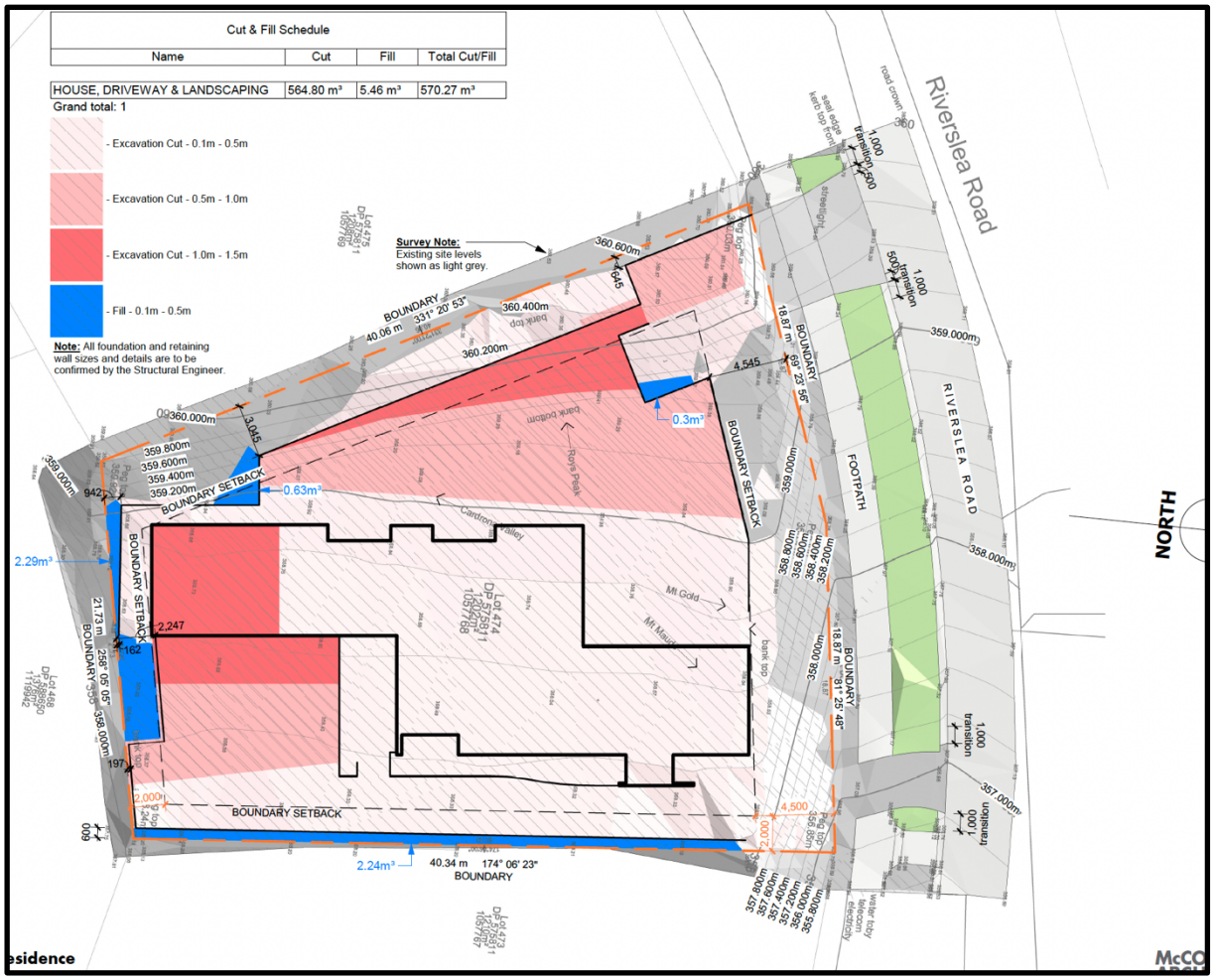


Figure 4: Earthworks Plan. SOURCE: McCoy Wixon Architects.

4.2.4 RECESSION PLANE

The proposed dwelling includes a limited breach of the applicable recession plane on the southern elevation. The breach occurs at the southern-facing gable end of the attic, located above the attached garage.

The extent of the recession plane encroachment measures approximately 2.10m in width and 0.60m in height. The breach is localised in nature and confined to the upper gable form, with no additional encroachments proposed elsewhere on the building.

The location and extent of the recession plane breach are illustrated in **Figure 5** below.

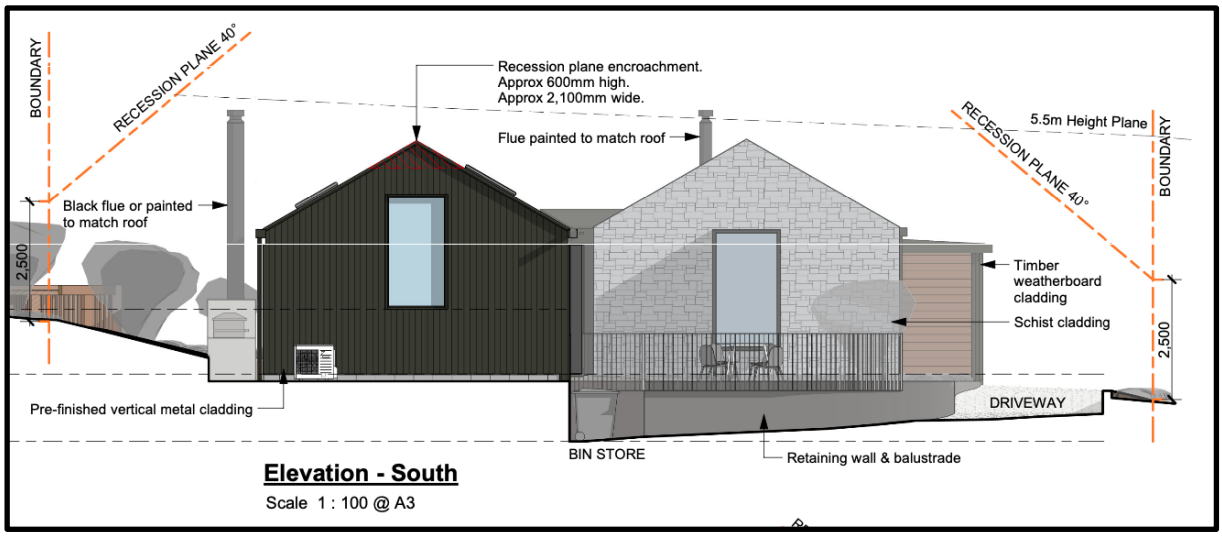


Figure 5: Southern elevation recession plane breach. SOURCE: McCoy Wixon Architects.

4.2.5 VEHICLE CROSSING

The proposal includes two vehicle crossings, both located along the northern boundary of the site fronting Riverslea Road.

Crossing one is 3 m in width (splaying at the road boundary in accordance with Council standards) and provides access to a driveway running along the eastern boundary of the property, connecting to the attached garage and associated on-site turning area. This crossing is located approximately 20 m from the Carrickmore–Riverslea Road intersection. Despite this non-compliance, this crossing placement was previously deemed appropriate under RM230990:

"This positioning is considered acceptable as RM210637 addresses issues where implementing maximum setbacks from road intersections restrictions may be unnecessary, listing lots for which it is acceptable to breach these setbacks. The subject site has been included in that list. Despite the proposed vehicle crossing breaching road setbacks at the intersection of Carrickmore Crescent and Riverslea, this breach has been previously addressed through a resource consent. Consequently, Mr. Sai is satisfied with the proposed location."

The second vehicle crossing is proposed at the north-western corner of the site and is 6m (again splaying at the road boundary in accordance with Council standards) in width to provide for additional on-site parking associated with the residential unit.

Both vehicle crossings are shown on the plans attached at **Appendix C** and are proposed to be constructed in accordance with Council residential vehicle crossing standards. Any matters relating to detailed design or engineering approval are addressed through the relevant Council processes and assessed as part of this application.

4.2.6 CONSENT NOTICES

There is one relevant Consent Notice registered on the record of title (Consent Notice 12986289.13), which is included at **Appendix B**. Two conditions of this Consent Notice are relevant to the subject site.

Condition (d) requires that, at the time a residential unit is constructed, the owner shall construct a sealed vehicle crossing to the site in accordance with Council's standards and approved construction details for a residential vehicle crossing. This condition is generally complied with by the proposal.

While Condition (d) refers to the construction of a vehicle crossing, it does not limit the number of vehicle crossings that may be provided, nor does it prescribe maximum widths or minimum separation distances. The proposal therefore remains consistent with the intent of the consent notice, with the provision of an

additional vehicle crossing remains appropriately managed by the District Plan standards (with which it is compliant). As outlined in Section 4.2.5 above, the location of the primary vehicle crossing has previously been assessed and accepted under resource consent RM230990, which confirmed that strict application of intersection setback standards was unnecessary for the subject site. That assessment remains directly relevant to the current proposal.

Accordingly, the proposed vehicle crossings are considered to comply with the intent of Condition (d).

Condition (e) requires all residential development to be undertaken in accordance with the Northlake Design Controls. These controls are included at **Appendix F**, and the submitted plans demonstrate compliance. The applicant has also obtained Northlake Design Board approval, further confirming consistency with the applicable design requirements (**Appendix E**).

5.0 NES FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site. Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched.

The underlying subdivision which created this site assessed the area for contamination and noted that there were no contamination issues in this location of the site. Accordingly, no adverse effects are anticipated in this regard.

6.0 SITE HISTORY

The following resource consents are relevant to this application:

- **RM210637** – Approved 55 lot subdivision which created the subject site.
- **RM230990** – Approved the construction of a residential building with associated earthworks and access.

7.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

7.1 ACTIVITY STATUS

Operative District Plan

The subject site is zoned Northlake Special Zone (Activity Area C1) under the Operative District Plan. The proposed development requires the following consents:

- A **Controlled** activity consent pursuant to Rule 12.34.2.2(ii) for buildings in activity areas C1 to C4. Council's control is restricted to the following matters:

  (a) Location, external appearance and design of buildings;
  (b) Roof and wall colours;
  (c) Infrastructure and servicing;
  (d) Associated earthworks and landscaping;
  (e) Access.

- A **Restricted Discretionary** activity consent pursuant to Rule 12.34.2.4(i) as the proposal breaches site standard 12.34.4.1(ix)(a) in regard to exceeding the maximum total volume of earthworks of 200m^3 within a 12-month period. Council's discretion is restricted to:

  (a) Environmental Protection Measures;
  (b) Effects on Landscape and Visual Amenity Values
  (c) Effects on Adjacent Sites;
  (d) General Amenity Values; and
  (e) Impacts on sites of cultural heritage values.

- A **Non-Complying** activity consent pursuant to Rule 12.34.2.5(xi) as the proposed dwelling does not comply with Zone Standard 12.34.4.2(iv)(a) due a breach of the applicable recession plane.

It is noted that resource consent RM210637 previously authorised departures from minimum intersection separation standards for a number of allotments within the Northlake subdivision, including Lot 474 (the subject site). That approval remains relevant to the assessment of access and vehicle crossing matters for the current proposal.

Overall, under the District Plan, the proposal qualifies as a **non-complying** activity.

8.0 ASSESSMENT OF ADVERSE EFFECTS

8.1 PERMITTED BASELINE

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

- Residential dwelling which complies with;
- Road setback of 4.5m;
- One internal setback of 4.5m and the rest at 2m;
- 5.5m building height;
- Continuous building length of 16m parallel to any internal boundary;
- Recession planes: No building shall protrude through a recession line inclined towards the site at an angle of 40 degrees and commencing at 2.5m above ground level at any given point on site boundary.
- Maximum volume of earthworks of 200m^3;
- Maximum area of earthworks where depth is greater than 0.5m = 400m^2;
- Maximum cut of 2.4m and maximum fill of 2m; and
- 40% building coverage.

The permitted baseline is relevant and should be taken into account. In this case, a residential unit is an anticipated land use for the site.

8.2 EXISTING ENVIRONMENT

The existing environment is also of relevance to the consideration of the proposal and comprises of consented development. The existing environment includes the existing subdivision, service connections, and completed topography of the lots within the wider subdivision and specifically the subject site. It also includes approved resource consent RM230990 for the construction of a residential building with associated earthworks and access.

8.3 RECEIVING ENVIRONMENT

In addition to the permitted baseline and existing environment, it is important to consider the receiving environment which includes existing and consented development adjacent to and in the vicinity of the application site.

In this case, the receiving environment includes current development and construction within the wider activity area, in most instances also situated on sites around 1,200m^2 and down to around 600m^2.

Residential development is underway to the south and east of the development site within Carrickmore Crescent, and more significant completed development within the Riverslea Road vicinity to the southeast.

It is within the context of the permitted baseline, existing and receiving environments that the actual and potential effects of the proposed development will be considered below.

8.4 ASSESSMENT OF EFFECTS

8.4.1 LOCATION, EXTERNAL APPEARANCE & DESIGN OF BUILDINGS

The proposed residential dwelling is appropriately located within the site and has been designed to respond to the physical characteristics of the land, the emerging residential context of the Northlake subdivision, and the applicable Northlake Design Controls. The building is sited to follow the natural contours of the site as much as possible, limiting excessive bulk when viewed from Riverslea Road and adjoining properties, and maintaining a clear relationship between built form, access, and outdoor living areas.

In terms of external appearance, the dwelling exhibits a high-quality architectural design characterised by articulated gable roof forms, varied materiality, and recesses that break down the overall mass of the building. The use of schist, timber weatherboard, and pre-finished vertical metal cladding reflects the design language anticipated within the Northlake Special Zone and contributes positively to the visual amenity of the streetscape and wider subdivision. Roof and wall colours have been selected to sit comfortably within the surrounding landscape and complying with applicable standards, further reducing visual dominance.

The scale and form of the dwelling are consistent with what is anticipated within Activity Area C1, particularly given the size of the site and the absence of sensitive interfaces with existing established dwellings. Surrounding lots are either undeveloped or currently under construction, meaning the proposal will form part of the evolving built character of the area rather than appearing visually incongruous. As such, the proposal will not result in adverse effects on visual amenity or character that are more than minor.

8.4.1.1 RECESSION PLANE BREACH

The extent of the recession plane breach is minor and highly localised. The encroachment occurs at attic level above the garage and does not involve primary living spaces. Importantly, the breach sits only marginally outside the permitted recession plane envelope and is very close to meeting the District Plan exception that allows gable and similar projections to encroach beyond the recession plane. In this case, the form, scale, and articulation of the encroachment are entirely consistent with the intent of that exception, with the sole reason it does not apply being that the apex marginally exceeds the requirement to sit at least 1m below the maximum permitted height.

As illustrated on the elevation drawings, the recession plane encroachment is shallow relative to the overall building form and does not result in a dominant or overbearing effect when viewed from the south. The gable form actively reduces perceived bulk by breaking up the roofline, rather than presenting a continuous or planar elevation at the boundary, and results in a markedly lesser visual and shading effect than would arise from a fully enclosed accessory building permitted to be located closer to the internal boundary under the District Plan.

With respect to shading effects, it is important to distinguish between the loss of direct sunlight and the loss of natural daylight. Any shading arising from the recession plane breach would relate solely to periods of direct sunlight and would not affect ambient daylight levels. Shading effects must also be considered in the context of local climatic conditions. Around the autumn and spring equinoxes (when recession plane controls are most relevant) Wanaka typically experiences predominantly partly cloudy or overcast conditions, meaning that shading from built form occurs intermittently rather than consistently.

By way of example, during March the area typically experiences fewer than one fully sunny day per month, with the majority of days being partly cloudy or overcast. This reduces further during September and June, when fully sunny days are rare. As such, any additional shading attributable to the minor attic-level encroachment would be occasional and short-lived and would not materially diminish the reasonable residential amenity of a future dwelling to the south.

Overall, while the proposal includes a technical breach of the recession plane standard, the encroachment is extremely modest, architecturally integrated, and sits very close to a permitted exception. The resulting effects on outlook, shading, and residential amenity are therefore considered to be no more than minor.

8.4.2 MATERIAL AND COLOUR SCHEDULE

The roof and wall colours proposed by this application are as follows:

Element of Building	Material	Colour
Wall Cladding 1 Wall Cladding 2 Wall Cladding 3	Vertical Timber Vertical Colorsteel Schist Stone	Stain (N/A) Windsor Grey (LRV 7%) Natural (N/A)
Roof	Colorsteel	Windsor Grey (LRV 7%)
Spouting, Downpipes, Chimneys	Various	All Coloured to Match Colorsteel Roofing/Cladding Windsor Grey (LRV 7%)

The materials and colours are shown on the Plan Set attached at **Appendix C**.

8.4.3 INFRASTRUCTURE SERVICING

Infrastructure and servicing have been addressed by the underlying subdivision (RM210637) and these have been deemed appropriate for the anticipated residential use of the site which is proposed here-in. All connections will be made in accordance with Council Standards.

8.4.4 ASSOCIATED EARTHWORKS AND LANDSCAPING

SOIL EROSION, GENERATION, AND RUN OFF SEDIMENT

The proposal includes earthworks required to establish a stable building platform, driveway access, on-site turning and parking areas, and associated outdoor living areas, as shown on the updated Earthworks Plan included at **Appendix C**.

The total earthworks quantum is 570.27m³. The majority of earthworks comprise 564.80m³ of cut, with only minor areas of shallow fill generally limited to depths of 0–0.5m. Cut is required to lower the site to achieve compliance with the 5.5m maximum building height and to provide sufficient flat area for the proposed dwelling and outdoor living spaces.

All earthworks will be undertaken in accordance with the Environmental Management Plan (EMP) attached at **Appendix D**, which sets out specific erosion and sediment control measures to avoid or mitigate adverse effects associated with soil disturbance and runoff. These measures include installation of erosion and sediment controls prior to earthworks commencing, management of surface runoff to avoid off-site sediment discharge, and stabilisation of exposed areas. Following completion of earthworks and implementation of landscaping, no adverse effects on visual amenity are anticipated.

Any required retaining walls will be professionally engineered to the appropriate standards, including loading and drainage, with final design confirmed at Building Consent stage.

Earthworks will be completed efficiently and to a high professional standard. Where retained earthworks remain exposed longer than anticipated, additional stabilisation measures such as geotextile may be installed as required. Major earthworks will not be undertaken during, or immediately prior to, significant rainfall events.

Overall, potential adverse effects associated with soil erosion, sediment generation, and runoff are considered to be less than minor.

LAND STABILITY

Earthworks have been designed to respond to the site's existing topography and to ensure long-term land stability. No works are proposed to go closer to the

boundary than provided for by the district plan with retained works localised and supported by retaining structures where required.

Retaining walls will be designed by a suitably qualified engineer to withstand earth loading and drainage requirements, ensuring ongoing site stability. Retaining works will be completed promptly to avoid instability or prolonged exposure of cut faces.

Accordingly, potential adverse effects on land stability are considered to be less than minor.

EFFECTS ON INFRASTRUCTURE, ADJACENT SITES, AND PUBLIC ROADS

Appropriate site management will address any potential damage to roading and infrastructure however if damage does occur, this will be remediated after the works have been completed.

The Environmental Management Plan attached at **Appendix D**, provides site management details for addressing erosion, sedimentation, and land stability. The measures are designed to ensure these effects are avoided or mitigated and retained to the site with no adverse external effects.

Overall, potential adverse effects in relation to infrastructure, adjacent sites and public roads will be avoided, and/or mitigated to be less than minor in degree.

EFFECTS ON WATERBODIES, ECOSYSTEM SERVICES, AND BIODIVERSITY

There are no water bodies or identified ecological or biodiversity values within or adjacent to the subject site. As such, the proposal will not give rise to adverse effects on waterbodies, ecosystem services, or biodiversity.

CULTURAL, HERITAGE AND ARCHAEOLOGICAL SITES

There are no known sites of cultural or archaeological significance within the subject site. In the event that any archaeological material is discovered during earthworks, standard accidental discovery protocols will be implemented.

Accordingly, adverse effects in this regard will be avoided and are considered to be less than minor.

NUISANCE EFFECTS

No nuisance effects are anticipated beyond those typically associated with permitted residential construction activities. Any temporary construction-related effects will be managed in accordance with the Environmental Management Plan.

Effects in this regard are therefore considered to be less than minor.

NATURAL HAZARDS

There are no identified natural hazards affecting the site that are relevant to the earthworks or consent breaches sought. The proposal will not increase risk from natural hazards.

LANDSCAPING

The Northlake Special Zone anticipates modification of the landscape to accommodate residential development, including associated earthworks. In this context, the proposed earthworks are an expected component of development within Activity Area C1 and are appropriately addressed through an integrated landscaping response.

The submitted landscaping plan demonstrates a comprehensive approach to mitigating the visual effects of earthworks and built form through perimeter planting, hedging, and a mix of trees, shrubs, and groundcover. This planting framework will assist in softening changes to the landform over time, integrating the dwelling into the site, and contributing positively to the emerging residential character of the subdivision.

Within Activity Area C1, the District Plan requires a minimum of 10% of each residential site to be planted with tree species capable of maturing above 5.5 m in height. The proposed landscaping demonstrates compliance with this requirement and includes additional planting beyond the minimum standard. This approach is consistent with the landscaping methodology previously accepted by Council for the subject site under resource consent RM230990, notwithstanding the absence of an approved species list within the Outline Development Plan.

Overall, the proposed landscaping is considered sufficient to mitigate the visual effects of earthworks and development, while achieving the intended character and amenity outcomes for the Northlake Special Zone (Activity Area C1). As such, landscape and visual amenity values will be retained, and the effects associated with landscaping are considered to be no more than minor.

8.4.5 ACCESS

Access to the site is proposed via two vehicle crossings from Riverslea Road, both of which are shown on the submitted plans. One vehicle crossing is located approximately 20 metres from the Carrickmore–Riverslea Road intersection and does not meet the minimum separation distance prescribed by Council engineering standards.

It is noted, however, that the location of this vehicle crossing has previously been assessed and accepted under resource consents RM210637 and RM230990, which determined that strict adherence to intersection separation distances was unnecessary for the subject site. That assessment remains directly relevant to the current proposal.

Both vehicle crossings are designed to Council residential vehicle crossing standards and will be subject to approval through Council's engineering processes. Given the prior acceptance of the crossing location and the low-intensity residential nature of the proposal, the access arrangements are considered to give rise to no more than minor effects on traffic safety or the operation of the local road network.

9.0 FURTHER ASSESSMENT MATTERS GUIDED BY 12.34.5.2II

The proposed dwelling contributes positively to a coherent neighbourhood character within Activity Area C1 through the use of articulated gable roof forms and a complementary palette of materials including schist, timber weatherboard, and pre-finished metal cladding.

The design and associated earthworks respond appropriately to the site's topography and are supported by retaining and landscaping measures that mitigate visual effects arising from landform modification.

Roof and wall colours are proposed within a restrained range of dark greys and muted natural tones, consistent with District Plan guidance and the Northlake Design Controls, ensuring the built form remains visually recessive within the surrounding environment.

Overall, the proposal is of high-quality design and achieves the intended design outcomes for the Northlake Special Zone with no more than minor adverse effects.

10.0 EFFECTS ON PERSONS

55 and 51 Riverslea

The neighbouring properties immediately to the east (51 Riverslea Road) and west (55 Riverslea Road) are located within the same Northlake Special Zone (Activity Area C1) and are subject to similar development expectations and standards.

Beyond permitted activity baselines, the only potential for adverse effects on these adjoining properties arises in relation to the proposed earthworks. Earthworks are an anticipated component of residential development within this area of Northlake and are required to establish appropriate building platforms, access, and outdoor living areas.

The extent and location of earthworks have been designed to respond to the site's existing topography and are supported by retaining structures and landscaping to manage changes in landform. Earthworks are not proposed in a manner that would result in instability, undue dominance, or loss of amenity for adjoining properties. Any temporary construction-related effects (such as noise, dust, or visual disruption) will be short-term in nature and managed through standard construction practices.

Importantly, the earthworks will not materially alter surface drainage patterns, nor will they result in adverse overlooking, shading, or dominance effects beyond those anticipated for development within Activity Area C1.

Accordingly, the proposal is not expected to give rise to adverse effects on the neighbouring properties at 51 and 55 Riverslea Road that are greater than less than minor.

15 Erewhon Crescent

15 Erewhon Crescent is located to the south of the subject site and is the only neighbouring property with potential to experience effects arising from the proposed recession plane breach.

The proposal includes a localised breach of the southern recession plane, limited to the gable end of the attic above the attached garage. The encroachment measures approximately 2.10m in width and 0.60m in height, is setback approximately 2.0m from the southern boundary and occurs along a very limited portion of the interface with 15 Erewhon Crescent, noting that the northern boundary of that property measures approximately 43.8m in length. The extent of the encroachment therefore represents only a small proportion of the potential interface.

While a southern elevation breach has the greatest potential to affect northern-facing outlook and solar access at 15 Erewhon Crescent, the scale and extent of the encroachment are highly constrained. The breach is confined to attic level, does not involve primary living spaces, and sits very close to the District Plan exception that permits gable projections to encroach beyond the recession plane, with non-compliance arising only because the apex marginally exceeds the height threshold.

In visual terms, the gable form breaks up the roofline and reduces perceived bulk when viewed from the south, resulting in a lesser dominance and shading effect than would arise from a continuous wall or a fully enclosed accessory building permitted closer to an internal boundary.

Any shading effects would be limited to periods of direct sunlight and would not result in a loss of ambient daylight. When considered in the context of local climatic conditions (where partly cloudy or overcast conditions are typical) any additional shading would be intermittent and short-lived.

Overall, taking into account the minor scale of the breach, its limited width relative to the length of 15 Erewhon Crescent's northern boundary, and its proximity to a permitted exception, the proposal is not expected to result in adverse effects on

the owners/occupiers of 15 Erewhon Crescent that are minor nor more than minor in degree.

11.0 OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

The relevant operative objectives and policies are contained within Parts 4 (District Wide Issues), 12 (Northlake Special Zone), and 22 (Earthworks) of the District Plan.

Chapter 4 - District Wide Issues

Objective 2 -Existing Urban Areas and Communities
Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being.

> *Policy 2.1 – To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.*
>
> *Policy 2.3 – To protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.*

The proposal is consistent with the above objective and policies. The development of a single residential dwelling is an outcome expressly anticipated by the Northlake Special Zone and the approved subdivision framework. The proposal does not introduce increased density beyond that already enabled, nor does it seek to intensify development in a manner inconsistent with the surrounding residential environment.

Built form, siting, materials, and colours are consistent with the Northlake Design Controls and the emerging residential character of the area. As assessed elsewhere in this report, the proposal will retain residential amenity values while enabling the site to be used for its intended residential purpose, thereby supporting social and economic wellbeing in accordance with Objective 2.

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 of densities that will provide a residential environment appealing to a range of people.

Policy 1.5 - To enable and encourage larger residential lot sizes within Activity Areas C1-C3.

The proposal gives effect to Objective 1 and Policies 1.1 and 1.5 by realising a low-density residential outcome on a larger allotment within **Activity Area C1**. The site area of 1,202 m² is more generous than some surrounding lots within the Northlake subdivision and contributes to a deliberate mix of densities envisaged at the time of zoning and subdivision.

This application does not seek to alter or intensify the approved density, but rather to implement the residential end use anticipated for the site. In doing so, it reinforces the range of housing opportunities intended within the Northlake Special Zone.

Objective 2 – Urban Design – Development demonstrates best practice in urban design and results in high quality residential environments.

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.

The proposed dwelling demonstrates a high standard of urban design through its articulated gable roof forms, high-quality materials, and careful response to site topography. The development is located within Wanaka's Urban Growth Boundary and forms part of a planned residential neighbourhood rather than ad-hoc or peripheral development.

Consistency with the Northlake Design Controls has been demonstrated, and the proposal represents a logical extension of Wanaka's urban form as envisaged through the Northlake Structure Plan and subdivision approvals. The proposal is therefore considered consistent with Objective 2 and Policy 2.5.

> ***Objective 4 – Landscape and Ecology – Development that takes into account the landscape, visual amenity, and conservation values of the zone.***
>
> *Policy 4.1 - To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.*

The subject site is not located on ridgelines, hilltops, or other visually prominent landforms identified as sensitive within the Northlake Special Zone. Activity Area C1 has been specifically identified as appropriate for residential development.

The proposed dwelling is visually contained within the site, utilises recessive colours and materials, and is supported by landscaping that enhances visual amenity and contributes to long-term integration of the development into the subdivision context. The proposal therefore achieves the outcomes sought by Objective 4 and Policy 4.1.

<u>Chapter 22 - Earthworks</u>

> **Objective 1 - Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.**
>
> *Policy 1.1 - Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.*
>
> *Policy 1.2 - Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.*

Policy 1.3 - Require remedial works and re-vegetation to be implemented in a timely manner.

Policy 1.4 - Avoid, remedy or mitigate the long term adverse effects of unfinished projects.

The proposed earthworks are required to establish a safe and stable building platform, driveway access, and outdoor living areas on a topographically sloping site, which is an anticipated outcome within the Northlake Special Zone. Earthworks have been designed to respond to existing topography and are supported by retaining structures to ensure long-term stability.

Environmental protection measures will be implemented during construction to manage temporary effects such as sediment, dust, and runoff. Landscaping and revegetation form an integral part of the proposal and will be implemented in a timely manner following construction. The proposal does not involve staged or incomplete works and will avoid long-term adverse effects associated with unfinished earthworks.

Accordingly, the proposal is considered consistent with Objective 1 and Policies 1.1–1.4 of Chapter 22.

Summary

Overall, the proposal is consistent with the relevant objectives and policies of Chapter 4 (District Wide Issues), Chapter 12 (Northlake Special Zone), and Chapter 22 (Earthworks) of the Operative District Plan. The application implements the residential development outcomes anticipated for the site, maintains landscape and amenity values, and appropriately manages earthworks and built form effects.

12.0 GATEWAY TEST

Section 104D of the Resource Management Act 1991 requires that an application for a non-complying activity must satisfy the statutory "gateway" test. This requires the proposal to be demonstrated to be either not contrary to the relevant

objectives and policies of any relevant plan or proposed plan, or to have adverse effects on the environment that are no more than minor.

As set out in Section 11, the assessment of the relevant objectives and policies concludes that the proposal is not contrary to those provisions. In addition, the assessment of effects contained in Section 8.4 demonstrates that any adverse effects associated with the proposal are no more than minor.

Accordingly, it is considered that the proposal satisfies both limbs of the Section 104D gateway test.

13.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the proposed residential unit will continue to achieve the purpose of the Act as presented in Section 5.

14.0 CONCLUSION

This application seeks resource consent to establish a residential dwelling at 53 Riverslea Road, Wanaka, within the Northlake Special Zone (Activity Area C1). The proposal implements the residential development outcomes anticipated by the zoning and approved subdivision framework and is consistent with the Northlake Design Controls.

As demonstrated throughout this assessment, the proposal is generally consistent with the relevant provisions of the Operative District Plan, with the identified non-compliances limited in scale and appropriately addressed. The assessment confirms that the proposal is not contrary to the relevant objectives and policies and that any adverse effects on the environment are no more than minor.

Accordingly, the application satisfies the requirements of Section 104D of the Resource Management Act 1991. Having regard to Sections 104 and 104D of the Act, it is respectfully requested that the application be approved on a non-notified basis, subject to appropriate conditions of consent.

Kind Regards,



Nicole Malpass

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