mikegreerhomes

ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICATION FOR LAND USE CONSENT

LOT 7 NORTHLAKE, WANAKA

48 LINDIS ROAD

ASSESSMENT OF ENVIRONMENTAL EFFECTS

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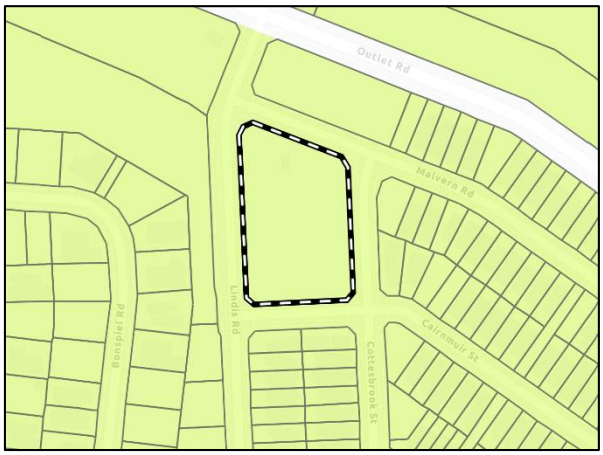
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Date: 26/2/2026

1. APPLICATION AND PROPERTY DETAILS

DATE:	26 February 2026
TO:	Queenstown Lakes District Council
APPLICANT:	Mike Greer Homes Central Otago Limited
SITE ADDRESS:	48 Lindis Road, Wanaka
LEGAL DESCRIPTION:	Lot 7 DP 623503
SITE AREA:	304m²
DISTRICT PLAN:	Queenstown Lakes District Plan (Operative) N/A (Proposed)
OPERATIVE ZONING:	Northlake Special Zone (Activity Area D1)
PROPOSAL:	One storey residential dwelling with an attached garage
CONSULTATION:	No limited or public notification is required
LOCATION:	

2. THE SITE AND SURROUNDING ENVIRONMENT

The application site is located at 48 Lindis Road in the Northlake subdivision in Wanaka. The site is part of a subdivision through RM250529, which is currently vacant land with roading, services and footpaths installed. The stage is located to the south of Outlet Road and will provide reticulated services for stormwater, wastewater and water supply.

The site is legally described as Lot 7 DP 623503 and is 304m^2 in size. Access to the site will be via Lindis Road which is a local road. The site adjoins other vacant residential lots. The lot is rectangular which is elongated in shape and is currently vacant and covered in grass. The site is relatively flat in topography. The site is zoned as the Northlake Special Zone under Activity Area D1.



Figure 1. *Location of application site within subdivision*

3. NATIONAL ENVIRONMENTAL STANDARDS

The National Environmental Standard for Assessing and Managing Contaminants has been addressed through the subdivision consent (RM250529) which indicated that there is no record of any HAIL activity on the site, therefore the NES does not apply to this application.

4. PROPOSAL

The purpose of the application is to obtain land use resource consent approval for a one storey residential dwelling. The proposed dwelling will have a total floor area of 165m^2 and will comprise of four bedrooms, an open plan living, dining and kitchen, two bathrooms and an attached double (tandem) garage.

The proposed activities for which consent is sought will be undertaken in accordance with the details, information and plans that accompany and form part of the application including the Assessment of Effects on the Environment (AEE).

5. CONSENT NOTICES

The following relevant conditions have been registered on a consent notice on the title. Compliance is shown below;

b. Any vehicle crossing that is constructed at the time of subdivision shall not be moved, realigned or widened, unless otherwise approved via a resource consent or Connection to Council Services Application.

The existing vehicle crossing constructed at time of subdivision will be used for the proposed dwelling and will not be altered.

c. Prior to construction work (other than work associated with geotechnical investigation) the owner for the time being shall submit to the Council with the Buildings Consent application, a report prepared by a suitably qualified professional detailing the proposed foundation design for any foundations located within 2 metres of the retaining wall in Lots 2 – 9 (Expert Report) in accordance with the recommendations contained within the BF Whitham Limited Addendum to Geotechnical Completion Report Northlake Stage 15 dated 25/05/2021 (reference B 66212-11A) and the associated Schedule 2A certificate located on the RM190505 Subdivision Consent file at Council. The Expert Report shall be submitted to Council for review as part of the related Building Consent application and all recommendations of the Expert Report shall be implemented prior to the occupation of any building.

This information will be submitted with the Building Consent application.

6. ASSESSMENT AGAINST DISTRICT PLAN

The site is zoned as the Northlake Special Zone – Activity Area D1, under the Operative District Plan and N/A under the Proposed District Plan. An assessment of the proposal against the relevant rules of the Operative and Proposed District Plan is indicated below.

Northlake Special Zone (Operative District Plan)					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
12.34.4.1	ii	Setback from Roads	3m from road	3.8m setback	Yes
12.34.4.1	iii.	Setback from Internal Boundaries	1.5m Accessory buildings permitted within setback where less than	Garage located 220mm from southern boundary, and is 11m in length	**No**

			7.5m, no windows within 2m of boundary.		
12.34.4.1	iv.	Continuous Building Length	16m max, 0.5m step back after	11m with stepback. 24m but setback 2m from boundary.	Yes
12.34.4.1	v	Outdoor Living Space	40m² with 4m dimension	40m² provided with 4m dimension.	Yes
12.34.4.1	vi.	Garages	Garages must be setback at least level with front facade	Garage behind front facade	Yes
12.34.4.1	vii	Walls and Fences	No fences within road setback	No fencing in road setback	Yes
12.34.4.1	viii	Access	Legal access to formed road	Access from road	
12.34.4.1	ix.a	Earthworks	200m³ volume max	Less than 200m³ of earthworks proposed.	Yes
12.34.4.1	ix.b	Height of cut and fill and slope	Vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary	N/A	Yes
12.34.4.1	xi	Outlook Space	Principal living: 6m(d) x 4m(w) Principal bedroom: 3m x 3m All other habitable rooms: 1m x 1m	Principal bedroom provides outlook space with 1.2m depth. All other outlook spaces compliant.	**No**
12.34.4.2	Iv	Building Height	10m	4.7m max height	Yes
12.34.4.2	v	Building Coverage	65%	58.93% coverage	Yes
12.34.4.2	vii	Lighting, Glare and Controls on Building Materials	Fixed exterior lighting directed away from adjacent sites and roads. 3.0 lux spill. Building materials LRV 36% max. Consist of unpainted wood, unpainted stone, unpainted concrete or copper	No exterior lighting. Materials: 30% LRV Roof max LRV 20%	Yes
Transport (Proposed District Plan)					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
14.2.4.1	vii	Gradient of Car Parks	1 in 20 maximum in any one direction	2 carparks provided within garage which is flat.	Yes
14.2.4.1	xiv	Surface of Parking and Loading Areas	Surface of all parking areas shall be formed, sealed or otherwise maintained to avoid dust or noise nuisance, water ponding and run-off.	Garage floor is to be formed and sealed.	Yes
14.2.4.2	i.	Length of Vehicle Crossings	3-6m	Crossing 4m width.	Yes

14.2.4.2	v.	Maximum number of Vehicle Crossings	Frontage length: 19-60m = 2 crossings permitted	One vehicle crossing proposed.	Yes

7. ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT

The site is zoned under the Northlake Special Zone (Activity Area B1) under the Operative District Plan. This shall be assessed against those matters with which the Council has discretion to. Resource consent will be required for the following activities:

Activity Status Rule	Standard not met	Matters of control/discretion
Restricted Discretionary	12.34.4.1 (iii) Setback from Internal Boundaries	12.34.5.2 (viii)
Restricted Discretionary	12.34.4.1 (xi) Outlook Space	12.34.5.2 (iii)

6.1 SETBACK FROM INTERNAL BOUNDARIES

12.34.4.1 (iii) Setback from Internal Boundaries *Within Activity Areas D1 the minimum setback from internal boundaries for any building shall be 1.5m;*
Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.

The proposed garage will be located 220mm from the southern boundary, and will be 11.2m in length. Written approval from the owners of Lot 8 to the south has been obtained and attached as Appendix 4.

6.2 OUTLOOK SPACE

12.34.5.2 (xi) Outlook Space *(a) An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.*
(b) The minimum dimensions for a required outlook space are as follows:
(i) principal living room: 6m in depth and 4m in width
(ii) principal bedroom: 3m in depth and 3m in width
(iii) all other habitable rooms: 1m in depth and 1m in width.

The largest window from the principal living room will provide an outlook space depth of 1.2m. This is particularly due to the narrow width of the site. However an alternative outlook space which is provided from the door to the north which opens up into the outdoor space. The door is glazed and therefore will ensure an adequate outlook space is provided and a sense of space is provided for the occupants.

7. OBJECTIVES AND POLICIES

The objectives and policies which are relevant to the proposed activity and an assessment against these are indicated below:

12.33.2 Objectives and Policies

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 densities that will provide a residential environment appealing to a range of people.*
Policy 1.2 *– To enable medium density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.*
Policy 1.6 *– To enable and encourage medium density residential activities within Activity Area D1.*

The proposal consists of a one storey residential dwelling within the medium density area of the zone, which contributes to the range of residential densities within the zone.

Objective 2 – Urban Design *- Development demonstrates best practice in urban design and results in a range of high quality residential environments.*

Policy 2.2 *– To require development to be consistent with the Northlake Structure Plan*
Policy 2.3 *– To require the use of Outline Development Plans in resource consent applications for Activity Areas B1 to B5, C1 to C4 and D1 in order to:*
• implement the objectives and policies of the Zone and the relevant Activity Area and the Northlake Structure Plan;
• determine the general location of anticipated future activities and built form within the Activity Area;
• achieve any required density range within the relevant Activity Area;
• achieve appropriate integration of anticipated future activities
Policy 2.4 *– To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/ cycleways, parks and open spaces) and landscaping through the resource consent process using Outline Development Plans.*
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.*
Policy 25.2.1.7 *– Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*

The development is consistent with the Northlake Structure Plan as it provides a dwelling designed to the Activity area D1 requirements. The design of the dwelling relates to the character of the surrounding and wider area by providing an interesting façade and use of weatherboard claddings.

29.2.1 Objective – An integrated, safe, and efficient transport network that: provides for all transport modes and the transportation of freight;
b. provides for future growth needs and facilitates continued economic development;
c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;
d. contributes towards addressing the effects on climate change;
e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and

f. Enables the significant benefits arising from public walking and cycling trails.

Policy 29.2.1.1 *– Require that transport networks including active transport networks, are well connected and specifically designed to:*
a. enable an efficient public transport system;
b. reduce travel distances and improve safety and convenience through discouraging single connection streets;
c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.

29.2.2 Objective – Objective - Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contribute toward:
a. providing a safe and efficient transport network;
b. compact urban growth;
c. economic development;
d. facilitating an increase in walking and cycling and the use of public transport; and
e. achieving the level of residential amenity and quality of urban design anticipated in the zone.
Policy 29.2.2.5 *– Enable a reduction in the minimum number of car parking spaces required only where:*
a) There will be positive or only minor adverse effects on the function of the
b) surrounding transport network and amenity of the surrounding environment; and/or
c) there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/ or
d) the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or
e) there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.

The development will still allow for safe use of the transport network through the provision of off-street parking which is appropriate with to the context of the surrounding area.

8. SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it decides under s95B that the activity will have or is likely to have adverse effects on the environment that are more than minor.

As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons have been considered adversely affected. Additionally, we do not request public notification of the application, and there are no circumstances that exist in relation to the application that would require public notification.

9. CONCLUSION

In the opinion of the applicant the proposed dwelling shall have all concerns mitigated by the circumstances detailed above. No potential issues arising from the proposed activity can be foreseen; therefore it is considered the proposal will not compromise the intent of the zone and be consistent with the objectives of the district plan.

In summary of the assessment above it is considered that the proposal will have no more than minor actual or potential effects on the environment and that the effects of the proposal are

consistent with the environmental outcomes anticipated for the site and locality. I trust this outline of potential effects and mitigation practices to be put in place satisfies all queries on the matter.

The proposal is consistent with the purpose and principles of the RMA 1991 in that it enables people to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects. The proposal will enable the construction of a residential unit while the design of the building is consistent with the rules for the zone which ensures amenity values are maintained or enhanced. As such, it is considered that the proposed development will be in keeping with Part 2 of the RMA.

Accordingly, it is concluded that the Council should grant consent to the activity on a non-notified basis in accordance with sections 104, 104C and Part 2 of the Act, subject to appropriate conditions.