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APPLICATION FOR

LAND USE

RESIDENTIAL DWELLING

APPLICANT: **Fiona Gibson & Cameron Padfield**

LOCATION: **31 Carrickmore Crescent, Wanaka 9305**

APPLICANT NIC ANDREWS

Date:	26th February 2026
Location:	31 Carrickmore Crescent, Wanaka 9305
Attention:	QLDC – Wanaka Planning Department

Document Quality Assurance

Project Reference:	31 Carrickmore Crescent – Gibson/Padfield
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26th February 2026

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find herein a resource consent application to establish a residential unit on Lot 500 DP 600652 of the Northlake subdivision (31 Carrickmore Crescent), which includes breaches of Operative District Plan standards related to an internal setback, two minor recession plane intrusions, and roof pitch.

The application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant District Plan rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	FIONA GIBSON & CAMERON PADFIELD
SITE LOCATION	31 CARRICKMORE CRESCENT, WANAKA 9305
LEGAL DESCRIPTION	LOT 500 DP 600652
APPLICATION SITE AREA	1,331M^2
ZONING	NORTHLAKE SPECIAL ZONE (ACTIVITY AREA C1)

3.0 APPENDICES

APPENDIX A	RECORD OF TITLE & ENCUMBRANCES
APPENDIX B	PLAN SET
APPENDIX C	NORTHLAKE DESIGN CONTROLS

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site covers 1,331m^2 and is located within the Northlake subdivision, sub-zone Activity Area C1, addressed as 31 Carrickmore Crescent.

Topographically the site in relatively flat, gently sloping towards the north. The site is void of built form with an existing groundcover of grass. The subdivision earthworks have raised the site from roadside boundaries and the walkway boundary to the east.

Access can be gained either from Carrickmore Crescent or from the private Right of Way on the western boundary. Servicing is available to the site provided for by the underlying subdivision servicing works.

The subject site is depicted within Figure 1 below:



Figure 1: Photo of subject site looking south toward Carrickmore Crescent.



Figure 2: Photo of subject site looking north with the public walkway to the east.

The site is located within the Northlake Special Zone under the Operative District Plan (ODP), and the area has yet to be addressed within the District Plan Review process undertaken by QLDC. Due to being a relatively new subdivision, the surrounding sites are also typically void of built form or have buildings under construction.

The subject site and its surrounds are depicted within Figure 2 below:



Figure 3: Aerial view of subject site (highlighted yellow) and surrounds. Source: GRIP Map.

4.2 Proposal

4.2.1 RESIDENTIAL DWELLING – ACTIVITY AREA C1

This application proposes to construct a 379.5m^2 residential unit which includes four bedrooms, three bathrooms, kitchen, living and media areas, pool, landscaping, as well an attached garage.

Including the covered outdoor areas, the site coverage equates to 28.51%.

The dwelling features a high quality design that includes gable and mono pitch roof formations, and features a large outdoor living space on the north side.

The total required earthworks (cut and fill) for the proposed dwelling is 165m^3 and is therefore compliant with the maximum total volume for earthworks of 200m^3.

The site plan is shown within Figure 3 below:

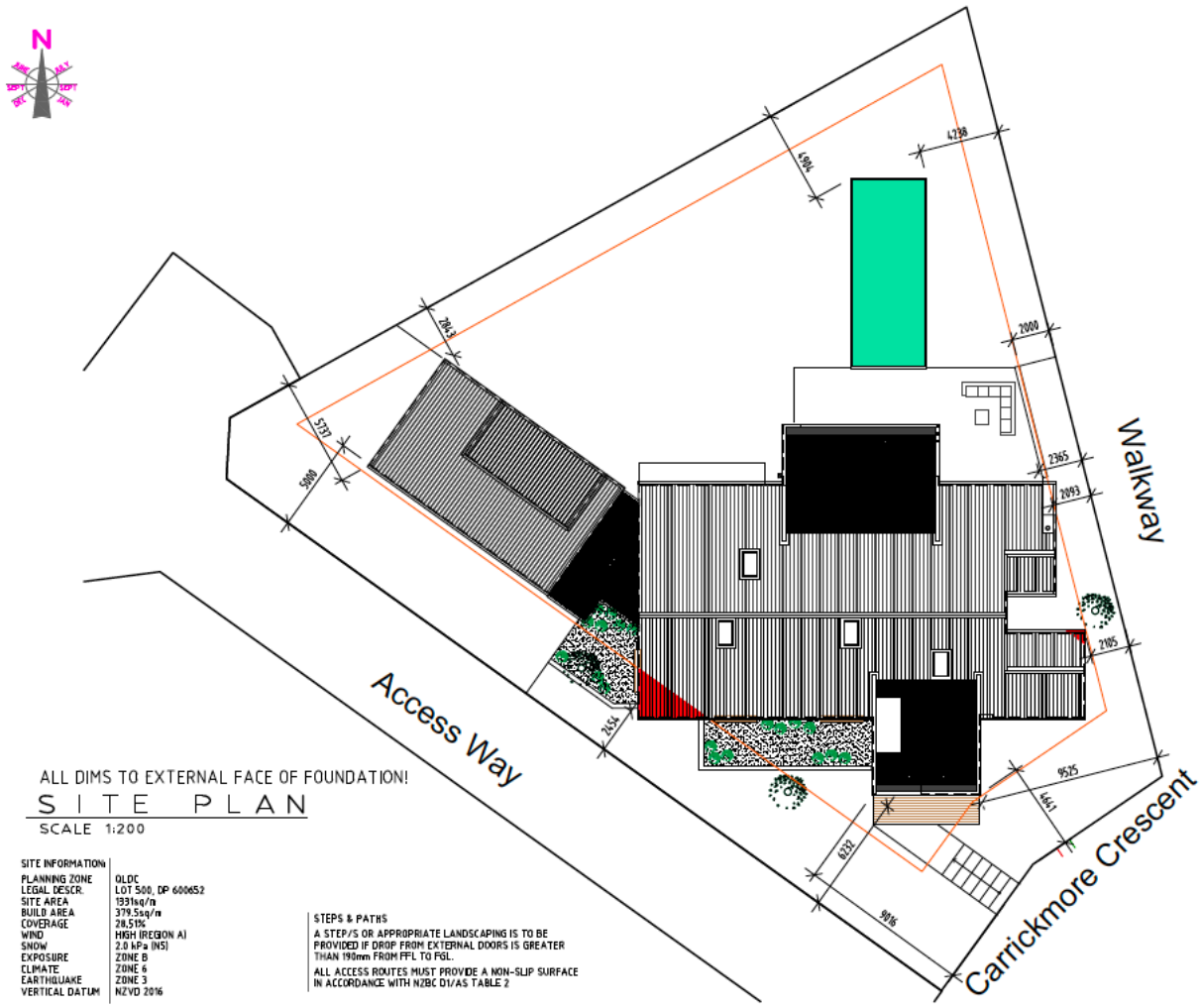


Figure 4: Site Plan. SOURCE: Fat Hippo Design Group Ltd.

4.2.2 BUILDING WITHIN AN INTERNAL SETBACK

The proposal includes a small triangle of the dwelling which is to be located within the southwestern internal boundary setback. The area within in the internal setback is 4.42m^2. The southwestern corner of the building is 2.04m within the setback, and 2.45m off the southwestern internal boundary. If the 2m internal setback was applied to this boundary, the proposed building in this location would be compliant with the 2m internal setback standard.

The area within an internal setback breach is shown in Figure 7 below:

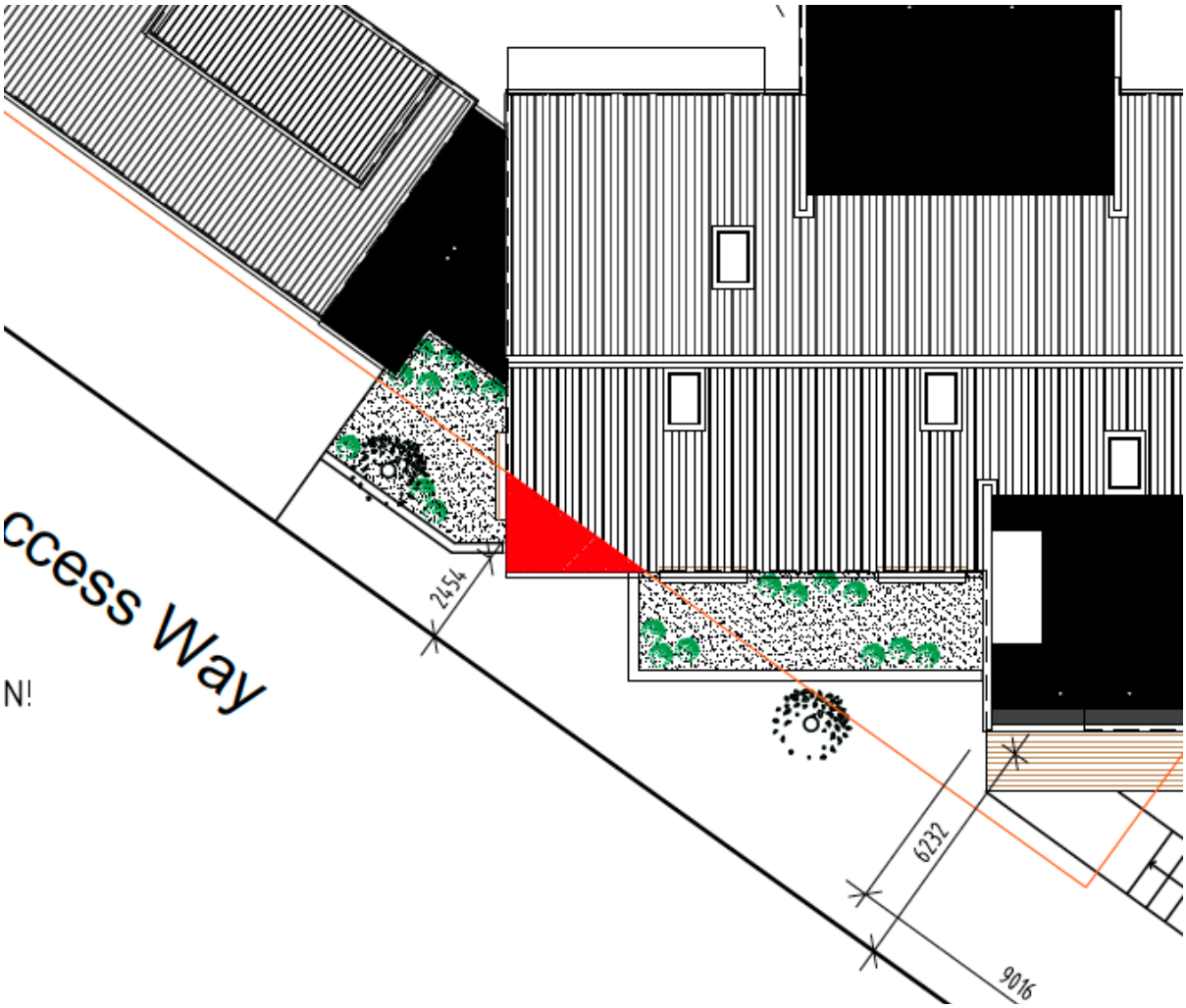


Figure 5: Southwestern elevation showing the corner of bedroom 4 partially within the internal setback. SOURCE: Fat Hippo Design Group Ltd.

4.2.2 ROOF PITCH

The proposal includes a breach of the roof pitch standard, which seeks that at least 80% of the surface area of the roofs shall have a roof pitch between a 25^0 and 40^0 slope.

The proposed roof pitches include a range, these being 5^0, 16.5^0. 19^0, and 20.5^0 slope angles. The roof consists of gabled and monopitch forms. The majority of the dwelling has a roof pitch of 16.5^0 and 20.5^0, consisting of the northern facing gabled roof (16.5^0) and the southern facing gabled roof (20.5^0).

4.2.3 RECESSION PLANE

The proposal includes a breach of the recession plane standard. Two roof gables on the eastern elevation which face a local purpose reserve protrude into the eastern recession plane for a total area of approximately $6.5m^2$, the larger area is $4.1m^2$ in area and the smaller area is $2.4m^2$ in area.

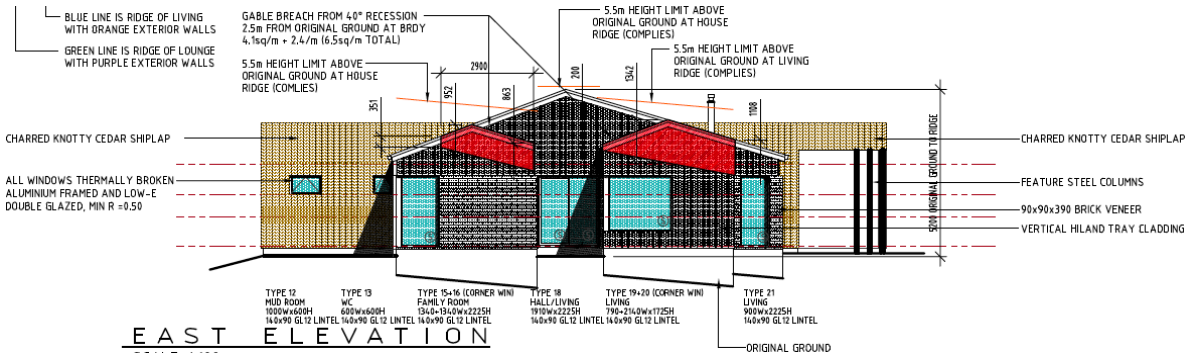


Figure 6: Depiction of recession plane breach on the eastern elevation.

The plan set including site plan is attached at **Appendix B**.

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:

- **RM230664** – Approved a 130-lot stage of subdivision (17A) including associated earthworks, access, and servicing. This subdivision created the subject site.

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, and the proposed activity 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 **Discretionary** activity consent pursuant to Rule 12.34.4.1(iii) for an area of the building being within an internal setback.

- A **Non-Complying** activity consent pursuant to Rule 12.34.2.5(xi) due to not complying with Zone Standard 12.34.4.2(iv)(a) as the proposed dwelling will breach the recession plane angle of 40 degrees measured from 2.5m above ground level at the boundary in Activity Area C1.

- A **Non-Complying** activity consent pursuant to Rule 12.34.2.5(xi) due to not complying with Zone Standard 12.34.4.2(ix) as less than 80% of the roof area has a roof pitch between 25 and 40 degrees of slope.

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 Occupation;
- 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;
- Fencing; and
- Landscape Planting

The permitted baseline is relevant and should be taken into account. In this case, residential occupation and a residential unit (subject to a controlled activity consent which must be approved) 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.

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, east and west of the development site within Carrickmore Crescent, and 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

LOCATION, EXTERNAL APPEARANCE, DESIGN OF BUILDINGS

The residential unit as applied generally complies with the District Plan bulk and location site standards, except the one small internal setback breach. The design is considered to be of a high standard, featuring gable roof formations and is proposed to be constructed from quality materials, including timber as well as recessive Hiland painted steel roofing and cladding.

The design has focused around the outlook afforded by the position of the site whilst providing for northern oriented outdoor and indoor living spaces. The main bulk of the built form is configured to achieve ample outdoor area provided for by the Northlake rules and Design Controls.

The window layout encompasses large sliders and windows, enabling ample indoor and outdoor solar gains and a pleasant living environment for occupants.

The landscaping and layout of the built form allows for a softening of proposed built form and is deemed appropriate when aligned against the applicable Northlake design controls attached at **Appendix C**.

Overall, the location, external appearance and design of the proposed built form is deemed appropriate.

INTERNAL BOUNDARY SETBACK BREACH

Due to the subject site having a road boundary to the southeast, it is subject to one 4.5m road boundary setback and one 4.5m internal setback. Due to the limiting "wedge" shape of the site and two 4.5m setbacks, it is difficult to locate the applicant's desired dwelling on the lot whilst also maintaining a significant northern aspect for the outdoor area and swimming pool, as such, the southwestern elevation of the proposed building includes a small triangle of built form within the 4.5m internal setback, intruding by 2.04m.

The owner can choose which boundary to apply the 2m setback, in this case it could be applied to either the northwest or northeast boundaries. The dwelling could be constructed 2m from the southwest boundary provided either the northeastern or northwestern setbacks were 4.5m. Built form is therefore anticipated in this location. The potential effects that could occur from the internal boundary setback are not dissimilar to other sites throughout the zone which are subject to the restrictions of lot shape and two 4.5m internal setbacks.

The site standard relating to this breach is assessed in relation to the following assessment matters.

a. *The ability to mitigate adverse effects of the proposal on adjoining sites.*

The encroachment relates to the corner of a bedroom within the setback. The built form remains at a single-storey height along the encroaching portion, and no overbearing or shading effects on any neighbouring properties are anticipated as the internal setback is adjacent to a private right of way. Separation of 2.45m is retained, and landscaping can be established along the boundary to further soften visual effects if required. Given that a 2m setback is otherwise anticipated and permitted, any actual or potential effects are readily mitigated and are consistent with expected residential outcomes within the zone.

b. *The extent to which a lower building coverage may offset or reduce the need to infringe upon the setback.*

The overall building coverage is well within typical expectations for the zone. Reducing coverage further would not meaningfully change the effects of the setback breach. The infringement arises not due to excessive building bulk, but due to the particular geometry of the site and the need to locate the dwelling in a manner that achieves reasonable internal living arrangements. The low coverage therefore already offsets potential adverse effects and demonstrates efficient use of the site.

c. *The purpose of the building or part of the building located within the setback.*

The portion of the building within the setback consists of a small corner of a bedroom, this encroachment into the setback is relatively minimal and would be permitted in this location if the 2m internal setback distance was chosen for this boundary. However, as this boundary does not border any neighbouring lots, rather a Right of Way access, the adverse effects are considered to be less than minor as the significant separation distance from the neighbouring site across the Right of Way significantly reduces any inappropriate dominance effects.

d. *The extent to which topography is considered in regard to the layout of adjoining sites and effects on access to daylight and sunlight.*

The site and adjoining land are generally flat, meaning no amplified shading or dominance effects arise from the topography. The dwelling is single-storey and compliant with the 5.5m height limit and recession plane standards in the location of the internal boundary setback breach, ensuring that daylight access to the neighbouring southwestern site is maintained. Given the sun's path and the modest height of the encroaching element, there will be no meaningful loss of sunlight or undue obstruction of daylight to the adjacent property on the opposite side of the Right of Way.

ROOF PITCH BREACH

From the Assessment Matters provided in the District Plan there are no specific directions to allow for the navigation of a Roof Design standard breach. However, Assessment Matter 12.34.5.2(ii)(a) identifies that attention should be placed on the extent to which designs contribute to a coherent neighbourhood theme as well as utilising gabled roof forms; additionally, Assessment Matter 12.34.5.2(ii)(c) refers to adhering to roof colours in the range of dark greys, browns, and blacks. These Assessment Matters are clearly reflected in the proposed roof design, achieving the intended outcomes of the District Plan and Northlake Design Controls.

The proposed roof design effectively achieves three separate gabled roof forms. This creates an architecturally aesthetic roof form, however due to the low 5.5m height limit, the roof pitch angles have been designed to comply with the building height limit. This has resulted in roof pitches on the gabled roof forms between 5 and 20.5 degrees. While the roof is not between 25 and 40 degrees of slope, the discernible difference between what is proposed and what is compliant would not be obvious to passers-by and would not look inconsistent with the existing and future built form in the immediate and greater area dictated by the Northlake Design Controls.

The small areas of flat roof are predominantly for linking structures together, such as the garage to living areas, the entrance and mudroom, and the outdoor living area to the north, this is consistent with the Northlake Design Controls. The flat roof over the outdoor living area is located in the immediate foreground of a dominant gabled roof form.

In relation to colouration, the building meets both the District Plan standards as well as the Northlake Design Controls. The proposed roof colour is Flaxpod that has a Light Reflectance Value of 7%.

By achieving both a gabled roof form and compliant recessive colouration, the proposed roof design will achieve the intended outcome of a 'coherent neighbourhood theme' and demonstrates the intention to meet this cohesion despite the breach. Additionally, the Northlake Design Board noted in their design review, that despite the roof pitch non-compliance, the breach is minimal and acceptable to the Northlake Design Board.

Most notably, adjacent site 27 Carrickmore Crescent which utilises the same Right of Way as 31 Carrickmore Crescent and is 10m from the subject site to the northwest, received resource consent approval for the same non-complying roof pitch standard breach in September 2025. The approved roof pitch is for a 3.5 degree roof pitch over a monopitch roof form, this breach is more severe than the proposed roof for the subject site and Council concluded "*The deviation from the pitch, although inconsistent with the receiving activity area (C1), is commonly found throughout the wider residential environments of Northlake and Wānaka.*" And *"As such, potential adverse character, landscape, visual and associated amenity effects will be less than minor."* It is considered that the proposed roof pitch will result in the same outcome and level of effect.

Nearby at 43 Carrickmore Crescent, 100m to the east of the subject site, also in Activity Area C1, consent was granted for a non-complying roof design breach in April 2025. The consent granted construction of a residential unit with a mix of gabled and monopitch roof design, and a roof pitch ranging between 12 and 45 degrees of slope which did not meet the 80% minimum standard for a compliant roof pitch between 20 and 40 degrees. This approved roof design has a similar form factor to the one proposed in this application. The decision for 43 Carrickmore Crescent approved this roof pitch breach highlighting that *"When viewed from Carrickmore Place, the roof will appear to have some gabled forms. Given the varied roof form and pitch, it is considered the roof will not appear out of place or result in adverse effects on the character or amenity values of the area that are more than minor."* It is considered that the proposed roof design within this application, would achieve the same outcome and adverse effects would be less than minor.

At nearby 42 Riverslea Road, 230m south-east from the site, which also is in Activity Area C1, consent was granted for a non-complying roof design breach in August 2023. The consent granted construction of a residential unit with a mono pitch roof and a maximum pitch of 6 degrees. Despite the significant breach Council considered due to *"the low profile, and appropriate materials and colours, along with the proposed landscaping, that the proposed building design will integrate the building within the surrounding sites."* And *"For these reasons, the potential adverse effects of the proposal, specifically the mono pitch roof design and breach of roof pitch standard, are considered to be less than minor. "*. When analysed against 42 Riverslea Road, the subject site breach would also have potential adverse effects that are less than minor.

Another site, 17 Erewhon Crescent, 175m south-east of the subject site in Activity Area C1, also received an approved resource consent decision for a non-complying roof pitch that achieved 75% of the roof between 25 and 40 degrees. The decision cited that adverse effects in this regard would be less than minor. Although this was a marginal breach, these examples demonstrate that a dwelling which is consistent with the design features of the zone yet in breach of the roof pitch zone standard, is appropriate. Therefore, the effects of the proposed roof design are considered to be consistent with these examples and would be less than minor.

Additionally, on nearby Kyeburn Street located 350m to the southeast, which is in Activity Area B3, dwellings are not subject to the same roof pitch standards and can achieve a range of forms, which have been exercised by current consent applications. Although this is a different Activity Area, its proximity allows differing roof forms to be an anticipated feature in the surrounding area.

Consistent with the Northlake guidelines, the roof form is predominantly gabled, with no hips and valleys. Flat roof areas comprise linking structures between different parts of the dwelling, and as covering for the northern outdoor area. As such, the consistency with the Northlake Design Controls allows the proposed dwelling to be viewed in the context of similar existing and future surrounding built form which bear similar roofing structures.

Overall, it is considered that the proposed roof design will result in less than minor adverse effects.

RECESSION PLANE BREACH

The proposal includes two minor recession plane infringements on the eastern elevation, limited to approximately a total area of 6.5m^2, the larger area is 4.1m^2 in area and the smaller intrusion is 2.4m^2 in area.

The dwelling otherwise complies with all bulk and location controls on this elevation, including the 2m setback from the eastern boundary.

The eastern boundary adjoins a public walkway approximately 7.5m wide, with the residential property at 35 Carrickmore Crescent located on the opposite side. Development on 35 Carrickmore Crescent is also required to comply with a minimum 2m setback, resulting in a substantial 11.5m wide separation between buildings.

Recession plane controls are primarily intended to manage potential shading and daylight access effects on adjoining sites. In this case, any shading arising from the

encroachment will be limited in both duration and extent due to the relatively small area of the infringement and the orientation toward a public walkway rather than a neighbouring dwelling or outdoor living space. The combined width of the walkway and compliant setbacks ensures that any additional shading would fall across the walkway rather than impacting the neighbouring site. Shading in the morning would be within the subject site, any shading effects toward the east would only be in the late afternoon/evening, of which any incremental shadow from the exceedance would be short and localised to the public walkway corridor, and would not materially reduce sunlight/daylight to habitable rooms or outdoor living areas at 35 Carrickmore Crescent.

Given the separation distances involved, any additional shadow cast toward 35 Carrickmore Crescent would be minimal, transient, and indistinguishable from shading that could otherwise occur from a fully compliant building envelope.

Overall, the encroachment does not undermine the intent of the recession plane control. When assessed in context, the shading effects are negligible, and the actual and potential effects of the non-compliance are therefore less than minor.

MATERIAL AND COLOUR SCHEDULE

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

Table 1. Material and Colour Schedule.

Element of Building	Material	Colour
Wall Cladding 1	Vertical Hiland Tray	Flaxpod (LRV 7%)
Wall Cladding 2	Vertical Cedar Shiplap	Stain (N/A)
Wall Cladding 3	Brick Veneer	San Selmo Range
Roof	Hiland Tray Roofing	Flaxpod (LRV 7%)
Gutters	Colorsteel	Flaxpod (LRV 7%)
Joinery	Aluminium	Flaxpod (LRV 7%)
Downpipes	Colorsteel	Flaxpod (LRV 7%)

INFRASTRUCTURE SERVICING

Infrastructure and servicing have been addressed by the underlying subdivision (RM230664) and these have been deemed appropriate for the anticipated residential use of the site which is proposed here-in.

Consent Notice 12986289.13 Condition (f) prescribes that at the time a residential unit is constructed on the lot, the owner shall install a stormwater disposal attenuation system to the standards described in the condition. This condition is complied with by the proposal.

9.0 FURTHER ASSESSMENT MATTERS GUIDED BY 12.34.5.2II

The application proposes a high quality architecturally designed residential unit featuring an attractive predominantly gabled roof form which is considered to harmonise with the 'neighbourhood theme' via the proposed colours and materials which include timber, brick, and Hiland tray painted steel.

10.0 EFFECTS ON PERSONS

The following neighbouring sites have been assessed in respect of the proposal:

- **25 Carrickmore Crescent, Wanaka 9305 – Blue Star**
- **27 Carrickmore Crescent, Wanaka 9305 – Purple Star**
- **29 Carrickmore Crescent, Wanaka 9305 – Green Star**
- **35 Carrickmore Crescent, Wanaka 9305 – Yellow Star**

These neighbouring sites are depicted in the screenshot below by their respective stars.

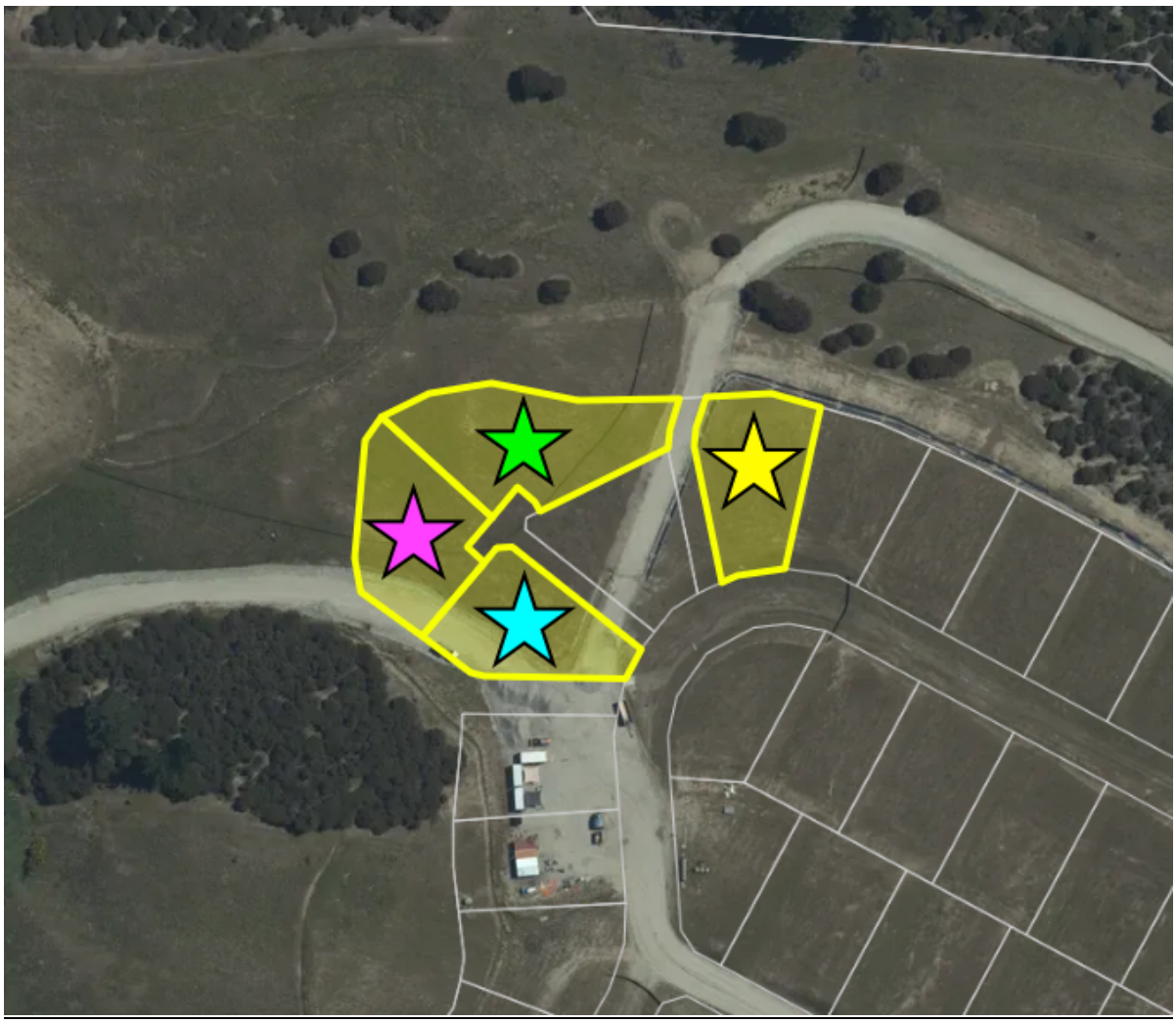


Figure 6: Neighbouring sites highlighted and indicated by stars.

25 Carrickmore Crescent, Wanaka 9305 – Southwest

25 Carrickmore Crescent is a currently undeveloped and unsold vacant lot within Stage 17a of the Northlake subdivision. The site is located to the southwest of the subject site, across the private right-of-way accessed from Carrickmore Crescent.

In relation to the southwestern internal boundary, opposite 25 Carrickmore Crescent, it is noted that if the required 4.5m internal boundary setback were applied to an alternative internal boundary within the subject site, the minor internal setback infringement would be permitted, with the building setback

measuring 2.45m from the southwestern internal boundary. Built form is therefore anticipated within this location as part of the established development framework for the subdivision.

Further to this, the internal boundary setback infringement is separated by approximately 10.45m from the internal boundary at 25 Carrickmore Crescent, creating a generous separation distance between the modest 4.42m² breach and the neighbouring site across the right-of-way.

The proposed recession plane infringement is not discernible from this location, as it occurs on the eastern elevation. Similarly, the reduced roof pitch will not be readily perceptible, particularly within the context of surrounding approved development that includes non-compliant roof pitches. This includes 27 Carrickmore Crescent, which adjoins 25 Carrickmore Crescent to the northwest.

The primary southern roof plane facing this neighbour has a pitch of 20.5 degrees, representing a difference of only 4.5 degrees from the 25-degree standard, a difference that would not be visually apparent. The gabled roof form, varied building materials, and considered architectural design further mitigate any potential visual effects associated with roof pitch non-compliance.

Overall, any adverse effects on 25 Carrickmore Crescent are assessed as less than minor.

27 Carrickmore Crescent, Wanaka 9305 – West

27 Carrickmore Crescent is located immediately to the west of the subject site, adjacent to the turning head of the shared right-of-way serving the Carrickmore Crescent properties. The site has the benefit of an approved resource consent for a residential dwelling that includes approved breaches of the District Plan standards for roof pitch and earthworks, establishing a permissive built form context in this location.

In respect of internal boundary setbacks, the relationship between the subject site and 27 Carrickmore Crescent is mediated by the shared right-of-way and turning head, which provides a clear spatial separation between the sites. Built development is anticipated on both sites within this setting, and the proposed internal setback infringement on the subject site will not result in an undue sense of enclosure or dominance when viewed from 27 Carrickmore Crescent, particularly given the intervening access space and the orientation of the proposed building.

The proposed roof pitch non-compliance will not be readily discernible from 27 Carrickmore Crescent. This is due to the approved roof forms already established within the immediate area, including the consented dwelling on 27 Carrickmore Crescent itself, which includes a roof pitch breach. The modest variation in roof pitch is consistent with the approved development pattern within this part of the subdivision and will not appear visually incongruous or out of character.

Similarly, the proposed recession plane infringement will not be readily observable from 27 Carrickmore Crescent due to the building orientation and roof form. Any potential effects in terms of shading, outlook, or visual dominance are therefore not impacted. The use of a gabled roof form, articulation of the built mass, and

variation in materials further reduces any potential perception of bulk when viewed from this site.

Overall, having regard to the approved development context, the spatial separation provided by the shared right-of-way, and the modest nature of the infringements, any adverse effects on 27 Carrickmore Crescent are considered to be less than minor.

29 Carrickmore Crescent, Wanaka 9305 - North

29 Carrickmore Crescent is located directly to the north–northwest of the subject site, at the termination of the turning head of the private right-of-way serving the Carrickmore Crescent properties. This spatial arrangement, together with the orientation of the proposed dwelling, establishes a clear separation between the sites.

Given the northern location of 29 Carrickmore Crescent relative to the subject site, the primary built form of the proposed dwelling effectively screens views from this neighbour toward both the minor internal setback infringement and the recession plane infringement. As a result, these infringements will not be readily observable from this site, and no adverse effects in terms of dominance, outlook, or perceived enclosure are anticipated.

In addition, the proposed roof pitch non-compliance will not appear incongruous when viewed from 29 Carrickmore Crescent. The surrounding built environment includes several dwellings with approved departures from the roof pitch standard, including the immediately adjoining site to the southwest, which benefits from resource consent approval for a dwelling with a roof pitch breach. In this context, the proposed roof form is consistent with the established development pattern within this part of the subdivision. The gabled roof form, articulation of the building mass, and variation in materials further assist in reducing any potential visual effects.

Overall, having regard to the site orientation, separation distances, and the established consented built form within the Carrickmore Crescent development, any adverse effects on 29 Carrickmore Crescent are assessed as less than minor.

35 Carrickmore Crescent, Wanaka 9305 - East

The proposal includes minor recession plane infringements on the eastern elevation, limited to a total area of approximately 6.5 m^2. The dwelling otherwise complies with all applicable bulk and location standards on this elevation, including the minimum 2m setback from the eastern boundary.

The eastern boundary adjoins a 7.5m wide public pedestrian walkway, with 35 Carrickmore Crescent located beyond this corridor. Development on 35 Carrickmore Crescent is similarly subject to a minimum 2m boundary setback, resulting in an approximate 11.5m separation between potential compliant building locations. In this context, the modest recession plane infringements will not result in any material shading, daylight, or dominance effects on the neighbouring site. Any shadowing will be short in duration, localised in extent, and largely contained within the public walkway, with no meaningful reduction in sunlight to habitable rooms or outdoor living areas.

Consistent with the assessment for 29 Carrickmore Crescent, the proposed internal boundary setback infringement is not visible as the internal boundary setback breach is on the southwest elevation of the subject site. Due to the orientation of the dwelling it will not be readily observable from 35 Carrickmore Crescent. The roof pitch variation will not appear incongruous within the established Carrickmore Crescent context, which includes nearby dwellings with approved roof pitch breaches.

Overall, the combined effect of the proposed non-compliances does not undermine the intent of the relevant bulk and location controls. When assessed in context, the actual and potential adverse effects on 35 Carrickmore Crescent are therefore less than minor.

Overall, the proposed dwelling is a high-quality aesthetic construction that is in keeping with the Northlake Design Controls, maintaining and improving visual amenity in the neighbourhood. The breaches proposed will not result in adverse effects on neighbours to a degree that is more than minor; as such it is considered that there are no affected persons as a result of this proposal.

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), 14 (Transport), 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 as land use outcomes are generally anticipated by the zone and outline development plan. The character and amenity of the site and surrounding area will be retained through the consistency of the proposed built form with the Northlake Design Controls.

Chapter 12 - Northlake Special Zone

> ***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.*

The application seeks to realise a residential unit and associated density of one residential unit upon the site, which has already been provided for by the underlying subdivision.

The lot size and associated density is slightly more generous (larger lot, less density) than some of the surrounding sites in the Northlake subdivision, contributing to providing a mix of densities and appealing to a range of people. This has been deemed appropriate at the time of zoning and subdivision, and now, this application seeks to realise the opportunity for residential end land use.

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

This slightly larger allotment size has been provided for within the underlying subdivision, and as such has been assessed as appropriate. This application seeks to realise the intended low density residential opportunity created by the subdivision.

> ***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 granting of this consent will enable a high quality, well-designed residential unit which responds to the opportunities afforded by the site.

The site provides for such residential outcomes within Wanaka's Urban Growth Boundary. As demonstrated above, the development outcomes will be in keeping with the wider residential context envisaged for the subdivision. The proposed plans are consistent with the Northlake Design Controls as previously described.

As a result, the application is considered consistent with the above policy.

> ***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 within or on any of these landforms and as such, the application does not propose built form on these features.

Activity area C1, has been identified as appropriate for residential built form. The built form featuring a gabled roof structure, is proposed to be constructed from quality materials and recessive colours, visual amenity will not be adversely affected to a more than minor degree as a result of the proposal. Ultimately, this application seeks to achieve the outcomes sought by zoning and approved subdivision.

Overall, the application will present outcomes that are consistent with the above objective and associated policy.

Chapter 14 - Transport

> ***Objective 2 - Safety and Accessibility***
> ***Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.***
>
> *Policy 2.6 – To ensure intersections and accessways are designed and located so:*
> *-good visibility is provided*
> *-they can accommodate vehicle manoeuvres.*
> *-they prevent reverse manoeuvring onto arterial roads; and*
> *-are separated so as not to adversely affect the free flow of traffic on arterial roads.*

The proposed access to and from the proposed dwelling has been designed to achieve safe use and ease of accessibility via the proposed new vehicle crossing constructed to Council standards which provides ample room for vehicular manoeuvring and sight distances. As such the proposal is considered to be consistent with the above objective and policy.

Chapter 22 - Earthworks

> **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 proposal is consistent with the above objective and policies as the proposed earthworks will provide a safe and stable building site and access from Carrickmore Crescent. The proposal is compliant with all earthworks standards for the zone.

Summary

Overall, the proposal is consistent with the relevant Objectives and Policies of the District Wide Issues, Northlake Special Zone, Transport, and Earthworks chapters of the Operative District Plan.

12.0 GATEWAY TEST

Section 104D of the RMA requires that applications for a non-complying activity must pass the "gateway" test, which requires that the proposal be demonstrated to be either not contrary to relevant objectives and policies of any relevant plan or proposed plan or be shown to have an effect on the receiving environment that can be deemed to be no more than minor. The assessment of the relevant objectives and policies in Section 11 determines that the proposal is not contrary to these objectives and policies. The assessment of effects in Section 8.4 determines that any adverse effects associated with the proposal would be no more than minor.

It is therefore considered that the proposal passes the "gateway" test in both respects.

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 unit on Lot 500 DP 600652 of the Northlake subdivision (31 Carrickmore Crescent), which includes breaches of Operative District Plan standards related to an internal setback, two minor recession plane intrusions, and roof pitch.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the proposal will promote outcomes encouraged by the relevant rules, assessment criteria, objectives, and policies of the ODP. It is also considered that the application represents sustainable development as sought within Part 2 of the Act.

It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent.

Kind Regards,

Cameron Stobie
IP Solutions Ltd



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