mikegreerhomes

# ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICATION FOR LAND USE CONSENT

**LOT 44 PEMBROKE HEIGHTS**

*14 LEVEN STEAM LANE, WANAKA*

# ASSESSMENT OF ENVIRONMENTAL EFFECTS

## CONTENTS


1. Application and Property Details 2
2. The Site and Surrounding Environment 3
3. National Environmental Standard 4
4. Proposal 4
5. Consent Notices 4
6. Assessment against District Plan 4
7. Assessment of actual or potential effects on the environment 6
8. Objectives and Policies 7
9. Section 95 notification 8
10. Conclusion 8


## APPENDICES


APPENDIX 1: Certificate of Title
APPENDIX 2: Application Plans
APPENDIX 3: Application Form


**PREPARED BY:**


**Patrick Tse | Mike Greer Homes NZ Limited**
**E-mail:** planning@mikegreerhomes.co.nz




**Date**: 27/3/2026

# 1. APPLICATION AND PROPERTY DETAILS

| | |
|---|---|
| **DATE:** | 27 March 2026 |
| **TO:** | Queenstown Lakes District Council |
| **APPLICANT**: | Mike Greer Homes Central Otago Limited |
| **SITE ADDRESS:** | 14 Leven Steam Lane, Wanaka |
| **LEGAL DESCRIPTION:** | Lot 44 DP 611245 |
| **SITE AREA:** | 600m$^2$ |
| **DISTRICT PLAN:** | Queenstown Lakes District Plan (Operative)<br>N/A (Proposed) |
| **OPERATIVE ZONING:** | Northlake Special Zone (Activity Area B1) |
| **PROPOSAL:** | One storey residential dwelling |
| **CONSULTATION:** | No limited or public notification is required |
| **ACTIVITY STATUS:** | Restricted Discretionary |

## 2. THE SITE AND SURROUNDING ENVIRONMENT

The application site is located in Stage 2 of the Pembroke Heights subdivision in Wanaka. The site is part of a subdivision through RM220913, for which Stage 1 located to the east is nearing completion. The subdivision is located to the north of Aubrey Road and will provide reticulated services for stormwater, wastewater and water supply. The site is zoned within the Northlake Special Zone under Activity Area B1.

The site is located at 14 Leven Seam Lane and is legally described as Lot 44 DP 611245 and is 502m$^2$ in size. The site adjoins other vacant residential lots to the north, south and west. The lot is rectangular and elongated in shape and is currently vacant and covered in grass. The topography of the site is relatively flat with a very gentle slope at the rear.




***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 (RM220913). The PSI provided by the applicant identified the piece of land to which the application related to (which includes this application site) is not a HAIL site and 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 unit with an attached residential flat. The proposed unit will have a total floor area of 190m$^2$ and will comprise of three bedrooms, an open plan living, dining and kitchen and two bathrooms. The residential flat will have a total floor area of 42m$^2$ and will comprise of one bedroom, one bathroom and a living/kitchen/dining area.

Land use consent is required as a restricted discretionary activity for the proposal.

## 5. CONSENT NOTICES

The following consent notices is registered on the title as a result of the conditions of the subdivision consent; compliance with these are indicated below:

*At the time a residential unit is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application', unless otherwise approved under resource consent. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit.*

A new sealed vehicle crossing will be constructed on the site and will be approved through a 'Connection to Council Service Application".

## 6. ASSESSMENT AGAINST DISTRICT PLAN

The site is zoned under the Northlake Special Zone (Activity Area B1) 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 | 4.5m from road | 5.4m setback | Yes |
| 12.34.4.1 | iii. | Setback from Internal Boundaries | One of 4.5m and all other setbacks 2m | 2m setbacks achieved. One setback of 3.76m. | **No** |
| 12.34.4.1 | iv. | Continuous Building Length | 16m max | Break in building length over 16m. | Yes |
| 12.34.4.1 | v | Outdoor Living Space | 36m$^2$ with 4.5m dimensions | 36m$^2$ provided with 4.5m dimensions. | Yes |
| 12.34.4.1 | vi. | Garages | Garages must be setback at least level with front facade | Garage behind of front façade. | 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. | Yes |

| | | | | | |
|---|---|---|---|---|---|
| 12.34.4.1 | ix.a | Earthworks | 200m³ volume max | Less than 200m³ of earthworks required | 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 | Compliant.<br>No retaining walls. | Yes |
| 12.34.4.1 | xi | Outlook Space | Principal living: 6m(d) x 4m(w)<br>Principal bedroom: 3m x 3m<br>All other habitable rooms: 1m x 1m | All outlook spaces achieved. | Yes |
| 12.34.4.2 | Iv | Building Height | Flat sites: 8m<br>Sloping sites: 7m | 5.2m max height | Yes |
| 12.34.4.2 | v | Building Coverage | 40% | 40% coverage | Yes |
| 12.34.4.2 | vii | Lighting, Glare and Controls on Building Materials | Fixed exterior lighting directed away from adjacent sites and roads.<br>3.0 lux spill.<br>Building materials LRV 36% max.<br>Consist of unpainted wood, unpainted stone, unpainted concrete or copper | No exterior lighting.<br>Materials: weatherboard/rockcote max 30% LRV<br>Roof max LRV 20% | Yes |
| **Transport (Proposed District Plan)** | | | | | |
| **Rule** | | **Aspect** | **Standard** | **Proposal** | **Complies** |
| 29.5.3 | | Gradient of Car Parks | 1 in 16 maximum in any one direction | 2 carparks provided within garage which is flat. | Yes |
| 29.5.10 | a | 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 |
| 29.5.14 | a | Length of Vehicle Crossings | 3-6m | Crossing 5.5m width. | Yes |
| 29.5.19 | | Maximum number of Vehicle Crossings | Frontage length: 0-18m = 1 crossing 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) |

## 7.1 SETBACK FROM INTERNAL BOUNDARIES

***12.34.4.1 (iii) Setback from Internal Boundaries*** *the minimum setback from internal boundaries for any building shall be; One setback of 4.5m and all other setbacks 2m*

The Councils discretion shall be limited to the following matters:
*a. The ability to mitigate adverse effects of the proposal on adjoining sites.*
*b. The extent to which a lower building coverage may offset or reduce the need to infringe upon the setback.*
*c. The purpose of the building or part of the building located within the setback.*
*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 proposed building will be located 3.76m from the northern boundary where a 4.5m setback is required. The setback infringement is limited in extent, with only a small portion of the building encroaching into the required 4.5m setback (shown in Figure 2 below). All other built form are complied with, including the daylight recession planes ensuring adjoining sites will have sufficient access to daylight and sunlight.

The remaining setbacks exceed the minimum 2m requirement, being 2.2m and 3.5m, contributing to an overall balanced site layout, and it is anticipated the proposal will achieve the intent of the setback controls by providing sufficient spatial separation.

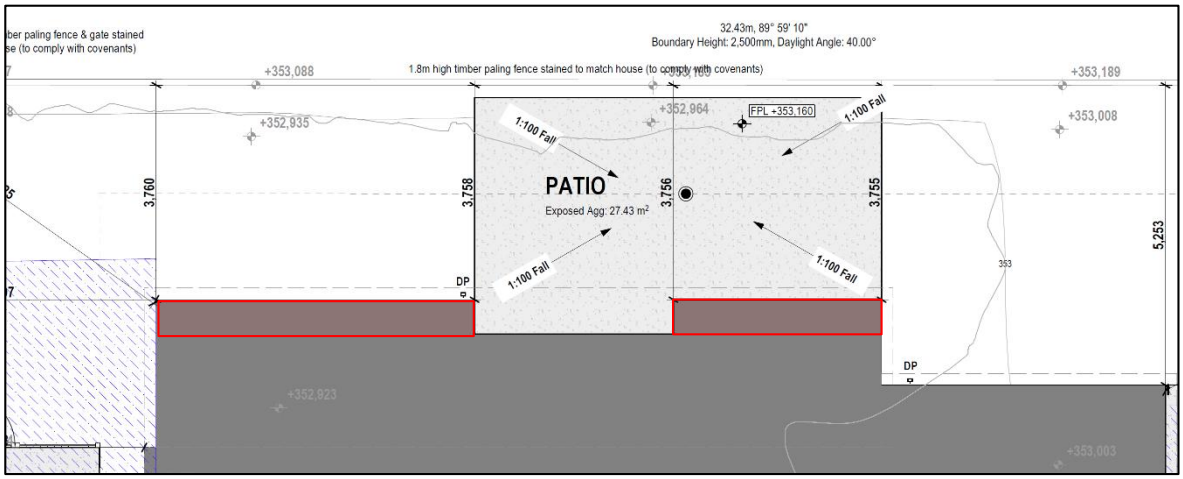



***Figure 2.*** *Infringement into setback shown in red*

# 8. 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 1.4 -*** *To enable and encourage low density residential activities within Activity Areas B1 – B6.*

The proposal consists of a one storey residential dwelling within the low 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 B1 requirements. The design of the dwelling relates to the character of the surrounding and wider area by providing an interesting façade and use of high quality 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 –*** *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.

## 9. 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.

## 10. 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.