ARCHITECTURALDESIGN

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RESOURCE CONSENT APPLICATION

LANDUSE CONSENT FOR

67 Mt Nicholas Avenue, Wanaka

Application prepared by:Premier Services Limited
on behalf of Jennian Homes Wanaka Limited

Ashton Hill

April 2026

ARCHITECTURALDESIGN

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1.0 INTRODUCTION

This Statement of Environmental Effects (AEE) provides a comprehensive assessment of the actual and/or potential effects on the environment of the proposed Show home at 67 Mount Nicholas Avenue, Wanaka. The proposal involves the construction of a high-quality, single storey show home with an attached double garage.
The following AEE accompanies and forms part of the resource consent application to the Queenstown Lakes District Council (QLDC). The proposal triggers resource consent as a Discretionary Activity because it does not strictly comply with the permitted activity standards regarding Building Coverage, Internal Setbacks, Continuous Building Length and is to be used as for a Non-Residential Activity. This report explains why these breaches are minor in nature and consistent with the objectives of the Proposed District Plan (PDP).

Proposal: New Single-Storey Show Home
Location: 67 Mount Nicholas Avenue, Wanaka (Lot 359 DP 611245)
Zoning: Northlake Special Zone
Relevant Breaches:

- Rule 12.34.4.2 (v) – Building Coverage
- Rule 12.34.4.1(iii)– Internal Setbacks
- Rule 12.34.4.1(iv) – Continuous Building Length
- Rule 12.34.4.1(i,b) – Non-Residential Activities

2.0 SITE DESCRIPTION

The subject site is a 600m^2 corner lot located at the intersection of Mount Nicholas Avenue and Spotts Creek Terrace. The property is situated within a recently established residential subdivision in Wanaka, characterized by modern, high-spec architectural homes and a cohesive suburban aesthetic.

The site is currently vacant and primarily flat except for a minor retaining wall to the south boundary, which is typical for the surrounding terrace landform. The property is well-positioned for sun and views of the surrounding alpine environment. It is fully serviced with underground telecommunications, electricity, and council-reticulated water and wastewater systems.

The surrounding neighbourhood exhibits a high level of residential amenity, with well-maintained roading and proximity to local reserves. The site is subject to a Very High Wind Zone and significant snow loading requirements (N5 - 1.5kPa), both of which have been factored into the building's structural design.



QLDC Maps

3.0 DESCRIPTION OF ACTIVITY

The applicant seeks to construct a modern 239.79m^2 (over brick/cladding) show home. The design is a sophisticated response to the Wanaka climate, featuring:

- Materials: A combination of Vertical Shiplap Cedar, Quarried Schist, and Alpine Tray metal cladding.
- Floor Plan: A three-bedroom layout including a master suite, open-plan living/dining/kitchen area, and an insulated double garage.
- Hardscaping: A 40.04m^2 reinforced concrete driveway and various patio areas to facilitate outdoor living.
- Earthworks: Approximately 64.5m^3 of earthworks are required for foundation preparation and site levelling, which falls well within the permitted standards for the zone.

The activity involves the construction of a new single-storey 3-Bedroom Show Home, associated hardstand areas (driveway and patios), and minor landscaping works as shown on the plans prepared by Premier Services LTD – Refer to Appendix B.

4.0 ACTIVITY STATUS

The subject site is located within the Northlake Special Zone. Based on the site size and location, the following assessment against the Zone Standards has been conducted. The proposal triggers a Discretionary Activity consent due to the following non-compliances:

- Rule 12.34.4.2 (i) Building Coverage:
  The maximum permitted building coverage for this Activity Area is 40% (240m^2). The proposed dwelling, including the garage and schist detailing (with allowed 600 eave), results in a total coverage of 43.275% (259.65m^2). This constitutes a minor breach of only 3.275% (19.65m^2).

- Rule 12.34.4.1 (iii) Internal Setbacks:
  A minimum setback of 4.5m is required from one internal boundary and 2m on all other internal boundaries. The proposed dwelling is positioned 1.5m from the Eastern Boundary at its closest point, resulting in a minor 0.5m encroachment into the required setback, and 3.286m on the Southern Boundary resulting in a 1.214m encroachment.

- Rule 12.34.4.1 (iv) Continuous Building Length:
  No length of any building elevation shall exceed 16m without a break or recession. The Eastern Elevation of the proposed dwelling exceeds this 16.0m limit as a continuous plane.
- Rule 12.34.4.1 (i,b) Non-Residential Activities:
  No more than 40m^2 of the gross floor area of the buildings on a site shall be used for non-residential activities. Building is to operate as a show home with restricted hours.

As a result, resource consent is required as a Discretionary Activity.
No other non-compliances have been identified. The development otherwise meets all other permitted activity standards, including height, recession planes, outdoor living space, and vehicle access.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Building Coverage and Site Permeability

The Northlake Special Zone aims to maintain a balance of built form and open space. The proposed 3.275% (19.65m^2) increase over the 40% limit is considered minor. The dwelling is single-storey, which reduces the perceived bulk significantly compared to a two-storey home of the same coverage. The site retains over 53% permeable surface, ensuring that stormwater runoff remains manageable and consistent with the original engineering design for the subdivision. Future planting will also contribute to managing any adverse stormwater runoff effects. These effects are considered minor, as the building is only 3.275% over coverage and still easily maintains necessary outdoor living space requirements.

5.2 Effects on Boundary (Setback & Length)

The breaches on the eastern and southern boundaries are the primary focus of this assessment. Visual Dominance: The Northlake rules limit continuous building length to 16m to prevent "long-wall" effects on neighbours. This is mitigated here by the modulation of materials. The shift from Schist to Cedar effectively "breaks" the visual plane, ensuring the wall does not appear monolithic. The Eastern 0.5m setback encroachment does not result in any significant loss of privacy, as it still maintains adequate access down the side of the house with no full height windows in the breach area. The roof in the breach area also pitches from a lower point to the rest of the building to reduce the height and bulk of the building in this area. Likewise, the Southern boundaries 1.21m breach into the 4.5m setback is negligible due to the adjacent retaining wall, meaning that any neighbouring properties will sit notably higher than the proposed show-home. The structure is also required to situate its garage in this location due to the required crossing distance to the south boundary but still maintains plenty of access space down this side boundary and breaks up its façade with two gables and mixed claddings to avoid a bulk like appearance.

5.3 Non-Residential Activity & Signage

The building will operate as Show-Home for a maximum duration of 24 Months, operating Fridays and Saturdays from 1-4pm, and only by appointment outside these times. Staff will not be in residence outside these times. Multiple parking will be available on site (4 parks) which is expected to be sufficient for the number of staff/visitors present at one time. The only signage will be two tear drop flags placed near the driveway. The signs will be maintained in a tidy appearance and state for the show home duration and then removed. The flags will have no illumination and will not mimic the appearance of any road signs or inhibit the reading of other road signage. The flags will not incorporate retro-reflective material, flashing illumination, or aerial, animated or moving display. Minimum vertical height of lettering will be 150 millimetres, and minimum spacing will be 100 millimetres between lines. These flags will be low usage, with only six hours a week when staff are present as standard with other show homes in the region. (Flag example below).



5.4 Assessment Upon Persons

While the proposed building has two minor setback breaches, the use of tiered retaining walls keeps the building profile low relative to the natural ground level of the neighbours, preventing an overbearing visual presence to the South. Boundary fencing and standard residential setbacks will further mitigate any potential overlooking or privacy concerns. The proposal also ensures that neighbouring properties retain adequate access to sunlight and do not suffer from significant overshadowing. The Eastern boundary achieves this by lowering the roof at the small breach area of only 500mm into the 2m setback. Any effects on the residential amenity of neighbours regarding light are considered less than minor.

5.4 Consistency with Northlake Design Guidelines

Finally, the dwelling has also been designed to meet the Northlake Design Control Guidelines. The use of schist and cedar, the low-reflectance roofing, and the integrated landscaping are all features specifically encouraged by the zone to ensure that new builds contribute positively to the "Northlake character" and feel consistent with the existing architecture within the area.

6.0 SUMMARY

This Assessment of Environmental Effects has been prepared to support the resource consent application for a new Show Home at 67 Mount Nicholas Avenue, Wanaka.

The proposal has been carefully designed to sit comfortably within the Northlake Special Zone, adhering to the overarching design controls that define this unique residential precinct. While the project involves technical non-compliances regarding site coverage, internal setbacks, building length and non-residential activities, the detailed assessment provided in this report demonstrates that any actual or potential adverse effects on the environment will be no more than minor.

Specifically, the building coverage breach is negligible in the context of the site's overall permeability and will not impact the capacity of the local infrastructure. The encroachments on the eastern and southern boundaries—both in terms of setback and continuous length—are effectively mitigated by the dwelling's single-storey profile and the high-quality modulation of materials, including the integration of natural schist and cedar. These design choices along with the lower roof pitch in the breaching area ensure that residential amenity for the adjacent property is maintained and that the building does not present an overbearing visual presence.

The proposal is entirely consistent with the relevant Objectives and Policies of the Northlake Special Zone and the wider Queenstown Lakes District Plan. It represents an efficient use of residential land that contributes to the high-quality built environment envisioned for Wanaka.

When balanced against the requirements of the Resource Management Act 1991, the proposal meets the tests of Section 104 and represents the sustainable management of natural and physical resources. It is therefore requested that the Council grants resource consent for this application on a non-notified basis, subject to any standard conditions of consent.

APPENDIX A

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1212939**

Land Registration District **Otago**

Date Issued 30 October 2025

Prior References
1212123

Estate Fee Simple

Area 600 square metres more or less

Legal Description Lot 359 Deposited Plan 611245

Registered Owners

Jennian Homes Wanaka Limited

Interests

Appurtenant hereto is a right to convey electric power, water and telephonic communications specified in Easement Certificate 981465.2 - 18.1.2000 at 9:36 am

The easements specified in Easement Certificate 981465.2 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way (cycling and pedestrian access) created by Easement Instrument 8554795.6 - 30.7.2010 at 4:25 pm

Land Covenant in Easement Instrument 9820024.4 - 27.8.2014 at 5:17 pm (Limited as to Duration)

10929474.1 Surrender of the Land covenant created by Easement Instrument 9820024.4 over part formerly marked B on DP 469578, appurtenant to Lot 1 DP 12561 and Lot 1 DP 469578 - 12.10.2017 at 11:23 am

10929474.2 Variation of land covenant created by Easement Instrument 9820024.4 - 12.10.2017 at 11:23 am

Appurtenant hereto is a right to drain water created by Easement Instrument 13223238.11 - 3.9.2025 at 4:22 pm

The easements created by Easement Instrument 13223238.11 are subject to Section 243 (a) Resource Management Act 1991

13411768.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.10.2025 at 11:54 am

13411768.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.10.2025 at 11:54 am

Land Covenant in Covenant Instrument 13411768.7 - 30.10.2025 at 11:54 am

Land Covenant (in gross) in favour of WFH Properties Limited created by Covenant Instrument 13411768.7 - 30.10.2025 at 11:54 am



T 2/9

Land District: Otago Digitally Generated Plan Generated on: 11/11/2025 10:01am Page 6 of 13	LOTS 15 - 20, 42 - 50, 52 - 63, 77 - 79, 356 - 359, 383 - 386, 101, 103 AND 500 BEING A SUBDIVISION OF LOT 500 DP 610757	Surveyor: Nathan Kenneth Rae Archer Firm: Landpro Limited	Title Plan LT 611245 Approved on: 11/11/2025

APPENDIX B

Jennian HOMES

PROPOSED NEW SHOWHOME FOR:

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

PROJECT: JKA25005

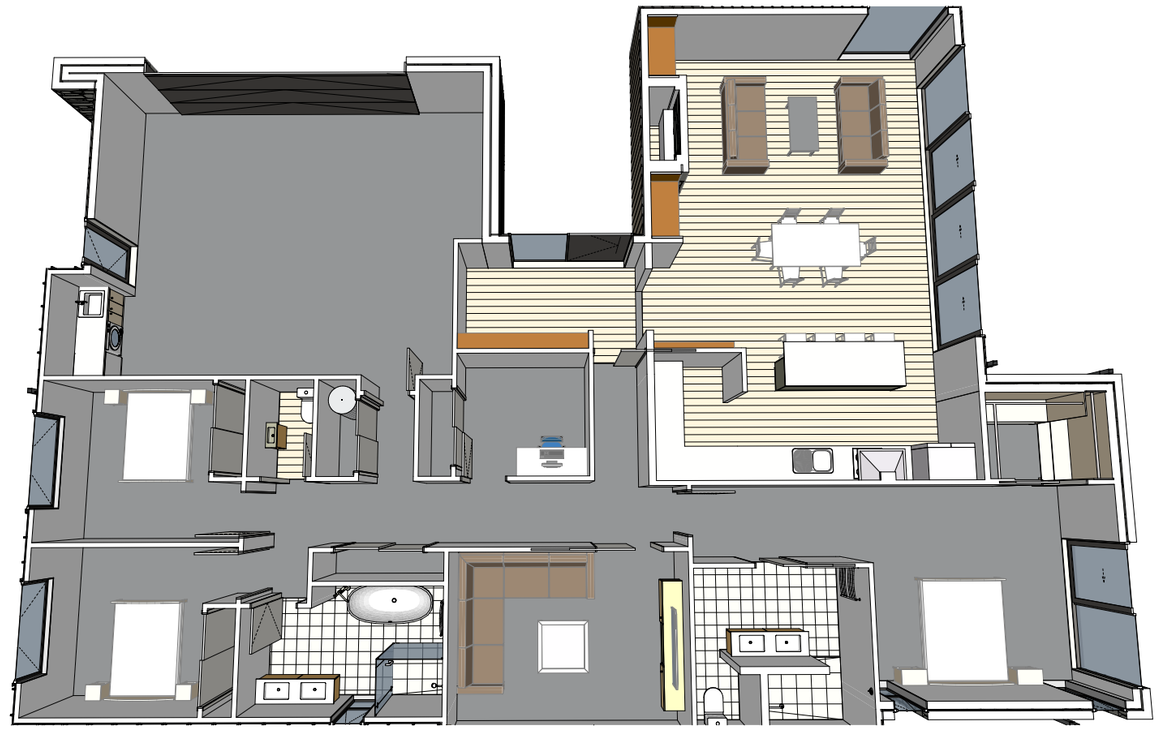
FRANCHISE: JENNIAN HOMES WANKA LIMITED

NEW HOME CONSULTANT: JM

PSL ARCHITECTURALDESIGN

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Sheet Index		
Layout ID	**Layout Name**	**Transmittal Set ID**
01	COVER PAGE	WD-C
02	SITE PLAN	WD-C
03	DRAINAGE PLAN	WD-A
04	SEDIMENT CONTROL/SETOUT PLAN	WD-A
05	FOUNDATION PLAN	WD-A
06	FLOOR PLAN	WD-A
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19	DETAILS	WD-A
20	DETAILS	WD-A
21	DETAILS	WD-A
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23	DETAILS	WD-A
24	JUNCTION DETAILS	WD-A
25	JUNCTION DETAILS	WD-A
26	JUNCTION DETAILS	WD-A
27	OPENING DETAILS	WD-A
28	OPENING DETAILS	WD-A
29	OPENING DETAILS	WD-A
30	SHOWER DETAILS	WD-A
31	HWC DETAILS	WD-A



ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS | DO NOT SCALE OF THIS DRAWING | THIS DRAWING IS COPYRIGHT OF PREMIER SERVICES LIMITED AND IS IN NO WAY TO BE REUSED OR REPRODUCED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.

LOT 359 DP 611245
600M²

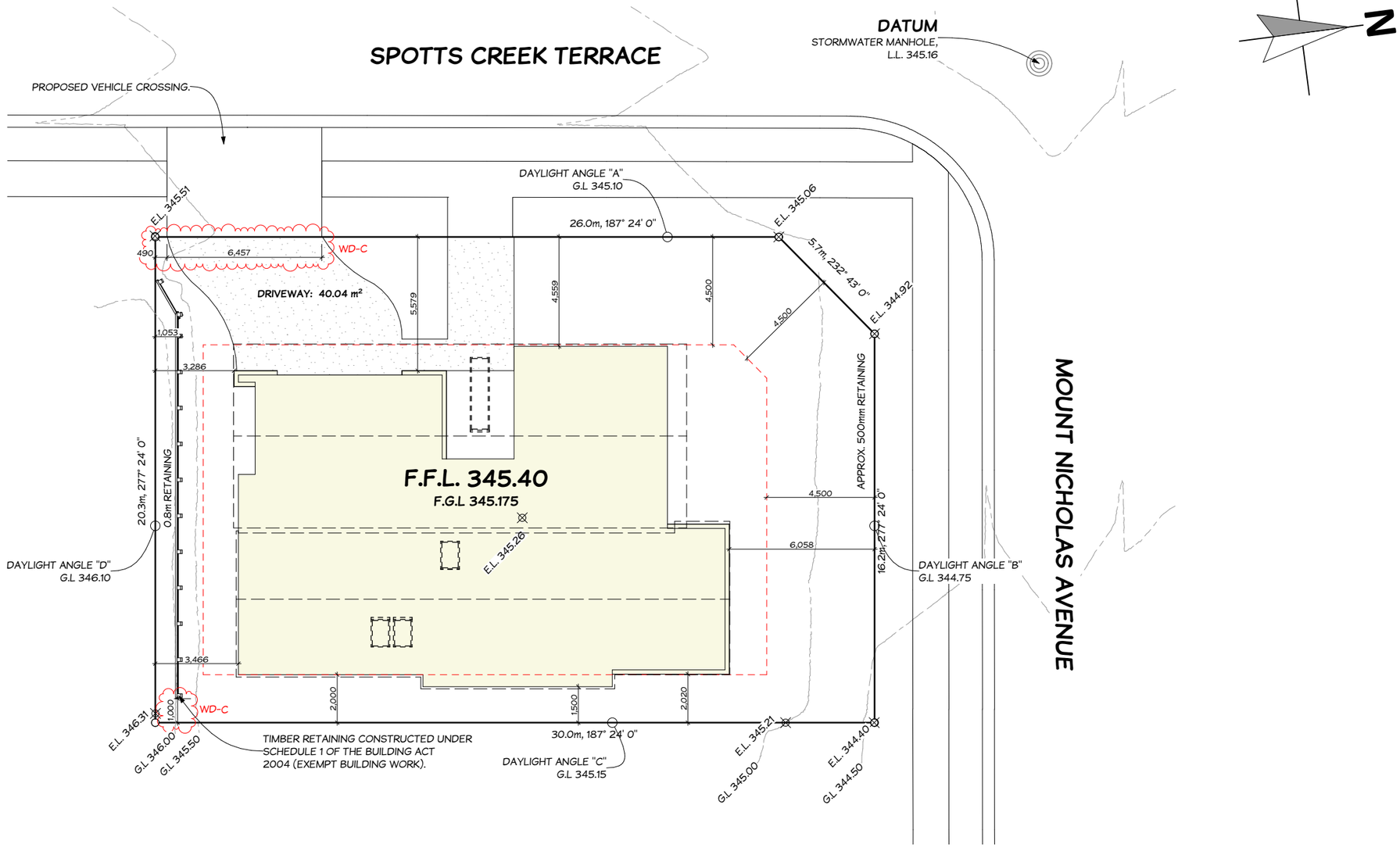
WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	3
CORROSION ZONE	B
SNOW LOADING	N5 (350m) (1.5kPa)
COUNCIL ZONE	QLDC ZONE: SPECIAL ZONE

BUILDING COVERAGE AREA:	259.65m²
BUILDING COVERAGE:	43.275% (40% MAX)
PERMEABLE AREA:	320.17m² (53.36%)

WD-C

SITE LEVELS
LEVELS IN TERMS OF NZVD DATUM 2016

EARTHWORKS
APPROXIMATE TOTAL EARTHWORKS VOLUME:
64.5m³



PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
SITE PLAN

Project:	JKA25005	Date:	5/05/2026
Job:	PSL25529	Scale:	@ A3
Revision:	WD-C - RFI	Drawn:	JM/BP

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NOTES

DIMENSIONS
- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.
- DOOR/WINDOW OPENING SIZE = H x W.
- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

WET AREA WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).

LIGHTING

ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX
ALL RECESSED LUMINAIRES TO BE I.C. RATED.

INTERNAL DOORS

INTERNAL DOORS BY OWNER. DOOR HEIGHTS TO BE CONFIRMED PRIOR TO FABRICATION.

GLAZING

ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS AND SCREENS

ACCESS

PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

ARTIFICIAL LIGHT

ALL AREAS WITHIN THE HOUSE WHICH,WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL BE PROVIDED WITH ARTIFICIAL LIGHT THAT HAS AN ILLUMINANCE AT FLOOR LEVEL OF NO LESS THAN 20 LUX TO ENANLE SAFE MOVEMENT & TO COMPLY WITH NZBC G8: ARTIFICIAL LIGHT.

FLOOR FINISH NOTES:

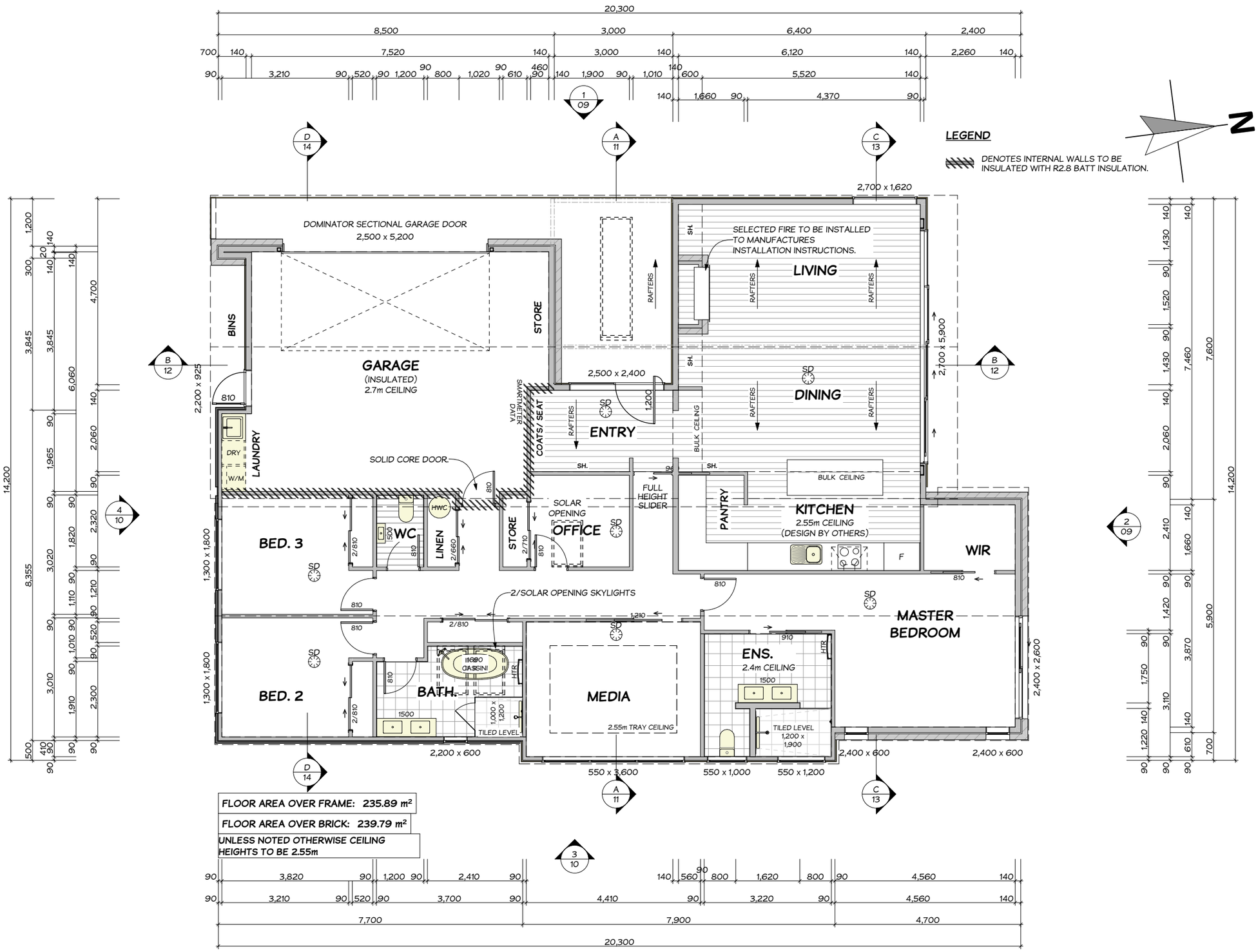
INDICATES VINYL PLANK FLOORING
NOTE: WATER SPLASH AREAS MUST HAVE SEALED JOINTS IN ACCORDANCE WITH NZBC E3/AS1.

INDICATES CERAMIC TILE FLOORING
NOTE: WATER SPLASH AREAS MUST HAVE A MAX. 6% WATER AABSORPTION, WATERPROOF GROUTED JOINTS AND LAID OVER A MEMBRANE IN ACCORDANCE WITH NZBC E3/AS1.

SMOKE ALARMS - INTERCONNECTED

SD INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 - HEAT DETECTOR RECOMMENDED TO KITCHEN

REFER TO WJL ENGINEERS DESIGN FOR BRACING PLANS & CALCULATIONS.



PSL ARCHITECTURALDESIGN ONBEHALFOF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

Drawing:
FLOOR PLAN

Project:	JKA25005	Date:	5/05/2026
Job:	PSL25529	Scale:	1:100 @ A3
Revision:	WD-A - BUILDING CONSENT	Drawn:	JM/BP

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NOTES

CLADDING

'SELECTED' VERTICAL SHIPLAP CEDAR WEATHERBOARD

'SELECTED' VERTICAL CEDAR SHIPLAP WEATHERBOARDS OVER 20x45 "H3.2" TIMBER CAVITY BATTENS (SAWTOOTH BATTENS) SPACED @ 480mm MAX. CRS. VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 75mm ANNULAR GROOVED ROSE HEAD SILICONE BRONZE OR STAINLESS STEEL.

QUARRIED SCHIST

'SELECTED' QUARRIED STONE SCHIST FIXED WITH GALVANISED (EH) SCREW FIX TIES @300mm MAX. CRS HORIZONTALLY & @400mm MAX. CRS VERTICALLY, WITH MIN. 120mm EMBEDMENT INTO STONE. FIX TO 4.5mm JAMES HARDIE HOMERAB OVER 45x20mm "H3.1" VERTICAL BATTENS.

FREEMAN ALPINE TRAY VERTICAL PROFILED METAL CAVITY FIX

0.4mm BMT ALPINE TRAY FIXED THROUGH 20x45 "H3.1" TIMBER CAVITY BATTENS (SAWTOOTH BATTENS) TO NOGS WITH 'SS' CLIPS, FIXED WITH 2/10x60mm SQUARE DRIVEN WAFFLE HEAD SCREWS @ 600mm MAX. crs AS PER MANUFACTURES SPECIFICATIONS.

VILLABOARD SOFFIT LINING

JAMES HARDIE 6mm VILLABOARD SOFFIT LINING. PACK AS REQUIRED TO SUIT SELECTED FASCIA DEPTH

ROOFING

APLINE TRAY ROOFING

0.4mm BMT ALPINE TRAY ROOFING FIXED TO PURLINS WITH 'SS' CLIPS, FIXED WITH 2/10x40mm SQUARE DRIVEN WAFFLE HEAD SCREWS @ 600mm MAX. crs AS PER MANUFACTURES SPECIFICATIONS.

GUTTER AND TIMBER FASCIA SYSTEM

CONTINUOUS COIL COATED FASCIA AND EXTERNAL METAL GUTTER SYSTEM

WINDOWS

POWDER-COATED ALUMINIUM DOORS &/OR WINDOWS

ALL POWDER COATED ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED AND SHALL COMPLY WITH NZS4223.

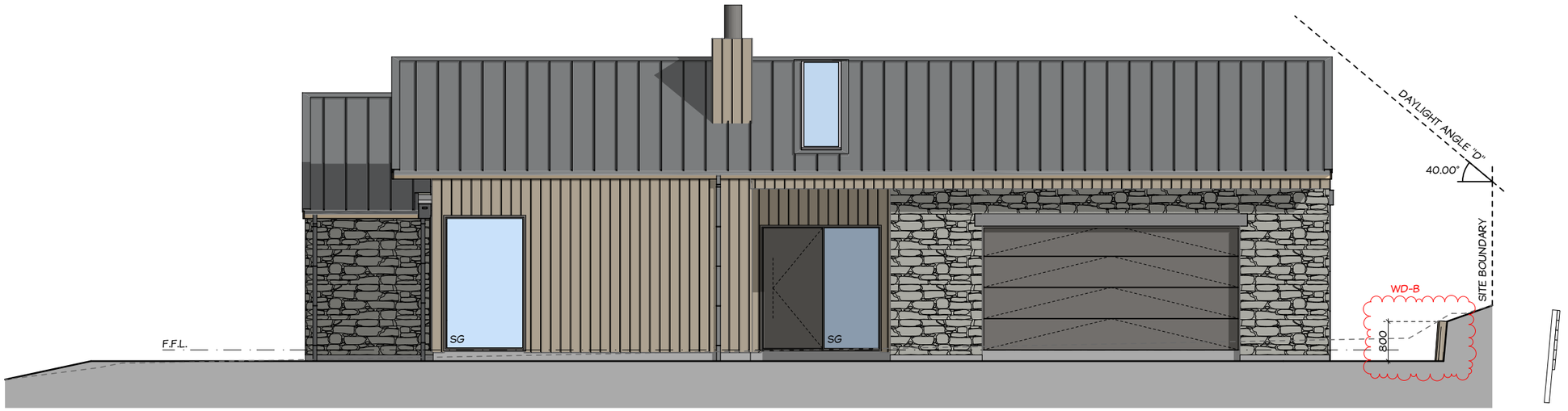
POWDER-COATED ALUMINIUM JOINERY

POWDER COATED ALUMINIUM JOINERY UNITS. ALL GLAZING SHALL COMPLY WITH NZS4223. CONTRACTOR TO COMFIRM ALL OPENING SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

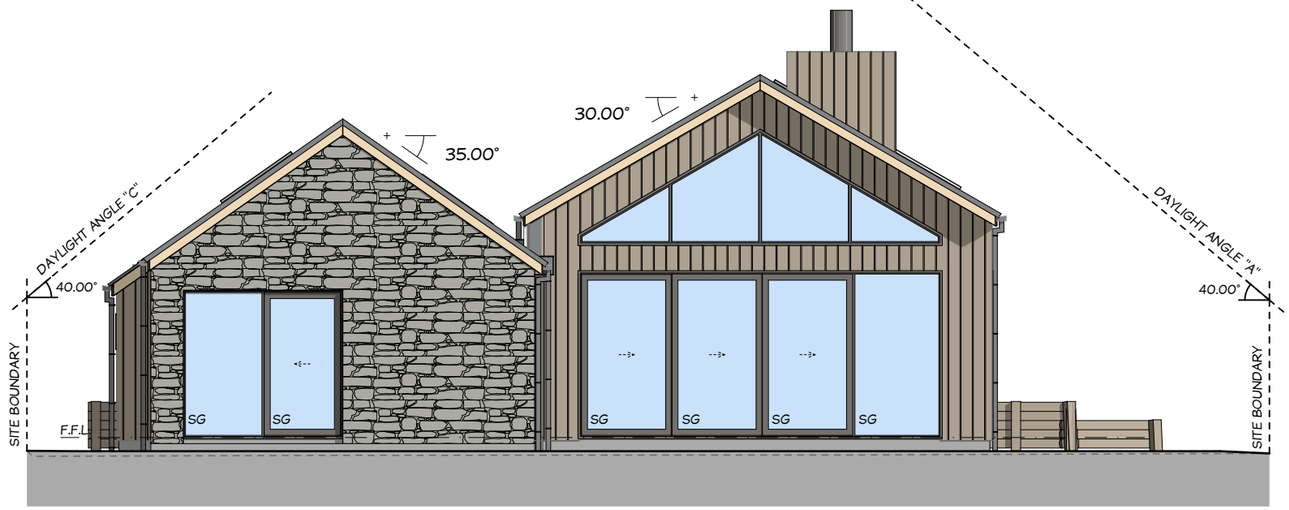
O DENOTES OBSCURE GLAZED JOINERY.
SG DENOTES GRADE "A" SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SOFFIT LEVEL UNLESS OTHERWISE SHOWN.

BUILDING ENVELOPE RISK MATRIX		
All Building Faces		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Very high risk	6
Deck design	Low risk	0
Total Risk Score:		**18**



1 ELEVATION 1 1:100



2 ELEVATION 2 1:100

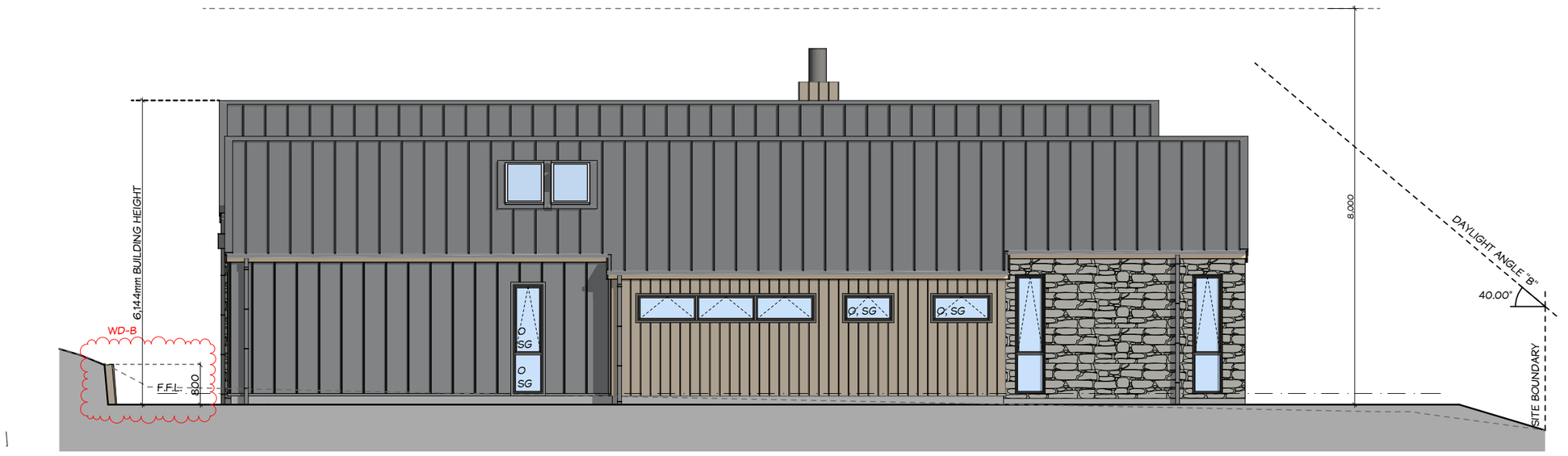
PSL ARCHITECTURAL DESIGN ON BEHALF OF Jennian HOMES

JENNIAN HOMES WANKA LIMITED
67 MOUNT NICHOLAS AVENUE, WANAKA

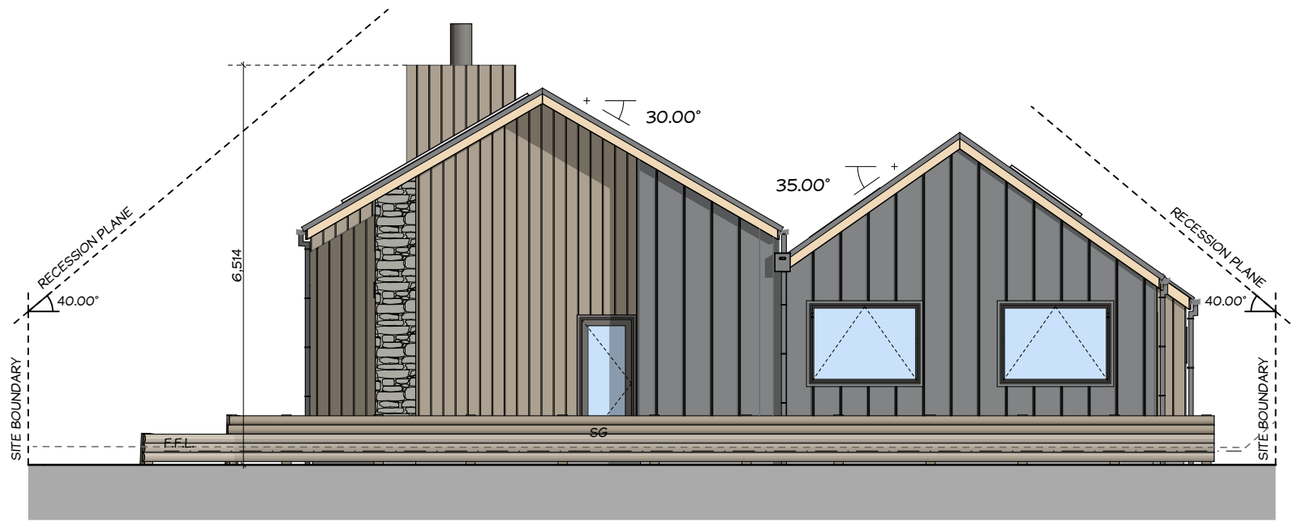
Drawing:
ELEVATIONS

Project: JKA25005
Job: PSL25529
Revision: WD-B - RFI
Date: 5/05/2026
Scale: 1:100 @ A3
Drawn: JM/BP

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3 ELEVATION 3 1:100



4 ELEVATION 4 1:100

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