LAND USE CONSENT APPLICATION

84 GOLF COURSE ROAD, WANAKA
MAY 2026

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1.0 Introduction

This application is for land use consent to undertake earthworks and construct a new residential unit. Consent is required for the proposed earthworks volume, internal boundary setback breach and building coverage.

2.0 The Land

2.1 Location and Legal Description

The site is 2000m^2 in area and is legally described as Lot 2 Deposited Plan 544535, comprised in Certificate of Title 926988.

The site address is 84 Golf Course Road, Wanaka. The land is located west of the Wanaka Golf Course and is approximately 300m southwest of the intersection with Ballantyne Road.

2.2 Topography and Land Use

The site topography is gently sloping, with a low point centrally located on the lot. The land is vacant, comprising grass cover. The boundaries are surrounded by mature hedging and landscaping however this is predominantly located on adjoining lots. Access is obtained via a long right of way from Golf Course Road, which continues along the western boundary to provide access to an adjoining lot.

The site was created via subdivision consent RM190164. The subdivision consent generated an associated Consent Notice, which is registered with conditions on the Record of Title. These are related to sewage and stormwater disposal.

3.0 The Proposal

3.1 Proposed Construction

It is proposed to construct a single storey dwelling on the site, including an attached garage and swimming pool. The maximum height of the dwelling is below the 8m zone maximum.

Proposed external colours and materials for the dwelling are as follows:

Roof: Eurotray angle seam cladding, colour Colorcote Gull Grey (LRV 46%); Membrane Roofing, colour Slate; and

Walls: Stone schist cladding; vertical shiplap cladding, colour Resene Woodsman Lime Oak; and Precast Concrete, grey colour.

Building Coverage
The site has a net site area of 1904m^2. The proposed building coverage is 20.45%. Refer to site area calculations on Architex Site Plan, Drawing No. RC03. The coverage includes the proposed pool and deck (over 1.0m above ground level).

Internal Boundary Setback
A portion of the swimming pool, decking and fencing extend into the 4m internal boundary setback on the northern boundary. At the closest point the fence is 850mm and deck 1700mm from the internal boundary.

3.2 Earthworks

The proposed earthworks details are as follows:

- Volume of cut 302.81m^3;
- Volume of fill 682.43m^3;
- Net cut/fill: 379.62m^3 (fill to be transported to site);
- Maximum cut height 835mm;
- Maximum fill height 865mm.

Attached is an Environmental Management Plan for the site earthworks.

3.3 Services

The underlying subdivision consent provided for servicing of the lot. Geotago Ltd have assessed the development and provided a geotechnical assessment report, as attached. Services will generally be covered by the subsequent building consent process, however the consent notice refers to both wastewater and stormwater disposal.

Wastewater
The required individual sewage pump will be provided as required, with a connection made to the boundary kit installed.

Water Supply & Fire-fighting
The dwelling will connect to Council reticulation. A new fire hydrant was installed in the right of way as part of RM190164.

Stormwater
Stormwater disposal is to ground within the site. Geotago Ltd have provided the stormwater design, within their attached report. The proposed detention tank and dispersal trench is indicated on the site plan.

Access
An existing right of way provides access to the rear lot.

4.0 District Plan & RMA Provisions

4.1 Operative District Plan (ODP)

The site is zoned Rural Residential in the Operative District Plan. There are no relevant rules in the ODP pursuant to section 86F of the RMA.

4.2 Proposed District Plan (PDP)

The site is zoned Large Lot Residential A (LLR) in the Proposed District Plan (PDP). The proposal requires resource consent for the following:

Chapter 11 – Large Lot Residential

- A **restricted discretionary** activity consent pursuant to Rule 11.5.2 for building coverage exceeding 15%. The proposed coverage will be 20.45%. Discretion is restricted to:
  a. the effect on openness and spaciousness;
  b. effects on views and outlook from neighbouring properties;
  c. visual dominance of buildings;
  d. landscaping.

- A **restricted discretionary** activity consent pursuant to Rule 11.5.3.1 for the minimum setback of any building from internal boundaries, where 4m is required. The proposed setback at the closest point is 850mm. Discretion is restricted to:
  a. the effect on openness and spaciousness;
  b. effects on privacy, views and outlook from neighbouring properties;
  c. visual dominance of buildings;
  d. landscaping.

Chapter 25 – Earthworks

- A **restricted discretionary** activity consent pursuant to Rule 25.4.2, for a breach of standard 25.5.4, as the maximum volume of earthworks exceeds the zone standard of 400m^3. A total volume of 985m^3 earthworks is involved in the site development; and

- A **restricted discretionary** activity consent pursuant to Rule/Standard 25.5.21, where no more than 300m^3 of cleanfill shall be transported by road to or from an area subject to earthworks. It is proposed to transport 380m^3 of fill to the site.

Overall, the status of the application is a **restricted discretionary** activity.

5.0 Effects on Persons

There are not considered to be any parties who will be adversely affected by the application, to a minor or more than minor degree, and therefore no consultation has been undertaken.

It is considered that the construction of the proposed new dwelling will not adversely affect the amenity of adjoining sites to the north, south and east given the mitigation provided by the existing landscaping surrounding the site. It is acknowledged that the predominant landscaping (aside from a hedge in the north west corner) is located outside of the subject site. However, the adjoining lots are well established residential developments, with mature landscaping. It is unlikely that this would be removed. The adjoining landowners to the west will pass by the site while using the right of way access, however their main outlook from their dwelling is toward the north and west, away from the subject site. The building materials and colours are natural and recessive. Further, the design is a single storey with the proposed building height low in comparison to the zone height limit of 8m. These factors combine to provide an overall development that will not appear dominant within the site. It is not considered that the breach of building coverage will adversely affect the views and outlook from neighbouring properties

The breach of the internal boundary setback to the north is only over a portion of the swimming pool and associated decking and fencing. These structures are low in height and will not be visible to the adjoining lot given the existing dense landscaping on the neighbours land. There are no anticipated adverse effects on the adjoining property in terms of privacy, views and outlook. The minor intrusion into the northern setback allows for practical on-site parking and manoeuvring areas. Given that the site is a rear lot, accessed via a long right of way, the provision of on-site parking is of importance to the applicant.

The resulting effect will be of a high quality finished development that meets the amenity expectations of the zone. The development will not appear out of character with other similar developments in the vicinity of this Large Lot Residential zone.

In regards to earthworks, expected consent conditions limiting hours of operation to standard earth-working hours, and Environmental Management Plan (EMP) conditions related to noise and nuisance, should satisfactorily mitigate any short-term nuisance effects on persons, provided contractors adhere to the restrictions. Transportation of cleanfill to the site will result in additional truck movements however any adverse effects will be limited to a short timeframe during the initial works phase.

Overall, it is considered that any potential adverse effects on persons from this proposed development will be less than minor.

6.0 Assessment of Environmental Effects

6.1 Permitted Baseline

Sections 95D(b) and 95E(2)(a) provide that when determining the extent of the adverse effects of an activity or the effects on a person respectively, a council 'may disregard an adverse effect if a rule or national environmental standard permits an activity with that effect'.

The permitted baseline for the site is that a residential unit, including accessory buildings, can be constructed as a permitted activity, provided it complies with the site and zone standards of the zone, and consent notice restrictions. Of relevance, these include a maximum height of 8m, recession plane restrictions, building coverage of 15% and internal boundary setbacks of 4m.

Earthworks are permitted up to 400m^3 within a 12 month period, with the maximum permitted cut depth 2.4m, and fill depth 2.0m.

The permitted baseline is of some relevance when considering this application.

6.2 Building Coverage and Internal Boundary Setback

The relevant matters of discretion, pursuant to the Large Lot Residential Zone (as referenced to each rule in Section 4.2 above), have been taken into account in the below assessment.

Building Coverage:
a. the effect on openness and spaciousness;
b. effects on views and outlook from neighbouring properties;
c. visual dominance of buildings;
d. landscaping.

Internal Boundary Setback:
a. the effect on openness and spaciousness;
b. effects on privacy, views and outlook from neighbouring properties;
c. visual dominance of buildings;
d. landscaping.

The subject site a rear lot, set well back from Golf Course Road, that is also well confined by dense landscaping which is established on the surrounding lots. Therefore, it is considered that any effects of the proposed building coverage on openness and spaciousness will be largely restricted to the effects on the applicants themselves. Apart from a minor breach of boundary setback along the northern side, the other internal boundary setbacks are met, providing a degree of openness, particularly to the west and south of the site.

It is considered that the construction of the proposed new dwelling will not adversely affect the amenity of adjoining sites to the north, south and east given the mitigation provided by the existing

landscaping surrounding the site. It is acknowledged that the predominant landscaping (aside from a hedge in the north west corner) is located outside of the subject site. However, the adjoining lots are well established residential developments, with mature landscaping. It is unlikely that this would be removed. The adjoining landowners to the west will pass by the site while using the right of way access, however their main outlook from their dwelling is toward the north and west, away from the subject site. The building materials and colours are natural and recessive. Further, the design is a single storey with the proposed building height low in comparison to the zone height limit of 8m. These factors combine to provide an overall development that will not appear dominant within the site. It is not considered that the breach of building coverage will adversely affect the views and outlook from neighbouring properties

The breach of the internal boundary setback to the north is only over a portion of the swimming pool and associated decking and fencing. These structures are low in height and will not be visible to the adjoining lot given the existing dense landscaping on the neighbouring lot. There are no anticipated adverse effects on the adjoining property in terms of privacy, views and outlook. All height recession planes are met on the internal boundaries. The minor intrusion into the northern setback allows for practical on-site parking and manoeuvring areas. Given that the site is a rear lot, accessed via a long right of way, the provision of on-site parking is of importance to the applicant.

The resulting effect will be of a high quality finished development that meets the amenity expectations of the zone. The development will not appear out of character with other similar developments in the vicinity of this Large Lot Residential zone. Public views of the site are not available given the rear site location and long right of way access.

Overall, it is considered that there will be less than minor adverse effects from the proposed development, with an appropriate balance being achieved between site coverage and building height.

6.3 Earthworks

Matters of discretion from Part 25.7.1 of the PDP are as follows:

- Soil erosion, generation and run-off of sediment.
- Landscape and visual amenity values.
- Effects on infrastructure, adjacent sites and public roads.
- Land stability.
- Effects on water bodies, ecosystem services and biodiversity.
- Cultural, heritage and archaeological sites.
- Nuisance effects.
- Natural Hazards.
- Functional aspects and positive effects.

An Environmental Management Plan (EMP) is included for the site development. Mitigation measures are included in the EMP. This includes sediment and dust control and appropriate hours

of operation, lessening nuisance effects. Revegetation of the site around the building will follow upon completion of the building development. Visually there are no anticipated adverse effects, with the building and re-vegetation to eventually mitigate visual effects of the exposed earthworks to an acceptable level. Public views of the site are not available given the rear site location and long right of way access.

Expected consent conditions limiting hours of operation to standard earth-working hours, and Environmental Management Plan (EMP) conditions related to noise and nuisance, should satisfactorily mitigate any short-term noise effects on persons, provided contractors adhere to the restrictions. The proposed earthworks, and overall nature and scale of the residential construction, is compatible with the receiving environment. The resulting effect will be of a high quality finished development that does not detract from the pleasantness of the site.

There are no waterbodies or sensitive receptors in the vicinity. There are no known cultural or heritage sites in the vicinity.

Geotago Ltd have assessed the proposed residential development and provided a geotechnical assessment report, as attached. This assessment includes reporting on Natural Hazards (Section 5). Provided the development is undertaken in accordance with any resulting recommendations from the expert geotechnical advice, effects from natural hazards are expected to be avoided or mitigated.

Overall, the potential adverse effects of the proposed earthworks are considered to be less than minor, provided they are undertaken in accordance with the EMP, geotechnical recommendations and consent conditions.

Overall, the residential unit is of an appropriate nature and scale, considering the permitted baseline and limited visibility, with only minor breaches proposed. The site is readily able to absorb the building and activity with less than minor effects on the surrounding environment.

7.0 Section 104 Assessment

7.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 6 of this report.

7.2 Relevant Provisions (s104(1)(b))

In terms of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011:

This was addressed in the underlying subdivision consent RM190164. The Council decision document (Sec 2.5) states: *"Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply."*

7.3 Objectives and Policies of District Plan (s104(1)(b)(vi))

7.3.1 Proposed District Plan (PDP)

In terms of the Proposed District Plan, the application has been assessed in relation to the Policies and Objectives contained within Chapters 11 (Large Lot Residential), and 25 (Earthworks).

Chapter 11
The Chapter 11 objectives and policies seek maintenance of a high quality of residential amenity values within the zone. It is considered that the low density character of the zone is still achieved, given the balance between building coverage and building height. Visually there are no anticipated adverse effects, with the site not visible from Golf Course Road, and substantial vegetation to provide screening between adjoining lots. The surrounding landscape of large residential lots will retain the existing visual amenity values.

The combination of location and building design, and existing vegetation (albeit located on adjoining land) provides effective mitigation such that the proposal is unlikely to result in adverse privacy effects, nor affect the views and outlook from neighbouring properties.

Chapter 25
The Earthworks objectives and policies, among other things, seek to ensure the activity minimises erosion, land instability, sediment generation and off -site discharge during construction activities; and encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects and nuisance effects of construction noise, vibration, odour, dust and traffic.

It is expected that consent conditions typical of such earthworks consents (including EMP requirements and noise management) will manage and mitigate any potential adverse effects and nuisance effects. The proposal is therefore in accordance with the relevant objectives and policies of Section 25.

Overall, the amenity values of the zone are protected and the proposal is in accordance with the relevant objectives and policies of the Proposed District Plan.

7.4 Part 2 of the RMA

The proposal will promote the purpose and principles of the Act. The development will result in sustainable management of natural and physical resources, whilst avoiding, remedying or mitigating adverse effects on the environment. The development avoids or mitigates adverse effects on the environment through mitigation measures of recessive design, height, location and existing vegetation.

8.0 Conclusion

This application seeks approval to undertake earthworks and construct a new residential unit, with minor breaches of zone standards.

The existing character and amenity values of the neighbourhood will be maintained. It is considered that the proposal can be absorbed into the local environment with less than minor effects on the surrounding environment.



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