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ASSESSMENT OF ENVIRONMENTAL EFFECTS
APPLICATION FOR LAND USE CONSENT

LOT 386 PEMBROKE HEIGHTS
75 Mount Nicholas Avenue
Wanaka

Proposal for New Dwelling

Ph +64 27 555 7704 **Email** - matt@masarchitecture.co.nz **Web** - www.masarchitecture.co.nz

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1. APPLICATION AND PROPERTY DETAILS

DATE:	26 May 2026
TO:	Queenstown Lakes District Council
APPLICANT:	MAS Architecture Limited
MAS REFERENCE:	J015695
SITE ADDRESS:	75 Mount Nicholas Avenue, Wanaka
LEGAL DESCRIPTION:	Lot 386 DP 611245
SITE AREA:	617m2
DISTRICT PLAN:	Queenstown Lakes District Plan (Operative) N/A (Proposed)
OPERATIVE ZONING:	Northlake Special Zone (Activity Area B1)
PROPOSAL:	Construction of a new single level residential dwelling with attached one bedroom unit and garage.
CONSULTATION:	No limited or public notification is required
ACTIVITY STATUS:	Restricted Discretionary

2. THE SITE AND SURROUNDING ENVIRONMENT

The subject site is located at 75 Mount Nicholas Avenue, Wanaka, within Stage 2 of the Pembroke Heights subdivision and is zoned Northlake Special Zone (Activity Area B1) under the Operative Queenstown Lakes District Plan.

The site is irregular in shape and generally flat in topography, allowing for a low scale single level dwelling that responds comfortably to the site and surrounding environment. The surrounding area consists of contemporary residential development with a mix of articulated architectural forms, landscaping, and open space typical of the wider Wanaka character.

The site benefits from adjoining reserve and open streetscape interfaces which contribute to a greater sense of openness when compared to a typical internal residential site.

Pembroke Heights Stage 2 Plan



Reserve Plan



3. NATIONAL ENVIRONMENTAL STANDARDS

The site is located within an established residential subdivision and is not identified as being subject to any relevant National Environmental Standards requiring further assessment as part of this application.

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4. PROPOSAL

The proposal seeks land use consent for the construction of a new single level residential dwelling with attached one bedroom residential unit and garage at 75 Mount Nicholas Avenue, Wanaka.

The dwelling has a total floor area of approximately 246m² and has been designed with articulated roof forms and a restrained material palette including timber cladding, natural stone detailing, and dark roofing materials.

A post and rail fence and landscaping are proposed to soften the interface with adjoining open space areas and maintain consistency with the established Wanaka character.

Land use consent is required as a restricted discretionary activity due to a minor infringement of the internal setback requirement under the Operative District Plan.

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5. CONSENT NOTICES

Any consent notices registered on the Record of Title as part of the original subdivision consent will continue to be complied with as part of the proposed development.

The proposed dwelling will connect to all reticulated services provided within the subdivision, including stormwater, wastewater, and water supply infrastructure.

6. ASSESSMENT AGAINST DISTRICT PLAN

The site is zoned Northlake Special Zone (Activity Area B1) under the Operative Queenstown Lakes District Plan. An assessment of the proposal against the relevant rules is provided below.

Rule		Aspect	Standard	Proposal	Complies
12.34.4.1	ii	Setback from Roads	4.5m setback required	Complies	Yes
12.34.4.1	iii	Setback from Internal Boundaries	One setback of 4.5m and all other setbacks 2m	Within 4.5m set back	No
12.34.4.1	iv	Continuous Building Length	16m maximum	Complies	Yes
12.34.4.1	v	Outdoor Living Space	Minimum 36m²	Complies	Yes
12.34.4.1	vi	Garages	Behind front façade	Complies	Yes
12.34.4.1	vii	Walls and Fences	No fencing within road setback	Complies	Yes
12.34.4.1	viii	Access	Legal access to formed road	Complies	Yes
12.34.4.1	ix.a	Earthworks	Maximum 200m³	Complies	Yes
12.34.4.1	ix.b	Height of Cut and Fill	Comply with rule requirements	Complies	Yes
12.34.4.1	xi	Outlook Space	Minimum outlook dimensions	Complies	Yes
12.34.4.2	iv.a	Recession Planes	Compliance required	Complies	Yes
12.34.4.2	iv.b	Building Height	Maximum permitted height	Complies	Yes
12.34.4.2	v	Building Coverage	Maximum 40%	39.93%	Yes
12.34.4.2	vii	Lighting, Glare and Building Materials	Materials and lighting controls	Complies	Yes

7. ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT

The site is zoned Northlake Special Zone (Activity Area B1) under the Operative District Plan. Resource consent is required for the following activity:

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

Rule 12.34.4.1 iii requires one internal setback of 4.5m, with all other setbacks to be a minimum of 2m.

Due to the splay on the boundary in question the area in breach is shown on plans attached.

The infringement is negligible in scale and will not result in adverse visual dominance, shading, or privacy effects. The dwelling remains single level in form and incorporates articulated rooflines and recessive materials which assist in reducing perceived bulk and integrating the building within its surroundings.

The site also benefits from adjoining reserve interfaces and open streetscape edges which contribute to a greater sense of openness around the dwelling and reduce any potential effects associated with the reduced setback.

A post and rail fence and landscaping are proposed to soften the interface between the dwelling and adjoining reserve areas while maintaining consistency with the established Wanaka character.

Overall, the proposal maintains the intent of the setback controls and any adverse effects associated with the infringement are considered to be no more than minor.

8. OBJECTIVES AND POLICIES

The relevant objectives and policies of the Northlake Special Zone are considered below.

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 single level residential dwelling within Activity Area B1 and is consistent with the anticipated low density residential character of 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 2.4 - To achieve a high level of integration through residential lot layout, street design, recreational areas, open spaces and landscaping.
Policy 2.5 - To ensure development recognises and relates to the wider Wanaka character and forms a logical extension of the urban environment.

The proposal responds appropriately to the surrounding environment through a low scale built form, articulated rooflines, and a restrained material palette. The dwelling has been carefully designed to integrate with the surrounding residential context and adjoining reserve and open streetscape interfaces while maintaining generous outdoor space and permeability across the site.

The proposed post and rail fencing and landscaping assist in softening the interface between the dwelling and adjoining reserve areas, reflecting the established Wanaka character and contributing positively to the overall streetscape and surrounding environment.

Overall, the proposal is considered consistent with the relevant objectives and policies of the Northlake Special Zone.

9. SECTION 95 NOTIFICATION

The proposed infringement is limited to a minor internal setback non-compliance of 86mm and will not result in adverse effects that are more than minor.

The dwelling remains compliant with all other relevant bulk and location standards, including site coverage, building height, outlook space, and recession plane requirements. The proposal maintains the anticipated character and amenity values of the surrounding environment.

No persons are considered adversely affected by the proposal and therefore public or limited notification is not considered necessary.

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10. CONCLUSION

The proposal seeks resource consent for a minor infringement of the internal setback requirement under Rule 12.34.4.1 iii of the Operative Queenstown Lakes District Plan.

The infringement is limited in scale. The proposal maintains the intent of the setback controls and will not result in adverse visual dominance, shading, or privacy effects. The facade in question is stepped along its length and will be responsive to the reserve.

The dwelling has been carefully designed as a low scale residential development that responds appropriately to the surrounding environment through articulated built form, landscaping, and a restrained material palette consistent with the established Wanaka character.

Overall, the proposal is considered to result in no more than minor adverse effects and is consistent with the relevant objectives and policies of the District Plan. Accordingly, resource consent should be granted.