

APPLICATION FOR

LAND USE

CONTROLLED ACTIVITY

APPLICANT: **Alice & Blake Mason**

LOCATION: **22 Carrickmore Crescent, Wanaka 9305**

APPLICANT NIC ANDREWS

Date:	10th September 2026
Location:	22 Carrickmore Crescent, Wanaka 9305
Attention:	QLDC Planning Department

Document Quality Assurance

Project Reference:	22 Carrickmore Crescent – Mason
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10th September 2026

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find an application for Resource Consent to establish a detached sleepout/rumpus room ancillary to the existing residential unit on Lot 528 DP 600652 of the Northlake subdivision (22 Carrickmore Crescent).

The application includes description of the site; 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	ALICE MASON AND BLAKE MASON
SITE LOCATION	22 CARRICKMORE CRESCENT, WANAKA 9305
LEGAL DESCRIPTION	LOT 528 DP 600652
APPLICATION SITE AREA	1,217M^2
ZONING	NORTHLAKE SPECIAL ZONE (ACTIVITY AREA C1)

3.0 APPENDICES

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

4.0 SITE DESCRIPTION AND PROPOSAL

Site Description

The subject site is situated in the Northlake subdivision, and is zoned as Northlake Special Zone, Activity Area C1, under the Operative District Plan (ODP). The site was created by subdivision consent RM230664 and covers 1,217m^2. The applicants received resource consent for a residential unit approved by RM240535, this unit has since been constructed.

Due to being a relatively new subdivision, the surrounding sites are either void of built form or include recently constructed new dwellings. The sites which do encompass built form comprise of residential type development on a range of allotment sizes (ranging from circa 600m^2 to 1400m^2). This pattern of residential development is reflective of the zoning and relevant activity areas.

The subject site and its surrounds are depicted within Figure 1 below:



Figure 1: Aerial view of subject site (highlighted yellow) and surrounds. Source: GRIP Map.

Proposal

The proposal includes the construction of a 45m^2 sleepout/rumpus room ancillary to the established residential unit. The proposed sleepout complies with all Northlake Special Zone standards and only requires resource consent as all buildings in Activity Area C1 require a controlled activity consent. The building will remain ancillary to the existing residential unit and will not contain cooking facilities or be used as an independent residential unit.

The proposed sleepout is located in the southern tip of the "triangular" shaped lot and has been designed to match the existing residential unit approved by RM240535 utilising the same materials, colours and form factor.

The sleepout will be serviced with electricity, Council water reticulation, Council wastewater reticulation, and onsite stormwater disposal via a 3,000l stormwater attenuation tank located in the northern extent of the site.

There is only a topsoil scrape required as the location for the sleepout is flat as a result of the site excavations for the existing approved residential unit. Proposed landscaping on the site boundary around the periphery of the proposed sleepout includes boundary hedging along the road frontage as well as a number of specimen trees.

Access to the sleepout will utilise the existing vehicle crossing approved under RM240535 which has been constructed to Council standards. An internal driveway provides for manoeuvrability and enables vehicles to exit the site without reversing.

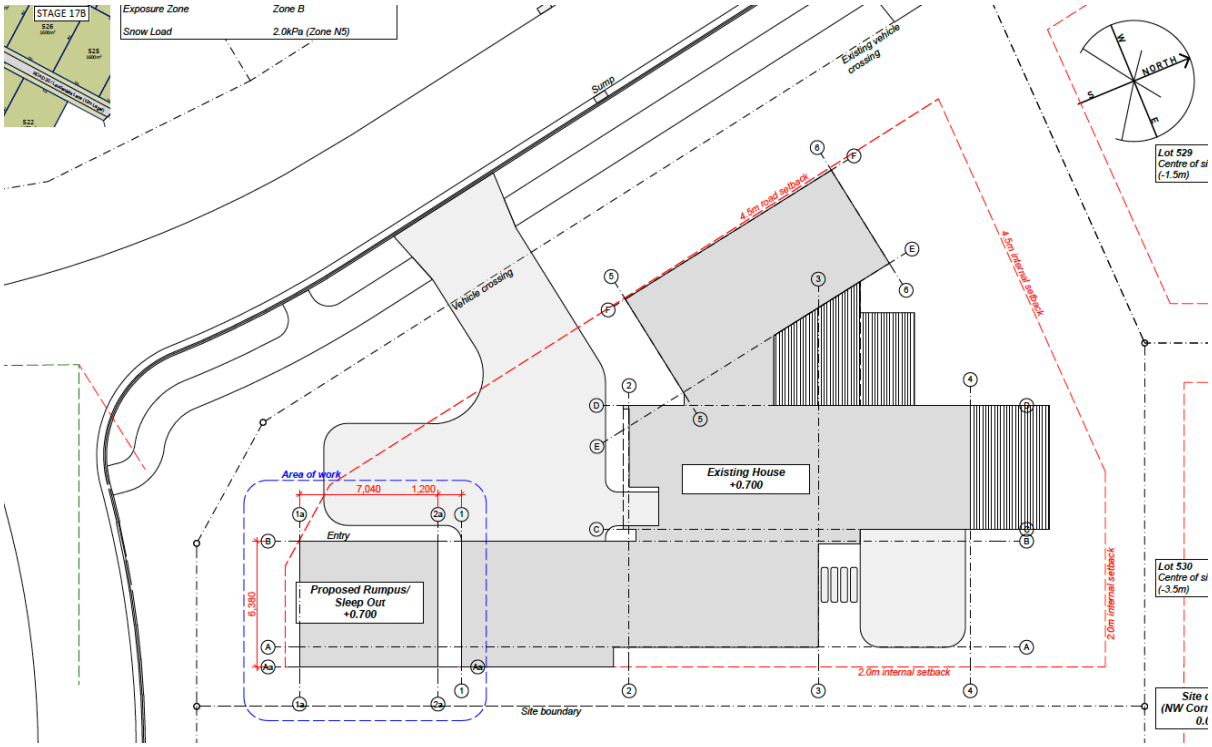


Figure 2: Site Plan (attached at **Appendix B**).

Proposed Building Details

Area: **45m²**
Height: **5.05m**
Dimensions: **7.040m x 6.38m**

Table 1 below details the proposed materials and colours for the sleepout, these materials and colours match the existing dwelling approved under RM240535.

Table 1. Material and Colour Schedule.

Building Element	Material	Colour
Wall Cladding 1	Metalcraft Kahu Colorsteel	Windsor Grey (LRV 7%)

Wall Cladding 2	Cedar Shiplap Weatherboard	Drydens Wood Oil
Roof	Metalcraft Kahu Colorsteel	Windsor Grey (LRV 7%)
Flashing	Metalcraft Kahu Colorsteel	Windsor Grey (LRV 7%)
Spouting	Metalcraft Kahu Colorsteel	Windsor Grey (LRV 7%)
Downpipes	Metalcraft Kahu Colorsteel	Windsor Grey (LRV 7%)

Overall, this application requires a controlled activity consent for the proposed sleepout.

4.1 NES FOR ASSESSING CONTAMINANTS IN SOIL

The underlying subdivision (RM230664) which created this site assessed the area for contamination and noted that there were no contamination issues in this location of the site and the site consider appropriate for residential occupation. Accordingly, no adverse effects are anticipated in this regard.

5.0 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.

- **RM240535** – Approved the construction of a residential dwelling with associated earthworks and a second vehicle crossing.

6.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

6.1 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.

Overall, under the District Plan, the proposal qualifies as a **controlled** activity.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 PERMITTED BASELINE

Being that all buildings within Activity Area C1 of the Northlake Special Zone require resource consent there is no specific permitted baseline as such. However, it is noted that they are a controlled activity. This controlled activity status means that Council is legally obliged, subject to conditions, to grant the consent. This notion was recognised by Commissioner Nixon (on behalf of QLDC) in the approval of RM200605 (albeit within activity Area A) and therefore this concept is adopted for the purposes of this application.

Whilst it is recognised that the above is not strictly a permitted baseline, it gives good direction of the land use outcome anticipated by the District Plan. In this instance, the land use baseline is that as a controlled activity, one residential unit, inclusive of a residential flat (if desired) and a number of accessory buildings (compliant with bulk and location standards) could be constructed upon the subject site.

7.2 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 the existing approved residential unit with associated earthworks and landscaping.

7.3 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 completed and current development and construction within the immediate and wider activity area, in most instances also situated on sites around 1,200m^2 and down to around 600m^2.

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.

7.4 ASSESSMENT OF EFFECTS

LOCATION, EXTERNAL APPEARANCE, DESIGN OF BUILDINGS

The sleepout as applied for complies with the District Plan bulk and location site standards. The design is considered to be of a high standard, featuring a gable roof formation and is proposed to be constructed from quality materials, including timber as well as recessive Colorsteel roofing and cladding. The proposed design of the sleepout effectively matches the design of the existing dwelling which received both resource consent approval and Northlake Design Board approval.

The existing dwelling has been oriented to the north to achieve the maximum benefit from solar gains and views afforded to the subject site, as such the small

sleepout is oriented in an open area to the south of the dwelling as it is not a residential unit or a principal living area. The sleepout is located where it does not detract from the residential unit's northern aspect benefits. As an ancillary accessory building to the main dwelling, the sleepout is oriented to achieve an efficient use of the land within the site. The sleepout is also located within the site where the existing vehicle crossing provides suitable access to the proposed building.

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

The design of the building and associated landscaping 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.

MATERIAL AND COLOUR (ROOF AND WALL COLOURS)

The roof and wall colours proposed are addressed in Table 1 within Section 4.0. The materials and colours align with the Operative District Plan, Northlake Design Controls, as well as the existing dwelling within the subject site and built form on surrounding lots within the subdivision. As such, the proposal is consistent with the surrounding built environment.

INFRASTRUCTURE AND SERVICING

Infrastructure and servicing have been addressed by the underlying subdivision (RM230664) and the applicant's previous resource consent for the existing residential unit (RM240535). All required services have been provided to the site. The sleepout will be connected into Council reticulated wastewater and water services, electricity will be extended to the sleepout and stormwater is exposed of onsite via the applicant's 3,000L stormwater attenuation tank.

ASSOCIATED EARTHWORKS AND LANDSCAPING

The plans attached within **Appendix B** demonstrate appropriate landscaping, as dictated by the District Plan and Northlake Design controls. This is proposed to be implemented following the construction of the sleepout to protect planting during the construction process.

Minimal earthworks are required for the construction of the sleepout as the site is already flat due to the existing earthworks undertaken for the construction of the residential unit. Required earthworks (site scrape) will comply with the District Plan standards and are therefore permitted.

ACCESS

The existing access on the south western boundary approved by RM240535 will be utilised to provide access to the sleepout. This access was constructed to Council standards as per the conditions of consent. The driveway and forecourt internal to the site offers ample room for off street parking and on-site manoeuvrability. The access arrangement is considered appropriate.

8.0 FURTHER ASSESSMENT MATTERS GUIDED BY 12.34.5.2II

The application proposes a high quality architecturally designed accessory building, featuring an attractive gable roof form which is considered to harmonise with the 'neighbourhood theme' via the proposed colours and materials which include accents of timber, and Colorsteel.

9.0 EFFECTS ON PERSONS

A controlled activity for the proposed sleepout is exempt from both limited and public notification as the adverse effects on the environment are less than minor and there are no extenuating special circumstances. As such, no assessment of effects on persons regarding the proposed sleepout is required.

10.0 OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

The relevant operative objectives and policies are contained within Parts 4 (District Wide Issues), and 12 (Northlake Special Zone) of the Operative District Plan.

Chapter 4 - District Wide Issues – Urban Growth

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 plan. Accessory buildings are anticipated within the zone and 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, as demonstrated in Section 7.4.

Chapter 12 - Northlake Special Zone

> ***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.*

As demonstrated above, the development outcomes will be in keeping with the wider residential context envisaged for the amenity of the wider 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 objective and 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 built form. The built form features a gabled roof structure, is proposed to be constructed from quality materials and recessive colours, whilst the landscape plan (in line with the relevant District Plan standards and Northlake Design Controls, attached as **Appendix C**) is considered to enhance the visual amenity through proposed and established landscape planting. Ultimately, this application seeks to achieve the outcomes sought by zoning and approved by subdivision.

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

Summary

Overall, the proposal is consistent with the relevant Objectives and Policies of the District Wide Issues (Urban Growth) and Northlake Special Zone chapters of the Operative District Plan.

Proposed District Plan (PDP)

Given that the Northlake Special Zone has yet to be addressed by the District Plan Review process, the PDP provisions are not relevant.

11.0 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 sleepout will continue to achieve the purpose of the Act as presented in Section 5.

12.0 CONCLUSION

This application seeks Resource Consent to construct a sleepout ancillary to the existing residential unit on Lot 528 DP 600652 of the Northlake subdivision (22 Carrickmore Crescent), which requires a controlled activity resource consent.

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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BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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