ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICATION FOR LAND USE CONSENT

5 GOLDFINCH DRIVE, JACKS POINT

LOT 103 DP 568066

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1. APPLICATION AND PROPERTY DETAILS

DATE:	9 September 2026
TO:	Queenstown Lakes District Council
APPLICANT:	Mike Greer Homes Central Otago Limited
SITE ADDRESS:	5 Goldfinch Drive, Jacks Point, Queenstown
LEGAL DESCRIPTION:	Lot 103 DP 568066
SITE AREA:	465m²
DISTRICT PLAN:	Queenstown Lakes District Plan (Proposed)
ZONING:	Jacks Point Resort Zone
PROPOSAL:	Residential dwelling to be used as a show home
CONSULTATION:	No limited or public notification is required
ACTIVITY STATUS:	Restricted discretionary

LOCATION:



2. THE SITE AND SURROUNDING ENVIRONMENT

The application site is located at 5 Goldfinch Drive in the Park Ridge subdivision in Jacks Point, Queenstown. The site is part of a subdivision through RM240710, which will provide reticulated services for stormwater, wastewater and water supply.

The site is legally described as Lot 103 DP 568066 and is 465m^2 in size. Access to the site will be via Goldfinch Drive which is a local road. The site adjoins other residential which are currently being developed into residential dwellings. The lot is rectangular and elongated in shape, with construction started for a residential dwelling on the site. The site is zoned as the Jacks Point Resort Zone under Activity Area R(HD).



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 (RM240710). S224 has since been issued, 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 dwelling which is to be used as a show home. The proposed dwelling will have a total floor area of 208m^2 and will comprise of four bedrooms, an open plan living, dining and kitchen, two bathrooms and an attached double garage.

The dwelling is to be used as a showhome/office for a period of 3 years which will require resource consent as a restricted discretionary activity for a commercial activity.

5. CONSENT NOTICES

The following relevant conditions have been registered on a consent notice on the title. Compliance is shown below;

Consent Notice Condition	***Proposal***	***Complies***
One setback of 3.5m	*4m setback*	*Yes*
One setback of 1.0m	*1.1m setback*	*Yes*
All other setbacks of 1.5m	*2.1m setback*	*Yes*
Road setback of 4m	*4.2m setback*	*Yes*
Garage setback of 5.5m	*5.8m setback*	*Yes*
Max height of 8m	*5.235m height*	*Yes*
Recession lines: *55 degrees – north* *45 degrees - west and east* *35 degrees - south*	*Complies*	*Yes*
Window sill heights above first floor – 1.5m max	*Single storey*	*Yes*
Building coverage – 50% maximum	*50% proposed*	*Yes*
One residential unit	*One unit proposed*	*Yes*
70% of painted or galvanised external surface of building shall have reflectance value of 0-35%	*LRV max 30%*	*Yes*
Roof 20% max reflectance value, in range of greys, browns and blacks	*LRV max 20% in grey/brown/black*	*Yes*
No fence above 1.2m in height within 4m of road	*No fencing within 4m of road*	*Yes*
Garage door width no more than 50%	*Garage door less than 50%*	*Yes*
Front door visible from street	*Front door visible from street*	
'Good Ground' in accordance with NZS3604 has not been achieved on this Lot due to the variable bearing capacity of the underlying soils and an identified liquefiable ground potential across the allotment. In accordance with the recommendations of the 'Geotechnical Completion Report, Stage 1 Park Ridge, Queenstown', prepared by GeoSolve Ltd dated 9 July 2025 (Rev1) (GeoSolve Ref: 180668.02) (Geosolve Geotechnical Completion Report) site specific investigation and engineering design (SED) of the building foundations including any necessary ground improvements shall be undertaken. The reporting indicates that Technical Category 2 foundations (TC2) with engineered fill beneath foundations may be appropriate in compliance with MBIE guidance but other solutions may also be available following further site specific geotechnical investigation and design.	*Foundation design has been approved under building consent.*	*Yes*

6. ASSESSMENT AGAINST DISTRICT PLAN

The site is zoned as the Jacks Point Resort Zone (Activity Area R(HD)) under the Proposed District Plan. An assessment of the proposal against the relevant rules of the District Plan is indicated below.

Jacks Point Resort Zone					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
41.4.1.1		Residential Activities	Permitted	Residential unit	Yes
41.4.1.7		Commercial Activities	Restricted Discretionary	Show home & office	**No**
41.5.1.2	a	Height	8m	5.2m	Yes
41.5.1.4	a	Recession Planes	Northern: 55 degrees West/East: 45 degrees South: 35 degrees 2.5m above boundary	Complies	Yes
41.5.1.5		Window Sill Heights	Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.	Single storey only.	Yes
41.5.1.6	b	Building Coverage	50%	50%	Yes
41.5.1.7		Building Setbacks	one internal setback of 3m; a road set back of at least 3m, provided that any garage is set back at least 4.5m from the road boundary; for sites fronting a single road and with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and all remaining internal setbacks of 1m; and all remaining internal setbacks on rear sites of 1.5m.	Consent notice conditions apply.	Yes
41.5.5.5		Building Colours	at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35% ;	External surface less than 35% LRV, and roof less than 20% LRV.	Yes

			roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black;		
Transport (Proposed District Plan)					
Rule		**Aspect**	**Standard**	**Proposal**	**Complies**
29.5.3	a	Gradient of Car Parks	1 in 20 maximum in any one direction	Car park in garage which is flat	Yes
29.5.7	a-b	Residential Parking Space Design	2.4m width entry to single garage. 5.5m length.	3m garage door. 5.6m length	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 3m width.	Yes
29.5.19	a.	Maximum number of Vehicle Crossings	Frontage length: 0-18m 1 crossings permitted	One vehicle crossing proposed.	Yes
29.5.21	a.	Minimum distances of Vehicle Crossings from Intersections	Local/Local road – 25m	Over 25m from intersection	Yes
Earthworks					
25.5.8		Earthworks volume	Jacks Point, Residential: 500m^3	Less than 500m^3 proposed	Yes
25.5.18.2		Earthworks supported by retaining walls:	Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; Cut and fill equal to or less than 0.5m in height is exempt from this rule.	No retaining proposed	No
Signage					
31.8.1		Signage	One sign per site with a maximum area of 0.5m2 and no illumination	One main showhome sign (2m x 1m) and 1 teardrop sign proposed.	**No**

7. ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT

The site is zoned under the Jacks Point Resort Zone. Resource consent will be required for the following activity as a restricted discretionary activity:

Activity Status Rule	Standard not met	Matters of control/discretion
Restricted Discretionary	41.4.1.7 Commercial Activities	• location, scale and external appearance of buildings; • setback from roads; • setback from internal boundaries; • vehicle access, street layout and car parking; • street scene including landscaping; • enhancement of ecological and natural values; • provision for walkways, cycle ways and pedestrian linkages; • scale of the activity; • noise; • hours of operation.
Discretionary	31.8.1 Signage	N/A

7.1 SHOW HOME

41.4.1.7 Commercial Activities*:*
Restricted discretionary

The proposed dwelling is proposed to be used as a show home and office space. The typical operating hours of the show home will be from Wednesday to Sundays from 12pm-4pm and public holidays. There will be a maximum four staff present on the site at one time, and the show home will operate for 3 years, after which it will be released to the market. During this time, the show home will also operate as an office space for staff (between 8:30am – 4:30pm).

It is not foreseen this will compromise the intent and character of the zone as the use as a show home is only temporary and will help to attract potential future residents to the subdivision, which can be seen as a positive effect on the surrounding environment. The amount of visitors per day are foreseen to be relatively low, with previous Mike Greer Homes show homes receiving an average of about 5 visitors spread across the day, ensuring the residential nature of the zone is still achieved. The show home is also only open 5 days a week, during periods where residents will typically be at work (excluding the weekends). This means the show home will operate similar to any other residential property, with the exception of the small amount of additional visitors. It is therefore not anticipated the use of the residential unit as a show home for 5 years will compromise the intent of the zone.

7.7 SIGNAGE

31.9.1 *Other than as provided for in Rule 31.9.2 or Rule 31.9.3, one sign per site with a maximum area of 0.5m2 with no internal or external illumination of the sign.*

In order to advertise the show home, signage is proposed along the road frontage (locations indicated on landscape plan of Appendix 2). This will comprise of one main showhome sign (2m x 1m) with a total area of $2m^2$ and one portable teardrop signs - 0.861m (w) x 2.665m (h) and a display height of 3.6m which will have an approximate area of $1m^2$. These are shown in Figures 2 & 3 below.

The adverse effects of this are foreseen to be minor as the signage will be temporary and will only be present for the duration the showhome operates. The signage will not be visually obtrusive nor will it significantly impact the amenity of the surrounding environment as they are simple signs with no illumination. The teardrop signs are portable and therefore will be erected only while the showhome is open to the public, and removed during the hours which the showhome is closed.



Figure 2. *Main showhome sign*



Figure 3. *Portable showhome sign*

8. OBJECTIVES AND POLICIES

The objectives and policies which are relevant to the proposed activity and an assessment against these are indicated below:

41.2 Objectives and Policies

41.2.1 Objective - The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.

Policies General - Zone Wide

41.2.1.1 Require activities to be located in accordance with the Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account: integration of activities;

landscape and amenity values; road, open space and trail networks; visibility from State Highway 6 and from Lake Wakatipu.

41.2.1.2 Provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.

41.2.1.3 Provide safe and efficient road access from State Highway 6.

41.2.1.4 Ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails.
Ensure the efficient provision of servicing infrastructure, roading and vehicle access.
Ensure efficient provision of sewage disposal, water supply and refuge disposal services which do not adversely affect water quality or other environmental values.
41.2.1.7 Maintain and protect views into the Jacks Point Zone of a predominantly rural and open character when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond the lake when viewed from the State Highway.
Residential
41.2.1.8 Provide for a diversity of living accommodation, including opportunities for farm and rural living at low densities.
Provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.
41.2.1.9 Require that any conventional low density residential development in the Residential Hanley Downs (R(HD)) and Jacks Point (R(JP)) Activity Areas be offset by higher density residential development and common open spaces in order to achieve efficient use of land and infrastructure.
41.2.1.12 Recognise the (Hanley Downs) Residential Activity Areas (R(HD)) as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.
41.2.1.13 Apply residential development controls to protect privacy and amenity, provide access to sunlight, to achieve design cohesion, and to provide appropriate opportunities outdoor living, consistent with the residential density anticipated in that Activity Area.
41.2.1.1 Ensure that residential development in the Jacks Point Zone does not dominate views from the State Highway and that any adverse visual impacts are mitigated through landscaping, building design and provision of open space.

The development is consistent with the character anticipated Jacks Point Zone as it provides a dwelling designed to the activity area requirements. The design of the dwelling relates to the character of the surrounding and wider area by providing an interesting façade and use of weatherboard claddings, whilst complying with all built form standards.

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 – 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.

25.2 Objectives and Policies
25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.
Policy 25.2.1.1 *– Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.*
Policy 25.2.1.4 *– Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*
Policy 25.2.1.5 *– Design earthworks to recognise the constraints and opportunities of the site and environment.*
Policy 25.2.1.6 *– Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*
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 earthworks will be undertaken to ensure any adverse effects on the environment are minimised. Appropriate measures have been put in place to ensure the earthworks will not adversely affect adjacent sites and public infrastructure and to ensure the landscaping and natural topography of the land is maintained.

31.2 Objectives and Policies
31.2.1 Objective – Signage which is of a scale and extent that maintains the character and amenity values of the District and enhances access.
Policy 31.2.1.1 *Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.*
Policy 31.2.1.2 *When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, consider the character and amenity values anticipated by the nearest adjoining Zone.*
Policy 31.2.1.3 *Encourage signs to be located on the site of the related activity.*

31.2.2 Objective – Signs have limited adverse effects on public safety, including the safety of pedestrians and users of the transport network.

Policy 31.2.2.2 *Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of road users.*

31.2.3 Objective - Signs are complementary to, or do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.

Policy 31.2.3.1 *Ensure the design and display of signs is complementary to the overall design of the building through attention to:*
the number, size, height and elevation of signs;
lettering design;
colours and materials;
the location of the sign on the building; the relationship of the sign to any architectural features of the building and any adjacent buildings or development; and
the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).
Policy 31.2.3.2 *Ensure the design of signs attached to buildings is compatible with and maintains the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.*

have The proposed signage is suitable for the proposed activity an environment, helping to identify the show home for potential visitors, which will attract further residents to the subdivision. The signage is not illuminated and does not detract from the building, nor does it affect the safety of pedestrians and users of the transport network. The signage is also temporary and will be removed once the show home ceases to operate.

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.