LAND USE CONSENT APPLICATION
11 CARRICKMORE CRES
NORTHLAKE, WANAKA

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1.0 Introduction

This application is for landuse consent to construct a new residential unit in Northlake, with associated earthworks and landscaping.

2.0 The Land

The land is located at 11 Carrickmore Crescent, Northlake, Wanaka. The site topography slopes down from the western to eastern boundary. Groundcover is grass.

The land is part of a Northlake subdivision, Stage 17a, and approved via subdivision consent RM230664.

The subject site is Lot 510 DP607419, and comprises 1420m^2 in area. The land is held in Record of Title 1197604.

3.0 The Proposal

3.1 Building Construction

The applicant proposes to construct a new residential dwelling with attached garage. The floor area comprises 207m^2. The proposed maximum height of the building is 5.5m.

The dwelling will comprise the following external materials (colour palette is indicated on elevation plans):

- Roofing: Colorsteel – colour Flaxpod (LRV 7%), or Slate (LRV 9%) or Windsor Grey (LRV 7%); and
- Walls: Vertical Shiplap weatherboards, natural oil stain; and
  Colorsteel 5-Rib cladding (selected colour to match roofing).

3.2 Services

Connections to reticulated systems will be made for water supply, stormwater disposal and wastewater disposal.

A vehicle crossing is proposed as shown on the plans, including formation details (refer Sheet A105 for detail). The applicant requests approval for this as part of this application, to avoid also requiring a Connection to Council Services approval at a later date.

Parking is provided in an attached garage.

3.3 Earthworks

Proposed earthworks are indicated on the attached plans, Sheet A102. The earthworks involve a cut volume of 340m^3, occurring over an area of 657m^2. Cut earth is to be removed from site. The maximum cut height is 1.20m.

The MCV Design Ltd plans provided include Sheet A105, which specifies the detail for the northern boundary batter slope, in accordance with the subdivision geotechnical completion report (also attached for reference).

An Environmental Management Plan (EMP) has been included as part of the application.

3.4 Landscaping

A proposed landscape plan is provided. This includes planting in accordance with Northlake Design Controls, and Standard 12.34.4.1(x)(b), where the southern boundary adjoins a Building Restriction Area. The proposed plan includes planting within a 4m setback from that boundary, to achieve 100% coverage using mixed native planting (as per the required species).

4.0 District Plan & RMA Provisions

4.1 Operative District Plan (ODP)

The site is zoned Northlake Special Zone in the Operative District Plan. The site is within Activity Area (AA) C1. The proposal requires resource consent for the following:

- A **controlled** activity consent pursuant to Rule 12.34.2.2(ii) for buildings in Activity Areas C1 to C4. The addition, external alteration or construction of buildings within Activity Area C1, with the exercise of Council's control limited to:
  - (a) The location, external appearance and design of buildings;
  - (b) Roof and wall colours;
  - (c) Infrastructure and servicing;
  - (d) Associated earthworks and landscaping;
  - (e) Access; and

- A **restricted discretionary** activity consent pursuant to Rule 12.34.2.4 for a breach of site standard 12.34.4.1(ix)(a)(i) and (ii) as the total volume of earthworks exceeds 200m^3 and the maximum area of bare soil exposed, where the average depth is greater than 0.5m, exceeds 400m^2 in area. The proposed earthworks are a cut total of 340m^3 and the bare soil exposed where the average depth is >0.5m is 657m^2 in area.

Overall, the application is for a **restricted discretionary** activity.

5.0 Effects on Persons

Northlake Investments Ltd have provided Design Approval for the proposed development.

The development maintains the residential character of the existing neighbourhood, in this area of Northlake. Building coverage is low in scale due to the larger lot areas of the Activity Area C1. Proposed landscaping will assist with creating a visually aesthetic development and provides privacy and screening to neighbouring properties.

Appropriate internal boundary setbacks are maintained.

The southern boundary adjoins an area of open space (building restriction area). There are no anticipated adverse visual effects in views from this direction, given that the landscaping along this boundary is required to be in accordance with Standard 12.34.4.1(x)(b), where planting within a 4m setback achieves 100% coverage using specific native species.

In summary, effects on views, shading or dominance for this proposed residential development are considered to be less than minor.

Proposed earthworks are of a scale anticipated for a residential development on a site of this size, and being required to establish a level building area. With the proposed finished site contours, and subsequent built form, any potential adverse effects on outlook and amenity on adjoining properties are considered to be less than minor. Earthworks will be of a temporary timeframe, and with provision for sediment and dust control and appropriate hours of operation, nuisance effects will be lessened. Provided they are undertaken in accordance with EMP requirements and expected consent conditions, potential adverse effects of earthworks will be satisfactorily mitigated.

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

6.0 Assessment of Environmental Effects

In terms of the controlled activity Rule 12.34.2.2(ii) for buildings in Activity Area C1, the exercise of Council's control is limited to:

(a) The location, external appearance and design of buildings;
(b) Roof and wall colours;
(c) Infrastructure and servicing;
(d) Associated earthworks and landscaping;
(e) Access.

The following assessment considers the above matters, and also the Assessment Matters from Section 12.34.5.2(ii) in relation to buildings in AAC1-C4.

The building complies with the site and zone standards for the AAC1 in terms of building coverage and setbacks**.** The site coverage is only 14.6% which is considerably less than the allowable 40% building coverage for the zone, due to the larger lot areas of the Activity Area C1. This leaves a substantial area for open space, outdoor living and landscaping. Proposed setbacks from boundaries are greater than that required via the zone rules, providing further separation to adjoining residential developments. The design is appropriate within the context of the neighbourhood, in terms of gabled roof forms (at the required pitch) and materials incorporating natural timber weatherboards and dark, recessive coloured cladding.

The southern boundary adjoins an area of open space (building restriction area). There are no anticipated adverse visual effects in views from this direction, given that the landscaping along this

boundary is required to be in accordance with Standard 12.34.4.1(x)(b), where planting within a 4m setback achieves 100% coverage using specific native species.

The garage is well set back from the road boundary, at 7.77m, and is slightly further back from the road than the adjoining living area wing. Visitors are readily directed to the recessed front entry via stairs from the driveway. With proposed landscaping in the road frontage and the variety in cladding of the east elevation, it is not considered the development will dominate the streetscape.

The development will be visible from surrounding roads within the vicinity, however proposed landscaping will aid in softening and absorbing the dwelling into the site from public and private views.

Proposed earthworks are of a scale anticipated for a residential development on a site of this size, and being required to establish a level building area. With the proposed finished ground levels and subsequent built development, any potential adverse effects on amenity values of adjoining properties are considered to be less than minor. Earthworks will be of a temporary timeframe, with landscaping to rehabilitate the exposed excavation. Batter slopes are designed in accordance with geotechnical recommendations from the underlying subdivision. With provision for sediment and dust control and appropriate hours of operation, nuisance effects will be lessened. Provided they are undertaken in accordance with EMP requirements and expected consent conditions, potential adverse effects will be satisfactorily mitigated. The overall nature and scale of the residential construction is compatible with the receiving environment.

The proposal is able to be appropriately serviced via Council reticulation in order that there are no adverse environmental effects. A new vehicle entrance will be constructed to Council standards from the public road. Sight distances and Proximity to intersections for all lots was investigated in the underlying subdivision RM230664. The QLDC Engineering Report[1] refers to the Carriageway Consulting Ltd transportation assessment, and notes for Lot 510 that the vehicle crossing is able to be located at any location (unrestricted) as no breaches occur.

Overall, given the assessment provided above it is considered that the potential adverse effects on the environment from this development are no more than minor.

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

The proposal is in accordance with the relevant objectives and policies contained within Part 12.33 (Northlake Special Zone) of the Operative District Plan. Neighbouring residential developments,

[1] QLDC: Lamont, C. (2023). Engineering Report 14/12/2023, RM230664, Northlake Investments Limited

public open space, and the streetscape will not be dominated by the proposed building, given the landscaping treatment, and low building coverage, combined with appropriate setbacks to all boundaries. Open space and outdoor living is well provided for, maintaining amenity values.

The proposal maintains the residential character consistent with that anticipated for the zone utilising appropriate roofing forms, pitch, and natural, recessive cladding. The overall development contributes to a coherent neighbourhood theme.

Overall, the amenity values of the zone are protected with a high quality residential development. The proposal is therefore in accordance with the relevant objectives and policies of the District Plan.

7.3 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 appropriate design and mitigation measures, including landscaping and natural, recessive cladding.

8.0 Conclusion

This application seeks approval to construct a new residential unit in Northlake, with associated earthworks and landscaping. The design of the overall development contributes to a coherent neighbourhood theme, with appropriate roofing forms and natural, recessive cladding.

Overall, it is considered that the proposal is a suitable development for this site, with no more than minor adverse effects on the surrounding environment.



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