APPLICATION FOR RESOURCE CONSENT

For a principal residential unit and second residential unit at Millbrook Resort, Arrowtown and to vary consent notices 5079285.3, 6205027.3 and 9957975.2

12 May 2025

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 AND SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Helmores Lane Trust
Address for Service:	C/- Heidi Wood Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 Email: heidi@brownandcompany.co.nz 03 409 2258
Address for invoicing:	Bridget Cushing cushing@xtra.co.nz
Site Address:	6 Millvista Lane, Millbrook, Arrowtown
Legal Description:	Lots 2 and 3 DP 481724
District Plan Zone:	Millbrook Resort Zone (MRZ)
Plan Designations, Limitations or Overlays:	N/A
Activity Status:	**Discretionary**

Prepared for:	*Helmores Lane Trust*
Date:	*12 May 2025*
Prepared by:	*Heidi Wood*
Reviewed by:	*Christine Edgley*

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

Helmores Lane Trust

12 May 2025

ATTACHMENTS

A Assessment of Environment Effects (AEE)

B Record of Titles

a. RoT 676274

b. RoT 676275

C Consent Notices

a. Consent Notice 5724886.3

b. Consent Notice 5079285.3

c. Consent Notice 6205027.3

d. Consent Notice 9957975.2

D Architectural Plans

E Soak Pit Outline Design

F Civil Plans

G Engineering Report (Site Services Statement)

H Geotechnical Report

I Environmental Management Plan

J Landscape Plan

K Landscape Assessment Report

L Affected Part Approvals

M Heads of Agreement

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FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88, section 221 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is comprised of two adjacent lots held in separate Records of Title, legally described as Lot 2 DP 481724 and Lot 3 DP 481724 held in Record of Titles 676274 and 676275 respectively. A significant number of instruments are registered to the titles, including private land covenants. These are civil matters and as such are not directly related to this resource consent application. Consent Notices are also registered to the title. These are addressed in Section 2.2 below.

Lot 2 DP 481724 has an area of 4773m^2 and currently contains a residential unit and above ground water tanks. Lot 3 DP481724 has an area of 12741m^2 and is currently vacant. The combined lots total 17,514m^2. Both lots are owned by the applicant. While Council mapping depicts two active rural building platforms contained within Lot 3 DP481724 it is noted that these are not relevant to the proposal. The 'building platform' area identified to the west of the site is an area identified by covenant for a potential disposal field, not a building platform. The building platform area identified centrally on the lot is the result of a private land covenant (EI.6205027.7). As a private land covenant this encumbrance is not relevant to Council or the assessment of this application.

The site is located within the southern part of Millbrook Resort in the Wakatipu Basin on a low ridge, with the land dropping away on the south and east boundaries. The central portion of the site slopes gently down from south to north. The site is vegetated with exotic pasture grasses, shrubs and trees. Man-made earth berms are located throughout the central and eastern areas of the site. Vehicle access to the site is achieved via an existing driveway from Millvista Lane.

The wider environment is characterised by resort style development with Millbrook Resort, inclusive of a golf course, residential and visitor accommodation. The Waterfall Park/Ayrburn development is located to the south and east.

The extent and location of the site is shown in **Figure 1** below.



Figure 1: *Site location (outlined in turquoise)*

1.3. Development and Consent History

RM980036 – Subdivision consent for 5 lots and to establish building platform for Lot 2 DP369799. Granted on 18 June 1998.

RM020622 – Land use consent to convert existing barn to residential unit & undertake visitor accommodation. Granted on 4 November 2002

RM020910 – Consent to amalgamate Lot 1-3 DP27027 and create building platform. Granted on 9 January 2003

RM040067 – Subdivision consent by way of boundary adjustment (reducing size Lot 1 DP 338753 & building platform onto Lot 5 DP 27027. Granted on 29th March 2004.

RM041141 – Land use consent to vary RM200910 to allow for the development of building outside Residential Building Platform (**RBP**). Granted on 9 December 2004

RM050637 – Land use consent for a boundary adjustment between Lots 4 and 1 and subdivision of Lot 1 to create Lots 1 and 3 DP369799 and to construct a single residential dwelling. Granted 6 April 2006.

RM070037 – Land use consent for an extension to an existing building platform and alterations to an existing residential dwelling. Granted 21 April 2008.

RM071166 – Land use consent for extension to residential unit consented under RM020622.Granted 5 March 2008.

RM090558 – Subdivision consent for a 2 lot subdivision and residential unit. Withdrawn after RM130637 granted.

RM130637 – Subdivision consent for 3 lots, a residential unit and variation of consent notice 5079285.3. The subdivision component of this consent was completed. The decision identified the consent notice to be varied as 5079285.3. The wording to be varied was taken from 5724886.3. The granted variation of the consent notice allowed for a dwelling to be constructed outside the identified building platform. The residential unit has not been constructed and documentation to vary the consent notice was not submitted. This consent was extended in January 2019 and lapsed on 8 January 2024.

RM160979 – Subdivision consent to adjust boundary. Granted on 25 January 2017

RM200859 – Subdivision consent to adjust boundaries (Lots 2 and 3 DP 481724), identify a residential building platform on Lot 2 DP481724 and to vary Consent Notice 5079285.3. This consent application was submitted by the previous owners of the site and is currently on hold pending further information. The applicant does not seek to progress this application.

1.4. The proposal

The applicant proposes to demolish the existing residential unit and above ground tank currently on Lot 2 DP 481724 and construct two new residential units, one each on each of Lots 2 and 3 DP 481724, although these will in principle operate as one residential property.

1.4.1. Residential Units

The residential unit on Lot 3 DP 481724 will be comprised of a single storey building, providing three bedrooms, bathrooms, kitchen, three car garage and living areas comprising a total ground floor footprint of 601m^2. It is proposed that this residential unit will operate as the primary residential unit.

The proposed building will have a gabled roof with a maximum height of 6.38m. Two chimneys will extend beyond the roofline by 2m.

A covered outdoor terrace will be located on the north of the unit.

The external walls of the building are proposed to be constructed of Glenorchy rock laid horizontally with pigmented sponged smooth plaster cladding (Aalto 'Trailblazer' system), and dark painted flat aluminium panels and steel joinery with textured finished (Quarry texture G15 LRV 11-13%). The roof will be dark steel tray (Anthrazinc or Flaxpod Colorsteel (LRV 7%)).

The residential will be located centrally on the wider site but contained within the legal boundaries of Lot 3 DP 481724. The southwest corner of the building will be located 15.69m from the internal boundary. The northeast area of the building will be located approximately 28.45m from the northern boundary at its closest point.

A standalone plant room of 3.2m by 3.2m with a maximum height of 2m will be located to the west of the building. Its materiality will be consistent with the primary residential unit.

Exterior lighting will be limited to down lighting only not more than 1.5m above the finished floor level. The light source will be shielded from horizontal views.

The building will be accessed by an existing permeable crushed gravel driveway off Millvista lane.

The building is detailed in the Architectural Plans (**Attachment D**).

A second residential unit will be located 16.52m to the north of the primary residential unit. The building will be situated on a separate lot to the primary residential unit (Lot 2 DP 481724) but will continue to held in the same ownership by the applicant.

The primary purpose of the building is to serve as a private leisure facility for the applicant, with approximately 47% of the footprint occupied by a gym, sauna, and ice bath area. The remainder of the building will comprise two small bedrooms, a bathroom, living area, and small kitchenette. This self-contained area is intended to accommodate visiting family and friends on a non-commercial basis. However, as it comprises a total ground floor footprint of 165m^2 it does not meet the PDP definition of a residential flat[1] and is therefore classed as a residential unit.

The building will be single storey with a gabled roof of a maximum height of 5.94m. A chimney will extend 1.9m beyond the roof ridgeline. An outdoor area, with a detached timber pergola will be located to the north of the residential unit.

The materiality of the building will consist of dark stained vertical cedar cladding coloured in Drydens 'Stone' stain with dark coloured timber and steel joinery coloured Quarry Texture G15 (11-13% LRV). The building will have colour steel corrugated roofing in Grey Friars (11% LRV).

This building will be accessed by the existing permeable crushed gravel driveway off Millvista lane

The building is detailed in the Architectural Plans (**Attachment D**).

While located on separate titles, the two buildings are proposed to operate together as part of the primary residential activity that will be undertaken on Lot 3 DP 481724. It is proposed to ensure that the two titles are not held separately by seeking a certificate under section 75(2) of the Building Act 2004.

1.4.2. Services

An existing Heads of Agreement (**Attachment M**) provides for both units to be connected to the Millbrook reticulated water, gas and sewage services. Wastewater will be piped to a pump station and holding tank on Lot 2 DP481724. The holding tank will be connected to existing wastewater gravity main.

Firefighting provision will be provided by extend the existing 100mm diameter watermain along Millvista Lane and installing a new hydrant at the entrance to the site. The distance to house entry from the new Hydrant is approximately 62m. The existing driveway provides for adequate emergency vehicle access.

Power and telecommunications are already available onsite. The new buildings will be connected to these services.

Stormwater will be collected and discharged to an onsite soak pit located to the south of the site. Soakage testing and an outline soak pit design have been carried out by Geosolve included at **Attachment E**. Detailed design will be carried out by a suitably qualified professional and constructed at the time of building consent.

1.4.3. Earthworks

The proposal requires earthworks to create building platforms and for landscaping purposes. The required earthworks are detailed in the Earthworks Plans and Site Services Statement prepared by HFC (**Attachment F and G**) and summarised below.

- Area of earthworks - 8679m^2
- Total Cut - 5053m^3
- Maximum cut depth - 2m

[1] Residential Flat means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria: the total floor area does not exceed 70m2 in any other zone; not including in either case the floor area of any garage or carport; contains no more than one kitchen facility; is limited to one residential flat per residential unit; and is situated on the same site and held in the same ownership as the residential unit.

- Total Fill - 6195m³
- Maximum fill depth - 4m
- Total volume of earthworks - 11248m³

Earthworks will be undertaken in accordance with NZS4431:2022 by the successful contractor in line with the recommendations of the Geotechnical Report provided by Geosolve (**Attachment H**) and in accordance with the Environmental Management Plan (**EMP**) prepared by Enviroscope (**Attachment I**).

1.4.4. Landscaping

It is proposed to remove several existing trees and shrubs on the southeast corner and north boundary of the site. An existing lawn area to the north of the unit on Lot 2 DP 481724 will be retained, with an additional mown lawn located to the south of the primary residential unit. Mass planting of a mix of grasses, perennials, evergreen hedges, shrubs and silver birches will surround both residential units. Planting of deciduous trees will occur on the east and west of the site. A pickleball court with schist clad finishing and hardwood sleepers will be located to the northwest of the site. A limestone Hoggin path will lead from the driveway around the northern boundary of the site to an outdoor seating area to the east of the site. A second seating area, incorporating a spa and firepit, will be located to the southeast of the property. Both seating areas will reflect the materiality of the residential units.

Existing earth berms on the periphery of the site will be modified and planted with tussocks and *Pittosporum*. Riparian planting in the form of *Pittosporum Tenuifolium* will be planted to the east of the berms.

Fencing on the boundaries of the property will include post and wire fences up to 1.8m tall with rabbit proof mesh and a dog fence hidden in tall grasses, hedges and tussocks. A wall and gate at the driveway entrance will incorporate a screening hedge for bins.

The proposed landscaping is detailed in the Landscape Plans at **Attachment J**.

1.4.5. Consent Notices

Consent Notices have been caried down from previous titles onto the current titles for Lot 2 and 3 DP 481724. It is proposed to vary the Consent Notices contravened by the proposal. This matter is detailed in Section 2.2 below.

2. RESOURCE MANAGEMENT MATTERS

2.1. Section 88 of the Act

The site is located within the Millbrook Resort Zone (**MRZ**) of the PDP and is within the Lake Hayes Catchment. The MRZ contains a Structure Plan (***Figure 3*** below) which includes several 'Activity Areas' that correspond with rules in Chapter 43 (MRZ) of the PDP.

The western edge of the site is located within Residential Activity Area R9, no buildings are proposed within this area of the site. The majority of the site is located within Activity Area G – Golf/Open Space Activity Area (Approximate location shown in ***Figure 3*** below). This purpose of this area is to provide for outdoor recreation activities and open space. The existing residential unit and a Residential Building Platform is located within Activity Area G.

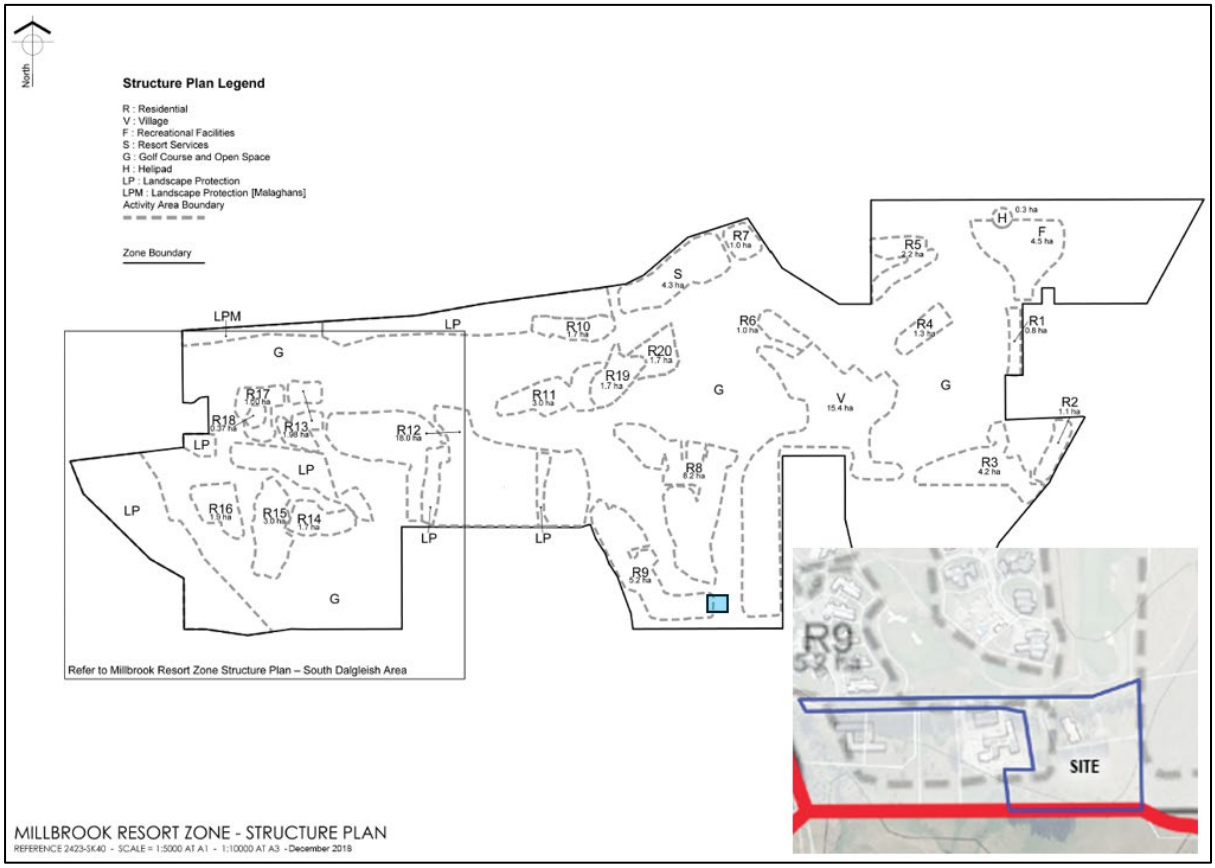


Figure 3: Millbrook Structure Plan. Approximate site location shown as a blue square. Extract shows site outline in blue and Activity Area boundaries in grey dash.

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity Status
Chapter 43 – Millbrook		
43.4.2	**Residential Activity** a. … b. **Golf / Open Space Activity Area**, except for residential activity ancillary to a permitted or approved activity …	**Discretionary**
43.4.13	**Buildings** **Golf Course and Open Space Activity Area**, except for utilities, service and accessory buildings up to 40m^2 in gross floor area	**Discretionary**
Chapter 25 – Earthworks		
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2, except for earthworks covered by Rules 25.4.1A and 25.4.1B.	**Restricted Discretionary**

Table 2: PDP Standards

Rule	Standard	Activity status if breached	Consent Required?
Chapter 43 – Millbrook			
43.5.1	**Structure Plan** Development shall be undertaken in general accordance with the Structure Plan.	**Discretionary**	**Yes – Discretionary** consent is required as the two residential units are located within the Golf Course and Open Space Activity Area, which is not considered to be a development in general accordance with the Structure Plan.
43.5.2	**Setbacks** a. No building or structure shall be located closer than 6m to the Zone boundary b. No building shall be located closer than 10m from Malaghans Road or the Arrowtown Lake Hayes Road c. …	**Restricted Discretionary**	**No** – consent is not required as the buildings are located more than 6m from the Zone boundary and more than 10m from the listed roads.
43.5.4	**Residential Density** The maximum number of residential units in the Millbrook Resort Zone shall be limited to 458.	**Non-Complying**	**No** – consent is not required as Millbrook Resort Zone currently have provision for 349 residential titles.
43.5.6	**Building Height** The maximum height of buildings shall be: a. Visitor accommodation, clubhouses, conference and theatre facilities restaurants, retail and residential buildings except in R14, R15, R16, R17 - 8m b. …	**Non-Complying**	**No** – consent is not required as the proposed roof height of the principal residential units is 6.38m and the proposed height of the second residential unit is 5.94m. Two chimneys are not required to be taken into account, as the chimneys do not exceed 1.1m in any direction and the maximum permitted building height is not exceeded by more than 1.5m (in accordance with the exceptions provided for within the definition of Height (Building)).
43.5.8	**Glare** a. All fixed lighting shall be directed away from adjacent roads and properties b. Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish c. No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured	**Non-Complying**	**No** – consent is not required as parts of the building will have a Glenorchy Rock cladding and part will be plastered. Steel joinery will be painted in Quarry textured G15. The roofing will be clad in Anthrazinc. This material involves a pre-weathering process to Natural Zinc which results in

Rule	Standard	Activity status if breached	Consent Required?
	at any point inside the boundary of the adjoining property External lighting shall be limited to down lighting only, not more than 1.5 metres above the finished floor level of the dwelling with the light source shielded from horizontal view.		a grainy non-reflective surface akin to slate with a slate grey/black colour. All lighting will comply with standards.
43.5.11	**Maximum Total Site Coverage** The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but excludes weirs, filming towers, bridges and roads and parking areas.	**Non-Complying**	**No** – consent is not required as Millbrook Resort Zone currently has a site coverage below 5%. The addition of the proposal will not increase the site coverage beyond this.
Chapter 25 – Earthworks			
25.5.5	**Maximum Volume** Millbrook Resort Zone: 500m^3	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as the proposal requires earthworks of 11248m^3.
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m² where the slope is 10° or greater. 25.5.11.2 10,000m² where the slope is less than 10°. ….	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as the proposal requires earthworks with an area of 8679m^2. Earthworks on the eastern boundary of the slope to modify existing berms will occur on a slope over 10°.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	**Restricted Discretionary**	**No** – consent is not required as erosion and sediment control measures will be implemented and maintained during earthworks as outlined in the EMP (**Attachment I**).
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site	**Restricted Discretionary**	**No** – consent is not required as dust from earthworks will be managed as outlined in the EMP (**Attachment I**).
25.5.14	Earthworks that discovers any of the following: 25.5.14.1 kōiwi tāngata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or 25.5.14.2 any feature or archaeological material that predates 1900, or	**Restricted Discretionary**	**No** – consent is not required as the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol' shall be complied with.

Rule	Standard	Activity status if breached	Consent Required?
	25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours), that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.		
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres. …	**Restricted Discretionary**	**No –** consent is not required as the proposal's maximum cut is 2m.
25.5.16	The maximum height of any fill shall not exceed 2 metres. …	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as modification of an earth berm to the east of the property will increase the fill height by up to approximately 3.78m
25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: 1. Earthworks not supported by retaining walls: a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. 2. Earthworks supported by retaining walls: a. Cut or fill supported by a retaining wall must be setback distance at least equal to the height of the retaining wall; b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as shown in the Earthworks Plans at **Attachment F**; the fill setback will be exceeded by up to 1.74m on the eastern boundary.
25.5.19	Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed $5m^3$ in total volume, within any consecutive 12-month period. Within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, earthworks for maintenance or reinstatement of existing water take structures, undertaken on up to two occasions within any consecutive 12-month period, on each occasion shall not exceed $10m^3$ in total volume. …	**Restricted Discretionary**	**No** – consent is not required as the proposed earthworks are greater than 10m away from any waterbody.

Rule	Standard	Activity status if breached	Consent Required?
25.5.21	No more than 300m³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	**Restricted Discretionary**	**Yes – Restricted Discretionary** consent is required as the proposal requires 1142m^3 of imported granular fill.

2.2. Section 221 of the Act

Due to the complex planning history of the site as detailed in Section 1.3 above, the Records of Title for Lot 2 and 3 DP 481724 contain several instruments which have been carried down from previous Records of Title and have since been superseded by newer instruments or are no longer relevant to this site. A number of the instruments are private land covenants and are therefore a civil matter between the parties to those instruments. Four consent notices are listed on the Records of Title. The consent notices are included at **Attachment C** and the consent notice conditions are summarised as follows:

Table 3: *Consent notices summary*

Consent Notice Condition Summary	Action required	Explanation
Consent Notice: 5079285.3 (Subdivision RM980036)		
a) Council approval required for means of treating and disposing effluent from dwelling	None	Resource consent application for proposal addresses this requirement.
b) Provision of minimum water storage capacity for firefighting in accordance with NZS 4404:1981	None	Consent condition superseded by consent condition b) of 9957975.2.
c) Monitoring of bore water for faecal coliform at a frequency of one sample per month.	Variation	Expansion of infrastructure now provides a reticulated water supply to the site and the proposed residential units will be connected to this supply. The bore water is no longer required for consumption. An exception for owners of Lot 2 and 3 DP 481724 is therefore appropriate.
d) Location of dwelling restricted to building areas shown on Deposited Plan 27027	None	Location of building platforms varied by Consent Notice 5724886.3. The condition is no longer applicable.
Consent Notice Variation: 5724886.3		
a) Identification of building platforms related to Lots 4 and 5 on Deposited Plan 27027	None	This variation has been superseded by further subdivisions. The identified building platforms are no longer relevant to the proposal, being outside the current site (created by further subdivisions). However, if considered necessary by Council the applicant applies to cancel this consent condition.

Consent Notice Condition Summary	Action required	Explanation
b) Identification of building platforms related to Lots 1,2 and 3 on Deposited Plan 27027	None	These lots do not form part of the current site. No action required.
Consent Notice 6205027.3 (Subdivision RM040067)		
a) Council approval for design of stormwater disposal	None	Proposed as part of current application
b) Construction to be contained within Lot 1 DP338753	Cancel	This condition has been superseded by further subdivisions and boundary adjustments. The consent condition is no longer relevant.
c) Firefighting Provision	None	Consent condition superseded by consent condition b) of 9957975.2
Consent Notice 9957975.2 (Subdivision RM130637) *(Applicable to Lot 3 DP 481724 only)*		
a) Onsite effluent disposal	Cancel	Expansion of infrastructure has provided for reticulated sewage disposal at the site. The proposed residential units will be connected to this. Onsite effluent disposal is therefore no longer required or proposed.
b) Firefighting Provision	None	Condition shall be complied with.
c) Landscaping to be undertaken as shown on plans provided for RM130637 upon completion of dwelling	Cancel	While RM130637 was partially given effect to (the completion of the granted subdivision), the consent to construct a residential dwelling has lapsed without being given effect to. The landscaping referenced in condition c) is therefore no longer relevant. A new Landscape Plan is being submitted as part of the current application.
d) Exterior Lighting	None	Condition shall be complied with

To remove redundant consent conditions carried down from previous subdivisions and no longer relevant to the site (as detailed in **Table 3** above), it is proposed to cancel or vary consent notices contained with consent notices 5079285.3, 6205027.3 and 9957975.2 as follows (~~**strikethrough**~~ text for deletions and **underline** text for additions):

2.2.1. Consent Notice 5079285.3

a) …

2. That the owners shall be collectively responsible for the monitoring of the bore water for faecal coliform in accordance with the Drinking Water Standards for New Zealand (1995) at a frequency of one sample per month. The results are to be provided to the Queenstown Lakes District Council's Environmental Health Department. This condition does not apply to owners of Lots 2 and 3 DP 481724, in accordance with RM25XXXX.

3. …

2.2.2. Consent Notice 6205027.3

a) …

~~b) At the time a dwelling is erected on Lot 1, the owner for the time being is to ensure that all construction is contained within the boundaries of the lot and that the only access to the lot for all construction vehicles and delivery of goods to the lot is to be from the vehicle crossing constructed at the time of the subdivision. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the lot being developed or to the frontage of any lot caused by development activities on the owners lot.~~

c) …

2.2.3. Consent Notice 9957975.2

a) ~~At the time a dwelling is erected on Lot 3, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZs 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Grant Railton Plumbing and Drain Laying, dated 25/09/2013. The proposed wastewater system shall be subject to the review Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the building.~~

b) ….

~~c) The landscaping/mounds shown on the landscaping plan (Baxter Design Group Landscape Plan Ref 8571 dated 11 December 2013) and stamped as approved under condition 1 of Appendix 1 (Land Use conditions of RM130637) shall be implemented within the first planting season following the completion of construction of any dwelling. All plants shall be maintained and irrigated in accordance with that plan. All mounding shall be retained. If any plan or should die or become diseased it shall be replaced within the next available planting season~~

d) …

2.3. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- **Discretionary** consent pursuant to Rule 43.4.2 for Residential Activity within the Golf Course and Open Space Activity Area;
- **Discretionary** consent pursuant to Rule 43.4.13 for buildings within the Golf Course and Open Space Activity Area;
- **Discretionary** consent pursuant to Rule 43.5.1 for development not in general accordance with the Structure Plan;
- **Restricted Discretionary** consent pursuant to Rule 25.4.2 for earthworks that do not comply with standards for maximum total volume;
- **Restricted Discretionary** consent pursuant to Rule 25.5.5 for earthworks that exceed the maximum volume of 500m^3;
- **Restricted Discretionary** consent pursuant to Rule 25.5.11 for earthworks that exceed the maximum area;

- **Restricted Discretionary** consent pursuant to Rule 25.5.16 for height of fill exceeding 2m;
- **Restricted Discretionary** consent pursuant to Rule 25.5.18 for earthworks that do not comply with minimum setback from site boundaries; and
- **Restricted Discretionary** consent pursuant to Rule 25.5.21 for transportation of more than 300m^3 of Cleanfill to the area by road.

Under section 221(3)(a) of the Resource Management Act:

- **Discretionary** consent under section 221(3)(a) of the Act for the variations of consent notices 5724886.3, 6205027.3 and 9957975.2.

Other consents:

The applicant applies for any other consents necessary to enable the proposal.[2]

Overall, resource consent is required for a **Discretionary** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Effects on landscape and visual amenity;
- Effects of the residential density;
- Effects on water quality;
- Effects of servicing;
- Effects of earthworks; and
- Summary of effects on the environment.

4.2. Permitted Baseline and existing environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted

[2] An application for a resource consent for earthworks associated with residential development pursuant to Rule 14.5.2.1 of the Otago Regional Plan: Water for Otago is being prepared.

as of right under the District Plan (the permitted baseline) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

There is no relevant permitted baseline for residential activity or residential buildings within the Golf Course and Open Space Activity Area.

4.2.2. Existing Environment

The site currently contains a lawfully established single storey residential unit with water tanks within the Golf and Open Space Activity Area. The residential unit has an area of approximately 375m^2 and a height of 4m. Existing landscaping includes mature trees on the site boundaries and earth berms on the southwest and eastern edges of the site terrace.

4.3. Effects on landscape and visual amenity

The site straddles the Residential Activity Area 9 (the purpose of which is to provide for residential activities) and the Golf and Open Space Activity Area (the purpose of which is to provide for recreational activities and open space) within the Millbrook Zone Structure Plan. The site contains a residential unit, earth berms and mature planting within the area of the site identified as Golf and Open Space Activity Area. A strip of open space has been retained to the east of the site. There is no provision for public recreational activity (golf) on the site as it is a privately owned site and not under the management of Millbrook Country Club Limited. The golf and open space character attributed to this Activity Area is therefore largely not representative of the current site which suggests that the Structure Plan boundary over this lot was largely arbitrary and not necessarily survey accurate with respect to the existing building and Residential Building Platform.

The location, scale and design of the proposal retains a significant portion of the remaining open space on the site. The proposed buildings will overlay the footprint of the existing building (to be demolished) and maintain a 45.5m wide area of landscaped open space to the east of the proposal.

The proposal has been designed and sited to allow for the buildings scale and form to blend with the existing landscape. The building heights of both buildings, being 6.38m for the principal residential unit and 5.94m for the second residential unit are both significantly below the permitted maximum height of 8m. Earthworks are proposed to nestle the built form into the site further and modify existing earth berms to provide additional screening. Visibility of the proposal from both private and public views is therefore limited.

The buildings are consistent with the aesthetics of built form in Millbrook. The Architectural and Landscape plans have been approved by the Millbrook Design Board (**Attachment L**). The use of dark recessive colours and Glenorchy stone and an architectural form in keeping with other residential development in the surrounding landscape further reduces the impact of the proposal.

A Landscape Assessment (**Attachment K**) has been undertaken for the proposal by Patch Landscapes and provides a detailed consideration of the landscape and visual effects of the proposed activity.

In summary the Landscape Assessment concludes:

- The proposal will not be visible from the north;
- The proposal is well integrated into the landscape;
- Visibility from public viewpoints will be limited due to screening provided by natural topography and existing vegetation;
- The second residential unit will be obscured from any views;

- The primary residential unit will potentially be visible from the eastern approach from Hogans Gully Road, Arrowtown-Lake Hayes Road, Speargrass Flat Road (western approach) and the 'Countryside Trail'. The visual effects from these viewpoints are summarised in the table below:

Visual Catchment	Visual Effects
Hogans Gully Road (eastern approach)	Very Low - Low
Arrowtown – Lake Hayes Road	Very Low – Low from restricted vantages. Not visible from more northern stretches of the road
Speargrass Flat Road (western approach)	Very Low - Low
Queenstown Trail 'Countryside Trail'	Very Low - Low
Wider landscape views to the south including from the Lake Hayes Pavillion	Very Low

- Where parts of the proposal are visible it will be seen in the context of other similar buildings and blended due to its bulk and form and the mitigation provided by existing and proposed landscaping and vegetation resulting in visual effects that are all assessed as Very Low to Low; and

- With the exception of 5 Millvista Lane, distance from the proposal will result in a Very Low visual effect on private properties in the surrounds.

The assessment concludes the visual effects of the proposal are Very Low – Low. The site is able to absorb the proposed development. The materiality, bulk and form of the proposal ensure its appearance is in keeping with other development in the Millbrook Zone and wider surrounds and it does not disturb the landscape in which it is situated, having a low level of prominence and visibility due to design and landscaping.

It is noted that while the site is included within the spatial extent of Landscape Character Unit (LCU) 23 – Millbrook, these LCU schedules are applicable to land zoned Wakatipu Basin Rural Amenity Zone and not Millbrook Resort Zone. No formal assessment against the schedules is required for this proposal.

Overall, any potential adverse effects on landscape character and visual amenity from the bulk and location of the proposed buildings will be less than minor, (noting the neighbours at 5 Millvista Place have provided APA (**Attachment L**) and the landscape values and character of the site will be maintained.

4.4. Effects of servicing

The site has existing connections to electricity supply and telecommunications and access to Millbrook's reticulated water supply and sewage system are secured by a Head of agreement (**Attachment M**). As a result, the only additional servicing provision required for the proposal is stormwater disposal. The proposal retains a high percentage of permeability (87.8%). Onsite testing (**Attachment E**) confirms that stormwater resulting from the proposal can successfully be disposed of onsite via the construction of a soak pit. Initial design of this has been completed by Geosolve (**Attachment E**). Final design will be undertaken at the time building consent is applied for and the soak pit constructed at the same time as the new residential units.

The provision of a new fire hydrant approximately 962m from the proposed principal residential unit will result in compliance with SNZ PAS 4509. An application to FENZ for the proposal has been submitted. FENZ approval is anticipated as a condition of consent.

As both residential units will make use of existing connections to reticulated services, and there is sufficient capacity to dispose of stormwater onsite, the infrastructure needs of the proposed residential activity can be met without any adverse effects to the environment.

Overall, the proposal can be serviced in a manner that ensures any adverse effects on the environment that are less than minor.

4.5. Effects of earthworks

The proposal requires earthworks over an area of 8679m^2 with a total volume of 11248m^3. Accordingly, (in line with QLDC guidelines for Environmental Management Plans) an Environmental Management Plan (**EMP**) has been prepared by Enviroscope to detail the intended installation and maintenance of erosion and sediment controls and measures. The earthworks will be undertaken in accordance with the EMP to ensure any potential adverse effects to the surrounding environment (including sedimentation, runoff, dust etc.) are appropriately mitigated.

In summary, control works will include preliminary works, before the bulk earthworks begin, to prepare the site. Stabilized access and a site laydown area will be established and a super silt fence installed along the eastern boundary. Earthwork bunds, and dirty water diversion channels with associated check dams and drop out pits will be established.

Any dirty water overland flow associated with the earthworks will be collected via dirty water diversion channels located around the perimeter of the building areas and landscape mounding. Check dams and drop out pits will be included in the dirty water diversion channels as part of a treatment train approach to slow water velocities and capture any erosive material. Two decanting earth bunds with associated flocculant pouches will capture any content of the dirty water diversion channel.

Earthworks are to be undertaken progressively and hydromulched once stabilised to minimise the duration of soil exposure. If required, irrigators for soil dampening will be used, with earthworks suspended during high winds to reduce incidents of dust. If required, any longstanding stockpiles will be stabilised.

It is also proposed to erect a super silt fence along the eastern edge of the proposed earthworks to intercept any sheet flow from the landscape mounding. These measures will ensure any potential effects of dirty water with associated sediment or windborne sediment are prevented.

Regular environmental inspections will be undertaken, with additional inspections before and after significant rain events, to ensure all sediment control devices are being maintained to remain consistently effective, and to ensure management techniques are successfully controlling any potential negative effects of the earthworks. All earthworks activity will cease during periods of heavy rainfall or when significant weather events are forecast.

On completion of earthworks any remaining exposed areas of land will be revegetated. The sediment fences will remain in place until the entire site is stabilised, preventing any long-term negative effects on the surrounding land and water.

Overall, any potential adverse effects arising from the proposed earthworks will be less than minor.

4.6. Summary of effects on the environment

When considered overall, effects from the proposal will be less than minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapters 43 and 25 of the PDP. The relevant provisions are provided and assessed below:

Table 3: *PDP provisions*

Provision	Detail	Assessment
Chapter 43 – Millbrook		
Objective 43.2.1	**Visitor, residential and recreation activities developed in an integrated manner with particular regard for landscape, heritage, ecological, and water quality values.**	The proposal is for residential activity that is integrated into the landscape through a sensitive architectural design and comprehensive Landscaping Plan. (**Attachment J**). A comprehensive EMP (**Attachment I**) ensures water quality will be protected. The proposal achieves this objective.
Policy 43.2.1.1	Require development and activities to be located in accordance with a Structure Plan so as to promote orderly and integrated development and prevent the inappropriate development of sensitive parts of the site.	The Structure Plan provides for residential activity and residential buildings within Golf/Open Space Activity Area as a Discretionary activity, indicating that there may be instances where proposals and sites may be appropriate for this activity. The site of the proposal is immediately adjacent to Residential 9 Activity Area and development on the site is in keeping with the surrounds. The site currently contains a residential unit, which will be demolished and replaced with the proposed buildings. As residential development and landscaping, including earth berms and the establishment of mature vegetation, has already occurred on the site it is an appropriate site for residential development. The proposal achieves this policy.
Policy 43.2.1.2	Require buildings and associated landscaping to have regard to landscape and heritage values.	The bulk, form and materiality of the proposed buildings are in keeping with the surrounding landscape and heritage values. The proposed Landscaping Plan (**Attachment J**) and associated planting is consistent with the surrounding environment. The proposal achieves this policy.
Policy 43.2.1.3	Protect valuable ecological remnants and promote the enhancement of ecological values where reasonably practical.	The proposed landscaping includes planting of indigenous natives, to enhance the ecological values of the site. The proposal achieves this policy.
Policy 43.2.1.6	Reduce nutrient levels and other pollutants entering Mill Creek.	The proposal will comply with best practice regarding sediment and erosion during construction as detailed in the EMP (**Attachment I**). Wastewater will be disposed of via reticulated services. Stormwater will be disposed of onsite.

Provision	Detail	Assessment
		The proposal achieves this policy.
Chapter 25 – Earthworks		
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	Environmental management controls will be in place for the duration of the earthworks in accordance with the QLDC's Environmental Management Plan Guidelines. This will ensure that potential adverse effects are minimised through mitigation and remediation. The proposal achieves this objective.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.	The EMP (**Attachment I**) details the proposed measures that will be implemented to minimise erosion and sediment generation including off-site discharge. Implementation of the measures in the EMP will ensure that the adverse effects of the proposed earthworks will be minimized. The proposal achieves this policy.
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	The proposed earthworks are restricted to that required to provide for efficient use of the land for building. Implementation of the measures in the EMP (**Attachment I**) will minimize short term impact of the earthworks on amenity values during construction. Upon completion of development no adverse effects will result. The proposal achieves this policy.
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	The proposal design has addressed the constraints and opportunities across the site by undertaking a comprehensive geotechnical assessment (**Attachment H**) and designing earthwork plans with associated EMP accordingly. The proposal achieves this policy.
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.	The proposed earthworks have been designed by engineers to avoid any adverse effects on infrastructure, buildings and the stability of adjoining sites. The proposal achieves this policy.
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	The EMP (**Attachment I**) details the proposed staging and general methodology that will be followed to minimise the potential adverse effects, including that of

Provision	Detail	Assessment
	adverse construction noise, vibration, odour, dust and traffic effects.	construction noise, vibration odour and dust. The proposal achieves this policy.
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	An Accidental Discovery Protocol will be implemented during the earthworks. The proposal achieves this policy.
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	The EMP (**Attachment I**) details the installation of stabilised access, signage and management measures to ensure the safety of roads and accesses and maintenance of the amenity and quality of surrounding land The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies from Chapters 43 and 25 of the PDP.

5.2. Regional Policy Statement, Regional Plans, and other planning instruments

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) was declared operative on 4 March 2024. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) was notified on 26 June 2021. Decisions of the Hearings Panel on provisions of the PRPS2021 were notified on 30 March 2024.

The PRPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the RPS2019 and the PRPS2021. The proposal is generally consistent with the broad policy direction of both Regional Policy Statements, particularly in relation to natural features and landscape, and ecosystems and biodiversity as the proposal maintains the values of surrounding context and incorporates additional planting of indigenous species.

5.3. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The proposal includes disturbance of the soil for residential earthworks, however the site where the earthworks are proposed is not identified as being more than likely to have contained an activity that is on the HAIL register and is not identified as contaminated land according to Otago Regional Council's HAIL register, therefore this standard does not apply to the proposal.

6. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

6.1. Section 5 – Purpose

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

(a) Sustaining the potential of natural and physical resources … to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design of the proposal. The proposal will replace one residential unit with an alternative residential unit and including a second residential unit for family and friends while avoiding adverse landscape or amenity effects that are more than minor. The proposal will maintain the landscape values of the surrounding environment. The proposal is consistent with the purpose of the Act.

6.2. Section 6 – Matters of national importance

No Section 6 matters are relevant.

6.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered are as follows:

c. the maintenance and enhancement of amenity values:

f. maintenance and enhancement of the quality of the environment:

The proposal accords with the relevant matters as the proposal provides for the redevelopment of the land for residential activity, while maintaining the amenity values and quality of the environment for the reasons discussed in the assessment above.

7. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

8. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

9. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken as follows:

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));

- Trade competition and the effects of trade competition (s95D(d)); and

- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

10. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In accordance with section 95E(3)(a) the owners of 5 Millvista Lane have provided written approval for the proposed activity, therefore no consideration of effects of the proposal on this party can be undertaken. Written approval has also been obtained from the Millbrook Design Review Panel. (**Attachment L**).

In accordance with the assessment undertaken within Section 4 above, any actual or potential adverse effects on all other properties will be less than minor given:

(a) The proposal has been sympathetically designed to be in keeping with the character of existing buildings within the surrounds.

(b) The topography of the land, existing and proposed landscaping and its location away from public roads limits visibility.

(c) The Landscape Assessment (**Attachment K**) notes while aspects of the proposal will be partially visible from some public roads, the proposal sits comfortably within the established pattern of development which is also visible, resulting in little change to the existing landscape character and resulting in Very Low or Low visual effects.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.