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CHRIS AND SUE QUIN
SEPTEMBER 2025
J2443

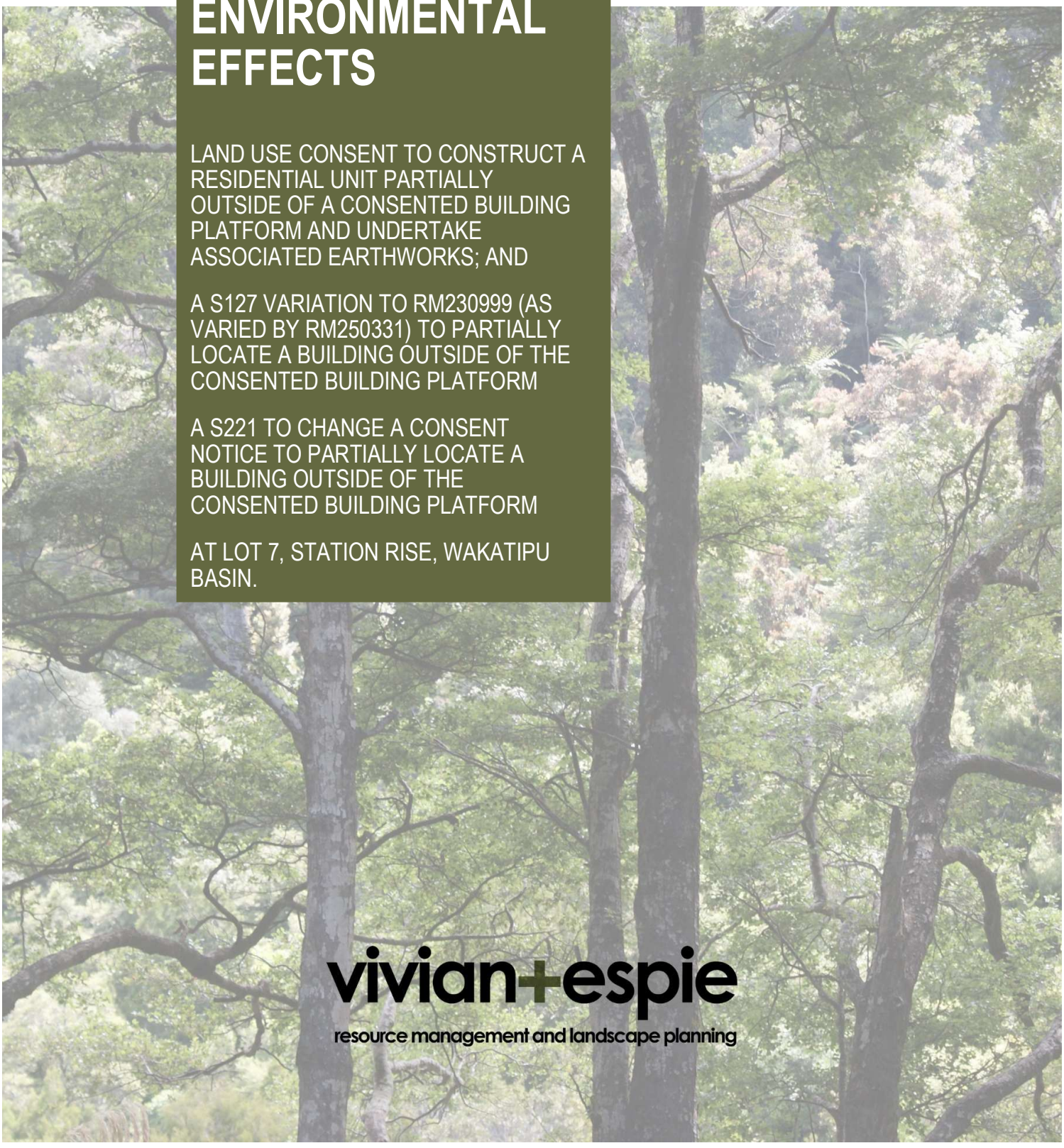
ASSESSMENT OF ENVIRONMENTAL EFFECTS

LAND USE CONSENT TO CONSTRUCT A RESIDENTIAL UNIT PARTIALLY OUTSIDE OF A CONSENTED BUILDING PLATFORM AND UNDERTAKE ASSOCIATED EARTHWORKS; AND

A S127 VARIATION TO RM230999 (AS VARIED BY RM250331) TO PARTIALLY LOCATE A BUILDING OUTSIDE OF THE CONSENTED BUILDING PLATFORM

A S221 TO CHANGE A CONSENT NOTICE TO PARTIALLY LOCATE A BUILDING OUTSIDE OF THE CONSENTED BUILDING PLATFORM

AT LOT 7, STATION RISE, WAKATIPU BASIN.



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Quality Assurance

Prepared By	Carrie Whyte	Resource Management Planner	26 August 2025
Reviewed By	Tom McIntyre	Resource Management Planner	2 September 2025

1. Key Information

Address	283 - 351 Littles Road, Wakatipu Basin, Queenstown
Legal Description	Lot 3 DP 556802 as contained in Record of Title 1080922. Approved Lot 7 of RM230999 (as varied by RM250331 (titles imminent).
Site Area	41.5908 ha more or less. Lot 7 – 1.42ha
Owners	Sue and Chris Quin
Occupiers	Vacant
Applicant	Sue and Chris Quin
Operative District Plan Zoning	Rural General
Designations & Special Provisions	None
Proposed District Plan Zoning	Wakatipu Basin Rural Amenity Zone (Lifestyle Precinct Sub-Zone) ("**Precinct**").
Designations & Special Provisions	None
Proposed Activity	Land use consent to construct a residential building, partially outside of a building platform, undertake earthworks and associated access formation and services. And a s127 variation to conditions of consent RM230999 (as varied RM250331) to build partially outside of the approved building platform. And a s221 change to a Consent Notice to build partially outside of the consented building platform.
Consents Required	**Operative District Plan** The equivalent rules of the PDP are not under appeal following the issue of a Consent Order by the Environment Court and must now be treated as inoperative pursuant to section 86F of the RMA. **Proposed District Plan** The site is within the Wakatipu Basin Lifestyle Precinct (WBLP), and the proposal requires resource consent under the following rules: • A **restricted discretionary** activity under Rule 24.4.6 for the construction of buildings for residential activity not provided for by Rules 24.4.5 to Rule 24.4.7A. The building platform is approved by way of subdivision consent and variation, however the Title for the new lot has not been issued at the time of submitting the application. • A **restricted discretionary** activity under Rule 24.5.12 for locating a building within 30m of a

	waterbody. It is proposed to position the edge of the residential unit between approximately 20m from the centre of the ephemeral riparian restoration area. The proposal is not exempt from 'b'. as title was not obtained prior to submitting the application pursuant to 24.4.5. • A **restricted discretionary** activity under Rule 25.4.2 for exceeding 400m³ of earthworks within a 12-month period. It is proposed to undertake 1880m³ of excavations to form the buildable area. • A **restricted discretionary** activity under Rule 25.5.15 for cut areas exceeding 2.5m in depth. It is proposed to excavate up to 3.65m in depth to form the basement garage for residential development. Additionally, a cut depth of up to 6.5m to create the 2.52m² shaft for a hoist within the basement. **Resource Management Act 1991** • A **discretionary** activity pursuant to section 127 of the RMA to change several conditions of consent of RM230999 (Lot 7) as varied by RM250331. Variation to Conditions 1 and 29 b) • Application under Section 221 of the Resource Management Act 1991 (RMA) to change Condition d) of Consent Notice 12216061.5 Overall, the proposal is for a **discretionary** activity.
Written Approvals and Consultation	No people other than the applicants are affected by the proposal.
Other consents/permits	Nil.

2. Introduction

This report is submitted as part of the application by Chris and Sue Quin ("the Applicant") for resource consent from Queenstown Lakes District Council ("QLDC" or "Council") for the following:

- Land use consent to construct a residential building with associated earthworks, access and services. The site has an approved building platform through subdivision consent RM230999 (as varied by RM250331); however, Title has not been issued prior to submitting this application.

- An application under s127 and s221 of the RMA to change consent conditions and a consent notice to allow for a portion of the residential unit to be located partially outside of the consented building platform.

The completed Form 9 is appended as Attachment **[A],** and the Record of Title is appended as Attachment **[B]** and **[B1]** ("the site"). Architectural plans of development are appended as Attachment **[C]**, Earthworks Plans and an EMP are appended as Attachments **[D]** and **[E]**, an Infrastructure Feasibility Report and Geotechnical Report as Attachments **[F]** and **[G]**, and a Landscape Visual Effects Assessment as Attachment **[H]**. The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment.

3. Background

3.1 Site Location, Description and Surrounds

The subject site is located at Lot 7 of RM230999, but is currently legally described as Lot 3 DP 556802 as contained in Record of Title 1080922. Lot 7 RM230999 is irregular in shape and measures 1.42 hectares - it is currently vacant; however, riparian and structural planting have been mostly completed in accordance with the underlying subdivision consent (RM230999). The ROW access and services have both been established to the site's boundary.

Lot 7 is one of the upper lots of the subdivision and shares internal boundaries with Lots 1, 5, 6, and 11 Station Rise. Lot 1 is a large landholding sitting immediately to the north of the site. The topography slopes generally southward; however, the earthworks completed as part of the original subdivision have established a level building platform.

The surrounding area has been subject to a significant level of rural-residential style development over the past decade, such that the character of the area is changing from one of predominantly open pasture and farming uses, to rural-residential. The site is within Landscape Character Unit 2 (Fitzpatrick Basin) and within the Wakatipu Basin Lifestyle Precinct zone (PDP).

The site and its surroundings are shown in **Figure 1** below.

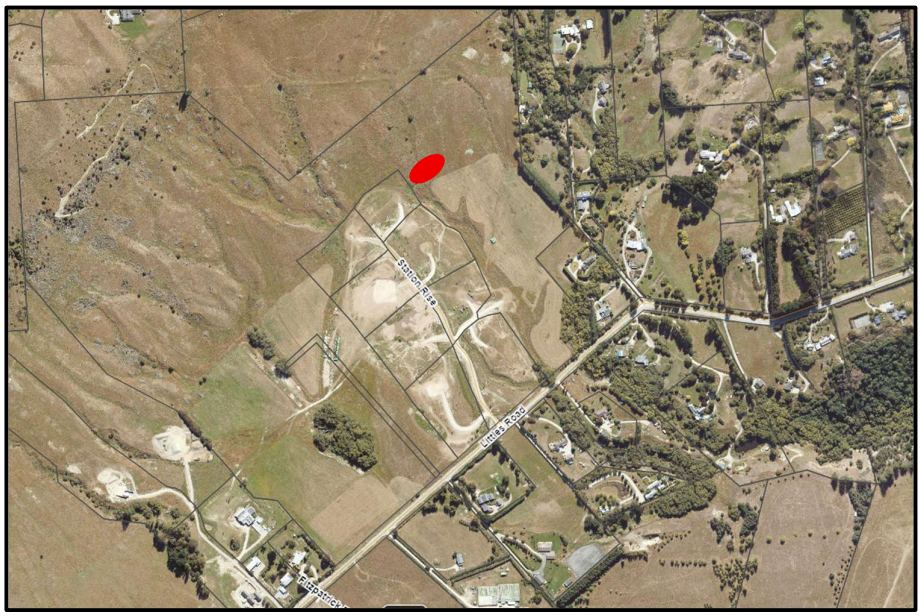


Figure 1 *– Aerial photograph of the site (red circle) and surroundings.*

Figure 2 below is the approved 4 lot Subdivision Scheme Plan for RM230999 (as varied by RM250331).

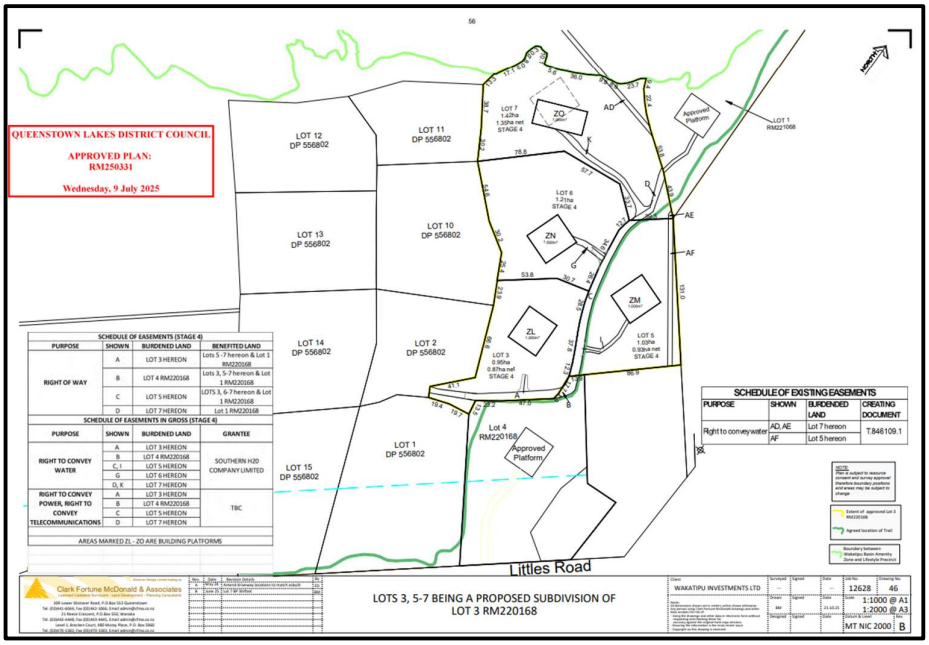


Figure 2 – *Approved Scheme Plan for RM230999 (as varied RM250331)*

Figure 3 below is the approved structural landscape plan, which shows the approximate location of the approved (as varied RM250331) building platform.

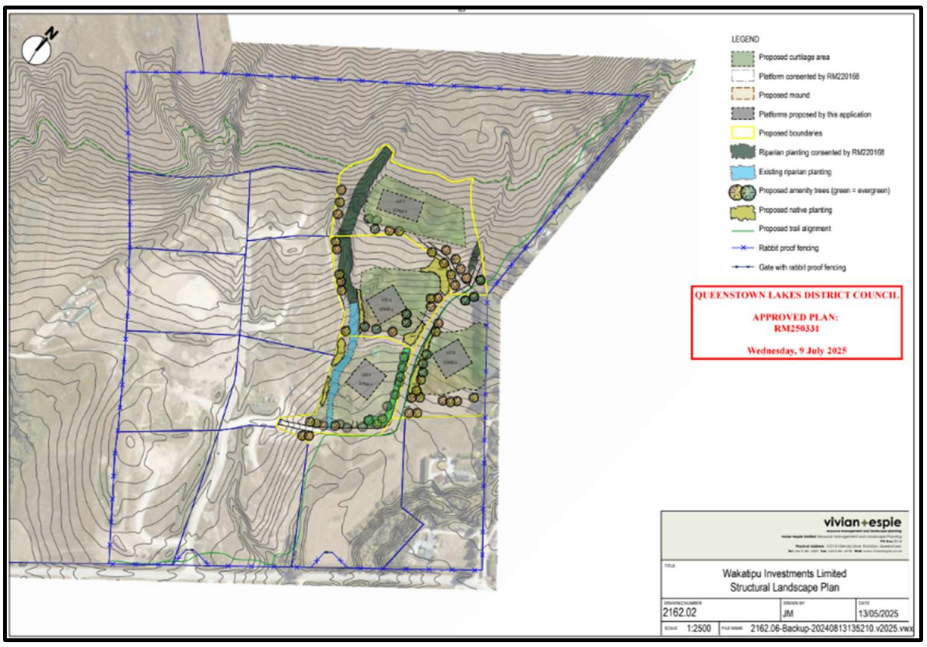


Figure 3 – *Approved Structural Landscape Plan for RM230999 (as varied by RM250331).*

The grey rectangle indicates the approved 1000m² building platform; green for the curtilage area and dark green is the established riparian planting area. The circles indicate the consented amenity tree quantities and their approximate locations within the site and adjoining Lots.

A riparian gully aligns along the western boundary of the site and another smaller portion of adjoining Lot 1. This area includes recently established native vegetation and forms part of the wider ecological restoration and enhancement of the catchment. The riparian planting has been undertaken in accordance with the approved subdivision and Structure Landscape Plans associated with RM190656, RM220168, and RM230999. The ongoing management of this area continues as part of the broader environmental strategy for the subdivision.

3.3 Relevant Consent History

RM170478

On 15 August 2017 the QLDC issued a resource consent RM170478 to the applicant for the subdivision of Record of Title 756255 into six allotments, and the identification of six residential building platforms. The subdivision has occurred in stages.

RM190276

A variation was obtained to amend the position of the building platforms for two of the 6 Lots.

RM190656

Consent was granted for a nine-lot subdivision and the identification of eight residential building platforms. This subdivision is known as Station Rise. Access to Lot 7 is obtained from the ROW approved under RM190656.

RM220124

In June 2022, QLDC approved earthworks for cut and fill excavations for the construction of an internal accessway over proposed Lot 3 above.

RM220168

In November 2023, a 4 Lot subdivision, associated earthworks, access and landscaping was approved. This application was a further subdivision of approved Lot 3.

RM230999 – subject to this application

In September 2024, QLDC approved an application to further subdivide Lot 3 (RM220168) into 4 Lots, including associated earthworks, access and landscaping and it is Lot 7 that is subject to this application.

RM250331 — subject to this application

In July 2025, QLDC approved an application to vary the approved building platform location and shape for Lot 7.

4. The Proposal

4.1 Proposed Residential Unit

It is proposed to construct a three-level, four-bedroom residential unit with associated access, services, and landscaping. **Figure 4** below is a photo montage of the proposed residential development.



Figure 4 – *Photo montage of proposed residential development*

A full copy of the Architectural Plans is appended of Attachment **[C]**.

The proposed development includes a large basement garage situated below the main living areas, with four bedrooms located on an adjacent wing, separate to both the living area and basement. These bedrooms will be interconnected via an internal walkway.

The main living area will include an open-plan kitchen and living space, along with a lounge, dining room, office, loft, separate laundry, and garage.

The first floor living area and bedroom wing will cover approximately 445m², with an additional 48m² allocated to the loft / office area. The basement garage will add a further 201m². The total proposed floor area is 710m². The site coverage is proposed to be approximately 4.3% of the total 1.42-hectare land area.

The building will feature a twin-gabled design, connected to a flat-roofed multi-bedroom wing. The residential development will include a mix of hard and soft outdoor living areas, providing functional and aesthetic external spaces.

Figures 5 and **6** show the internal layout of the proposed residential unit.

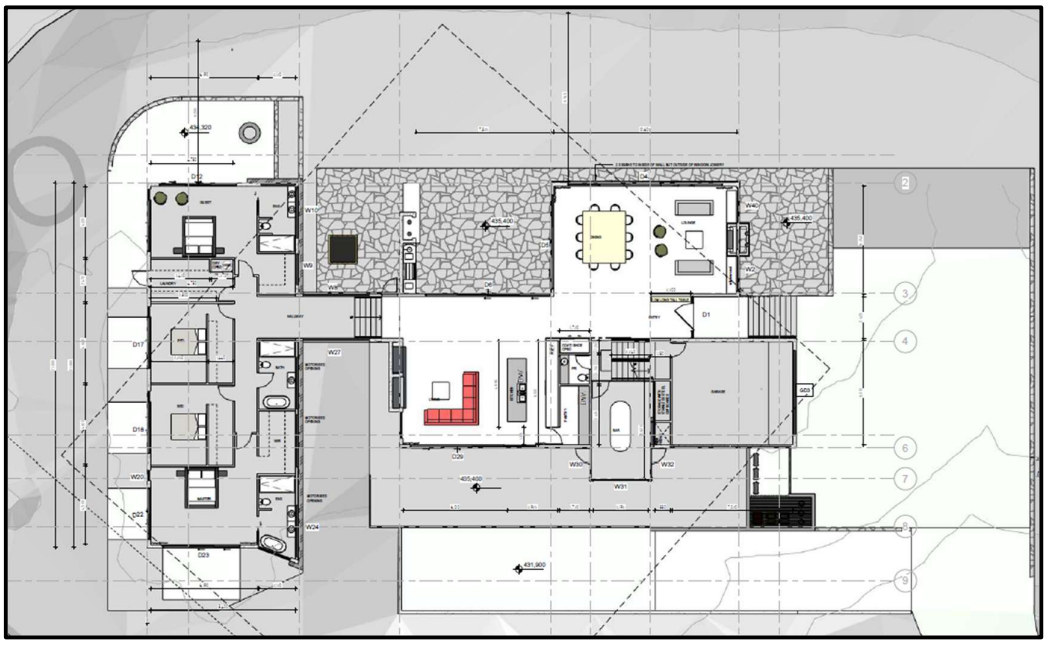


Figure 5: *First Floor Plan*

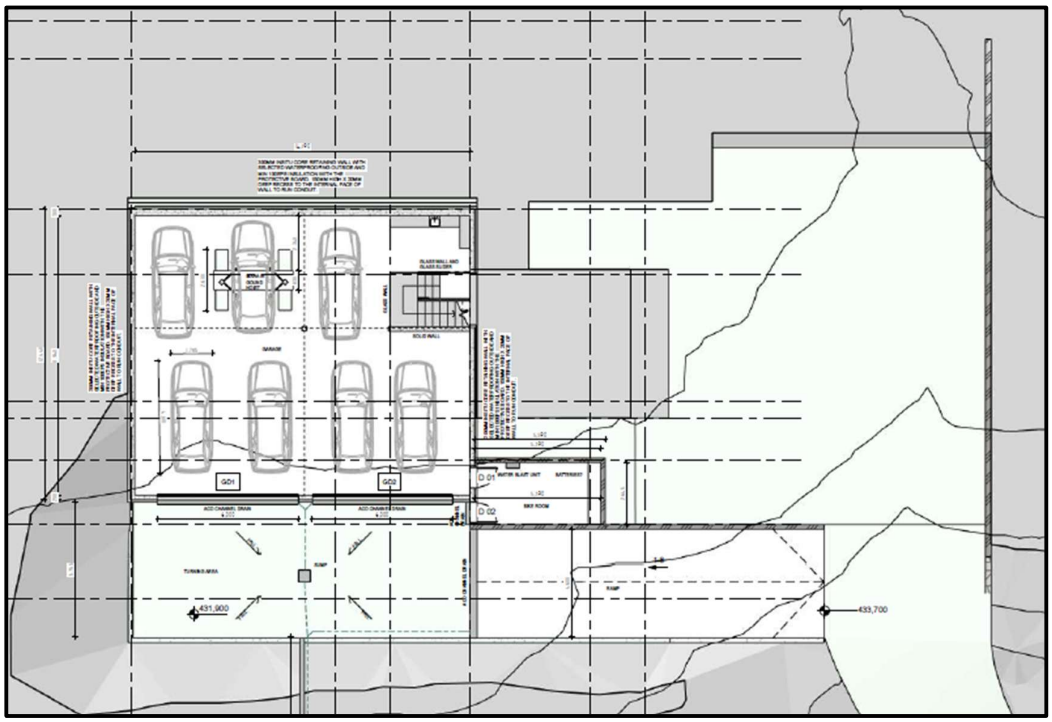


Figure 6: *Basement Floor Plan*

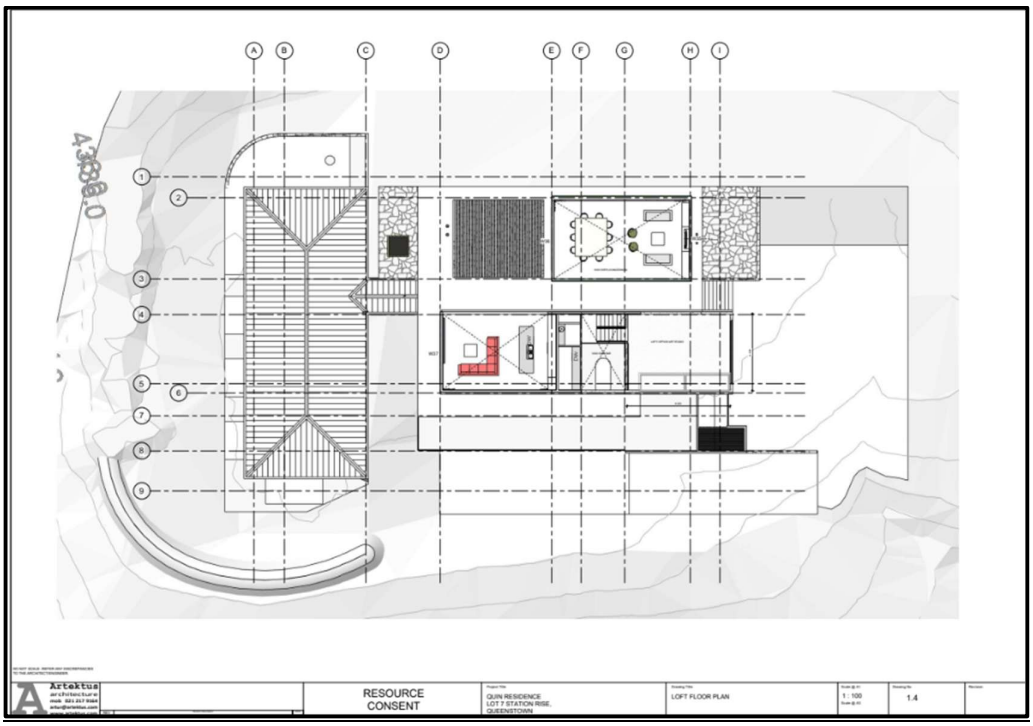


Figure 7 : *Loft Floor Plan*

The proposed exterior materials are as follows:

Exterior	Materials	Colour
Weatherboard cladding	Vertical timber	Black
Roof (living area)	Metal Tray	Flaxpod – matt finish
	Waterproof membrane	Dark grey
Bedroom wing	Concrete look horizontal imprint plaster system	Grey cement
	Vertical timber	Black
Eaves	Concrete look horizontal imprint plaster system	Grey cement
Aluminum joinery	Double glazed	Flaxpod - LRV6%
Skylight	Custom thermally broken / aluminum double glazed	Flaxpod (motorized black out blinds)
Vertical Board Louvres	Timber	Black – match cladding
External retaining walls	Veneer	Poolburn grey schist

It can be noted that all of the proposed exterior materials comply with both the colours and maximum reflectivity values of the relevant consents RM230999 (as varied by RM250331) and additionally, Chapter 24 PDP rule 24.5.4.

RM230999 (as varied by RM250331), Condition 11. 'l' states the maximum building height is to be 6m above existing ground level within the approved building platform.

To show compliance, the elevation plans are included below as **Figures 8 and 9** and as appended as **Attachment [C].**

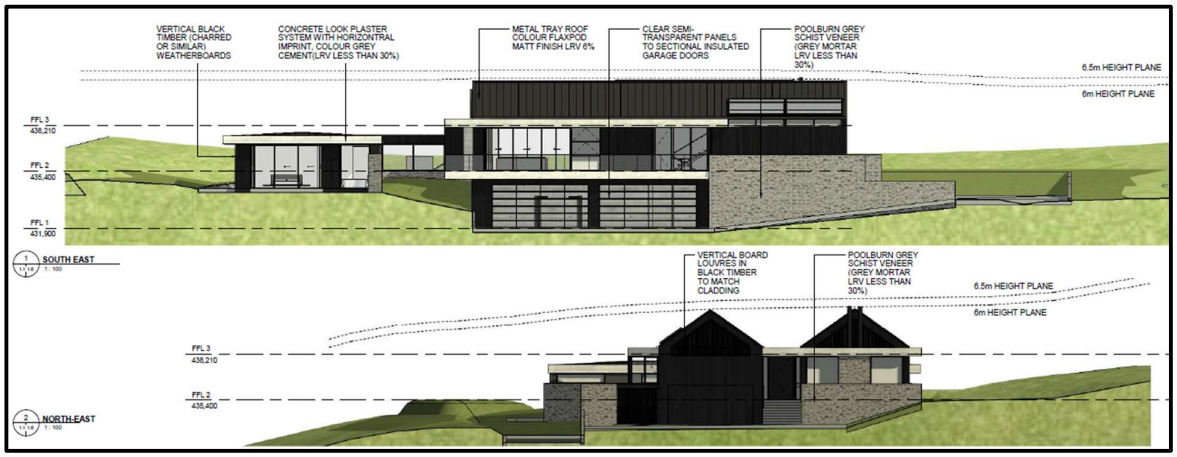


Figure 8: *North-East and South-East elevations*

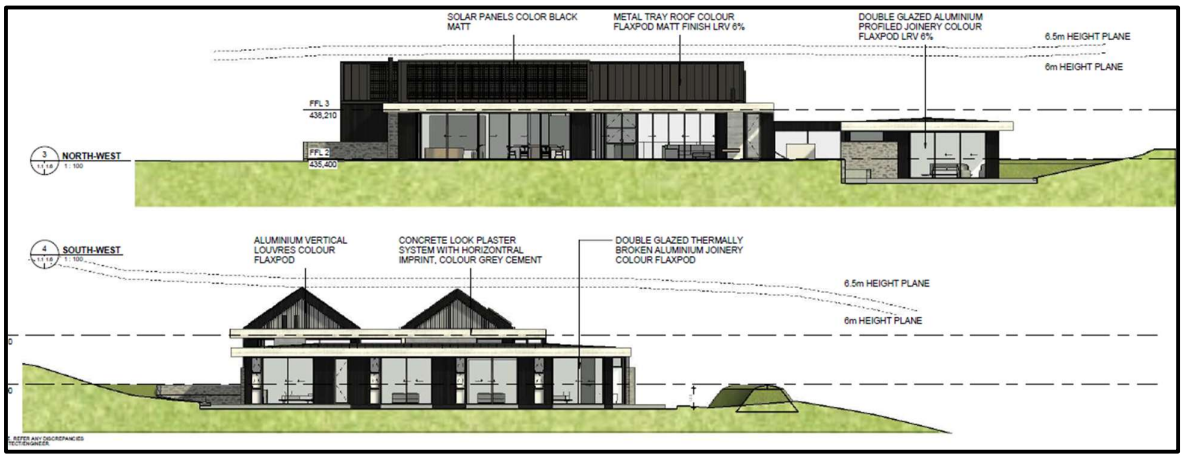


Figure 9: *North-West and South-West elevation*

Several conditions are imposed under RM230999 that were carried over to RM250331 that apply to the subject site. Of particular relevance to the current application are 'future buildings are to be located within the approved building platforms. This is discussed below in Section 4.2 of the proposal.

4.2 Built form partially outside of the consented Building Platform

It is proposed to construct two small areas of the residential unit outside of the consented building platform. As illustrated in orange below in **Figure 10**, a total of 79 m² is proposed to extend beyond the consented building platform.

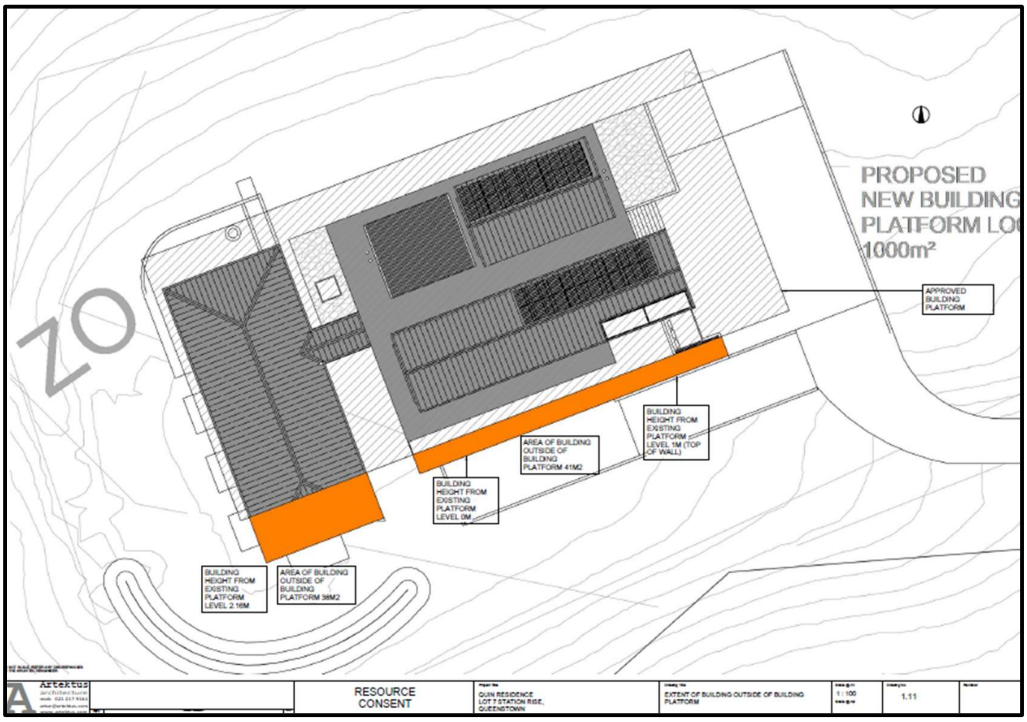


Figure 10: *Proposed locations of encroachment (orange) outside of the approved building platform*

Approximately 38m² extends out on the southern elevation of the bedroom wing, and a further 41 m² along the southern side of the main living area. The encroachment remains within the approved curtilage area and there is no breach of the internal boundary 10m setbacks.

The applicant engaged expert landscape planner Ben Espie (Vivian + Espie Ltd) to undertake a visual effects assessment of the built form extending beyond the consented building platform, as well as the proposed development in the context of the site and its surrounding environment.

A copy of this assessment report is appended as **Attachment [H]**.

4.3 Earthworks

It is proposed to undertake up to 1880 m³ of excavations to create the buildable area within the site. In particular, the formation of the lower basement will require substantial excavation, with cuts reaching depths of up to 3.65 m. The excavations are predominantly contained within the approved building platform.

The location and extent of these earthworks are illustrated in **Figure 11** below and a copy of this plan is appended as **Attachment [D]**.

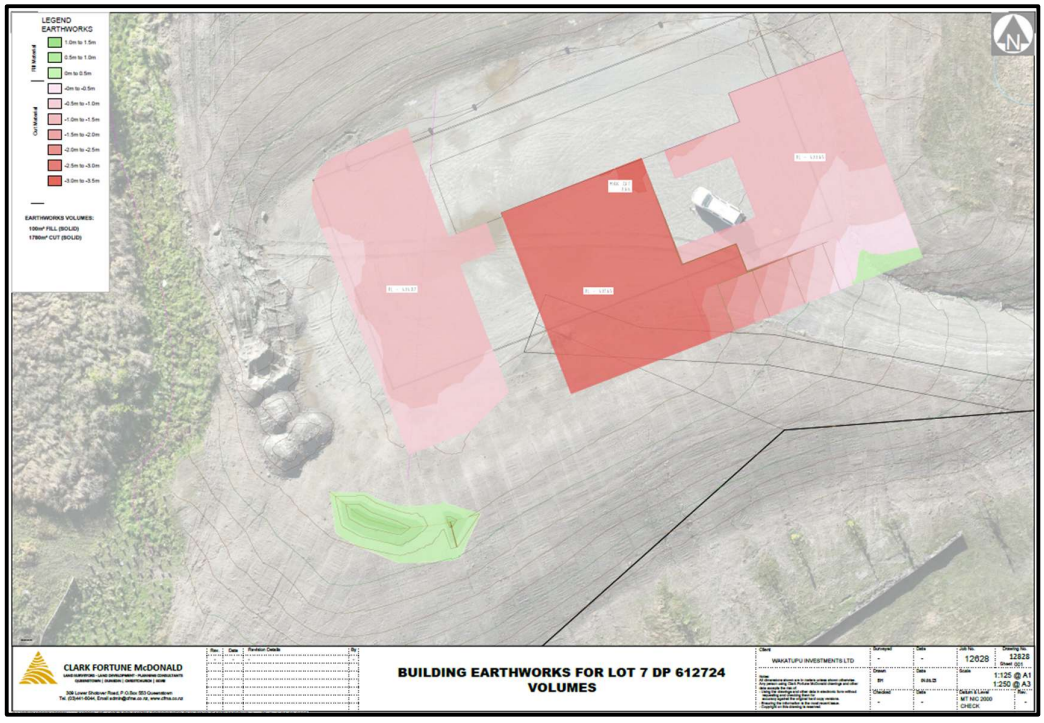


Figure 11: *Proposed Earthworks – Lot 7*

An additional rectangular excavation of up to 6.5m in depth is required within the basement area to accommodate a car hoist. The proposed space, subject to further detailed design, measures approximately 3.5m x 0.8m with a total area of 2.52m².

Figure 12 below shows the proposed location of the hoist shaft within the basement area.

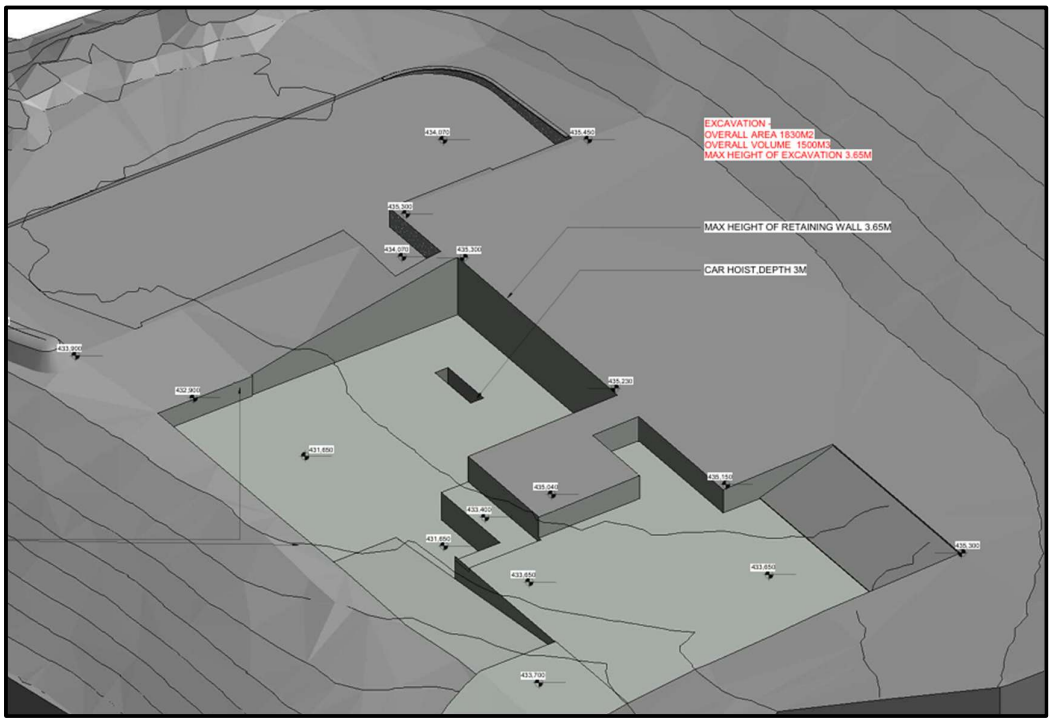


Figure 12: *Car hoist location within basement*

An Environmental Management Plan (EMP) and Environmental Sediment Control Plan (ESCP) has been prepared by Enviroscope Ltd and is attached as **Appendix [E]**.

4.3 Geotechnical Details

A site-specific geotechnical investigation was undertaken by Ground Consulting Ltd (GCL). The assessment included:

- *Ground and Groundwater Conditions*
- *Desktop Natural Hazards Assessment*
- *General Building Platform Stability and Foundation Conditions*
- *Earthworks*
- *Other Pertinent Constraints and Issues Identified with the Site.*

A full copy of this report is appended as **Attachment [F].**

In brief, and in conjunction with the overall site assessment, the report provides design recommendations for the proposed residential development. If any future design or construction modifications arise, GCL will be re-engaged to review and assess any proposed changes to ensure compatibility with the site-specific recommendations.

4.4 Infrastructure

The applicant engaged John McCartney of Civilised Ltd to prepare an infrastructure feasibility assessment for the proposed residential development. The report outlines the proposed infrastructure required to support the development and a full copy of this report is appended as **Attachment [G].**

Power Supply & Telecommunications

Power will be provided to the residential unit in accordance with the Infrastructure Feasibility Report (IR).

Telecommunications will be obtained through a satellite provider.

Access

Access to the site is gained directly from the ROW – Station Rise. As shown on the Site Plan, the proposed internal access will extend from the ROW boundary through the site and curtilage area to the garage. The access alignment has been designed to avoid any conflict with the approved structural landscaping, and the SLP remains unchanged.

Water Supply

There is an existing connection on site which connects to the private potable water supply established as part of the subdivision (RM230999). The water is sourced from an underground aquifer that provides a sufficient and reliable supply of potable water to Lot 7 and the surrounding subdivisions.

At the time that the residential unit is constructed, three new underground water storage tanks of at least 22,500 litres each will be installed. The three 22,500 litres concrete water tanks are proposed to be installed immediately east of the residential unit (refer IR Water Supply Plan).

Before the potable water enters the residential unit for drinking, water will pass through a filtration and UV system. This will ensure that the water meets the quality requirements of the Drinking Water Standards for New Zealand 2018.

The location of the water tanks is illustrated below in **Figure 13**.

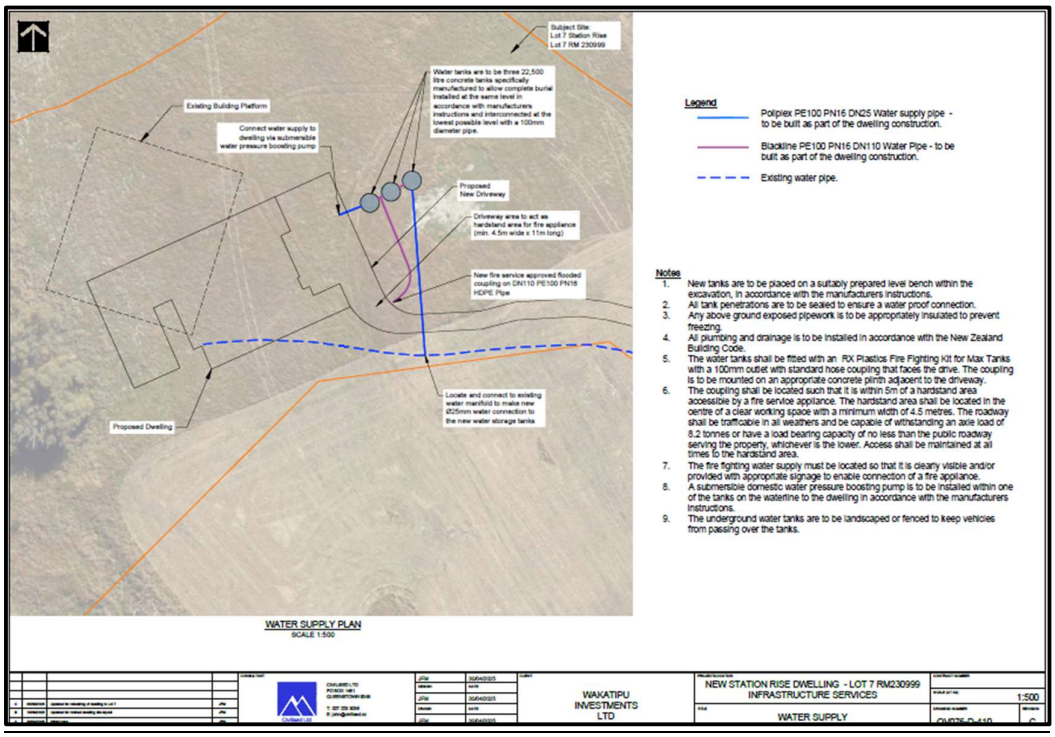


Figure 13: *Water supply and Fire fighting hardstand location*

Firefighting

The subdivision does not have coverage from fire hydrants therefore on-site firefighting water storage is proposed to be provided. The new water tanks will provide both potable water to the residential unit and hold static water storage for firefighting purposes.

A handstand area for firefighting appliances will be located adjacent to the underground water tanks. A fire service approved coupling will be installed in accordance with the requirements detailed in the Infrastructure Report.

For the location of the new water tanks and hard stand area refer above to **Figure 13**.

Wastewater

An on-site wastewater treatment and disposal system is proposed to be installed within the site. The location of the system is to the northeast of the residential area.

For proposed location refer below to **Figure 14**.

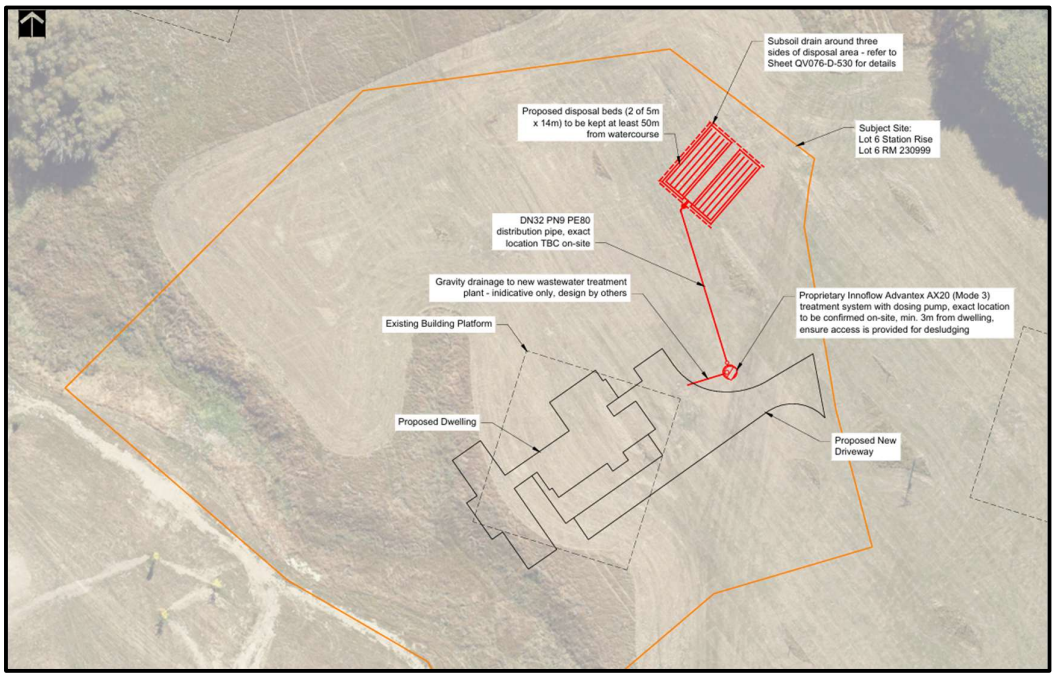


Figure 14: *Proposed location of on-site wastewater system and disposal fields*

It is proposed to use an Innoflow Advantex AX20 system that involves using a contained treatment system and dosing pump that disperses to disposal beds through distribution pipes. The system specifications are detailed in the Infrastructure Report and Appendix C of that report.

Stormwater

The proposed residential development will modify the existing stormwater runoff patterns within the site's catchment. Formed access to the building platform will be constructed during the residential unit build stage. The driveway will feature a single crossfall, directing runoff toward the downslope side. Stormwater is proposed to be collected in a roadside drainage swale, which will direct the runoff into the site's existing overland flow paths.

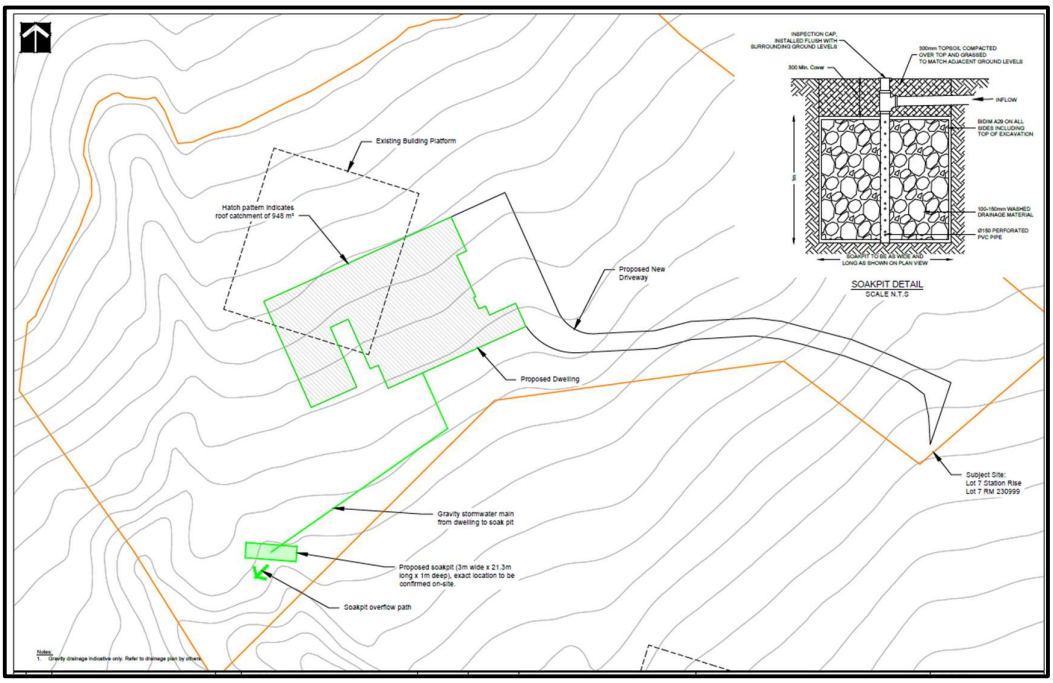


Figure 15: *Proposed location of soak pit*

The IR has identified that runoff from impervious areas associated with the proposed development and how to adequately dispose of stormwater and excess run off. A soak pit has been designed to manage flows from the new development and the proposed location is shown in **Figure 15** above.

4.6 Landscaping

Riparian and tree planting has been completed on-site in accordance with the approved Structural Landscape Plans RM190656, RM220168 and RM230999 (as varied by RM250331). There is one small area near the boundary of Lot 1 to be riparian planted. This was delayed due to a separate matter occurring on Lot 1 that has now been resolved. Planting is scheduled for this area in the coming months.

Landscaping within the curtilage area has not yet been finalised; however, it is anticipated that this will include a combination of native species, consistent with the existing plantings already established on-site.

The applicant confirms all landscaping within the curtilage area will comply with the conditions of the underlying consents and future consent notices.

4.7 Proposed Changes to Consent Condition 1 – RM230999 (as varied RM250331)

It is proposed to vary two (2) consent conditions for RM230999 (as varied by RM250331) to enable the desired house design to be located outside of the consented building platform.

Resource consent is sought to amend conditions 1 and 29b) of RM250331 (variation of RM230999) to include an additional plan showing the building platform breach:

Deleted text shown as ~~strike through~~, and updated text shown in **bold underline**.

General Conditions

1. *That the development must be undertaken/carried out in accordance with the plans:*
    - *'Lots 3, 5-7 being a Proposed Subdivision of Lot 3 RM220168' (Scheme Plan) prepared by Clark Fortune McDonald & Associates Rev A B dated May 2024 June 2025*
    - *'Earthworks Plan for Proposed Lots 5-7 of Lot 3 RM220168 Littles Road' (Proposed Earthworks Plan) prepared by Clark Fortune McDonald & Associates dated 18/08/2024*
    - *'Stage 4 Earthworks volumes' (Drone Survey and Retrospective Earthworks Plan) prepared by Clark Fortune McDonald & Associates Rev A dated May 2024 RM250331 12*
    - *'Wakatipu Investments Limited Structural Landscape Plan' prepared by Vivian Espie Limited Drawing No. 2162.02 dated 13/08/2024*
    - *'Plant Schedule Wakatipu Investments Limited' prepared by Vivian Espie Limited Version 7 dated 13/08/2024*
    - ***Lot 7 - Proposed Shift of Building Platform, Stage 4 - ref 12628, Clarke Fortune McDonald Ltd***
    - ***Lot 7 updated Structural Landscape Plan, dated 13/05/2025, Littles Road, Wakatipu Basin, ref 2162.02***
    - ***Extent of building outside of building Platform, Quin Residence Lot 7 Station Rise, Queenstown, drawing number 1.11 prepared by Artektus Architecture Ltd***

    stamped as approved on 19th September 2024, 09 July 2025 and XX September 2025.

    and the application as submitted, with the exception of the amendments required by the following conditions of consent.

29. *The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.*

    b) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX **with the with the exception of the development authorised under RMXXXXXX.**

4.8 Proposed Changes to Consent Notice 12216061.5

One change is proposed to Consent Notice 12216061.5 (appended as Attachment [B2]) to enable the desired house design. An encroachment of 79m² is proposed to be located outside of the consented building platform.

The proposed changes to each of the consent notice conditions of 12216061.5 (Attachment **[B1]**) identified above are as follows (changes shown in **bold underline** and ~~**bold strikethrough**~~).

To allow for the location of a portion of residential unit to be located outside of the building platform, Condition (d) will be changed to include reference to an updated plan:

d) All future buildings shall be contained within the Building Platform as shown as Covenant Area ZA, ZH, ZB, ZG, ZC, ZF, ZD and ZE as shown on Land Transfer Plan 556802, ***with the with the exception of the development authorised under RMXXXXXX.***

5. Matters Requiring Consent

5.1 NES – Contaminants in Soil to Protect Human Health

Based on a review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply. This has been accepted by QLDC on previous applications. No consent is required under the NES.

5.2 Operative District Plan

The proposal is entirely within the WBLP. No appeals appear to relate to the application of the Precinct sub-zoning over the subject property, and a Consent Order has been issued for the Precinct provisions, meaning the PDP rules must be treated as operative. The proposal does not trigger any rules or standards under the ODP.

5.3 Proposed District Plan

The subject site is zoned Wakatipu Basin Rural Amenity Zone (**WBAZ**) within the Lifestyle Precinct (**LP**) under the PDP. No appeals appear to relate to the application of the LP over the subject property, and a Consent Order has been issued for the LP provisions, meaning the PDP rules must be treated as operative for that part of the site. The proposal requires consent under the following provisions:

- A **restricted discretionary** activity under Rule 24.4.6 for the construction of buildings for residential activity not provided for by Rules 24.4.5 to Rule 24.4.7A. The building platform is approved by way of subdivision consent (as varied by RM250331), however the Title for the site has not been issued at the time of submitting the application.

*As title has not yet been issued at the time of submitting this application Rule 24.4.7 has not been triggered for this proposal. The rule states: *The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a where there is such a building platform.*

- A **restricted discretionary** activity under Rule 24.5.12 for locating a building within 30m of a waterbody setback. It is proposed to position the edge of the residential unit between 15m and 20m from the centre of the ephemeral riparian restoration area. The proposal is not exempt from 'b'. as title has not been issued prior to submitting the application pursuant to 24.4.5.

- A **restricted discretionary** activity under Rule 25.4.2 for exceeding 400m³ of earthworks within a 12-month period. It is proposed to undertake 1880m³ of excavations to form the buildable areas.

- A **restricted discretionary** activity under Rule 25.5.15 for cut areas exceeding 2.5m in depth. It is proposed to excavate up to 3.65m in depth to form the basement garage for residential development. A small area of cut of up to 6.5m in depth to form the shaft area for the hoist structure.

Overall, the proposal is a **restricted discretionary** activity under the PDP.

5.4 Resource Management Act (1991)

A discretionary activity resource consent pursuant to Section 127 of the Resource Management Act 1991. The application seeks to vary Conditions 1, and 29 b) of resource consent RM230999, which relate to development controls.

A discretionary activity resource consent pursuant to Section 221 of the Resource Management Act 1991, to change this condition. The application seeks to change Conditions d of Consent Notice 12216061.5, which relates to development controls.

Overall, the proposal is for a ***discretionary*** activity.

5.5 Scope of Application

This application is for all matters requiring resource consent rather than for the specific list of consent matters / non-compliances identified above. If the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this application. If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 ("Act") to process the application regardless of the type of activity that the application was expressed to be for.

6. Statutory Considerations

6.1 Section 104 – Matters for Assessment

Of relevance to this application, Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act:

(a) any actual and potential effects on the environment of allowing the activity; and
(b) any relevant provisions of –
(i) a national environmental standard:
(iii) a national policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(2) of the RMA states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

An assessment of the effects of the proposal on the environment is provided in Section 7 of this report. Assessments against the relevant statutory documents are provided in Section 9.

A variation of consent conditions and notices is treated as a discretionary activity. Pursuant to section 104B the Council may grant or refuse the application, and if it grants the application, it may impose conditions pursuant to section 108.

6.2 Section 104B – Discretionary Activity

Under Section 104B, a consent authority processing an application for a discretionary activity may grant or refuse the application, and if it grants the application, may impose conditions under section 108.

7. Effects on the Environment

7.1 Permitted Baseline

Section 104(2) of the Act states that, in considering the effects of allowing an activity, a consent authority may disregard an adverse effect if the plan permits an activity with that effect.

Earthworks of up to 400m³ within any consecutive 12-month period is a permitted activity within the precinct zone. The proposed earthworks exceed the permitted allowance by 400m³. Therefore, the permitted baseline is not relevant.

It is noted the application requires land use consent and to vary conditions of an already approved consent and consent notice. As such the permitted baseline is not considered to be relevant.

7.2 Receiving Environment

The receiving environment consists of the resource consents listed on eDocs (set out in Section 3.3 of this report) and comprises of the existing subdivision consent that relates directly to this application. The Quality Planning website defines the receiving environment as follows:

> *the environment upon which a proposed activity might have effects. It is permissible (and often desirable or necessary) to consider the future state of the environment upon which effects will occur, including:*
>
> - *the future state of the environment as it might be modified by the utilisation of rights to carry out permitted activities*

- *the environment as it might be modified by implementing resource consents that have been granted at the time a particular application is considered, where it appears likely that those resource consents will be implemented.*

but not

- *the environment as it might be modified by implementing future resource consent applications (because these are too speculative) 1 (underlining added).*

The resource consents as described in Section 3.2 of this AEE, are considered to form part of the receiving environment as they have been given effect to and therefore form part of the receiving environment. This is significant in respect to the consideration of the variation.

The following assessment of effects therefore considers the difference in environmental effects arising from the from what has been approved under RM190656. RM220168, RM230999 including variations RM250331.

7.3 Effects of building outside of a Building Platform

Under the provisions of the Proposed District Plan (PDP), any building located outside an approved building platform must be assessed in terms of its potential effects on landscape character, visual amenity, and consistency with development controls.

The approved building platform on the subject site is rectangular in shape and has a total buildable area of approximately 1,000m². The proposed encroachment outside this platform totals 79m², representing a relatively minor portion of the overall building platform area. Additionally, the proposed built form remains entirely within the defined curtilage area of the site and continues to comply with the internal boundary setback of 10 metres, in accordance with Chapter 24 of the PDP.

The Landscape Effects Visual Assessment summarises:

10 *In terms of landscape character and values, the proposed situation places a dwelling in effectively the same location as the consented building platform, with the southern façade slightly protruding outside the platform, and other parts of the platform remaining unbuilt. The dwelling design is of recessive finishes and is well incorporated into landform. In terms of the nature of the proposed activity and how this relates to the consented subdivision and existing neighbourhood, we consider that the proposal is entirely in accordance with existing and expected character. The landscape will continue to be valued as it currently is.*

11 *In relation to views and visual amenity, the site is visible from a stretch of Littles Road that passes the Station Rise development. The dwelling is the uppermost (i.e. the most northwestern) of the broad Station Rise area, with numerous rural living sites sitting between it and Littles Road. Parts of the proposed dwelling may be visible beyond intervening buildings and vegetation, but this visibility will be relatively difficult for a road user. When the dwelling is seen, the infringements beyond the building platform will be indiscernible, the dwelling appearing entirely as is anticipated by the consented situation.*

12 *Being in the upper part of the Station Rise development, the proposed dwelling is not overlooked by neighbours. Future occupants of neighbouring lots (Lot 6 RM230999 and Lots 10 and 11 DP556802) will be able to view the site's proposed dwelling from their own dwellings. Structural landscaping on the subject site and also on neighbouring lots will soften visibility of built form. The burgeoning riparian vegetation in the site's western gully will become a strong strip of varied native planting. Again, the built form infringements beyond the building platform will be difficult to discern and will not expand the overall size or visual prominence of the building. A naturalistic sweeping mound around the southern corner of the curtilage area will contain and screen lower parts of the building when viewed from downslope.*

13 *In terms of views and visual amenity overall, we consider that the proposed building is entirely consistent with the consented and anticipated situation; an attractive dwelling of dark, visually recessive materials including stacked schist and dark stained timber will sit almost entirely within the site's building platform and will not breach the height restriction nor any other standards.*

14 *In terms of landscape character and values, the proposed situation will not bring about any increased amount of development than is anticipated by the consented situation. The bulk, location and external appearance of the dwelling have been appropriately designed and will accord with existing consent conditions and with the character of the neighbourhood. We consider that the proposal will have no adverse effects in relation to amenity or landscape values*.

As assessed by the LVEA, any potential effects on landscape character, visual amenity, and views will be negligible and indiscernible to the public or neighbouring properties.

Overall, any adverse effects of the encroachment outside of the approved building platform will be less than minor.

7.4 Effects Arising from Earthworks

The proposed earthworks are largely confined to the approved building platform, as varied under RM250331. These works are required to establish a level building area, construct internal access, and services such as the installation of in-ground water tanks. Once completed, the disturbed areas will either be occupied by the residential development or stabilised through grassing and curtilage planting.

Any associated effects are expected to be temporary in nature and appropriately managed. The implementation of a site specific EMP and ESCP will ensure that best practice measures are in place to minimise sediment runoff and control dust and erosion during construction. This management plan has been prepared in accordance with industry standards and Council requirements, ensuring that the earthworks are undertaken in a way that avoids or mitigates potential adverse effects on the surrounding environment, including the nearby ephemeral waterbody.

Any potential effects arising from the earthworks is considered to be less than minor.

7.5 Effects on Infrastructure

The proposed infrastructure for the residential development has been designed to ensure that any potential environmental effects are appropriately managed and minimised.

Power will connect via existing subdivision services and telecommunications will be obtained through one of the many satellite providers within the area. Site access uses an existing ROW off Station Rise. The internal access does not conflict with the approved structural landscaping in place and stormwater has been assessed and controls proposed and designed for the site.

Water supply will come from an approved underground aquifer, with three 22,500 L tanks providing potable water and peak demand capacity. Filtration and UV systems ensure compliance with drinking water standards,

with minimal visual impact. Firefighting provisions include dedicated on-site storage and a hardstand area, meeting the necessary fire safety requirements.

Wastewater will be treated via an Innoflow Advantex AX20 system and has been designed to meet the national standards and to mitigate contamination risks or land instability. Stormwater from impervious surfaces will be managed on-site via swales and soak pits, maintaining natural flow patterns and preventing off-site impacts.

The proposed infrastructure and system designed are self-contained within the site and avoid any potential adverse effects on neighbouring properties or the environment.

As such, any potential adverse effects from the establishment of residential development infrastructure are considered to be **less than minor**.

7.7 Effects of Natural hazards

A geotechnical assessment has been undertaken for the site, which identifies the ephemeral overland flow path located in the western portion of the property. This feature is associated with a narrow-incised gully and is not considered to be a permanent or active watercourse. The proposed residential unit and associated building platform are located well outside the extent of this feature, and therefore the development is not anticipated to be impacted by overland flow or surface water runoff.

Additionally, the geotechnical report confirms that the consented building platform is stable and suitable for residential construction. The site presents no evidence of slope instability or ground movement. The proposed building location is also set back from any naturally steep slopes and is unlikely to present a risk of land instability or slippage.

The Geotech assessment has concluded that the proposed development will not be adversely affected by natural hazards, nor will it exacerbate any possible geotechnical risks in the surrounding environment. The proposed activity is therefore considered appropriate as any potential adverse effects are considered to be less than minor.

7.7 Effect of changing Consent Conditions

The applicant seeks a variation to a condition of consent under Section 127 of the Resource Management Act 1991 to enable a minor portion of the proposed residential unit (southern bedroom wing and living area) to extend beyond the approved building platform.

The encroachment is limited in extent, remains well within the site boundaries and setbacks, and does not increase building height. The bulk increase to the south is minor, with the residential unit maintaining a low profile that results in no more than minor adverse visual or landscape effects, as concluded by the LVEA.

No adverse effects on neighbouring properties are anticipated in relation to privacy, shading, or noise, with setbacks maintained. The area proposed for extension is suitable for building with no identified geotechnical or servicing constraints, and modelled stormwater patterns remain unchanged.

The variation is consistent with the intent of the original consent and relevant PDP provisions. Overall, the variation is minor in nature, results in no more than minor adverse effects, and can be granted under Section 127.

7.8 Effect of changing Consent Notice

The applicant seeks a variation to Consent Notice Condition (under Section 221) to allow for the location of a portion of the residential unit outside of a building platform.

Consent Notices serve to provide certainty to affected parties, including neighbouring landowners whose properties were established under the parent consent. They help ensure that development is consistent with the original resource consent conditions.

It is important to note that case law stating that consent notices should only be varied or cancelled where a material change in circumstances means that the condition no longer achieves, but rather impedes, the sustainable management purpose of the Resource Management Act 1991 (RMA), was made when considering 'no further subdivision' clauses. The present proposal does not relate to a 'no further subdivision' clause and the built form that is to be located outside of the platform is very small within the scope of the building platform size of 1000m².

The current proposal enables an assessment of the residential unit under the relevant District Plan framework and does not result in any new or unanticipated adverse effects on the environment.

Importantly, the application does not seek to cancel Consent Notice condition (d) in its entirety. The proposed change is limited in scope and relates solely to the current design proposal. This ensures the original intent of the consent notice is preserved and avoids establishing a precedent for future development outside approved building platforms.

7.7 Summary with regard to environmental effects

Collectively, the adverse effects arising from the proposal are considered to be no more than minor.

8. Notification Assessment

8.1 Public Notification

Step 1 – Mandatory notification in certain circumstances (s95A(1)(3):

- The applicant has not requested that the application be publicly notified.
- The applicant has not refused to provide information or agree to the Commissioning of a report.
- The application does not involve exchange of recreation reserve land.

Step 2 – Public notification precluded in certain circumstances (s95(5))

- The proposal is not subject to a rule or NES that precludes public notification
- The proposal is not for a controlled activity or a boundary activity.

Notification is therefore not precluded under Step 2.

Step 3 – (s95(8))

- There are no rules or NES that require public notification.
- The proposal will not have adverse effects that are more than minor.

Step 4 – Special circumstances (s95(9))

- No special circumstances exist in relation to this application.

The application is therefore not precluded from public notification.

8.2 Limited Notification

Step 1 – Certain affected groups and affected persons must be notified (s95B(3))

- No persons or groups are affected by the proposal.

Step 2 – Limited notification precluded in certain circumstances (s95B(6))

- The proposal is not subject to a rule or NES that precludes notification
- The application is not for a controlled activity.

Limited notification is therefore not precluded under Step 2.

Step 3 – Certain Affected Persons Must be Notified (s95B(7))

- There are no persons who are considered to be directly affected by the proposal, or with regard to the public generally.

Step 4 – Special circumstances (s95B(10))

- No special circumstances exist in relation to this proposal.

The application is not precluded from limited notification.

It is requested that the application be processed on a non-notified basis, as the proposal is in accordance with the outcomes provided for by the Lifestyle Precinct zoning.

9. Policy Framework

9.1 Operative Regional Policy Statement

Section 104(1)(b)(v) requires a consent authority to have regard to any regional policy statement or proposed regional policy statement. The Operative Regional Policy Statement for Otago (ORPS) 2019 became fully operative on 4 March 2024. A proposed Regional Policy Statement has been notified but is subject to significant appeal. The site is located in Clutha Mata- Au FMU and the Dunstan Rohe. There are no specific objectives and policies in either the operative or proposed RPS relating to buildings outside of residential building platforms. At a high level, the proposal is consistent with the objectives and policies of the operative and proposed RPS.

9.2 Operative District Plan

The relevant objectives and policies are contained within Sections 4 and 5 of the ODP.

9.3.1 District Wide Objectives and Policies (Chapter 4)

The District Wide objectives and policies in Chapter 4 of the ODP are relevant to this application.

Objective *4.1.4 :* Nature Conservation Values (relevant objectives and policies only) read:

> *"The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities.*
>
> *The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands"*

Policies:

….

1.13 To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.

1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.
1.17 To encourage the retention and planting of trees, and their appropriate maintenance."

The proposal is not within the Lake Hayes Catchment. The site does not exhibit indigenous vegetation or habitat for native flora and fauna, being primarily in pasture. Overall, it is concluded that the proposal is consistent with this objective and associated policies, but that they are not highly relevant or determinative to the proposal.

"4.2.5 Objective 1:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

1 Future Development

(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.
(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detraction from landscape and visual amenity values.
(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

The proposal achieves the objective and associated policies. The entire site is within the Lifestyle Precinct; an area identified as having the potential to absorb change.

9.3.2 Rural General Objectives and Policies (Chapter 5)

In considering these Rural General zone objectives and policies it must be noted that there are no appeals to the Wakatipu Basin Amenity Zone (Lifestyle Precinct) that seek a return to the Rural General provisions.

Objectives 1 and 3 of Section 5.2 are relevant to the proposal and these are assessed with their corresponding relevant policies in turn;

> ***Objective 1 - Character and Landscape Value***
> *To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.*
>
> ***Policy 1.1*** *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

Adverse effects are controlled wherever possible.

The proposal alters an existing building platform which will be used for residential purposes and will not utilise the soil resource of the rural area. The application utilises the new Lifestyle precinct zoning of the site. This policy does not directly relate to the proposal which does not utilise the soil resource.

> ***Policy 1.2*** *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

The proposal alters an approved building platform, which will be used for residential purposes, and will not utilise the soil resource of the rural area. The application utilises the new Lifestyle precinct zoning of the site. This policy does not directly relate to the proposal which does not utilise the soil resource.

Policy 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*

The land has limited potential for rural productive activities other than grazing, and the site is now zoned for rural residential purposes under the PDP.

Policy 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*

The character of this part of the rural area is changing as a result of the PDP process which has provided for a 'rural residential style' Lifestyle Precinct sub-zone.

Policy 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*

The approved building platform and access have been placed to avoid, remedy and mitigate the potential for adverse visual and landscape effects. These will be largely unaffected by the proposal. The landscape values as described in LCU2 of the PDP will be maintained.

Policy 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

The building platform has been located in an area identified as having the potential to absorb change (the Lifestyle Precinct under the PDP). Structural landscaping, building design and future curtilage landscaping will enable the residential development to be nestled into the landform.

The visual coherence of the landscape will be preserved by the proposed built form materials and landscaping.

Policy 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The proposal does not threaten skylines, ridgelines, hills or prominent slopes.

Objective 3 - Rural Amenity
Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policy 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
Policy 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
Policy 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
Policy 3.4 *To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.*
Policy 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

As a whole the proposal is consistent with these objectives and policies. The proposed development will avoid, remedy or mitigate the effects of activities through landscaping and setbacks to nestle future buildings within the platforms into the landscape. Standard Precinct rules in relation to height, structural planting, colours and materials also assist in mitigating adverse effects of activities.

Overall, the proposed activity is consistent with Objective 3 and its associated policies.

9.4 Proposed District Plan

9.4.1 Strategic Direction Objectives and Policies (Chapter 3)

The Strategic Directions chapter of the PDP has been reviewed, however there are no specific objectives or policies that would provide guidance or direction to accessory buildings outside of a platform.

9.4.2 Wakatipu Basin Lifestyle Precinct (Chapter 24)

The purpose of the Zone is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities. The Precinct is applied to specific areas of land within the broader Rural Amenity Zone that has capacity to absorb rural living development.

> ***Objective 24.2.1 -*** *Objective - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.*
>
> ***Policy 24.2.1.3 –*** *Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*

The proposal will not create any new adverse effects beyond what is anticipated within Lot 7 and will maintain the existing landscape character and visual amenity values of the Fitzpatrick Basin LCU as described in Schedule 24.8. The proposal is consistent with this objective and policy.

> ***Policy 24.2.1.11 –*** *Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.*

The building encroachment outside of the approved building platform is comparatively small in size (79m²) with reasonable separation from the adjoining lots and public roads. It is therefore considered that the proposal maintains the existing sense of spaciousness in the receiving environment. The proposal is consistent with this policy.

> ***Policy 24.2.1.14 –*** *Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.*

The subject site is relatively flat to sloping site within the Fitzpatrick Basin, with reasonable separation distance to the Rural Amenity Zone boundary above. The defensible edge between areas of the precinct and the balance of the Rural Amenity Zone will therefore be unaffected. The built form will predominantly sit within the approved building platform and defined curtilage area.

Policy 24.2.1.15 – *Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by:*

- *implementing road setback standards; and*
- *ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes; while*
- *recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.*

The proposal does not involve any changes to road setbacks, nor does it introduce any new buildings, beyond what is consented, or vegetation within the road setback that would obstruct views to any identified ONFs or ONLs. Views from roads will therefore be maintained. Accordingly, the proposal is considered to be consistent with Policy.

Objective 24.2.4 - *Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.*

The site is serviced in accordance with RM230999, as varied by RM250331. The subject site is not within the Lake Hayes catchment, and no other threats to water quality, ecological quality and recreation values have been identified. The proposal is consistent with this objective.

Objective 24.2.5 *- Objective – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.*

The proposal enables rural living opportunities within the Precinct. As per the above assessment, the proposal represents a complimentary design and is of a size the is compliant and compatible with the WBLP. The landscape character of the Fitzpatrick Basin and wider receiving environment will therefore be maintained. The proposal is consistent with this objective.

9.4.2 Earthworks (Chapter 25)

25.2.1 Objective *Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.*

Policies:

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:

a. Protects the values of Outstanding Natural Features and Landscapes;

b. Maintains the amenity values of Rural Character Landscapes;
c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers;
e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
g. Maintains public access to and along lakes and rivers.

25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.

25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.

25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.

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.

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.

25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.

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.

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.

25.2.1.11 Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

***25.2.2 Objective** The social, cultural and economic wellbeing of people and communities benefits from earthworks*

25.2.1.11 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:

a. Nationally and Regionally Significant Infrastructure;

b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
c. minimising the risk of natural hazards;
d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
e. the use and enjoyment of land for recreation, including public walkways and trails; and
f. maintaining or enhancing the operational efficiency of existing infrastructure.

Earthworks were undertaken in a manner that minimised adverse effects on the natural and social environment by operating within regular hours and ensuring the containment of both noise and environmental pollution. The scale of the earthworks is not insignificant; however, this is deemed suitable to the surrounding topography of this rural environment.

Earthworks are detailed within Section 4 of this report and as per the plans appended**.** A site specific EMP and ESCP has been prepared and provided as **Attachment [E].**

The earthworks will be occupied by the residential unit, formed access and landscaping and once complete the visual amenity effects will be less than minor. This will also allow the quality of the existing Precinct environment to be upheld.

9.4.4 Summary

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the ODP and PDP.

10 Other Matters

No other matters are considered relevant to this proposal.

11 Consultation

No consultation has been undertaken as the proposal is consistent with, and gives effect to, the WBLP zoning.

12 Conclusion

In considering whether to approve the application, the Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, "subject to Part 2". The Council is also required to have regard to the effects of the proposal on the environment.

The proposed development will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by enabling the Applicant to provide for their economic and social well-being, while at the same time avoiding any adverse environmental effects.

Attachments

Attachment **[A]**: Form 9

Attachment **[B]**: Record of Title

Attachment **[B1]**: Consent Notice 12216061.5

Attachment **[C]**: Architecture Plans

Attachment **[D]:** Earthworks Plans

Attachment **[E]:** Environmental Management Plan and Environmental Sediment Control Plan

Attachment **[F]:** Infrastructure Report

Attachment **[G]:** Geotechnical Report

Attachment **[H]:** Landscape Visual Effects Assessment