Assessment of Environmental Effects
New dwelling, water tanks and residential building

359 Morven Ferry Road, Arrow Junction
Queenstown

September 2025

EXECUTIVE SUMMARY OF PROPOSAL

Miller Wiggins Trustee Limited (the applicant) seeks resource consent to construct a residential unit within a consented building platform, a shed within an adjusted building platform and for three (3) new 30,000 litre water tanks to be installed at 359 Morven Ferry Road, Queenstown.

The applicant also seeks resource consent to vary Consent Notice 13185819.5 conditions 31 (a) & (z) and Resource Consent RM220055 conditions 31 (c) & (aa) to provide for the proposed activity.

Location:	359 Morven Ferry Road, Arrow Junction, Queenstown
Legal Description:	Lot 3 Deposited Plan 600355
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan (PDP)
Zoning:	ODP – Rural General Zone PDP – Wakatipu Basin Rural Amenity Zone
Natural Hazards:	The site is subject to A-Domain (low to none) Seismic Liquefaction
Other:	There are no known heritage features, cultural heritage or archaeological sites. The site is not identified as a HAIL site.
Activity Status:	Non-complying

APPENDICES

Appendix 1 -	Record of Title
Appendix 2 -	Architectural Plans
Appendix 3 -	Consent Notice under s221(4)(a) Resource Management Act 1991 (Instrument Number 13185819.5) relating to Resource Consent Decision – RM220055
Appendix 4 -	Resource Consent Decision – RM230524
Appendix 5 -	Farm Shed Building Platform and Water Tanks Plan

TABLE OF CONTENTS

1 INTRODUCTION 4

2 DESCRIPTION OF PROPOSAL 7

3 DISTRICT PLAN PROVISIONS 9

4 ACTIVITY STATUS 10

5 ASSESSMENT OF EFFECTS 12

6 OBJECTIVES AND POLICIES ASSESSMENT 17

7 NOTIFICATION SUMMARY 19

8 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991) 20

9 CONCLUSION 21

1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to construct a residential unit entirely within a building platform, a 110m2 shed partially outside a building platform and three (3) 30,000 litre water tanks at 359 Morven Ferry Road, Queenstown. The site is zoned Wakatipu Basin Rural Amenity Zone within the Queenstown Lakes District Proposed District Plan.

As a result of the proposed activity, the applicant wishes to vary Consent Notice 13185819.5 conditions 31 (a) & (z) and Resource Consent RM220055 conditions 31 (c) & (aa).



Figure 1: *Site Location (Site identified in yellow)*

1.2 Site Description

The Site has an area of 9.1159 hectares more or less. The land is relatively flat, with the north-eastern boundary sloping gently down towards the Arrow River which runs parallel to the Site.

Access to the property is via a right of way that extends beyond the end of Morven Ferry Road.

There is a water race through the middle of the Site, and a small water shed established on the site which was facilitated by the subdivision resource consent RM220055.

The surrounding area is characterized by rural residential activity, with approximately 20 dwellings located within 1km of the Site.

There is a public walkway/cycle way which follows the true right bank of the Arrow River, before crossing over to the north on Edgar Bridge, approximately 370m east of the proposed site.

Kawarau River is located to the south of the Site, at a distance of approximately 350m to the nearest point.

The Council's Hazards Register identified a seismic liquefaction hazard risk of 'low to none' over the subject site. No other hazards are identified over the Site.

The site sits within Landscape Character Unit 18 of the Proposed District Plan. This is described as Morven Eastern Foothills. The key landform and vegetation patterns of the subject are listed in the PDP and outlined below:

> '**Landform patterns -** *Elevated moraine landform with plateaus, hummocky hills, swamps and remnant kettle lakes.*
>
> ***Vegetation patterns*** *– Exotic shelterbelts and hedgerows in places. The odd scattered woodlot and patches of scrub in gullies. Pond edge plantings. Exotic pasture grasses dominate.'*

Schedule 24.8 provides further detail regarding the key focusses for the character unit under Chapter 24 of the PDP.

1.3 Legal Description

The Site is legally described as Lot 3 Deposited Plan 600355 and held in Record of Title 1178990 (attached as **Appendix 1**).

Land Covenant (828862.5) is registered on the Record of Title, which relates to the installation and maintenance of the water supply scheme which provides 1,000 litres of water per day to the Site.

There are also several easements registered on the Record of Title which relate to the Right of Way and conveyance of water.

Under approved resource consent (RM220055) for subdivision the following easements were created:

- Right to Convey Water (marked A, B, C on scheme plan) – existing easements
- Right of Way, Right to Convey Water (marked D, E, on scheme plan)

The underlying subdivision consent (RM220055) includes consent notice conditions relating to the architectural design of the residential units. The Consent Notice 13185819.5 conditions relevant to most relevant to this resource consent application, relating to built form on the subject site are summarised below:

- All future buildings are to be contained within the building platforms.
- Site coverage - The dwelling and garaging shall not exceed a site coverage of 50% (375m2) of the building platform.
- Height - The building height shall be a maximum of 5.5m from slab to gable top (excluding chimneys).
- Roof form - The dwellings shall be in simple gable forms, between 30 and 45 degrees with flat roof connections. No hip roofs are permitted. All flat roofs shall be a maximum of 3m high and not exceed 20% of the total floor area. Flat connections are to be level with to or below gutter levels.

- External cladding - All external materials for all buildings shall be painted, stained or otherwise treated to achieve a colour in the natural range of browns, greens or greys with a LRV of between 7% and 30%, and between 7% and 20% for the roof with a matt finish.

- All glazing shall be low reflectivity.

- Any external lighting shall be located within the curtilage area and be down lighting.

The consent notice also requires the following in relation to building platform AC (shed platform) on the site:

- All farm sheds/stables shall be located within the specified 7m x 10m building platform and shall be clad in corrugated iron or steel tray on both the walls and roof, with a finished colour of Colorsteel 'Flaxpod' or similar.

- All farm sheds/stables shall comprise a simple gable form, with no hips or lean-to elements, and shall have a roof pitch of no less than 30 degrees.

- All farm sheds/stables joinery, including doors and windows, and other details including gutters and down pipes, shall be painted to match the roof and wall claddings. No detail highlights are permitted, and glazing shall be non-reflective, and shall not exceed 20% of the total wall area of the shed/stable building

A copy of Consent Notice 13185819.5 is attached in full as **Appendix 3**.

1.4 Consent History

Resource consent (RM220055) was granted 27 January 2023 to subdivide the original 351 Morven Ferry Road site into three (3) allotments. The subdivision included the establishment of a residential building platform and associated building platform for shed/stable within what is now 359 Morven Ferry Road.

As part of RM220055 & RM230524 (attached as **Appendix 4**) the following water tanks were consented across the original 351 Morven Ferry Road site.

Lot 1 and Lot 2:

- Three (3) 30,000 litre water tanks. 2 tanks will be used for potable water, including 45,000 litres of static reserve for firefighting purposes and 1 will be used for irrigation water.

- The water tanks are located 1m from the boundary of lot 3.

Lot 3:

- One (1) 30,000 litre water tank for the water treatment plant.

These tanks have a diameter of 3660mm and a height of 3100mm and were proposed to be buried up to 1m. The tanks were also proposed to be black in colour.

1.5 Natural Hazards

The following hazards are listed on the site under Council Hazard records:

- The site is subject to A-Domain (low to none) Seismic Liquefaction

This has been addressed in the underlying resource consent which has approved development on the lots.

2 DESCRIPTION OF PROPOSAL

2.1 Residential Unit

Architectural plans for the proposed residential unit (including shed building) have been prepared by Scott Ede Design and are attached as **Appendix 2.**

The residential unit is single storey and contains four bedrooms, an open plan living, dining and kitchen, media room, study and garage. The maximum height of the building is 5.5m and the total floor area is 318m^2. The proposed residential unit will be clad in Flaxpod Matte Colorsteel tray roof cladding and Dryden's platinum stain finish over vertical cedar shiplap weatherboard. The residential unit is located entirely within the building platform and is able to comply with all consent notice requirements contained within **Appendix 3**.

2.2 Curtilage area

The underlying subdivision consent (RM220055) includes consent notice conditions related to the curtilage area. All buildings, structures, fixed clothes lines, play equipment, sculptures or any other items associated with domesticated landscaping and structures are to be located within the curtilage area and there is no provision for garden art or sculpture beyond the curtilage areas. The proposal will comply with these conditions.

2.3 Shed

The applicant proposes to establish a 110m2 shed within the AC building platform registered on the record of title. The proposed shed will be two levels, with a maximum height of 5.5m.

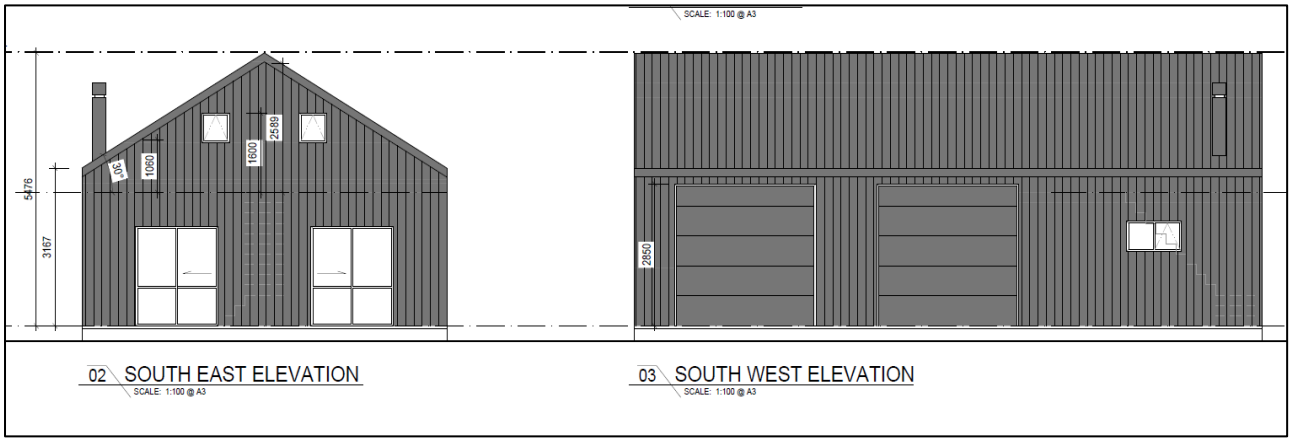


***Figure 4**: Proposed shed elevations*

The building will have 2 flaxpod garage doors and a small window on the southwest elevation of the building and a flaxpod door on the northeast elevation of the shed. No windows or openings are proposed on the northwest elevation of the shed.

The southeast elevation of the shed will have low reflectivity windows established, with two sliding glass doors on the ground level of the shed.

It is acknowledged that the ground floor of the shed contains a bathroom and sinks. Per the definitions of chapter 2 within the PDP, the building would meet the definition of a residential flat. The shed will remain subservient to the primary residential dwelling on site and below 150m2 in size. The Record of Title outlines that the platform 'AC' is for sheds or stables (also discussed in RM220055) but does not restrict the use of the platform from having residential elements specifically in this area. The inclusion of the sink or bathroom is not considered to directly contradict any consent notice or resource consent condition provision. A residential flat is included within the defintion of a residential unit, and as a result of the proposed activity, there is no increase to the overall residential density of the subject site.

The primary purpose of the shed building, as shown in the floor plan with two large parking bays for vehicles and storage, is to be used as an ancillary building to the main dwelling located in Building Platform CC and to service the covenanted open space area that sits within the applicant's property.

As shown in **Figure 5** below, the shed will protrude from the building platform by 4.33 metres to the east and 1.86 metres to the southeast.

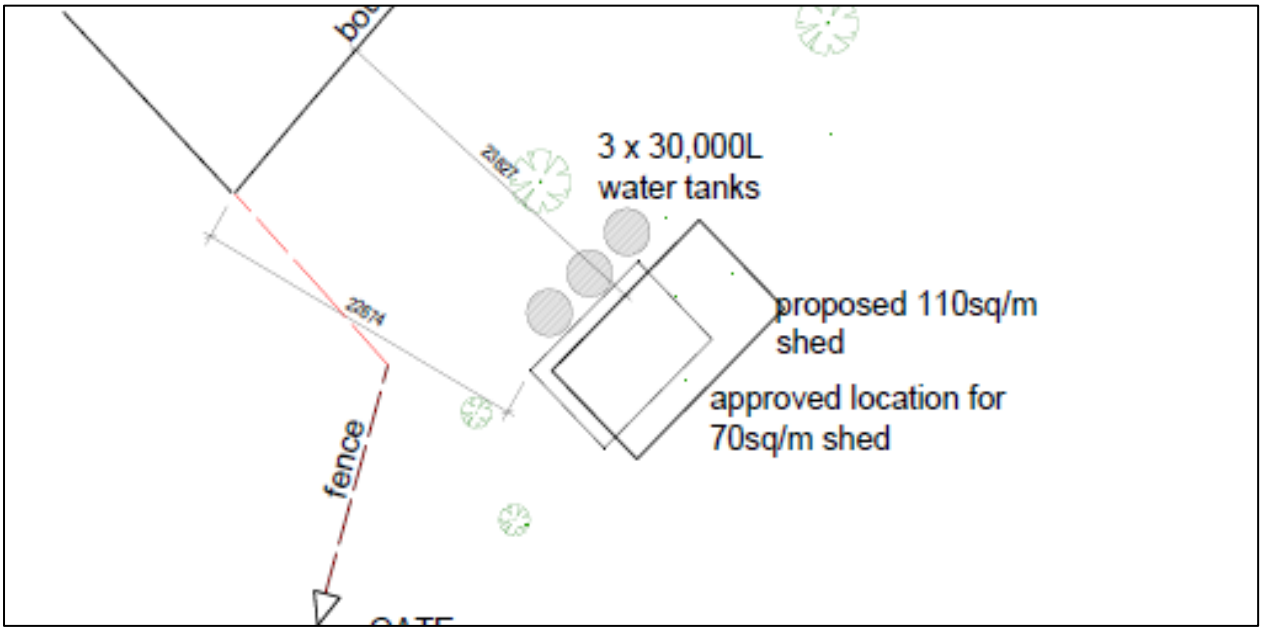


Figure 5: *Proposed shed location in relation to building platform 'AC'*

In association with the increase in shed size, the applicant proposes to increase the area of the approved building platform 'AC' platform from 70m2 to 110m2 (being 8m by 13.75m) and to move it approximately 1 metre East, away from the common boundary with Lot 2.

The proposed Shed will comply with all other Consent Notice conditions listed under section 1.4 for building platform AC shown on **Appendix 3**, aside from the requirement to remain entirely within the registered 'AC' building platform.

We note that for this Site at Lot 3, an increased shed size is necessary to service and maintain a site of this size (more than 9 hectares). The 70m2 shed had been originally proposed for a materially smaller lot size (5 lots under RM220055). An increase in size to the shed to service 9 hectares across Lot 3, was not considered as part of the reduction down to the 3 approved lots of RM220055.

2.4 Water tanks

The applicant seeks resource consent for three (3) 30,000 litre water tanks. 2 tanks will be used for potable water, including 45,000 litres of static reserve for firefighting purposes and 1 will be used for irrigation water.

The tanks have a diameter of 3660mm and a height of 3100mm. The tanks will be black in colour. 359 Morven Ferry Road (Lot 3) does not currently have any water tanks for its own use, and the underlying subdivision consent (RM220055) requires these to be installed.

The three (3) 30,000 litre water tanks will be located as shown above and, in the plan, included as **Appendix 5**.

2.5 Services

Water

A Licence to Occupy within the unformed section of road reserve was approved by QLDC on 9 June 2022, which allows a private water pipe to be laid for the purpose of conveying water from the bore to the lots created as part of RM220055. The water from this bore will provide domestic and firefighting water supply to service the Site and other lots.

Wastewater

There is a consent notice on the Record of Title specifying that at the time a dwelling is erected an appropriately qualified person shall design the wastewater treatment and disposal system to accommodate the development. This will be addressed at the building consent stage.

Stormwater

Stormwater will be disposed on site. A consent notice is registered on the Record of Title specifying that at the time a dwelling is erected an appropriately qualified person shall design the stormwater disposal system to accommodate the development. This will be addressed at the building consent stage.

2.6 Landscaping

The current application does not propose any changes to the consented mitigation tree planting approved through RM220055.

2.7 Resource Management Act (1991) s127 Variation to Resource Consent Conditions

The following changes are proposed to condition 31(c) &(aa) of Resource Consent RM220055. The amendments to conditions are shown below as deletions in ~~strikethrough~~ and additions underlined:

> *31. The following conditions of the consent shall be registered on the titles of Lots 2-3 by way of Consent Notice pursuant to s.221 of the Act.*
>
> *(c) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX, except for the works approved under RMXXXXX*
>
> *aa) All farm sheds/stables shall be located within the specified 7m x 10m building platform within Lots 2 and 3 (except as approved by resource consent RMXXXXX on Lot 3) and shall be clad in corrugated iron or steel tray on both the walls and roof, with a finished colour of Colorsteel 'Flaxpod' or similar,*

2.8 Resource Management Act (1991) 221(3) Variation to Consent Notice

The following changes are proposed to condition 31(c) & (aa) of Consent Notice 13185819.5. The amendments to conditions are shown below as deletions in strikethrough and additions underlined:

> *a) all future buildings shall be contained within the building platforms as shown as Covenant Areas BB (in respect of Lot 2) and CC (in respect of Lot 3) as shown on DP 600355, except for the works approved under RMXXXXX*
>
> *z) all farm sheds/stables shall be located within the specified 7m x 10m building platform within Lots 2 and 3 (except for the works approved under resource consent RMXXXXX on Lot 3) and shall be in corrugated iron or steel tray on both the walls and roof, with a finished colour of Colorsteel 'Flaxpod' or similar,*

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Wakatipu Basin Rural Amenity (WBRAZ). The purpose of the WBRAZ zone is to:

"... maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities".

In summary, under the PDP, Resource Consent is sought for the following:

Chapter 24 Wakatipu Basin

- A **controlled** activity resource consent pursuant to rule 24.4.5 for the construction of buildings within a residential building is required. The main dwelling on site will be contained entirely within the residential building platform established on the Record of Title.

- A **non-complying** activity resource consent for the construction of buildings outside a residential building platform, pursuant to Rule 24.4.7. As detailed within section 2.3 & 2.4, the proposed shed will encroach outside the building platform by 40m2 total to the east and northeast. Water tanks will also be outside the registered building platforms of the site.

3.2 Resource Management Act

Resource consent is also sought for the following:

- A **discretionary** activity resource consent pursuant to s127 of the Resource Management Act to vary the *Conditions 31 (aa) & (c)* of Resource Consent RM220055, listed above at section 2.7.

- A **discretionary** resource consent pursuant to s221 of the Resource Management Act (1991) is required to vary Provision *a & z* of Consent Notice 13185819.5, in accordance with the wording listed in section 2.8 of this report.

3.3 Activity Status Summary

The activity status of the application is **noncomplying.**

4 ACTIVITY STATUS

Sections 104, 104B, 104C, 127 and 221 set out the relevant assessment matters for resource consent applications carrying the discretionary activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal 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.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –

(a) A discretion is restricted in national environmental standards or other regulations:

(b) It has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application

(3) However, if grants the application, the consent authority may impose conditions under section 108 only for those matters over which –

(a) A discretion is restricted in national environmental standards or other regulations:

(b) It has restricted the exercise of its discretion in its plan or proposed plan.

127 Change or cancellation of consent condition on application by consent holder

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:

(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and

(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

(3) Sections 88 to 121 apply, with all necessary modifications, as if –

(a) the application were an application for a resource consent for a discretionary activity; and

(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who –

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

221 Territorial authority to issue a consent notice

(1) Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.

(2) Every consent notice must be signed by a person authorised by the territorial authority to sign consent notices.

(3) At any time after the deposit of the survey plan, —

i. the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:

ii. the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.

(3A) Sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).

5 ASSESSMENT OF EFFECTS

5.1 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

5.2 Actual & Potential Effects

The following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The following is included within the matters of discretion, under the relevant rule triggers for the proposed activity. It is acknowledged that discretion is not restricted to these matters, but the matters form an appropriate starting point/basis for effects to be assessed from as part this resource consent application:

Under Rule 24.4.5, for buildings:

- *Effects on landscape character associated with the bulk and external appearance of buildings;*
- *Access;*
- *Infrastructure;*
- *Landform modification, exterior lighting, landscaping and planting (existing and proposed);*
- *Natural hazards;*
- *Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment;*
- *Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.*

These matters are addressed within the information provided below.

5.5 Effects on landscape character associated with the bulk and external appearance of buildings

5.5.1 Landscape character

The site is identified as being located within the Wakatipu Basin Rural Amenity Zone in Landscape Character Unit 18: Morvern Eastern 'Foothills' which is characterised by land use that is predominantly rural lifestyle/ hobby farming and more generously proportioned working rural lots with a limited amount of rural residential development.

The area has a settlement pattern of dwellings that are reasonably evenly dispersed along the road and stream edges and well-integrated by plantings. With regard to the scale and nature of development proposed, RM22055 subdivision consent considered the site's suitability for subdivision and subsequent further residential development where it was concluded that the development was appropriate with appropriate controls such as the covenanted open space.

It is considered that proposal will be keeping with the anticipated character for the zone and there will be an appropriate amount of open space retained despite the amendments to conditions per section 2.7 and 2.8 of this report. The proposed changes are minimal, well screened from any neighbouring or surrounding viewpoints and all changes remain in close to proximity and general location of the approved building platforms AC and CC identified under RM220055.

Overall, it is considered proposal satisfies the descriptions of LCU18 and any adverse effect on landscape character would be less than minor.

With regard to the tanks being located outside of the registered building platform. It is noted that the proposal involves three water tanks which are required to provide potable water, firefighting water supply and irrigation water for the development. The water tanks are proposed to be located on the lots in a manner that will ensure they are screened when viewed from outside of the subject site due to the topography of the subject site and landscaping within the periphery.

The buildings will be largely screened from the adjoining properties due to the topography of the site, existing vegetation and vegetation required through consent conditions and through the subdivision consent.

The existing screening vegetation to be kept from RM220055 will assist in screening the visual and landscape effects of the water tanks and larger shed, situated around building platform CC on the Record of Title. The larger established trees along the western boundaries of the shed and north/south of the platform location, will ensure that visual effects of the development will be less than minor. This allows for the landscape character effects of the site and LCU applicable to the site to be maintained.

a. *The extent to which the building, ancillary elements and landscaping maintains or enhances the Basin's landscape including in responding responds to the identified values set out in Schedule 24.8 – Landscape Character Units for the relevant landscape unit, and the following assessment matters.*

i. building height;

The proposed residential unit will have a maximum building height of 5.5m. This complies with the maximum height limited provided for in the consent notice to be registered of the record of title as required by the underlying resource consent (RM220055 – condition 31 (w)). The underlying resource consent decision found that this height limit was appropriate for the site.

ii. building colours and materials;

The proposed shed and water tanks will be recessive in colour, and the shed will be clad in Flax pod Colorsteel. The residential unit within platform CC will be a mixture of Flaxpod Matte ColoursteelTray roof cladding and Drydens platinum stain finish (or similar) over vertical cedar shiplap weatherboard.

All colours and materials across the proposed development area have been designed to comply with the consent notice condition to be registered of the record of title as required by the underlying resource consent (RM220055 – condition 31 (o)).

iii. building coverage;

The proposed residential unit complies with the district plan maximum building coverage. The underlying resource consent included a consent notice condition to be registered of the record of title (RM220055 – condition 31 (v)) allowing up to 50% (375m^2) building coverage within the building platform. The applicant seeks to have a 318m2 building footprint within the building platform 'CC'.

iv. design, size and location of accessory buildings;

No accessory buildings are proposed as part of this application.

v. and location of landform modification, retaining, fencing, gates, vehicle access (including paving materials), external lighting, domestic infrastructure (including water tanks);

The proposal includes three water tanks which are required to provide potable water, firefighting water supply and irrigation water to the development. The water tanks have been located on the lots in a manner which ensures they are screened by the proposed planting and will be screened when viewed from outside of the site.

External lighting will be in accordance with the 31(p) of the resource consent (RM220055), whereby external lighting shall be located within the curtilage area and be downlighting only.

The driveway access was included in the underlying resource consent (RM220055).

vi. the retention of existing vegetation and landform patterns, and proposed new planting;

The proposal will be undertaken in accordance with the planting approved under RM220055. No additional vegetation removal or planting is proposed as part of this application.

vii. earth mounding and framework planting to integrate buildings and vehicle access;

No earth mounding is proposed.

The driveway access was included under the subdivision consent, and the proposal will be undertaken in accordance with this.

viii. planting of appropriate species that are suited to the general area including riparian restoration planting;

The proposal will be undertaken in accordance with the planting approved under RM220055. No additional planting is proposed as part of this application.

ix. the retirement of steep slopes over 15° and restoration planting to promote slope stabilisation and indigenous vegetation enhancement; and

The site is generally flat.

x. the integration of existing and provision for new public walkways and cycleways/bridlepaths.

N/A - No new public walkways or cycleways are proposed as part of this application.

b. The extent to which existing covenants or consent notice conditions need to be retained or are otherwise integrated into the conditions governing the proposed development.

The proposed development will be undertaken in accordance with the consent notice conditions

approved through RM220055, except for the additional water tanks and Shed Building Platform which will be increased by 40m2. They key outcomes sought in the consent notice conditions and covenants are still considered to be achieved by the proposed activity.

c. The extent to which the development maintains visual amenity in the landscape, particularly from public places.

The proposed residential unit is fully contained within the residential building platform approved through RM220055 which found that the building platform (and future development within it) maintained the visual amenity of the landscape.

d. In the case of multiple buildings or residential units not otherwise addressed as part of a previous subdivision, the extent to which a sense of spaciousness is maintained, and whether the buildings are integrated with existing landform, vegetation or settlement patterns.

The proposal includes three water tanks (buildings) which were not included in the approved resource consent for the subdivision (RM220055). These water tanks are required to fulfil the infrastructure conditions under the subdivision consent.

e. Where a residential flat is not located adjacent to the residential unit, the extent to which this could give rise to sprawl of buildings and cumulative effects.

The proposed shed will have residential amenities and therefore meet the definition of a residential flat.

As discussed above in landscape character effects, the shed will be located within a secluded and well screened area of the site. there is large vegetation to the west, south and north of the shed; making views of the building in general difficult from surrounding areas/neighbouring properties.

The view shaft open to the east, will be well screened by site topography, landscaping along the western boundary, clusters of vegetation adjacent to platform CC, the residential activity proposed within CC and separation of viewpoints by a large area of covenanted open space area and.

When viewing the site, sprawl/cumulative effects will be less than minor due to the small amount of additional development that could be considered discernible across the site when compared to the development anticipated under RM220055.

f. Where the site adjoins an ONF or ONL, the extent to which the development affects the values of that ONF or ONL.

The ONL of Morven Hill and the ONF of the Arrow River are located to the south of the subject site.

This was assessed in the underlying consent (RM220055), which found that the building platforms and future residential/rural activity them, is an appropriate location to ensure the values of the ONF and ONL are maintained.

g. Whether mitigation elements such as a landscape management plan or proposed plantings should be subject to bonds or covenants.

The proposal will be undertaken in accordance with the planting approved under RM220055 and no changes to this are proposed. The planting is required to be maintained in perpetuity as part of the subdivision consent.

h. The merit of the removal of wilding exotic trees at the time of development.

The proposal will be undertaken in accordance with the planting approved under RM220055.

i. Whether the proposed development provides an opportunity to maintain landscape character and visual amenity through the registration of covenants requiring open space to be maintained.

The underlying subdivision consent (RM220055) includes an open space covenant. The current application will not affect this consent condition requirement (condition 32).

5.6 Access

Access is provided to the dwelling via a right of way from Morven Ferry Road. The driveway access within Lot 3 was included under the subdivision consent and the proposal will be undertaken in accordance with this.

The provision and location of the access was approved under resource consent RM220055. A 4m wide gravel accessway was approved, with single entry point to Morven Ferry Road and connecting to the residential building platforms within the three allotments. The consent included the upgrading of the existing access Right of Way (ROW over 346 Morven Ferry Road) intersection with Morven Ferry Road to a sealed tee-intersection.

The current proposal is in accordance with the access previously approved, therefore effects are less than minor.

5.7 Infrastructure

The provision of water, wastewater, stormwater, firefighting, telecommunications and electricity have been addressed as part of the underlying subdivision and the proposed development will be undertaken in accordance with this infrastructure.

5.9 Natural hazards

Liquefaction

The subject site is identified on the QLDC hazard maps as being possibly susceptible to a liquefaction risk. The liquefaction risk was assessed by Geotago as part of the underlying subdivision consent who concluded: “The project site is classified as Domain A. This classification suggests that the ground is predominantly underlain by rock or firm sediments, with a low to zero liquefaction potential. This is aligned with our site investigation data and the fact that the site is close to the crop out position of the Caples terrane Schist. In addition, there is no groundwater identified within 5m of ground level”.

Flooding

There is an overland flow path to the west of the site, and minor manmade ponds within the site. The potential flooding risk was assessed as part of the underlying subdivision, and it was concluded that there are no significant flood flows that would place the subject site at risk.

Any adverse effects with regard to natural hazards are less than minor.

5.10 Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment

N/A – the site is not located within the Lake Hayes catchment.

5.11 Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure

N/A – there is no Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure within the site or within proximity of the site.

On the basis of the above assessment, it is considered that the proposed activity will have less than minor effect on the environment with no persons adversely affected.

6 OBJECTIVES AND POLICIES ASSESSMENT

The site has been zoned Rural General under the Operative District Plan (ODP), and Wakatipu Basin Rural Amenity Zone under the Proposed District Plan (PDP). All appeals on the relevant objectives and policies of the Proposed District Plan have been resolved and are beyond contention. Therefore, the ODP objectives and policies are no longer relevant and have no weight. Considering this, only the PDP objectives and policies are considered below.

6.1 Proposed District Plan

The relevant provisions are contained within Chapter 24 – Wakatipu Basin.

Chapter 24 – Whakatipu Basin		
Objectives and Policies		**Comment**
24.2.1	***Objective - Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.***	The proposed development will maintain the landscape character by keeping consistent with the outcomes sought under RM 220055

24.2.1.1	*Identify in Schedule 24.8 and on the planning maps the landscape capacity of areas outside of the Precinct to* *absorb subdivision and residential development* *according to the following rating scale:* *a. Very Low capacity;* *b. Low capacity;* *c. Moderate-Low capacity;* *d. Moderate capacity;* *e. Moderate-High capacity; and* *f. High Capacity.*	The site is identified to have low capacity for additional development under LCU 18. The development has shown an intent to stay as close as possible to the design controls of this consent and made changes to the shed size and water tank number on the site for practical and servicing reasons; consistent with the rural living out comes sought within the zone.
24.2.1.1	*Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that:* *a. is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and* *b. ensures that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8*	
24.2.1.2	*Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.*	The proposal is designed to meet the requirements of the underlying resource consent. The proposal does not result in any inappropriate modification to natural landforms of the site, not anticipated by previous resource consent decisions.

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.*	As discussed in the assessment section above, the proposal is considered to maintain landscape character and visual amenity.
24.2.1.4	*Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:* *a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.*	
24.2.1.5	*Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.*	The residential unit is located within the building platform approved through resource consent RM220055, which found that the platform location was appropriate is relation to the ONL/ ONF south of the site.
24.2.1.9	*Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.*	No additional earthworks or vegetation clearance is proposed as part of this resource consent application.
24.2.1.10	*Enable residential activity within approved and registered building platforms subject to achieving appropriate standards.*	The proposal provides residential activity within a building platform which meets the design controls of the PDP.

In summary, the proposal would be consistent, and not contrary to the objectives and policies in the Proposed District Plan.

7 NOTIFICATION SUMMARY

7.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified. It is therefore recommended that this application be processed without public notification.

7.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

8 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below.

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means 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 (excluding minerals) 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 will provide for the social and economic well-being of the applicant and future owners of the allotments by providing an additional residential unit that will be appropriate within the context of the site.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

The subject site is located adjacent to an outstanding natural feature and an outstanding natural landscape. As discussed in Section 5 above, the proposal will ensure the protection of the ONL and ONF.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(c) the maintenance and enhancement of amenity values:

(f) Maintenance and enhancement of the quality of the environment:

The proposal has been designed in accordance with the requirements of the approved subdivision resource consent, ensuring that proposal will maintain and not detract from the amenity values of the area.

9 CONCLUSION

Resource consent is sought to construct a residential unit within a consented building platform, a shed with utilities within an adjusted building platform and for three (3) new 30,000 litre water tanks to be installed at 359 Morven Ferry Road, Queenstown. Resource consent is also sought to vary Consent Notice 13185819.5 conditions 31 (a) & (z) and Resource Consent RM220055 conditions 31 (c) & (aa) to provide for the proposed activity

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.