APPLICATION FOR RESOURCE CONSENT

TO VARY A CONSENT NOTICE TO ENABLE AN ACCESSORY BUILDING (SLEEP OUT) TO BE CONSTRUCTED WTIHIN A BUILDING RESTRICTION AREA

ANNE MARIE & BRENDON CARIAN

2 DOUBLE CONE ROAD, JACKS POINT, QUEENSTOWN / LOT 7037 DP 418420

3 NOVEMBER 2025

1 SUMMARY

Anne Marie & Brendon Carian (**"the applicant"**) apply for resource consent to construct an accessory building (sleep out) at 2 Double Cone Road, Jacks Point, Queenstown (**"the site"**).

The site contains an existing dwelling accessed via a right-of-way (Stockyard Lane) off Double Cone Road. The applicant now proposes to construct a 66m^2 sleepout ancillary to the existing residential development, which will be located to the south of the existing residential unit.

The site is zoned **Jacks Point (R (JP-SH) – 4)** under the Queenstown Lakes Proposed District Plan (**'PDP'**).

Pursuant to the PDP, resource consent is required for the following:

a. To vary Condition (h) of Consent Notice 8154619.2 to allow an accessory building (sleepout) to be located within the building restriction area as a **Discretionary Activity** under Section 221(3)(a) of the Resource Management Act 1991 ("**RMA**") .

In summary, this Assessment of Environmental Effects ("**AEE**") report considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment while providing a high-quality built form outcome that integrates well with the surrounding environment.

The proposal aligns with the key objectives and policies of the District Plan. The proposal achieves the purpose and principles of the RMA and accords with the definition of sustainable management under Part 2.

The relevant application form for a Change or Cancellation of a Consent Notice Condition is enclosed as **Attachment [A]**.

2 SITE AND SURROUNDING ENVIRONMENT

2.1 Site Description

The applicant is the owner of the subject site, 2 Double Cone Road, Jacks Point, Queenstown (Refer to **Figure 1**). This land is legally described as Lot 7037, DP 418420 and contained within Computer Freehold Register 470743. The Record of Title is enclosed as **Attachment [B].**

The subject site measures 1,732m^2 and is located on the southern side of Stockyard Lane, a shared right-of-way providing access to the subject site and four surrounding properties. The topography of the site is predominately flat, with a mound located towards the southern boundary. There is a small 'no-build area' on the southern side of the section.

The existing residential dwelling is centrally located within the site with no encroachment into the building restriction area. Established residential dwellings adjoin the site, with an open space reserve located along the southern boundary.



Figure 1: Aerial photograph of the subject site denoted by yellow shading (Grip Maps).

The site contains extensive and established landscaping including hedging along property boundaries and pockets of planting and feature trees providing additional screening from both Double Cone and Stockyard Roads.

2.1.1 Relevant Encumbrances

The following encumbrances are relevant to the proposal:

Consent Notice 6863718.6, CONO VAR 6990995 and CONO VAR 6990995.14

- Requires that the subject site must be used for the purpose defined in the outline development plan approved by Council.
- No development of buildings to occur on the property until appropriate infrastructure is built to Council standards.
- Lot 100 is to be used as a private road and will be privately owned and maintained, while open to the general public at all times.

This consent notice has been varied by CONO VAR 6990995.13 and CONO VAR 6990995.14 to update lot numbers for the infrastructure requirements on certain lots and remove reference to Lot 100, the private road.

As there is already a residential dwelling located on the subject site, the proposal is consistent with the infrastructure requirements of this consent notice.

A copy of this consent notice is provided in **Attachment [C1] with variations to this consent contained in Attachments [C2] and [C3].**

Consent Notice 8154619.2

- This consent notice establishes a number of requirements relating to servicing include on-site wastewater treatment systems, access ways, vehicle crossings as well as landscaping and planting. Building controls including a height limit of 5.5 metres also relevant to the subject site. In addition, the consent notice restricts the number of residential units on the site to one and requires that any buildings erected on the property be located outside of the building restriction area as annotated on the survey plan attached to the certificate of title for the property. In addition, no structures are permitted to be located in the Highway Landscape Protection Area.

The sleep out is proposed within the building restriction area (*'Area EH'*) as shown below in **Figure 2.** Therefore, a variation is required to this consent notice to provide for the development sought by this application.

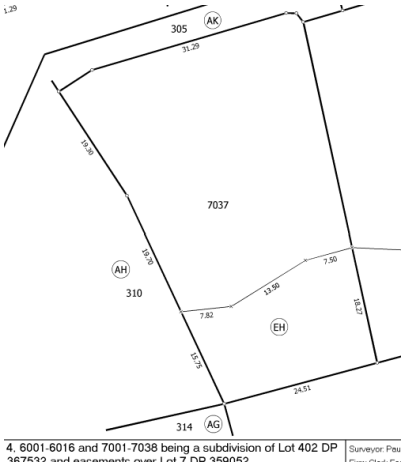


Figure 2: Survey Plan of Certificate of Title showing Building Restriction Area ("EH").

The proposed changes to this consent notice are detailed in **Section 3.7** of this Report.

A copy of this consent notice is provided in **Attachment [C4].**

Covenant in Easement 6863718.3 is in favour of the QAC and provides for the Queenstown Airports operation despite the residential use of the site (and all surrounding Jacks Point properties).

- Prescribes firefighting water supply standards to be met.
- Requires increased water supply if the number of person to be accommodated is to exceed 5.
- Prescribes that an effluent disposal system to be introduced and standards to be meet.

The proposed development is in accordance with this covenant.

A copy of this covenant is provided in **Attachment [C5].**

Covenant in Easement 7017246.2 establishes the role of the Developer and the Society and obligations of property owners to comply adhere with covenant conditions relating buildings, open fires, certain protected areas, the golf course, and future development.

The proposed development is in accordance with this covenant.

A copy of this covenant is provided in **Attachment [C6].**

2.1.2 Consent History

The following resource consent is relevant to the proposal:

- **RM160106** – Land use consent to construct a residential dwelling and carry out associated earthworks approved on 14th March 2016.

2.2 Receiving Environment

The site is located within the established Jacks Point residential area, surrounded by developed lots containing contemporary dwellings and established landscaping in accordance with the Jacks Point Design Controls.

3 DESCRIPTION OF THE PROPOSAL

3.1 Proposal Summary

The proposal includes the construction of an accessory building to be used as a sleepout that will be located within the building restriction area on the subject site.

3.2 Building Location

The proposed sleepout will be located to the south of the existing dwelling, within the building restriction area. This location has been selected to utilise the existing earth bank, allowing the structure to be partially cut into the slope and thereby reducing its visual prominence.

While the building sits within the restriction area, its placement and design respond sensitively to the site's topography, effectively minimising potential visibility effects.

3.3 Building Design

The proposed sleepout has been designed by Taverner Architects and the Architectural Drawings and Architectural Statement are contained in **Attachments [D]** and **[E]** respectively.

The sleepout is modest in size, measuring 66m^2 and presents a simple form with a pitched roof that follows the slope of the earth bank, rising from west to the highest point at the east. By aligning the roofline with the bank, the ridge height sits more than 2m lower than the neighbouring dwelling at 4 Stockyard Lane.

The selection of recessive materials and carefully considered exterior finishes, including vertical timber weatherboards, tray roofing, and dark aluminium joinery, will further minimise visual prominence and help the building integrate with the surrounding landscape.

The floor plan is simple and functional, comprising two double bedrooms, a central den/living area, and a bathroom. Additional features include storage spaces and an in-built seating area.

Approval from the Jacks Point Design Review Board (**"DRB"**) has been provided and is enclosed as **Attachment [F].**

The proposal complies with all relevant bulk and location standards of the Jacks Point Zone, as outlined in **Table 1** of **SECTION 4.2** below.

3.4 Earthworks

Minimal earthworks will be required for the pool construction and associated outdoor living space and landscaping and this will be well within the permitted 500m^3 for the site (Refer to Earthworks Plan, **Attachment [G]**. Additionally, the proposed depth of cut and height of fill will not exceed the permitted 2.4m and 2m, respectively.

The earthworks will be supported by a 1m retaining wall and this is setback 1m from the eastern boundary, as detailed on the Floor Plan, contained in **Attachment [D].**

All excavation works will be carried out in accordance with QLDC's Land Development and Subdivision Code of Practice.

3.5 Landscaping

Extensive landscaping was approved and completed at the time the existing residential dwelling was constructed as shown below in **Figure 3.**



Figure 3: Existing Landscaping at Subject Site

In addition to the existing planting, the proposal includes enhancements to established planting areas and the introduction of new planting and mounding to provide additional screening of the proposed sleepout. The landscape and planting plan, as approved by the Jacks Point DRB (Refer to **Attachment [H]**) includes feature trees, swathes of native planting, tall infill planting to screen the new parking area from Double Cone Road, and shrubs and hedging around the deck. Excess

cut from the site is also proposed to create additional mounding at the rear of the sleepout, further reducing its potential visibility.

3.6 Access & Services

The minor scale of the proposed sleepout does not necessitate any changes to the existing vehicle access or site services and infrastructure. Two additional car parks are provided on the gravel forecourt to the west of the proposed sleepout, providing convenient on-site parking that is able to be appropriately screened from Double Cone Road.

3.7 Variation to Consent Notice 8154619.2

The following changes are sought to Consent Notice 8154619.2 (added text shown in **bold underline**, deletion shown as ~~strikethrough~~).

> *Any building erected on the property shall be located outside the building restriction area as annotated on the survey plan attached to the certificate of title for the property with the exception of the development on Lot 7037 DP 418420 authorised by RM25XXXX.*

The above changes simply seek to enable the proposed sleepout to be located within the building restriction area as sought by this resource consent application. All remaining conditions on Consent Notice 8154619.2 will remain unchanged.

4 STATUTORY PROVISIONS

4.1 Operative District Plan

There are no relevant rules under the ODP as the relevant rules of Chapter 5 (Rural General) is treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

4.2 Proposed District Plan

The site is zoned **Jacks Point** under the PDP as shown in **Figure 4**. Within the structure plan, the subject site is within the residential JP-SH area.

The PDP describes the purpose of the Jacks Point Zone as:

> *to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment comprising residential areas, two mixed use villages and a variety of recreation opportunities and community benefits including access to public open space and amenities.*
>
> *The village areas and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and non-regulatory design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure provision for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.*



Figure 4: Location of the subject site within PDP Jacks Pont Zone

The proposed accessory building (sleepout) does not trigger resource consent under the PDP, as shown in **Table 1**.

Table 1: Assessment of Proposed Sleepout against Relevant PDP Rules and Standards

Standard		Proposal	Compliance
Relevant standards for activities in Residential Activity Areas (Table 6)			
41.5.1.2 – Building height	8m	5m	**Complies**
41.1.5.6 – Building coverage within R(JP-SH)	45%	66m2 + existing dwelling of 233.2m2 = 299.20 / 1731m2 = 17.3%	**Complies**
41.1.5.7 – Building setbacks	2 x 4.5m, all others 2m; or 6m, 3.5 and all others 2m.	2m from eastern setback, and all others easily met as shown on Architectural Drawings enclosed as **Attachment [D].**	**Complies**
41.1.5.11 – State Highway Noise	Residential activities located within 80m of the seal edge of SH6 to meet noise standards	The proposed building is located around 116 from the State Highway	**Complies**
41.5.1.12 - Planting – JP Residential Activity Areas	75% of all trees and shrubs from Jacks Point plant list	Site already achieves the 75% list, with additional planting proposed as mitigation measures for accessory building.	**Complies**
Earthworks (Chapter 25)			
25.5.8 - Jacks Point zone	500m^3	215m3 – See Earthworks Plan	**Complies**
25.5.15 – Depth of cut	2.4m	1.9m	**Complies**
25.5.16 – Height of fill	2.0m	1.9m	**Complies**
25.5.18.2 – Earthworks supported by retaining walls	To be setback a distance at least equal to height of retaining wall.	1m retaining wall / 1 m setback from eastern boundary	**Complies**

4.3 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards ("**NES**"), the only NES that is of potential relevance to this proposal is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health ("**NESCS**").

A review of the ORC Listed Land Use Register has been undertaken for the site and there are no records of contamination nor HAIL activities having been undertaken on site. In consideration of the abovementioned, it is reasonable to conclude that the site is not defined as a 'piece of land' under Clause 7 of the NESCS.

4.4 Resource Management Act 1991

A **Discretionary Activity** consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132.

It is proposed to change condition (h) of Consent Notice 8154619.2 to provide for an accessory building (sleepout) to be located within the building restriction area.

4.5 Overall Activity Status

Overall, the proposal is a **Discretionary activity.**

5 ASSESSMENT OF EFFECTS

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment arising from the proposal is required, including how any adverse effects may be avoided, remedied or mitigated. The following provides an assessment of effects relative to the scale and significance of the proposed activity.

The proposal involves the addition of a high-quality sleepout ancillary to the existing residential dwelling on the site. The sleepout has been carefully sited and designed to integrate with the existing environment, consistent with the outcomes anticipated by the Jacks Point DRB and relevant provisions of the PDP zone.

5.1 Permitted Baseline

Sections 95D(b), 95E(2)(a) and 104(2) of the RMA provide discretion to Council (for the purposes of forming an opinion as to actual or potential effects) to disregard any adverse effects of the proposal on the environment (or on a person) if the District Plan or National Environmental Standard permits an activity with that effect.

The permitted baseline includes any lawful activities occurring on the site, any permitted hypothetical (although not fanciful) activities and any activities authorised by unimplemented resource consents.

The PDP (Rule 41.4.1) provides for the use of land or buildings for residential activities (subject to complying with other relevant rules and standards) as a permitted activity in the R(SH) activity area of the Jacks Point Zone. The PDP (Rules 25.4.1 and 25.5.4) also provide for up to 500m^3 of earthworks as a permitted activity (subject to compliance with other relevant standards).

5.2 Alternative Locations or Methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

5.3 Assessment of the actual and potential effects

5.3.1 Effects of building within the Building Restriction Area

The proposal involves the construction of a 66m^2 sleepout within the identified building restriction area ("Area EH") at 2 Double Cone Road, Jacks Point. The variation to Consent Notice 8154619.2 is sought to enable this minor encroachment. The building is ancillary to the existing dwelling and does not contain kitchen or laundry facilities, so it does not constitute a residential flat by definition.

(a) **Visual Amenity and Landscape Effects**

The sleepout has been carefully sited within an existing earth bank to minimise visibility from both neighbouring properties and public viewpoints. The building's finished floor level sits approximately 500 mm above the driveway, and the structure is partially cut into the bank, such that only a small portion projects above the mound. The roofline follows the natural slope of the land and sits more than 2 metres lower than the neighbouring dwelling at 4 Stockyard Lane.

As confirmed in the Architectural Design Statement by Taverner Architects and supported by the DRB-approved plans, the form, colour palette, and material selection (vertical timber weatherboards, dark tray roofing, and recessive tones) are consistent with the established character of Jacks Point and ensure visual integration with the landscape.

The Landscape Plan approved by the DRB provides for enhanced planting and mounding along the southern and eastern boundaries, further screening the building from Double Cone Road and the surrounding reserve area. When viewed from State Highway 6 and Double Cone Road, the roofline will be barely visible above the existing mound.

Accordingly, any visual and landscape effects are considered to be less than minor.

(b) **Effects on Neighbouring Properties**

The sleepout's location, south of the existing house and screened by established and proposed vegetation, ensures that no shading, privacy, or dominance effects arise for adjoining properties. The nearest neighbours to the north, east and west are visually separated by distance and both existing and proposed landscaping, and the southern reserve provides an additional buffer.

Overall, no adverse effects on adjoining owners or occupiers are anticipated, and the development maintains the residential and landscape character anticipated for Jacks Point.

5.4 Effects on Access and Infrastructure and Services

As outlined above, the proposed sleepout does not require any modifications to the existing accessway or existing on-site services. The site is already adequately accessed and serviced, and the proposal can be accommodated within the existing infrastructure. Any potential effects can be appropriately mitigated through standard conditions of consent.

Accordingly, the proposal will not result in any adverse effects on the environment in relation to access, servicing, or infrastructure capacity.

5.5 Effects of Proposed Earthworks

Earthworks are required for this development to provide a level building platform for the proposed sleepout and landscaping including mounding (Refer **Attachment [G]**)

The proposed earthworks are fully compliant with the PDP in terms of maximum quantity, maximum area, depth of cut and height of fill as well as distance from site boundaries.

Any excess material will be used on site for landscaping purposes and any potential effects associated with the proposed earthworks will be temporary in duration and managed by standard site management techniques and anticipated consent conditions (including QLDC approved low risk EMP), to ensure that effects will be less than minor.

5.6 Positive Effects

The proposal is considered entirely appropriate given the zone and its subsequent provisions. More generally it will give rise to a number of positive effects, including:

- Enabling work for local contractors; and
- A built form with a design that has been sensitive to its neighbours and carefully designed to integrate with the surrounding Jacks Point context.

5.7 Conclusion

In light of the above, no persons will be adversely affected by the proposed accessory building (sleepout) located within the building restriction area of 2 Double Cone Road. The proposal represents a modest and well considered addition to the sites established residential environment and will remain ancillary to the existing dwelling.

The built form has been carefully designed and sited to respond to the landform and maintain the character and amenity values anticipated for the Jacks Point Zone. The sleepout is cut into an existing earth bank, reducing its visibility from both public and private viewpoints. Its roofline follows the natural slope of the site and sits more than 2 metres lower than the neighbouring dwelling at 4 Stockyard Lane. Recessive colours and materials, together with enhanced boundary planting and mounding, will ensure the structure integrates seamlessly into the existing landscape setting.

Although the proposal technically encroaches into the building restriction area, the generous site size, low-profile form, and strong landscape mitigation mean that any effects on visual amenity, landscape character, or residential privacy will be less than minor. The development will not be visible from State Highway 6 or Double Cone Road, as confirmed in the architectural and landscape assessments.

Accordingly, the proposal satisfies the relevant objectives and policies of the PDP, achieves a high-quality design outcome consistent with Jacks Point Design Controls, and upholds the amenity, landscape, and character values of the wider environment. Any potential effects on infrastructure, servicing, and earthworks are compliant with permitted thresholds and are negligible.

Overall, the proposed variation to Consent Notice 8154619.2 will enable a contextually appropriate, low-impact addition that is sympathetic to its setting and consistent with the sustainable management purpose of the Resource Management Act 1991.

6 STATUTORY ASSESSMENT

6.1 Section 95, RMA

6.1.1 Section 95A Assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify. In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), the proposal does not fall within any of the matters for which public notification is precluded.

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in this report and the AEE and supporting information, the adverse effects on the environment can be appropriately managed so that they are not likely to be more than minor.
Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.1.2 Section 95B Assessment

Any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), none of the circumstances in Subsection (5) that would preclude limited notification apply.

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

For the reasons outlined in **SECTION 5**, there are not considered to be any affected persons, with suitable mitigation measures in place to avoid, remedy and mitigate any actual and potential adverse effects of the proposed accessory building.

Overall, any actual or potential adverse effects of the proposed works are considered to be less than minor.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

Overall, careful attention has been given to the potential for adverse effects on the owners and occupiers of adjoining properties and characteristics of the Jacks Point Zone.

6.2 Section 104 (1), RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application. **SECTION 5** of this application addresses the matters contained in Section 104(1)(a) and (ab). This section of the AEE considers those matters relevant under Section 104 (1)(b) and Section 104 (1)(c) that are considered relevant and reasonably necessary to determine the application.

6.3 Section 104(1)(b), RMA

Section 104(1)(b) requires that the provisions of any national policy statement, the District Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the relevant planning documents are the PDP.

Table 2 summarises the objective and policies of most relevance to the proposal.

Table 2: Assessment of Jacks Point Zone Objectives and Policies

Provision		Assessment
Objective 41.2.1	*The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.*	The proposal maintains and enhances the established residential character of Jacks Point. The modest 66 m^2 sleepout is ancillary to the existing dwelling and aligns with the high-quality architectural and landscape standards anticipated within the zone. It maintains visual coherence and does not compromise open space or recreation networks.
Policy 41.2.1.1	*Require activities to be located in accordance with the Structure Plan, taking into account integration of activities, landscape and amenity values, road/open*	The sleepout sits within an established residential allotment and complies with the Structure Plan framework. Its low-profile form and siting within an existing

	space networks, and visibility from SH 6 and Lake Wakatipu.	earth bank avoids visibility from SH 6 and maintain amenity and landscape values.
Policy 41.2.1.3	*Provide safe and efficient road access from State Highway 6.*	No changes are proposed to access from SH6.
Policy 41.2.1.4	*Ensure subdivision and development incorporate design elements shown on the Structure Plan and enable efficient servicing infrastructure.*	The site is fully serviced; no changes to roading or utilities are required. The sleepout integrates with existing infrastructure and Jacks Point Design Review Board–approved landscaping.
Policy 41.2.1.7	*Maintain and protect views into the Jacks Point Zone of a predominantly rural and open character from the lake and SH 6.*	The building is cut into the earth bank and screened by planting. It is not visible from SH 6 or the lake, maintaining the open rural character.
Residential Policies 41.2.1.8 - 41.2.1.13	*Provide for diverse, well-designed residential development at appropriate densities and protect privacy, amenity, and sunlight access.*	The sleepout is ancillary, well-designed, and consistent with Jacks Point Design Controls. It provides variety in residential accommodation without affecting density or amenity. There are no adverse shading or privacy effects on neighbours.
41.2.1.15 - 41.2.16	*Provide for low-density residential development in R(JP-SH) areas and ensure buildings do not dominate views from SH 6, mitigating visual impacts through landscaping and open space.*	The proposal meets these policies. The site is within the R(JP-SH) Activity Area, and the design ensures that built form remains subservient to the landscape. Enhanced mounding and planting further reduce visibility.

In summary, the proposal is considered to be consistent with the relevant Objectives and Policies set out by the PDP.

6.4 Section 104B, RMA

In accordance with Section 104B of the RMA, after considering an application for a resource consent for a 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 of the RMA.

Any adverse effects can be appropriately mitigated, avoided, or remedied to be less than minor and acceptable. Therefore, the consent authority should grant the application and may only impose conditions on the resource consent (under Section 108). The Applicant requests an opportunity to review and provide feedback on any conditions drafted.

6.5 Purpose and Principles of the RMA

The purpose of the RMA, as set out under Section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration.

The proposed accessory building (sleep out) has been designed to ensure that the natural character of the Jacks Point zone is maintained. The activity can achieve section 6 of the RMA.

The RMA specifies that particular regard shall be had to the relevant other matters listed in Section 7.

For the reasons outlined in this application, the proposal is consistent with the purpose and principles and the associated matters under Part 2 of the RMA. The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies, and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA.