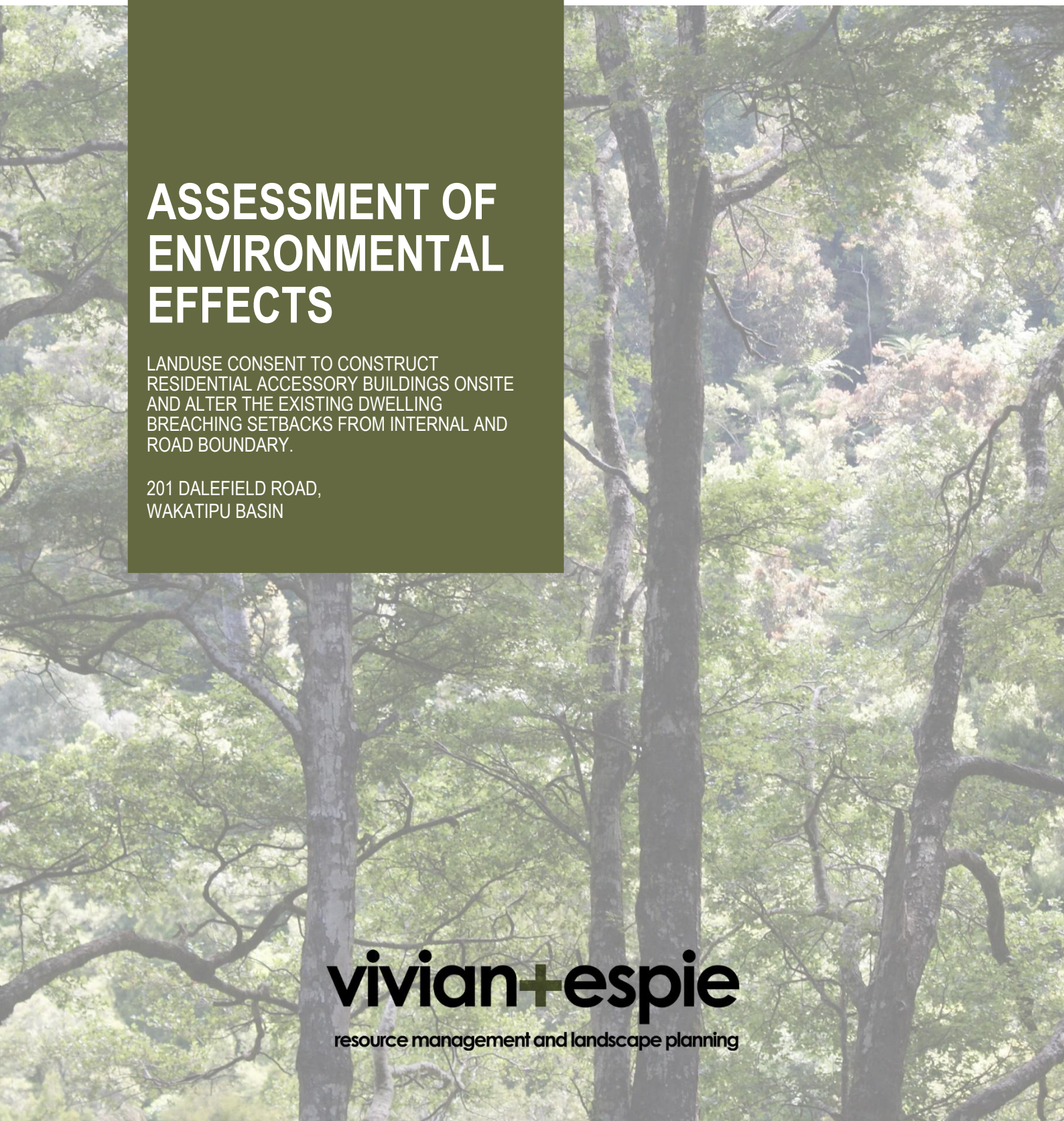
PREPARED FOR SOPHIE DU BOIS
18 DECEMBER 2025
J2226

ASSESSMENT OF ENVIRONMENTAL EFFECTS

LANDUSE CONSENT TO CONSTRUCT RESIDENTIAL ACCESSORY BUILDINGS ONSITE AND ALTER THE EXISTING DWELLING BREACHING SETBACKS FROM INTERNAL AND ROAD BOUNDARY.

201 DALEFIELD ROAD,
WAKATIPU BASIN



vivian+espie
resource management and landscape planning

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Quality assurance

Prepared by	Kylie Columb	Planner	18 December 2025
Reviewed by	Roz Devlin	Senior Planner	18 December 2025

1. Key Information

Address	201 Dalefield Road, RD1, Queenstown
Legal Description	Lot 1 DP 26285 held in Record of Title OT18B/495
Site Area	8718m^2
Owners	Sophie Justine du Bois Adam Andrew Castricum
Occupiers	Sophie Justine du Bois Adam Andrew Castricum
Applicant	Sophie Justine du Bois Adam Andrew Castricum
Operative District Plan	Rural General
Designations & Special Provisions	Visual Amenity Landscape
Proposed District Plan	Wakatipu Basin Lifestyle Precinct (sub-zone of Wakatipu Basin Rural Amenity Zone)
Designations & Special Provisions	Landscape Character Unit 6 Wharehuanui Hills
Proposed Activity	Landuse consent is sought to undertake: • Alterations to the existing dwelling that breach the maximum height and boundary setbacks • Construction of a swimming pool and associated terracing, and outdoor living area that include structures defined as buildings in the PDP and will to be located within the boundary setback It is noted that a building platform is not identified for the site. Accordingly, the alterations proposed are being constructed outside of a 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 (Chapter 24): • A restricted discretionary activity resource consent pursuant to Rule 24.4.6 for the construction of buildings for residential activity. In this case the proposed swimming pool and associated terrace, wood store and spa pool are defined as accessory buildings for residential activity. • A restricted discretionary activity resource consent pursuant to Rule 24.5.9 for buildings located within the minimum 75m road setback in the Lifestyle Precinct Zone. • A restricted discretionary activity resource consent pursuant to Rule 24.5.7 for buildings located within the minimum 10m internal boundary setback. • A restricted discretionary activity resource consent pursuant to Rule 24.5.8.1 for buildings with a height greater than 6.5m and no more than 8. Overall, the proposal is for a **restricted discretionary** activity.
Written Approvals and Consultation	For the reasons set out in this report, no persons 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 Sophie Justine du Bois and Adam Andrew Castricum ("the Applicant") for resource consent from Queenstown Lakes District Council to conduct alterations to an existing residential dwelling not located within a building platform. This includes extensions to the existing dwelling, the addition of a swimming pool and pool terracing, and structures associated with an outdoor living area, located at 201 Dalefield Road. The Record of Title is appended as Attachment **[B]** and a full set of plans are appended as Attachment **[C]**. 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. The Site

3.1 Site and surrounding environment

The subject site has an area of 8718m^2 and is located north of the Hawthorne Triangle (refer to Figure 1 below). The site contains one residential dwelling which was built between 1976 and 1983[1], two sheds; one located approximately 8m from the residential dwelling and the other located approximately 52m from the residential dwelling and an amenity pond located east of the site. The site is primarily screened by mature trees along Dalefield Road and the property boundaries and slopes moderately to the south east.

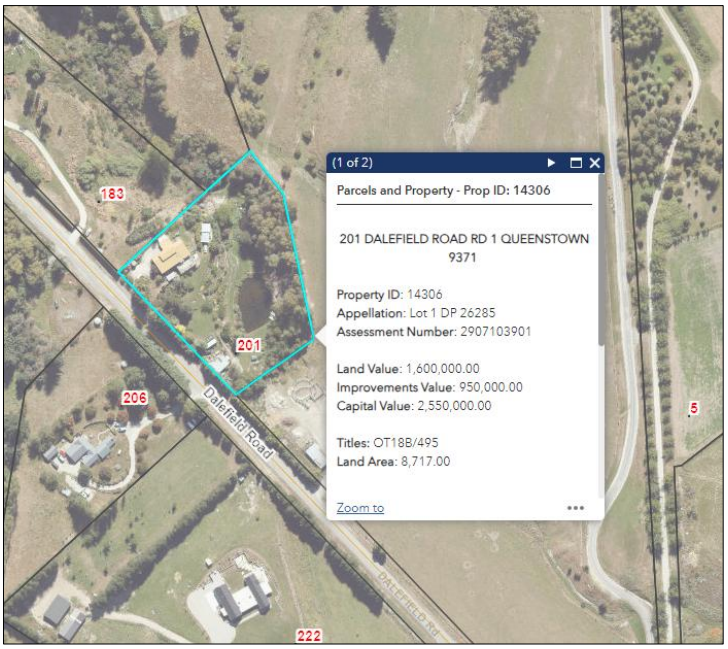


Figure 1: Site and surrounding environment outlined in blue

The existing residential dwelling contains two levels and an attic rumpus space and measures a total of 350m^2. The basement floor is a self-contained residential flat. The ground floor of the dwelling comprises of three

[1] Retrolens aerial photography shows no dwelling in 1976, and what appears to be the dwelling in 1983

bedrooms, one bathroom, a living/dining area, kitchen and deck overlooking the garden and pond. The upper level of the dwelling is a rumpus and attic storage area. There are two existing carports, one located north of the dwelling, the other located west of the dwelling. The site also contains two sheds/garages, one located immediately northeast of the existing dwelling, and one located along the road boundary south of the existing dwelling.

There are no building platforms or curtilage areas identified for the site. It is noted that the residential dwelling as it exists currently is already located within the road boundary and internal boundary setbacks.

3.2 Site History

Land use consent **RM230908** (appended as Attachment **[D]**) was issued on 20 December 2023 for alterations to the existing dwelling that breached the 10m internal boundary setback and 75m minimum road setback provisions of the PDP. Consent was granted to;

- Replace the northern carport with an enclosed garage that breached the northern internal boundary setback by 300mm
- Extend the first floor above the new garage with an additional bedroom and glass hallway, located approximately 28.7m from the road boundary
- Alter the basement floor to facilitate the formation of a self-contained residential flat

.

RM230908 has only been partially given effect to – the internal alterations to the basement were completed and this level has been converted into a residential flat. The applicant has since decided not to go ahead with the garage extension/first floor addition proposed in RM230908. A new set of designs by Yoke Architecture are being submitted as part of this application for the new additions/alterations which will partially supersede the plans granted in RM230908, except for the self-contained residential flat in the basement level which has been completed. For ease of administration, it is proposed to supersede RM230908 and replace it with this application; however, a partial surrender of RM230908 would also be acceptable if desired by the Council.

There are no other resource consent records on eDocs for this property and no consent notices listed on the Record of Title. The existing residential dwelling was constructed between 1976 and 1983 based on Retrolens aerial photography which shows no dwelling in 1976, and what appears to the dwelling in 1983 (Figures 2 & 3 below):

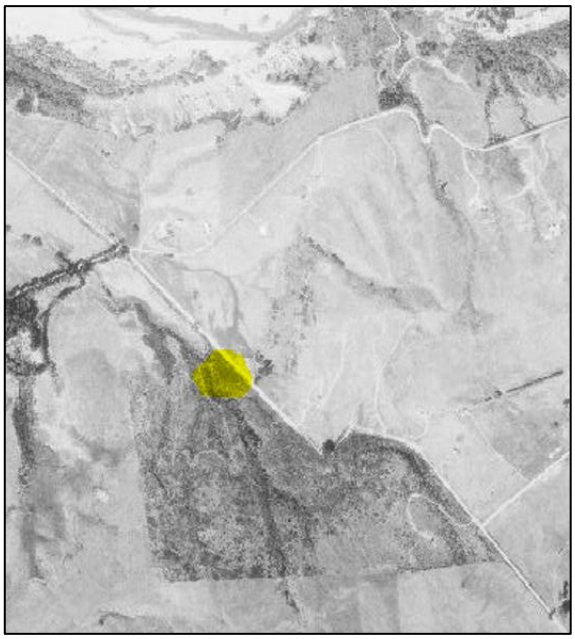


Figure 2: 1976 Aerial photography – no house evident

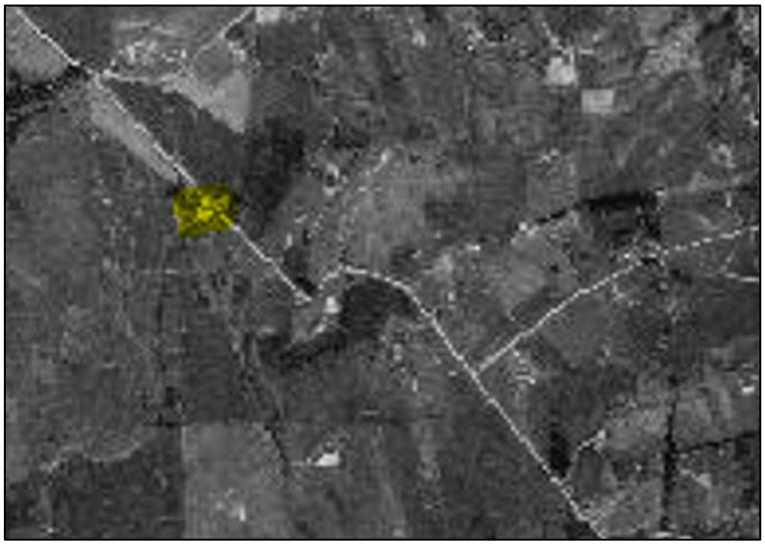


Figure 3: 1983 Aerial photography – house evident

There are building consent records for alterations (carport, shower, Yunca fire) but not for an entire house. The applicant is unsure why the Council has no records for the original house. It is possible that over time through subdivision the records were associated with another property. Given the records for building alterations and resource consent RM230908, the residential dwelling is however considered to have been lawfully established.

4. The Proposal

As noted above, the plans submitted with this application will supersede those that were approved in RM230908, which has been partially given effect to through the establishment of the residential flat on the basement level. The following sections outline the specific alterations proposed in relation to the relevant provisions set out in the PDP.

A snip of the prosed alterations/additions is provided in Figure 4 below and a full set of plans are appended as Attachment **[C].**

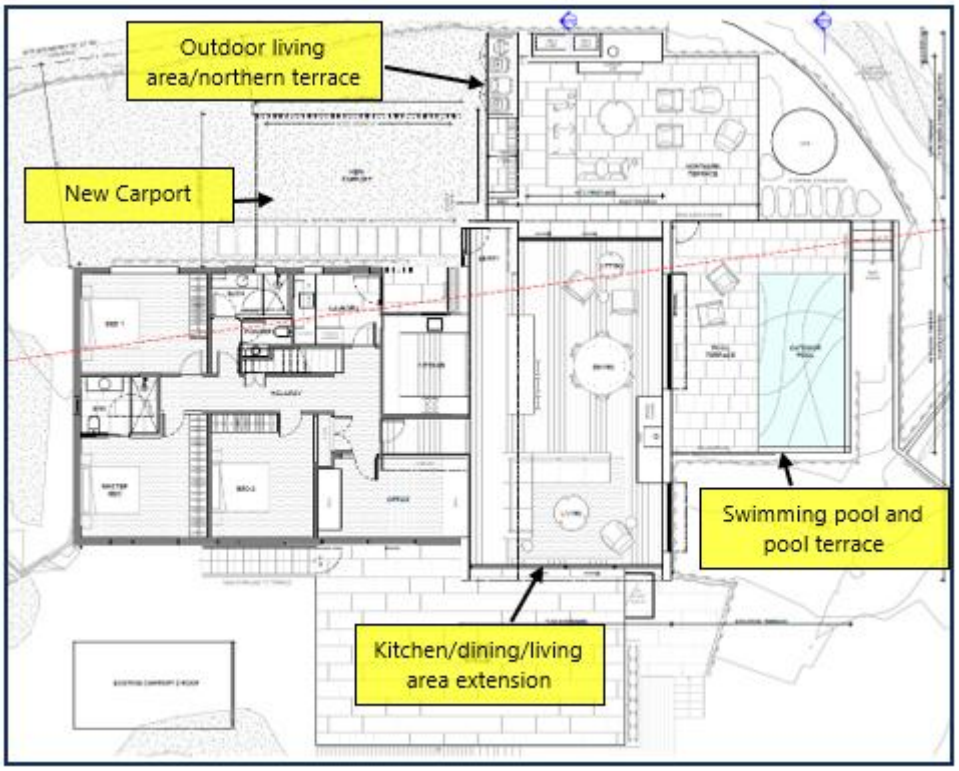


Figure 4: Snip of the proposed ground floor plan by Yoke Architecture

4.1 Alterations proposed to existing the dwelling

Carport

The existing northern carport measures approximately 30m^2 and is already located within the 10m internal boundary setback. It is proposed to replace this with a new carport measuring approximately 38m^2. The new carport will be located 2.72m from the internal boundary, and approximately 28m from the Dalefield Road boundary. Resource consent is required to address the breach to the internal boundary and road setback.

Ground Floor

An extension to the south and east of the open plan kitchen/dining/living area on the ground floor is proposed as shown in Figure 4 above. The existing ground floor area is approximately 342m^2. The proposed ground floor area is 421m^2, an increase to the total ground floor area of 23%. The proposed extension is occurring within the internal boundary and road setback. Resource consent is required to address this matter.

Alteration to the roof profile

The ground floor extension of the living area includes an alteration to the pitch of the roof. Figure 5 compares a current photograph of the dwelling from the east looking towards the west, to an architectural 3D render of the dwelling, showing the new roofline. It is proposed that the pitch of the roof be altered so that the gable ends face north and south.



Figure 5: View from the east looking to the west. Photograph of existing roof profile on the left and architectural 3D render of the proposed roof on the right.

Due to the sloping nature of the site, one corner of the new pitched roof will be 7.75m in height from **cut** ground level. The PDP requires buildings with a height greater than 6.5m but no more than 8m to obtain resource consent (Rule 24.5.8.2). Therefore, resource consent is being sought for the area of the new pitched roof, measuring approximately 0.24m high and 1.265m at the widest point, that breaches the maximum height rule and is shown in red hatching below.

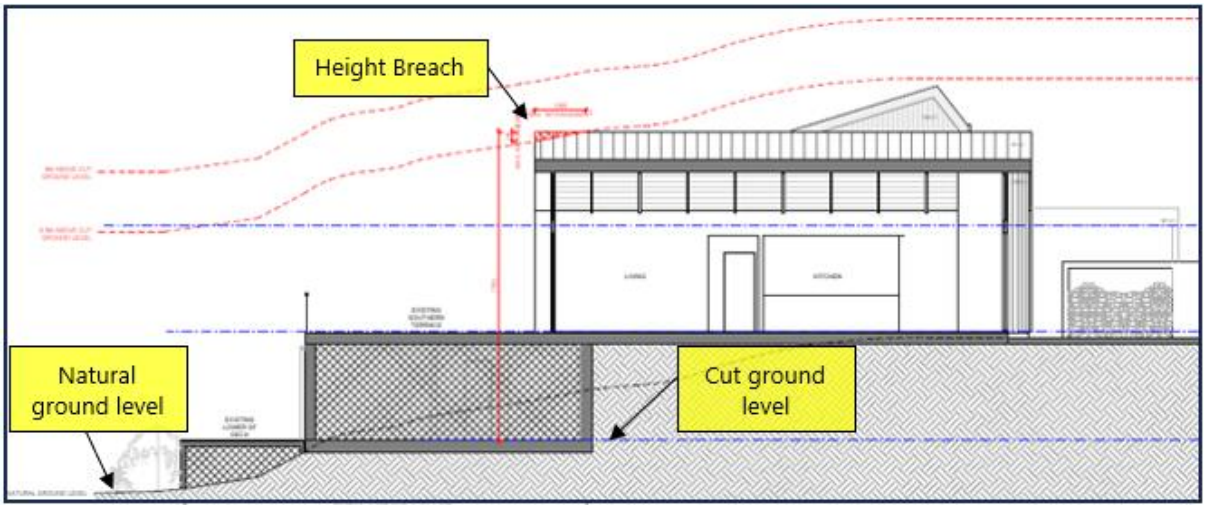


Figure 6: Cross section from the east looking to the west. The top red dash indicates 8m above ground level with the lower red line indicating 6.5m above ground level.

Note: The PDP defines the height of a building as "*the vertical distance between ground level at any point, and the highest part of the building immediately above that point*". Ground level is defined as "*the surface of the ground prior to any earthworks on the site*". In this case if is difficult to know the exact natural ground level measurements in retrospect of the dwelling being located on the site. Therefore, the architect has taken the height measurement of the roof from the cut ground level, which they are able to determine. The maximum height rule has been triggered out of caution; however the actual extent of the breach is likely to be less than (if at all) what is indicated in Figure 6 above.

Level 1 (Rumpus/Attic Level)

Existing windows and doors are to be replaced with new aluminium framed double glazed units. No other alterations are proposed to the first-floor rumpus/attic level.

Basement Level Residential Flat

No changes are proposed to this level. As per RM230908 (appended as Attachment **[D])**, the basement, identified in the new plans as 'existing lower level', is fully self-contained and has been established as a residential flat.

4.2 Proposed swimming pool and pool terrace

The proposed swimming pool and associated terracing will adjoin the living room extension to the northeast of the dwelling. The swimming pool is approximately 20m^2. The terrace enclosing the pool measures approximately 13.5m^2 and is surrounded by metal balustrade pool fencing.

Due to the slope of the site, the terrace will be cut into the hillside. While the northern end of the terrace is located at ground level, the other end has a maximum height of 2m. Both the pool and the pool terrace meet the definition of an 'accessory building' and/or 'building' in the PDP and require consent in accordance with Rule 24.4.6. This addition is also located within the road and internal boundary setback. Resource consent is therefore being sought for the swimming pool and the associated terrace.

4.3 Proposed northern terrace with outdoor fireplace, woodstore and spa pool

It is proposed to locate a new (ground level) terrace to the north of the dwelling which will include an outdoor fireplace, woodstore and spa pool (refer to figure 7). The northern terrace extension is located 1.06m from the internal boundary at the closest point. The wood/bin store measures 1.05m wide, 5.7m long and 1.9m high and is more than 5m^2 in area. As such, the woodstore meets the definition of a 'building' in the PDP.

The outdoor fireplace measures 1m wide, 4.67m long and 1.9m high and is *less* than 5m^2 in area. In addition, a spa pool is already located on site and will remain in the outdoor living area. While these are not specifically defined as 'buildings' in the PDP, they are considered part of the overall alteration to the dwelling and have been included for assessment in this AEE. Therefore, with regard to the northern terrace, resource consent is sought for the outdoor fireplace, wood store and spa pool.

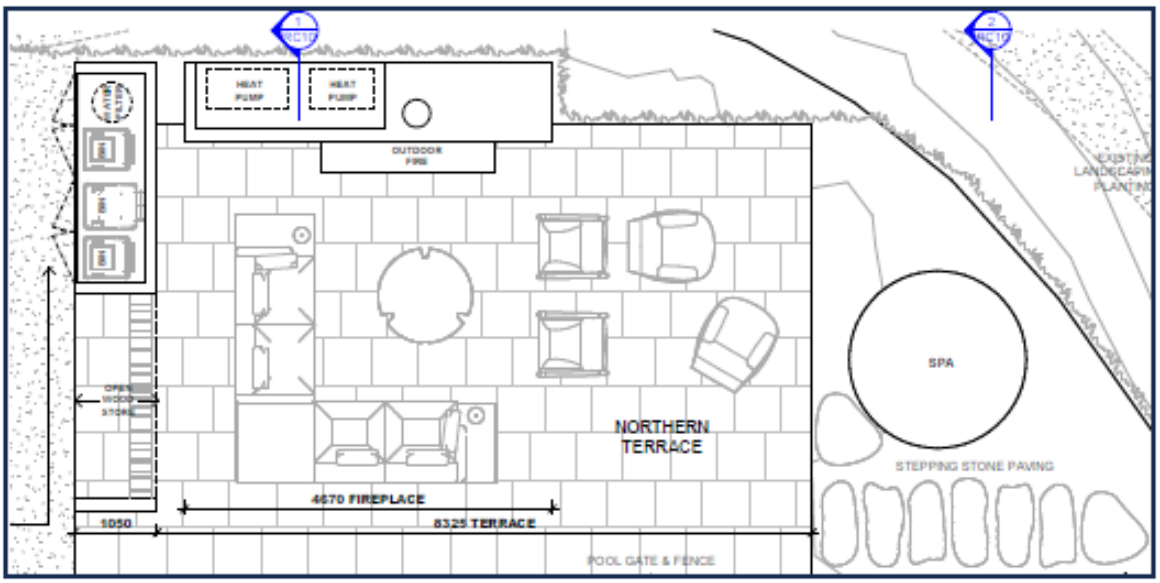


Figure 7: Floor Plan of the proposed northern terrace with woodstore, bin storage and fireplace.

4.4 Earthworks, cut and fill

Minor earthworks will be required to create a flat area for the northern terrace, and for the inground swimming pool and associated pool terrace. Figure 7 below shows the location and extent of the proposed earthworks.

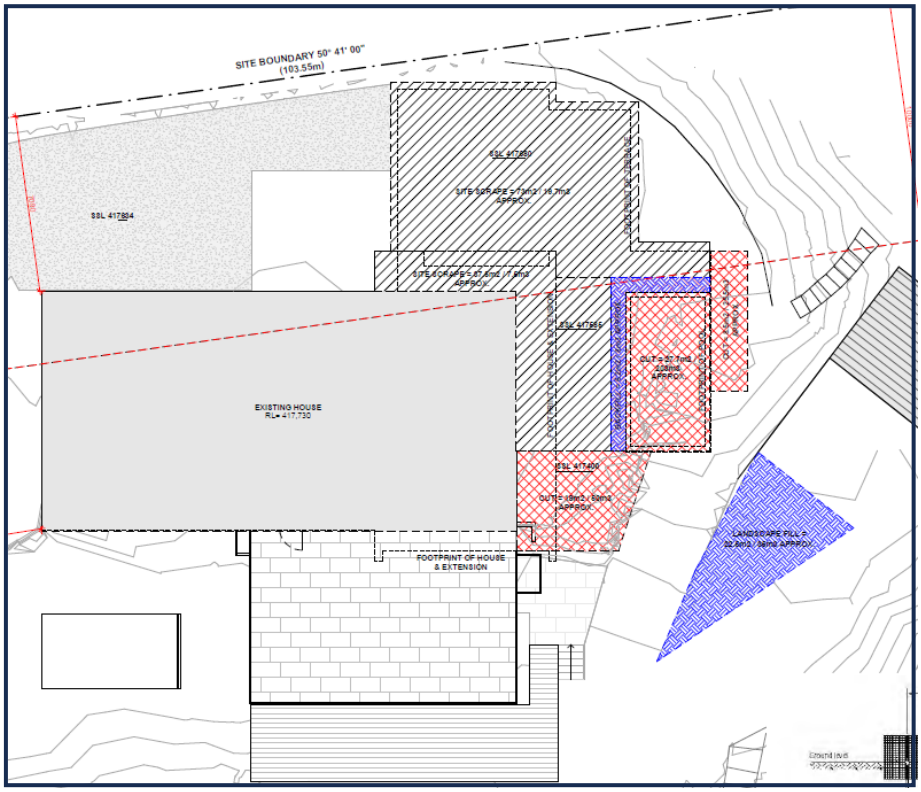


Figure 8 – The black stripe indicates site scrape, the red hatch indicates areas of cut and the blue hatch indicates areas of landscape fill

The earthworks are modest in scale, approximately 348.7m³, and will not exceed the permitted threshold of 400m³ within a 12-month period as specified in Chapter 25 of the PDP. The proposal requires maximum cuts of 2 - 2.3m in depth which does not exceed the permitted threshold of 2.4m, also specified in Chapter 25 of the PDP. The maximum fill proposed is 1.6-1.9m in depth which does not exceed the maximum fill specified in chapter 25 of the PDP which is 2m in depth. It is intended that any cut volume that exceeds the fill onsite will be deposited offsite. The applicant is aware that compliance with the earthworks provisions will require ongoing compliance with the standards set out in Table 25.3 of the PDP. An environment management plan for the proposed earthworks can be prepared if required.

4.5 External colours and materials

The applicant intends to change the external finishes of the existing dwelling. The proposed external colours and materials of the residential unit are as such:

Cladding	Vertical timber cladding with natural finish or light stain Textured render wall cladding in natural light grey Cement render cladding on foundation edges in natural light grey Or similar in the ranges of browns, greens, or greys with LRV less than 30% (except for schist).
Roof	Sandstone grey metal roofing finish with sandstone grey flashings or similar Carport roof to be slate mineral chip membrane roofing in grey and recessive in colour Or similar in the ranges of browns, greens or greys with LRV less than 20%

The external colours and materials proposed align with those specified in Rule 24.5.4 of the PDP.

4.6 Proposed building coverage

It is proposed to marginally increase the consented building coverage of the site as detailed below.

Existing building coverage	407m².
Proposed extensions	54m²
Proposed building coverage	**461.5m²**

The proposed building coverage will result in a minor increase of approximately 5.29% of the site. This accords with Rule 24.5.3 of the PDP which states that building coverage of all buildings on a site must not exceed 15% or net site area of 500m², whichever is the lesser.

5. Matters Requiring Consent

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource management (National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("the NES") came into effect from 1 January 2012 and applies to

all subdivision or other activity that will change the use of the land. The NES requires an applicant to demonstrate to the Council that it is highly unlikely that there will be a risk to human health from any activity on the HAIL list.

In order to comply with the provisions of the NES the applicant has opted to undertake a further assessment of the most up to date information about the area where the piece of land is located that the territorial authority holds on its dangerous goods files, property files or resource consent database or relevant registers; or has available to it from the Otago Regional Council. No new records suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. The proposal is therefore considered to be a permitted activity under the NES.

5.2 Operative District Plan

The equivalent rules and zoning of the PDP are not under appeal as resolved by the Environment Court Consent Order for the Lifestyle Precinct provisions and must now be treated as inoperative pursuant to section 86F of the RMA. No consents are considered necessary under the ODP.

5.3 Proposed District Plan

The site is zoned Wakatipu Basin Lifestyle Precinct Zone. The proposal requires resource consent under the following rules:

Chapter 24 – Wakatipu Basin

- A **restricted discretionary activity** resource consent pursuant to Rule 24.4.6 for the construction of buildings for residential activity. In this case the carport, swimming pool and associated terrace and outdoor fireplace are defined as accessory buildings for residential activity. The wood store and spa pool have been included in this assessment out of caution and in order to provide a complete and comprehensive assessment.
- A **restricted discretionary activity** resource consent pursuant to Rule 24.5.9 for buildings located within the minimum 75m road setback in the Lifestyle Precinct Zone. In this case, the existing dwelling is located wholly within the road setback. Therefore, all alterations and additions included in this proposal are being undertaken within the road setback.
- A **restricted discretionary activity** resource consent pursuant to Rule 24.5.7 for buildings located within the minimum 10m internal boundary setback. Similar to the above, the existing dwelling is partially located within the northwestern internal boundary setback. The proposed alterations and additions will be either partially or fully located within the internal boundary setback.
- A **restricted discretionary activity** resource consent pursuant to Rule 24.5.8.1 for buildings with a height greater than 6.5m and no more than 8. In this case one corner of the new roofline addition will be a maximum height of 7.75m.

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

5.4 Scope of application

This application is for all matters requiring resource consent under the District Plans, rather than for the specific list of consent matters / non-compliances identified. 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

Council's decision on the proposal must give effect to the purpose and principles of the Act, as set out in Part 2 of the Act, and have regard to the relevant matters in sections 104 to 108 of the Act.

6.1. Purpose and Principles of the Act

The purpose of the Act, set out in Section 5, is to promote the sustainable management of natural and physical resources. This is defined as:

> *"managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing 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 broader principles are set out in sections 6 to 8 of the Act. Section 6 identifies a number of matters of national importance. None of these matters are particularly relevant to the proposal as the effects of the proposal are confined within the district and there are not matters within the proposal of a national scale or effect. The site is not within an Outstanding Natural Landscape.

Section 7 sets out a number of "other matters" to which the Council is required to have regard. These matters include (relevantly):

> *(b) The efficient use and development of natural and physical resources:*
> *(c) The maintenance and enhancement of amenity values:*
> *(f) Maintenance and enhancement of the quality of the environment:*
> *(g) Any finite characteristics of natural and physical resources:*

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. None of these matters are particularly relevant to the proposal.

6.2 104C Restricted Discretionary Activities

Under section 104C, a consent authority processing an application for a restricted discretionary activity, must consider only those matters over which:

- A discretion is restricted in national environmental standards of other regulations;
- It has restricted the exercise of its discretion in its plan or proposed plan.

The consent authority may grant or refuse the application, and if granted, the consent authority may impose conditions under Section 108 only for those matters over which a discretion is restricted in national environmental standards or other regulations, in its plan or proposed plan.

7. Effects on the Environment

7.1 Permitted Baseline

In this case it is permitted to undertake alterations of any lawfully established building used for residential activity not located within a building platform which increases the ground floor area by no more than 30% in any 10 year period, provided it complies with relevant zone and site standards such as having a maximum height of no more than 6.5m, being setback 10m from internal boundaries and 75m from road boundaries within the Lifestyle precinct. However, buildings for residential activities, such as swimming pools and other outdoor structures, are not permitted by the PDP. Considering the overall alterations and additions being proposed, the permitted baseline is partially applicable to the assessment of this proposal.

7.2 Receiving Environment

The landscape character of this LCU is modified rural living environment which forms part of the receiving environment. Established planting is present along the boundary of the site, screening the existing lawfully established residential dwelling. The receiving environment also includes the established residential dwelling located less than 10m from the internal boundary and less than 75m from the road boundary, and the two structures (shed/garage) located on the site. These form part of the receiving environment as the planting, existing dwelling, and existing structures have been on the site for a number of years.

7.3 Effects of the alterations/additions being located within the road setback

<u>Landscape character and visual amenity</u>

The site is located within Landscape Character Unit 6: Wharehuanui Hills. This LCU is characterised by the elevated and hummocky character in the central portion of the unit, and more relevantly to this application, hills and escarpments along the north and south edges which are highly visible from the surrounding lower lying areas. There is a variable sense of openness and containment, with smaller lots which exhibit a more enclosed and contained character as a consequence of vegetation patterns. There is a limited perception of naturalness as a

consequence of the level of rural residential development evident, and the relatively contrived character of plantings. The LCU reads as a rural residential landscape in which buildings are reasonably well integrated by landform and vegetation. There is 'High' capability to absorb development within this LCU.

The proposed alterations and additions are small in scale and discreet in nature, obscured by existing mature planting along the Dalefield Road boundary. Built elements will be visually recessive, and colours and materials comply with the District Plan standards. The alterations are connected with the existing residential dwelling and will appear coherent with the character of the dwelling and surrounding environment. It is also noted that the site does not adjoin an Outstanding Natural Feature or Landscape. Overall, it is considered that the landscape character and visual amenity values set out within LCU 6 will be maintained.

External appearance including scale, form, materials and colours

The alterations will increase the ground floor area of the existing residential unit by 79m^2; a 23% increase to the existing floor area. This increase is considered appropriate in scale, considering the size of the site and the existing dwelling. The external materials and colours proposed comply with the District Plan standards as set out in Section 4.5 of this AEE. Consent conditions are anticipated in this regard. Additionally, the colours and materials proposed will be more recessive than the existing exterior finishes. Any adverse effects are anticipated to be less than minor with regard to the external appearance of the dwelling.

Landscaping/planting (existing and proposed)

No landform modification is proposed. The property is screened by existing mature planting along the Dalefield Road frontage. All existing planting will remain, and no changes are proposed. No adverse effects are anticipated with regard to landscaping/planting.

Visibility of the building

Assessment matter 24.7.8B (Setback from roads) specifies that '*where a proposal involves the alteration to an existing building located wholly within any prescribed setback, regard shall be had to mitigating or remedying as far as practicable any adverse effects arising from the visibility of the building*'. The existing residential dwelling is already located within the 75m road setback as required in the Lifestyle Precinct. As mentioned, the dwelling, new carport and proposed outdoor structures will be screened from Dalefield Road by existing mature planting located along the boundary, and by the orientation of the dwelling itself. No changes are proposed to the existing plantings, which provide sufficient mitigation. In addition, the proposal includes repainting of the roof and cladding, which will be recessive and comply with the District Plan standards. Overall, any adverse effects are anticipated to be less than minor with regard to the visibility of the building.

Conclusion

The above assessment has considered the matters of restricted discretion and PDP assessment matters associated with buildings located within the 75m road setback. Overall, the proposal will not result in adverse effects on the environment that are more than minor.

7.4 Effects of the alterations/additions being located within the internal boundary setback

Privacy outlook and amenity for adjoining properties

The neighbouring property that adjoins the boundary within which the setback breach occurs is 183 Dalefield Road. This property contains one existing residential dwelling, located 149.8m from this internal boundary and is indicated by the yellow star in Figure 9.



Figure 9: Aerial image showing the location of the dwelling at 183 Dalefield Road

Directly adjoining the boundary is an existing grassed mound and mature planting that obscures the subject dwelling from view. The proposed carport and outdoor living area are located further within the internal boundary setback area. However they are connected to the existing residential unit to appear as one coherent built form, will not be dominating in terms of size and scale, and are in keeping with the character of the existing residential dwelling and surrounding environment. Overall, the proposal will not degrade the privacy, outlook and amenity of the adjoining property and any adverse effects are anticipated to be less than minor as a result of this proposal.

7.5 Effects arising from the maximum height breach

Due to the alteration of the roof profile, a corner of the roof will be located 7.75m above cut ground level (see note in Section 4.1: Alteration to the roof profile regarding natural/cut ground level). This breach to the height provision of the PDP is considered to be minor in nature with regard to the size and scale of the existing residential dwelling. Due to the natural slope of the site, the breach will be indiscernible as the roofline will exist as one coherent entity that will absorb into the existing dwelling structure. The external materials and colours proposed for the roof are recessive and comply with provisions outlined in the PDP. Visual amenity and landscape character will be

maintained and any potential adverse effects are anticipated to be less than minor with regard to the maximum height breach.

7.6 Conclusion

The above assessment has considered the matters of restricted discretion and PDP assessment matters associated with buildings located within the 10m boundary setback. Overall, the proposal will not result in adverse effects on the environment or on people that are minor or more than minor.

8. Public and Limited Notification

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

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))

- There is no rule or NES that precludes limited notification
- The application is not for a controlled activity.

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

- As set out in the earlier assessment, 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 therefore not precluded from limited notification.

It is requested that the application be processed on a non-notified basis.

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 1998 (ORPS) has now been revoked: https://www.orc.govt.nz/plans-policies-reports/regional-plans-and-policies/regional-policy-statement

The Partially Operative Regional Policy Statement for Otago (PORPS) was updated on 15 March 2021. As the scale of this application is relatively small, the PORPS does not provide direct guidance to these types of applications.

Chapter 3 of the PRPS is titled "Otago has high quality natural resources and ecosystems" and relates to natural resources, including landscapes that are not outstanding but which are valued. The site is not located within an ONL or ONF, however it is acknowledged that there are landscape values associated with the zoning of the site. Policy 3.2.6 is relevant and seeks to maintain or enhance highly valued natural features, landscapes and seascapes. The proposal will not result significant adverse effects on landscape values, and maintain those values identified in Schedule 24.8. Overall, the proposal is consistent with the objectives and policies of the PORPS

The ORC notified its Proposed Regional Policy Statement ("PRPS") on 23 May 2015. Decisions were released on 1 October 2016. The ORC made part of the PRPS partially operative on 14 January 2019. Objective NFL-O1, and policies NFL-P2 and NFL-P3 relates to the protection and maintenance of outstanding and highly valued natural features and landscapes. As above, the proposal will maintain the values set out in Schedule 24.8 of the PDP and will not result in adverse effects on landscape character or visual amenity. Overall, the proposal is consistent with the objectives and policies of the PRPS.

9.2 Operative District Plan

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

9.2.1 Chapter 4 – District Wide Objectives and Policies

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

> ***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. Adverse effects are mitigated by ensuring the external appearance of the proposed residential unit complies with the PDP standards. The proposed alterations are minimal in scale and are screened by existing mature planting and the existing residential dwelling. Views from the adjoining neighbour are obscured by surrounding topography and existing vegetation. The proposal will not result in adverse effects on landscape and visual amenity values.

9.2.2 Chapter 5 Rural General Zone

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 applies to the site, that seek a return to the Rural General provisions.

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 proposed alteration and extension to the existing residential dwelling will not be visible from public locations, as the extensions are screened by the existing residential dwelling. There is also mature planting along the site boundary adjoining Dalefield Road which screens the dwelling from view. Schedule 24.8 of the PDP notes that the LCU the site sits within has high capability to absorb change. The proposed extension is small in scale and discrete in nature. Overall, the visual coherence of the landscape will be preserved.

9.3 Proposed District Plan

9.3.1 Chapter 3 - Strategic Directions

Whilst the Wakatipu Basin Rural Amenity Zone does not contain Outstanding Natural Features or Outstanding Natural Landscapes, it is a distinctive and high amenity value landscape located near to Outstanding Natural Features or Landscapes. Policy 3.3.22 provides for rural living opportunities in areas identified on the GIS as appropriate for rural living developments, Policy 3.3.23 seeks to ensure that the cumulative effects of development does not compromise the values of ONF and ONLs. It is noted that the purpose of the Wakatipu Basin (Lifestyle Precinct) zone is to provide for rural living and other activities whilst maintaining or enhancing character and amenity. The proposed alterations will maintain the character and amenity associated with the landscape values identified in Schedule 24.8 and will not detract from the values of surrounding ONF/Ls. The proposal is overall consistent with Chapter 3: Strategic Directions.

9.3.2 Chapter 24 – Wakatipu Basin

24.2.1 Objective *- Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.*

Policies:
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.*

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.*

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:*

d. Controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.

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

24.2.5.1 Provide for rural living, subdivision, development and use of land in a way that maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.

24.2.5.2 Ensure that any development or landscape modification occurs in a sympathetic manner in both developed and undeveloped areas, by promoting design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.

24.2.5.5 Encourage the retention and planting of vegetation that contributes to landscape character and visual amenity values of the Precinct, particularly where vegetation is identified as an important element in Schedule 24.8, provided it does not present a high risk of wilding spread.

The proposed alterations will not compromise the visual amenity values or landscape character associated with LCU6: Wharehuanui Hills within the Wakatipu Basin. The LCU confirms that there is high capability to absorb change. The proposed alterations and extension will be clad in recessive colours and materials, and built form is considered small in scale and generally obscured by surrounding topography. Overall, the proposal is considered to be consistent with the relevant PDP objectives and policies.

9.4 Weighting under the Operative and Proposed District Plans

Full weight can be given to the PDP objectives and policies for the Lifestyle Precinct, following the issuing of the Consent Order. The proposal is consistent with the objectives and policies for the PDP Wakatipu Basin Lifestyle Precinct.

10. Other Matters

Section 104(1)(c) of the Act permits Council to have regard to "any other matter the consent authority considers relevant and reasonably necessary to determine the application". No other matters are considered relevant to this proposal.

11. Conclusion

The proposed development will promote the sustainable management of natural and physical resources by enabling the applicant to undertake alterations to the existing dwelling that will provide for their social and economic well-being whilst avoiding and mitigating adverse effects. The proposal is considered small in scale, discrete in nature and will not result in more than minor adverse effects on landscape character or visual amenity.

Attachments

[A] – Form 9
[B] – Record of Title
[C] – Architectural Plans
[D] – Decision RM230908