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APPLICATION FOR

LAND USE

APPLICANT **BLUEY TRUST ADMINISTRATION, NATHAN SIMON & SHELLEY SIMON**

LOCATION **215 STEVENSON ROAD, WANAKA, 9382**

Date:	December 2025
Location:	215 Stevenson Road, Wanaka, 9382
Attention:	Wanaka Planning Department

Document Quality Assurance

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1.0 INTRODUCTION

Please find an application for Resource Consent to establish a residential unit with an attached garage which sits partially outside of the registered building platform. It also proposes two water tanks wholly outside the platform (qualifying as buildings), as well as associated earthworks required for building establishment, access and an amenity pond.

This application also includes proposed variations to associated consent notice conditions as they apply to the site.

The application includes a site description, description of the proposed activity and an assessment of how outcomes of the proposal will align to relevant District Planning rules and assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	BLUEY TRUST ADMINISTRATION LTD, NATHAN SIMON & SHELLEY SIMON
SITE LOCATION	215 STEVENSON ROAD, RD 2, WANAKA, 9382
LEGAL DESCRIPTION	LOT 3 DP 325795
APPLICATION SITE AREA	20.4061ha
ZONING	RURAL

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	RESIDENTIAL UNIT PLANS
APPENDIX D	EARTHWORKS PLANS
APPENDIX E	EMP
APPENDIX F	WRITTEN APPROVAL

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located approximately 1.8km north of SH6, 2km northwest of Wanaka Airport and just over 100m south of the Clutha River. Access to the site is gained via an easement right-of-way extending north from SH6, which subsequently coalesces with Stevenson Road.

Topographically, the site is distinctly terraced, falling relatively steeply to the south before flattening and dropping by approximately 4m towards the north, where it transitions into the Clutha River Marginal Strip. This Crown Land contains the Upper Clutha River Trail, which follows the river margin. The site supports patches of low-level native vegetation across the escarpment and marginal areas, while the balance is covered in rough, unmanaged pasture**.**

The site contains a 31.6m x 31.6m building platform which is currently void of built form, with no formal driveway access constructed.

The land is zoned as Rural under the Proposed District Plan and is identified as being within an Outstanding Natural Feature (ONF), associated with the Clutha River and its margins. Importantly in the District Plan context, the subject site is outside of any Wahi Tupuna overlays as well as the airport outer control boundary.

The site is one of several rural living properties, which make up a somewhat lineal domestication cluster situated between the Airport and the Clutha River. These properties are all similar in area with many containing established built form (both residential units and accessory buildings) as well as established access and landscaping. The subject site and surrounds are depicted within Figure 1 below:

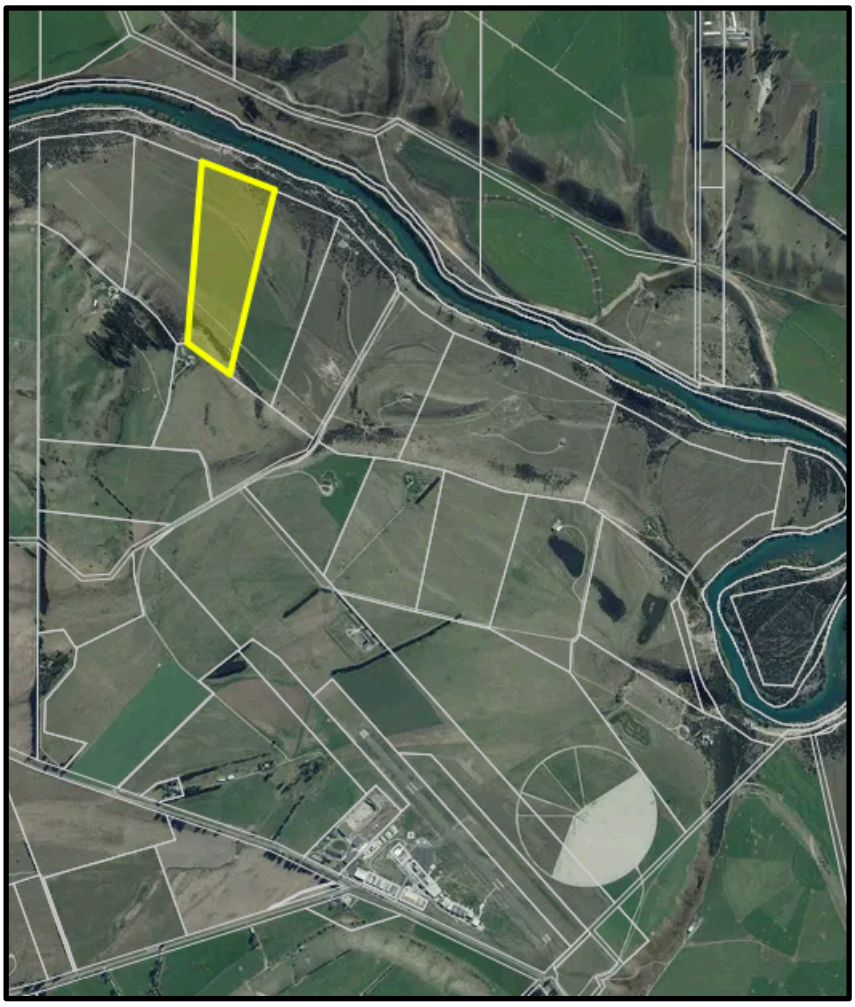


Figure 1: Aerial image of subject site (outlined in yellow) and surrounds. Source: GRIP.

4.2 Description of Proposal

This application seeks consent for three components:

1. Construction of a residential unit and attached garage, where a portion of the garage extends marginally beyond the approved building platform.
2. Installation of two 30,000ltr firefighting water tanks located outside the platform but partially buried and screened by low-lying landscaping.
3. Earthworks associated with building construction, driveway formation, and creation of an amenity pond**.**

These elements are illustrated in the plans included at **Appendices C & D** (Figures 2–4 below).

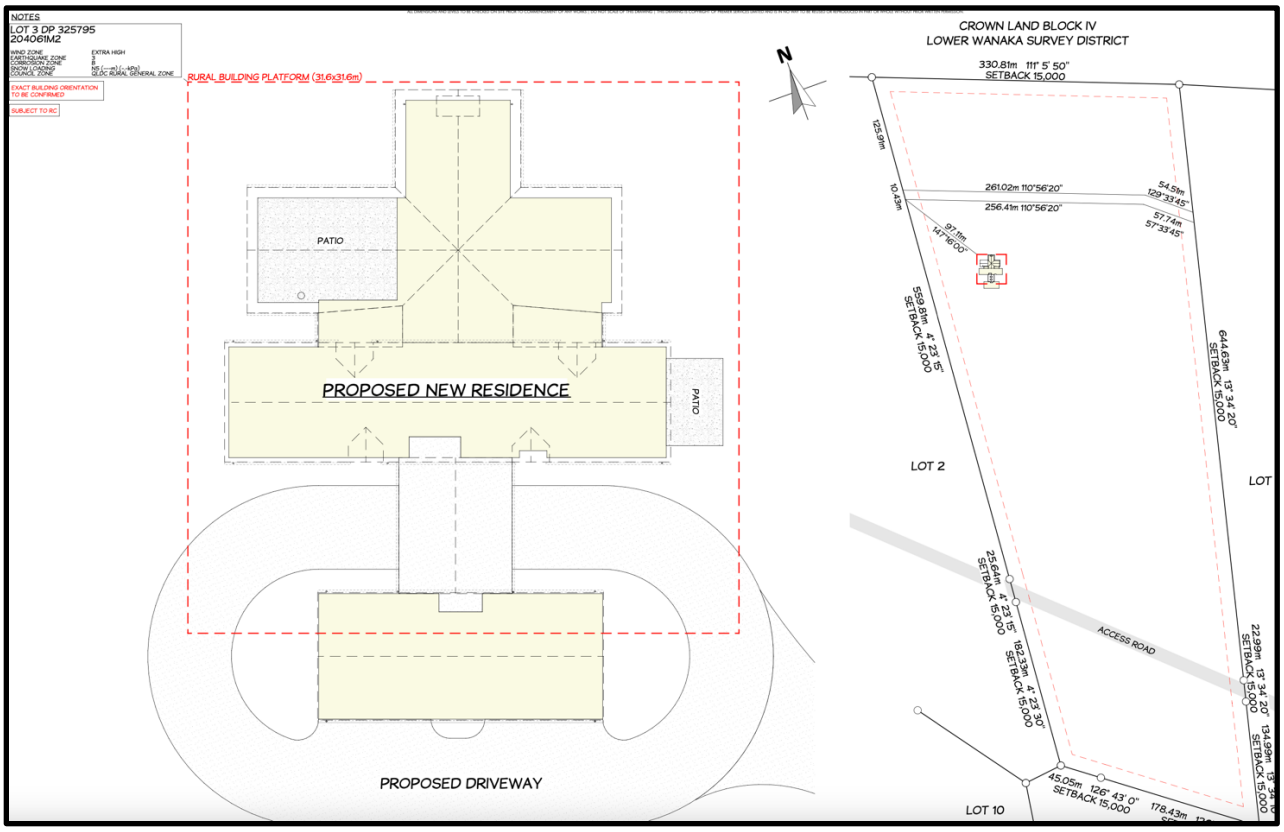


Figure 2: Residential unit plans, indicating garage area which sits outside of the platform. Also attached as **Appendix C.**

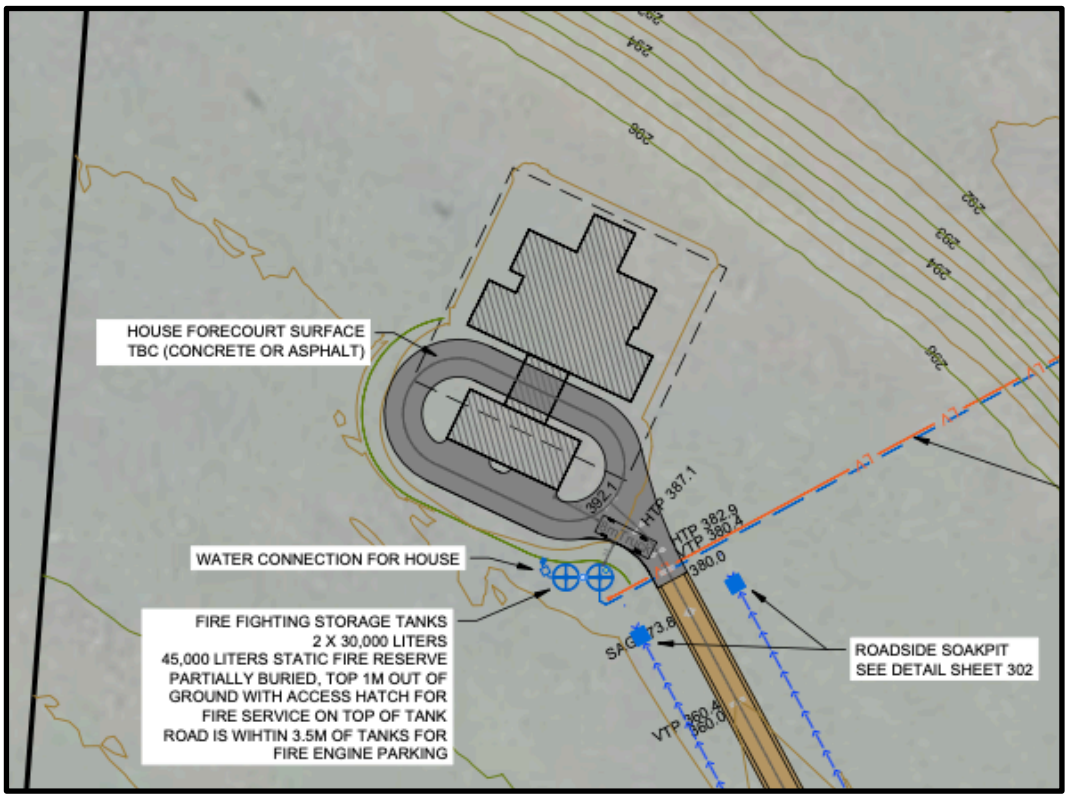


Figure 3: Plan indicating water tank location in relation to proposed built form. Attached as Appendix D.



Figure 4: Earthworks Cut/Fill plan and proposed access and pond location as contained within Appendix D.

4.2.1 Built Form

The proposed two-storey dwelling has a total gross floor area of 687.8m², containing four bedrooms, a main kitchen/dining/living area, a secondary living space, and garaging/workshop with a games room above.

The main building reaches a height of 7.48m and features a gable roof profile. External finishes include stacked bagged schist and cedar weatherboards, with corrugated steel roofing and a small membrane-roofed link connecting the garage to the main form. The garage will be entirely clad in cedar, providing architectural consistency across the dwelling.

Colours and materials will be confirmed at building consent stage in accordance with Consent Notice 5992299.3, Condition 3, and will comply with Rule 21.7.2 regarding Light Reflectance Values (LRV).

The firefighting water tanks are positioned adjacent to the built form, partially buried and vegetatively screened. Their colour finish will also be confirmed at building consent stage.

4.2.2 Earthworks

While the site was previously serviced as part of the subdivision, vehicle access requires extension to reach the platform, necessitating earthworks beyond the platform boundary. Additional works are required for the building platform preparation and amenity pond formation.

The breakdown of works are as follows:

Parameter	Quantity
Earthworks Area (m^2)	17625
Cut Volume (m^3)	5005
Fill Volume (m^3)	4465
Total Volume (m^3)	9470
Maximum Cut Depth (m)	2.1
Maximum Fill Height (m(	1.3

All works will be undertaken in accordance with the Environmental Management Plan (Appendix E), which specifies erosion and sediment control measures consistent with best practice guidelines.

4.2.3 Consent Notice Requirements

As a portion of the garage and two water tanks extend beyond the registered platform, a variation to Consent Notice 5992299.3 (as varied by 6980126.1) is sought. The proposed amendment is shown below (additions in **bold and underlined**):

3. *Design Control*
   - *All buildings shall be erected within the building platform approved on the lot,* ***aside from the development approved under RM25XXXX.***

4.2.4 Other Encumbrances

There is also an encumbrance instrument, 5992299.21, in favour of Queenstown Lakes District Council (QLDC). While the encumbrance primarily relates to the operation and protection of aviation activities, clauses (d)(i) and (d)(ii) are relevant to the current proposal and are set out below:

> *"The Encumbrancer covenants that it will not do anything in relation to the land which may in any way compromise any Aviation Activity. Without limiting the foregoing, the Encumbrancer shall not:*
>
> *(i) Erect, other than one residential unit and accessory buildings on any of the lots created from the aforesaid-mentioned resource consent other than on the building platforms approved as part of the aforesaid-mentioned resource consent.*
>
> *(ii) Erect any other buildings or structures on any part of the land other than on the building platform approved as part of the resource consent except with the consent of the Queenstown Lakes District Council, Alpine Deer Group Limited or Warbirds Over Wanaka Limited which consent shall not be withheld except to the extent required to protect the ability of Aviation Activity to take place".*

For the avoidance of doubt, the approval of Queenstown Lakes District Council is being sought through this resource consent process. Accordingly, the resource consent approval constitutes QLDC's consent for the purposes of clause (d)(ii) of the encumbrance.

In addition, written approval from Warbirds Over Wanaka Limited has been obtained and is provided as **Appendix F.**

As a result of the above, the applicant is in the process of seeking written approval from both QLDC and Warbirds Over Wanaka. It is imperative to note that this approval relates solely to the portion of the garage and two water tanks which marginally extend beyond the registered building platform and is far removed from the Airport Outer Control Boundary. As such, the proposal does not compromise aviation activities or the ongoing safe operation of Wanaka Airport.

4.3 Proposed Conditions of Consent

- Final exterior colours and materials for all buildings and structures (including the dwelling, garage, and water tanks) shall be submitted to, and certified as consistent with Rule 21.7.2 and Consent Notice 5992299.3, by a Planning Team Leader at the Queenstown Lakes District Council prior to or at the time of Building Consent application.

4.4 NES: Assessing & Managing Contaminants in Soil

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

Both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records have been searched and there is no known history of use of chemicals and/or any other hazardous contaminants (herbicides/pesticides/waste discharges and/or other). Accordingly, the NES relating to contaminated land is not considered relevant and no adverse effects are anticipated in this regard.

5.0 SITE HISTORY

RM020018 – Granted a 17-lot subdivision which created the subject site. Processed on a publicly notified basis.

6.0 RELEVANT PROVISIONS

6.1 Activity Status (Operative District Plan)

The subject site is zoned Rural General under the Operative District Plan (ODP), being that the relevant Proposed District Plan rules are operative under s86F of the RMA, the application does not trigger any ODP rules.

6.2 Activity Status (Proposed District Plan)

The subject site is zoned Rural under the Proposed District Plan, and the proposed activity requires the following consents:

- A **discretionary** activity resource consent pursuant to Rule 21.4.11 for the construction of a building located outside of a building platform, including the physical activity associated with buildings such as roading, access, lighting, landscaping, and earthworks.

- A **discretionary** activity resource consent pursuant to Rule 21.4.9 for the use of land or buildings for residential activity except as provided for in any other rule.

- A **restricted discretionary** activity resource consent pursuant to Rule 25.4.2 for earthworks which go beyond 1000m3 in the Rural Zone. Council's discretion is restricted to the following matters:

  25.7.1.1 Soil erosion, generation and run-off of sediment.
  25.7.1.2 Landscape and visual amenity values.
  25.7.1.3 Effects on infrastructure, adjacent sites and public roads.
  25.7.1.4 Land stability.
  25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.
  25.7.1.6 Cultural, heritage and archaeological sites.
  25.7.1.7 Nuisance effects.
  25.7.1.8 Natural Hazards.
  25.7.1.9 Functional aspects and positive effects.

- A **restricted discretionary** activity resource consent pursuant to Standard 25.5.11.2 for contiguous earthworks which go beyond 10,000m^2 (where the slope is less than

10 degrees). Council's discretion is restricted to the same matter as above.

Overall, under the Proposed District Plan, the proposal qualifies as a **discretionary** activity.

It is noted that the built form is defined as two buildings and therefore Standard 21.7.3 regarding building size is not deemed applicable.

6.3 Activity Status (Resource Management Act)

The application requires consent for the following reason:

- A **discretionary activity** pursuant to section 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. In this instance, it is proposed to vary Consent Notice 5992299.3. Details contained within section 4.2 above.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 Permitted Baseline

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- Rural living activities associated with the existing building platform, including a residential unit which complies with the applicable standards;
- Landscape planting;
- Fencing;
- Farming and agricultural uses such as grazing stock, cropping and cultivation of the land; and
- Earthworks of a volume up to 1000m^3 in a 12-month period (noting that no volume nor setbacks of such works apply if being undertaken in conjunction with cultivation and cropping purposes).

7.2 Existing Environment

The existing environment is also of relevance to the consideration of the proposed subdivision and comprises of consented development. This includes the existing platform along with associated servicing, access, fencing and vegetation.

7.3 Receiving Environment

In addition to the permitted baseline and existing environment, it is important to consider the receiving environment which includes existing and consented development adjacent to and in the vicinity of the application site. The receiving environment includes residential units, accessory buildings (both within and outside of platforms) as well as landscaping on the properties around the subject site. As discussed above, this creates a 'rural living' type cluster of domestic activity upon the terraced landform between Wanaka Airport and The Clutha River.

It is within the context of the permitted baseline, existing and receiving environments that the actual and potential effects of the proposed development will be considered below.

7.4 Assessment of Effects on the Environment

7.4.1 Landscape Effects

The assessment matters for development situated within ONFs are set out under the PDP and include the following:

- Landscape Values;
- Visibility;
- Design and density of development;
- Cumulative effects;
- Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL).

The site is located within the Clutha River / Mata-Au ONF, a feature recognised for its high natural character, strong geomorphological legibility, and the naturalistic river corridor framed by terraces and escarpments. The *Mata-Au / Clutha River Schedule of Landscape Values* was notified in 2024; however, due to mapping errors and subsequent re-notification, the schedule has been captured by the Government's "plan stop" direction. Accordingly, it holds no operative or emerging statutory weight for the purpose of this assessment.

Notwithstanding this, the schedule remains a useful non-statutory reference for describing the landscape context and identifying relevant attributes and values. These have been considered,

where appropriate, in the assessment below in conjunction with the design response shown in the architectural and earthworks plans.

A standalone landscape assessment has not been prepared given the very limited scale and nature of the proposal relative to what is already enabled on the site. However, landscape material from the underlying subdivision, as well as relevant operative planning assessments, has been reviewed to inform the conclusions reached.

7.4.1.1 Landscape Values

Although this area is captured within the wider Clutha River ONF overlay, the immediate environment already exhibits a clearly legible pattern of domestication, comprising residential dwellings, accessory buildings, formed accessways, and amenity landscaping. In addition, the surrounding landscape contains a diverse mix of land uses, including significant commercial and operational activities such as the National Transport and Toy Museum and the Corbridge Estates land approved (but unlikely to be implemented) for film studio development, as well as the operational Wanaka Airport. Beyond this band of activity, and particularly north of the Clutha River, the landscape transitions back to a predominantly rural character, with extensive pastoral land reinforcing the broader openness and natural qualities of the river corridor.

Only a very small proportion of the proposal extends beyond the consented building platform, specifically:

- a portion of the garage footprint (minor southerly projection), and
- two partially buried 30,000ltr fire tanks.

All other built form is fully contained within the approved platform per the plans contained within Appendix C. The garage projection sits immediately adjacent to the main building form and does not create a new node of domestication. The proposal maintains a single, consolidated building cluster, which is an outcome anticipated and enabled by the original subdivision design.

The site's natural terraces, combined with the upper platform's position relative to the river corridor, ensure the built form occupies a visually contained part of the ONF—well removed from the escarpment edges, margins, and open river terrace areas that contribute most strongly to the ONF's values.

The dwelling employs stacked schist, cedar cladding and dark-toned roofing, all visually recessive within the ONF context and consistent across the entire building envelope. These finishes are shown on the elevations contained within Appendix C. Final colours will comply with Rule 21.7.2 LRV controls and are secured through consent conditions.

The fire tanks are co-located with the built form, partially buried, screened with low-lying vegetation, and finished in recessive tones (to be certified at building consent stage). This treatment ensures the tanks do not read as separate built elements within the ONF.

The proposed earthworks are moderate in scale however they largely follow existing landform, avoiding visually prominent slopes or terrace edges. They support access formation as well as a small amenity pond which are already common in the local landscape.

The works are considered to be of a scale able to integrate well through landscaping, built form or vegetation/topsoil re-instatement. Given the Rural Zone context, temporary visibility during construction of this scale does not amount to an adverse effect on ONF values. Once stabilised, the modified areas will be visually subservient to the broader terraces and escarpments and will not detract from the river corridor's highly natural character.

Overall, the development is considered to maintain the existing location of domestication; avoids altering the ONF's key geomorphological features, escarpments, margins or river corridor; uses a scale, clustering and material palette that reinforces visual recession; and does not introduce new visual catchments or built nodes.

Accordingly, the proposal will not degrade the biophysical, perceptual or associative values of the Clutha River ONF. Any adverse effects are less than minor.

7.4.1.2 Visibility

An assessment of visibility (beyond that which is permitted) has been undertaken from outside of the site and the findings have been summarised below.

Views toward the site from public locations (Upper Clutha River Trail, SH6, Stevenson Road) are highly oblique or screened by distance, topography, vegetation and intervening landforms.

The minor garage projection and partially buried tanks are not considered visible from the river corridor, not perceptible from SH6, and only very distantly visible from adjoining rural properties.

The built cluster sits well within the platform and away from slopes that would otherwise elevate visibility. Overall potential adverse effects with regards to visibility will be less than minor.

7.4.1.3 Design and Density of Development

As aforementioned, the proposed built form will sit within a contained area which consists of existing rural living activities and anticipates domestic structures within the proposed location of the proposed scale. Despite some slight non-compliances with location, associated effects will be internalised to the site.

Ultimately, the design represents a single residential unit with a cohesive architectural language. The massing, roof forms, and palette are compatible with a rural ONF context, and the minor extension outside the platform does not create excessive bulk or intensity.

The density of development remains unchanged from what the subdivision anticipated (one unit including accessory buildings per allotment) and therefore does not increase domestication within the ONF beyond what can be anticipated.

Overall, adverse effects in relation to the design and density of development will be no more than minor in degree.

7.4.1.4 Cumulative Effects

Whilst there is no operative 'capacity rating' for the Clutha River ONF, the notified schedule indicated it has a very low capacity to absorb development. Somewhat uniquely in this instance, the subdivision pattern here has already established a limited, spatially contained node of rural living.

The proposal does not: add a new building platform, extend domestication downslope toward the river corridor, or increase overall residential density.

Given the small scale of the platform infringement and the maintained building cluster, the development does not contribute to cumulative degradation of ONF values. Adverse effects in this regard will be less than minor.

7.4.1.5 Other Factors and Positive Effects

No Wāhi Tūpuna or sites of significance are located on the site; therefore, no effects on tangata whenua values will occur.

The proposal includes improved access, firefighting water storage, and low-impact earthworks management, contributing to safety and functional efficiency.

Vegetation enhancement around tanks and disturbed areas provides positive landscape integration.

7.4.2 Earthwork Considerations

The proposed earthworks relate to formation of the building platform, accessway, and amenity pond, as detailed in the engineering plans (Appendix D). Earthworks involve approximately 5,005m³ cut and 4,465m³ fill, over an area of 17,625m², with maximum cut depths of 2.1 m and fill heights of 1.3 m. All works will be undertaken in accordance with the Environmental Management Plan (EMP) (**Appendix E**), which sets out erosion and sediment control measures aligned with industry best practice.

7.4.2.1 Soil erosion, generation and run-off of sediment

The EMP includes erosion and sediment control measures. These measures are considered appropriate for the site's terrace-based topography and ensure sediment is contained within the work area.

Given the moderate scale of works and the adoption of best-practice methodologies, the risk of sediment discharge beyond the site boundary is very low. All runoff will be managed onsite, and no sediment-laden water will enter natural water bodies or the Clutha River terrace system.

Overall, less than minor effects on soil stability and sediment generation will occur.

7.4.2.2 Landscape and visual amenity values

Earthworks are located within an established node of rural living and are visually contained by the existing terrace landforms. Once construction is complete, all disturbed areas (which are not otherwise built upon) will be re-topsoiled, reshaped, and landscaped, ensuring the final contours closely reflect natural forms.

The amenity pond and access formation are consistent with rural character and similar interventions on neighbouring properties. No visually prominent cut faces or unnatural batters will result.

Consequently, earthworks will not adversely affect landscape or visual amenity values and will be absorbed into the receiving environment.

7.4.2.3 Effects on infrastructure, adjacent sites and public roads

The accessway and associated earthworks have been designed by a suitably qualified professional (**Appendix D**) and meet gradient, drainage and stability requirements. Runoff will be directed to roadside soak pits and swales identified on the plans, ensuring no stormwater burden is imposed on adjacent land.

Construction traffic will use the existing easement from Stevenson Road, with no modification to public roads required. Temporary construction effects (movement of trucks, dust) will be managed through the EMP.

No adverse effects on infrastructure or neighbouring properties are anticipated.

7.4.2.4 Land Stability

Earthworks are generally shallow and follow existing landforms. Batter slopes, where required, comply with geotechnical good-practice standards, and subgrade preparation will be subject to inspection prior to building construction.

There is no known history of instability on the site, and the proposed earthworks do not alter slopes in a way that would introduce new instability risks.

Overall land stability effects are less than minor.

7.4.2.4 Effects on water bodies, ecosystems and biodiversity values

The site is located over 100 m from the Clutha River and is separated from river margins by a vegetated terrace and Crown land. The EMP ensures no sediment will enter the marginal strip or be conveyed downslope.

Existing low-lying native vegetation areas are minimal and will be avoided. No waterways, wetlands or significant ecological features are located within the earthworks footprint.

Accordingly, no measurable effects on water bodies, ecological health or biodiversity will occur.

7.4.2.5 Cultural Heritage and archaeological sites

No recorded archaeological sites or wāhi tūpuna overlays apply to the site. The Otago/Southland Archaeological Association records and the PDP mapping confirm no known values are present.

The applicant is agreeable to Accidental Discovery Protocol advice note to be included within final consent conditions. Given the scale and location of works, effects on cultural, heritage or archaeological values are assessed as **negligible**.

7.4.2.6 Nuisance Effects

Potential construction-related nuisance effects (dust, noise, vibration) will be managed through the EMP and adherence to the District Plan noise standards. The separation distance to neighbouring dwellings, combined with the rural environment, further reduces potential nuisance.

Dust suppression (e.g., applying suppressant), time-limited activities, and stabilisation of exposed surfaces will minimise effects. Overall nuisance effects will be short term and less than minor in degree.

7.4.2.7 Natural Hazards

The site is not identified as being subject to liquefaction, flooding, or active fault hazards. Earthworks do not modify overland flow paths or concentrate stormwater in a way that increases hazard susceptibility.

The pond has been designed with an engineered spillway system to safely convey overflow without causing erosion or slope failure.

The proposal does not increase the exposure of people or property to natural hazards.

7.4.2.8 Functional aspects and positive effects

Overall, it is considered that the earthworks enable the:

- formation of safe and compliant vehicle access,
- establishment of the building platform,
- installation of firefighting water storage, and
- creation of a landscaped amenity pond consistent with rural character.

These works facilitate efficient site development while integrating the built form within the existing landform.

The proposal results in positive functional outcomes without generating adverse effects beyond the site boundary.

7.4.3 Summary of Effects on the Environment

Overall, potential adverse effects of the proposal will be no more than minor in degree.

7.5 Assessment of Effects on Persons

Figure 3 below shows the parties which are subject to the following assessment:

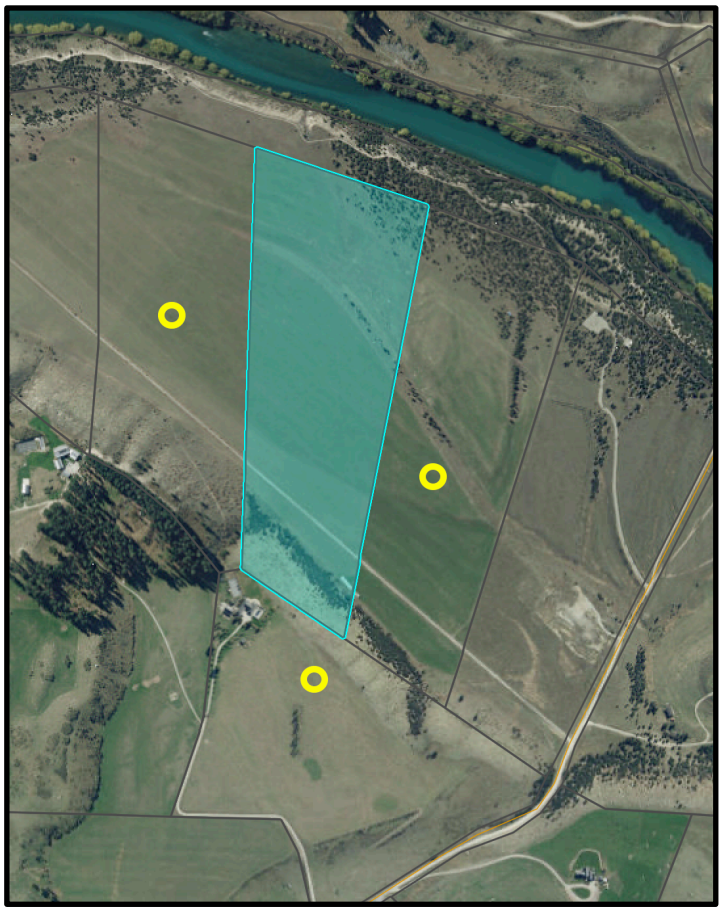


Figure 5: Aerial image from QLDC GIS, subject site highlighted in blue, sites subject to assessment indicated with yellow circle. Source: QLDC, GIS.

In determining whether any person may be adversely affected by the proposal, it is necessary to consider both the existing environment and the receiving environment (including the established pattern of rural living and the approved building platform on the site). The receiving environment already includes dwellings, accessways, amenity landscaping, and associated domestic activity on neighbouring properties. Within this context, the subject site's development represents the completion of a residential activity that is expressly anticipated.

The proposal results in only minor departures from the authorised environment—namely, a small portion of the garage and two partially buried firefighting tanks located just outside the building platform, together with earthworks associated with access formation and the amenity pond. It is these elements only which will be accounted for in the below assessment.

The neighbours most proximate to the activity are Lot 2 and Lot 4 DP 325795, whose boundaries sit immediately west and east of the subject site. These are the only properties with the most

potential to experience effects. Whilst Lot 9 DP 325795 also shares a boundary with the subject site, it sits topographically higher and the occupation of the site is far removed.

The built form remains centrally clustered within the existing platform area, with only a minor projection of the garage extending outside the platform. This occurs on the southern side of the dwelling, orientated away from neighbouring dwellings, and does not alter the overall building scale (being that some of the platform is left utilised). The partially buried tanks are low-profile, visually recessive, and screened. Given separation distances, topography, and established vegetation, no direct visual dominance, shading, or loss of rural character will be experienced by adjacent neighbours.

The proposed unit's orientation and internal layout do not create any situation where overlooking or loss of privacy could occur. The rural density and significant boundary setbacks ensure that amenity is retained.

Earthworks are internalised and do not encroach near shared boundaries. The Environmental Management Plan (**Appendix E**) includes measures for dust suppression, sediment control, construction access, and timing. Given the large separation distances and the limited duration of works, the potential for construction nuisance is very low and temporary.

7.5.1 Summary of Effects on Persons

When considering the existing and reasonably anticipated environment, the proposal does not give rise to any effects greater than less than minor on any person. The directly adjacent neighbours (Lots 2 and 4) are sufficiently separated from the works and will not experience adverse landscape, visual, amenity, stability, traffic, or nuisance effects.

Accordingly, potential adverse effects on persons is assessed to be less than minor in degree.

8.0 OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

The proposal does not trigger a resource consent under the Operative District Plan and as a result, the provisions of the Proposed District Plan are now considered most relevant and will be traversed below.

8.1 Proposed District Plan (PDP)

The relevant operative objectives and policies are contained within Chapters 3 (Strategic Direction), 6 (Landscapes and Rural Character), 21 (Rural) and 25 (Earthworks) of the PDP.

Chapter 3 (Strategic Direction)

The relevant objectives and policies contained within Chapter 3 of the PDP provide a framework seeking to ensure that development is in accordance with the zoning. The proposal is considered to assist in achieving the relevant objectives and policies within Chapter 3 of the PDP.

3.2.4 - The distinctive natural environments and ecosystems of the District are protected.

The proposal is consistent in this regard as there will be no adverse effects on the natural environment or ecosystem as a result of the proposal. The life supporting capacity of the environment will be maintained.

3.2.5 The retention of the District's distinctive landscapes.

The proposal is located within the Clutha River / Mata-Au ONF but is situated within a part of the feature already characterised by a contained pattern of rural living development. The built form remains consolidated around the existing approved platform, and the minor projection of the garage and partially buried tanks does not modify terrace edges, escarpments or the river corridor (the elements that underpin the ONF's high natural and geomorphological values). Accordingly, the District's distinctive landscape qualities are retained and the application is consistent in this regard

3.2.5.1 The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.

The landscape values and capacity of the ONF have been considered in detail. The proposal does not obscure or modify any part of the landscape that contributes to the ONF's classification. Development is restricted to an already modified and domesticated part of the terrace, leaving the legible geomorphology and natural river corridor intact.

The proposal therefore does not hinder identification or understanding of ONF values.

3.2.5.2 Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

a. *where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or*
b. *where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.*

Whilst the site does not legally fall within an identified Priority Area of the ONF, the Values identified through SP 3.3.45—including physical, sensory, and associative attributes—are protected because:

- No modification occurs to escarpment edges, river margins, or natural landform patterns.
- The built form remains recessive, clustered, and visually contained.
- No adverse effects arise on associative values, including cultural, recreational, or heritage associations.

Accordingly, development is appropriate in this location and protects ONF values.

3.3 Strategic Policies

3.3.23 Ensure that the effect of cumulative subdivision and development for the purposes of rural living does not compromise:

a. *The protection of the landscape values of ONFs and ONLs; and*
b. *The maintenance of the landscape character and maintenance of enhancement of the visual amenity values of RCLs.*

The proposal maintains the existing rural living cluster without adding new building platforms, new nodes of domestication, or additional density. It does not extend development downslope or closer to the ONF's core visible components.

Cumulative effects are therefore avoided, and ONF values remain protected.

3.3.25 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)

The EMP provides comprehensive erosion and sediment control, stabilisation measures, and runoff management. As earthworks are well separated from the river corridor and contained on-site, adverse effects on the water quality of lakes and rivers are avoided, aligning with the above policy.

3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.

The proposal protects ONF values by:

- Maintaining the natural landform and physical expression of the terrace system;
- Keeping all structures visually recessive and below the applicable height limit;
- Avoiding encroachment into visually or biophysically sensitive areas.

The ONF's landscape values are therefore protected.

3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

The Clutha River ONF has limited capacity to absorb change; however, the proposal does not introduce additional domestication beyond that already anticipated and enabled by the approved platform.

The minor platform infringement is visually contained and does not alter the scale or pattern of development.

Accordingly, the proposal avoids adverse effects in a low-capacity environment.

3.3.43 In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP

3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

a. *Physical attributes:*
    i. *geology, geomorphology and topography;*
    ii. *ecology;*
    iii. *vegetation cover (exotic and indigenous);*
    iv. *the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;*
    v. *land use (including settlements, buildings and structures; and*
b. *Sensory (or experiential) attributes:*
    i. *legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;*
    ii. *aesthetic values including memorability and naturalness;*
    iii. *wild or scenic values;*
    iv. *transient values including values at certain times of the day or year;*
    v. *experiential attributes, including the sounds and smells associated with the landscape; and*
c. *Associative attributes:*
    i. *whether the attributes identified in (a) and (b) are shared and recognised;*
    ii. *cultural and spiritual values for Tangata Whenua;*
    iii. *historical and heritage associations; and*
    iv. *recreational values.*

The proposal has been assessed against the full SP 3.3.45 framework, ensuring regard to:

Physical Attributes:

- Geomorphology and topography remain unmodified.
- No effects on the Clutha River hydrology or margins.
- Vegetation patterns are retained.
- Built form remains confined to an existing and anticipated node of domestication.

Sensory Attributes:

- Naturalness, memorability, and legibility remain unchanged.
- The development is not visible from the river corridor nor prominent public viewpoints.

- No effects on scenic or experiential values occur.

Associative Attributes:

- No effects on cultural, historic or recreational values.
- No wāhi tūpuna overlays apply.
- The river corridor's recreational values remain unaltered.

The proposal therefore appropriately demonstrates regard to all relevant attributes.

> *3.3.44 Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:*
>
> *a. is more or less important that the identified Priority Areas in terms of:*
> *i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape;*
> *ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or*
> b. *is more or less vulnerable to subdivision, use and development.*

The proposal acknowledges that even though this area of the ONF may not be currently identified as a Priority Area, it remains equally important and potentially sensitive. The design specifically avoids sensitive landforms and margins, maintains the existing pattern of domestication, and protects ONF values.

The development therefore respects the sensitivity and importance of the ONF in its entirety, consistent with this policy.

Overall, as demonstrated above, the application is consistent with Chapter 3 of the PDP.

Chapter 6 (Landscapes and Rural Character)

Chapter 6 gives effect to the Strategic Objectives and Policies in Chapter 3 by managing activities within Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Rural Character Landscapes (RCLs). The subject site is zoned Rural and is located within the Clutha River / Mata-Au ONF. There is currently no operative Priority Area Schedule for this ONF; accordingly, the assessment relies on the values identified through the broader ONF context and

the SP 3.3.45 framework, informed by the notified (but currently "plan stopped") Mata-Au / Clutha River Schedule of Landscape Values as a non-statutory reference only.

The relevant policies in Chapter 6 (Landscapes and Rural Character) are Rural Landscape Categorisation, Managing Activities in the Rural Zone and Managing Activities on Outstanding Natural Features.

In terms of Rural Categorisation, the policy (6.3.1) states to classify the rural zoned landscapes in the district as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) or Rural Character Landscape (RCL). The subject site is expressly identified as forming part of the Clutha River / Mata-Au ONF, and the proposal has been assessed on that basis.

6.3.2 Managing Activities in the Rural Zone

6.3.2.1 – Avoid Urban Development and Urban Densities

The proposal does not represent urbanisation or subdivision to urban densities. The proposal provides for a single residential unit and associated structures on an existing rural allotment.

6.3.2.2 – Lighting Effects

All exterior lighting will be subject to the PDP standards. No floodlighting or large-scale commercial lighting is proposed. Given the contained nature of the proposed built form and the ability to direct and shield lights, the proposal will not generate excessive glare or degrade views of the night sky or the perceived natural character of the ONF.

6.3.2.4 Low-intensity Pastoral Farming / Viticulture

The site is already functioning as part of a rural living cluster with rough pasture. The proposal does not displace a significant productive land use nor prevent ongoing low-intensity rural use on the balance of the site.

6.3.2.5 & 6.3.2.6 – Indigenous Vegetation Clearance and Biodiversity

Indigenous vegetation on the escarpment and marginal areas is limited and is avoided by the proposed building, access and pond footprint. Any future landscaping will be able to incorporate a mix of species appropriate to the site, and there is no significant clearance of indigenous vegetation that would degrade visual character or biodiversity.

6.3.3 Managing Activities on Outstanding Natural Features and in outstanding Natural Landscapes

6.3.3.1 – Appropriateness of Subdivision and Development in ONFs/ONLs

Subdivision and development in ONFs is recognised as inappropriate unless (a) landscape values are protected, and (b) all buildings and changes to landform are reasonably difficult to see from beyond the site.

The proposal meets this policy because:

- It retains the fundamental geomorphological expression of the terrace and escarpment system, with no encroachment into the river margins or terrace edges that define the ONF.
- Built form is clustered within and/or immediately adjacent to the platform in an area already anticipated for rural living; no new visually prominent structures are introduced in open or undeveloped parts of the ONF when accounting for the permitted baseline.
- The dwelling and garage use recessive colours and materials, and the tanks are partially buried and vegetatively screened, making them highly difficult to perceive from any public viewpoints such as SH6 and the Upper Clutha River Trail.

Accordingly, the landscape values of the ONF are protected and the limited additional development is appropriate within the policy framework.

6.3.3.2 – Cultural, Historic and Tangata Whenua Values

There are no wāhi tūpuna overlays or recorded archaeological or heritage sites on the subject property. The proposal does not alter access to, or appreciation of, the river corridor and does not introduce activities that would adversely affect known cultural, historic or spiritual values associated with the Clutha River. An Accidental Discovery Protocol advice note can be incorporated into consent conditions to address any unforeseen finds, ensuring alignment with this policy.

6.3.3.5 – Maintaining Open Landscape Character in ONFs/ONLs

The immediate environment already contains a pattern of rural living development such that full "openness" is not the existing character on the upper terrace. However, the proposal maintains

openness in the more sensitive parts of the ONF (namely the escarpment, river terrace margins and wider river corridor) which remain free of new buildings or structures. The built form is confined to the existing domesticated band and does not diminish the perception of openness in the broader ONF.

Overall, as demonstrated above, the application is consistent with Chapter 6 of the PDP.

Chapter 21 (Rural)

The relevant objectives in Chapter 21 (Rural) are 21.2.1 and 21.2.2.

> ***Objective 21.2.1 - A range of land uses, including farming and established activities, are enabled while:***
>
> ***a. protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;***
>
> ***b. maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;***
>
> ***c. maintaining or enhancing amenity values within the rural environment; and***
>
> ***d. maintaining or enhancing nature conservation values.***

The proposal provides for a single residential unit within an area already characterised by rural living. Although the site lies within an Outstanding Natural Feature (ONF), the development (of which most is permitted) is consolidated within the existing modified terrace environment and remains visually recessive. Landscape values of the ONF are protected through:

- maintaining the natural escarpment and river corridor untouched;
- limiting built form to the upper terrace platform;
- using recessive colours and materials;
- burying and/or screening auxiliary structures.

The proposal does not alter nature conservation values, recreational use, or ecosystem services, and avoids effects on the core physical attributes of the ONF.

Policies 21.2.1.1-21.2.1.6

These policies focus on enabling rural activities while protecting biodiversity, lakes/rivers, and landscape character. No indigenous vegetation clearance of significance is proposed. Earthworks

are modest and managed under an EMP, and the development avoids the Clutha River margins by a substantial distance. The activity protects ONF values and does not generate cumulative degradation of ecosystem services or natural character.

Policies 21.2.1.4-21.2.1.7 – Nuisance Effects, Lighting, Cumulative Effects and Cultural Values

The residential scale of the proposal ensures dust, noise and odour effects remain negligible. Lighting will comply with the PDP standards, preventing glare and maintaining night sky values. No wāhi tūpuna are present, and the development avoids adverse cumulative effects on landscape or ecological values.

Policies 21.2.1.8-21.2.1.9 – Fire Risk and Firefighting Water

The proposal complies with firefighting water supply standards and provides compliant access and storage, ensuring risk to occupants and adjoining land is managed appropriately.

Objective 21.2.2 – Life Supporting Capacity of Soils is Sustained
Policies 21.2.2.1-21.2.2.3

The proposal represents efficient use of land while maintaining soil stability and avoiding accelerated erosion or vegetation loss. There is no planting of wilding-prone exotic species.

Objective 21.2.3 – Safeguarding the Life-supporting Capacity of Water
Policy 21.2.3.1

The policy requires efficient water use and avoidance of effects on water quality. The proposal meets this through best-practice stormwater, erosion and sediment control, and by avoiding any discharge or earthworks adjacent to waterbodies.

Objective 21.2.4 Managing Conflicts Between Sensitive and Established Rural Activities
Policies 21.2.4.1-21.2.4.2

The proposal does not introduce incompatible activities into a productive rural environment. The surrounding area comprises rural living, with no intensive rural production in the immediate

vicinity. The proposal will not constrain farming or generate reverse sensitivity concerns. Setbacks and design measures ensure rural amenity is maintained.

Objective 21.2.9 – Diversification of Rural Activities While Protecting Landscape and Rural Character

The development aligns with this objective by:

- utilising the existing building platform and existing access infrastructure;
- protecting ONF values;
- maintaining rural outlook and amenity for neighbouring sites;
- maintaining nature conservation values.

Policy 21.2.9.1

The proposal uses land efficiently while protecting ONF landscape values. The use remains low intensity and does not generate adverse effects.

Policy 21.2.9.2

Although no diversification of rural enterprise is proposed, the development maintains long-term landscape and ecological health consistent with this policy.

Objective 21.2.12 Protecting Natural Character of Lakes and Rivers and their Margins

The Clutha River corridor remains untouched. No built form or earthworks occur within 20m of a waterbody. The natural character and recreational values of the ONF are therefore protected.

Policies 21.2.12.1-21.2.12.7

The proposal does not alter public access, does not involve structures in or near the river, and has no effect on boating activities, habitat, or river safety. Natural character is protected.

Overall, as demonstrated above, the application is consistent with Chapter 21 of the PDP.

<u>Chapter 25 (Earthworks)</u>

The proposal involves a modest scale of earthworks required to establish the dwelling, access, and associated landscape amenity pond. The earthworks are contained, avoid sensitive ONF

landforms, and are supported by an EMP (Appendix E) that manages erosion, sediment, and construction effects.

Objective 25.2.1 – Earthworks minimise adverse effects and protect people and the environment.

The proposal meets this objective by implementing erosion and sediment controls consistent with GD05. No works occur near waterbodies, and the terrace configuration avoids visually prominent slopes. Earthworks maintain land stability and do not adversely affect adjoining sites, infrastructure, or overland flow paths.

Policies 25.2.1.1 – 25.2.1.7

- Erosion, sediment, and discharge effects are minimised through a site-specific EMP (25.2.1.1).
- ONF values are protected by limiting earthworks to the modified upper terrace and avoiding escarpments and natural landforms that contribute to the ONF classification (25.2.1.2(a)).
- Aquifers and waterbodies are protected as no earthworks occur within 10 m of a waterbody and no excavation occurs near groundwater (25.2.1.2(c)–(d)).
- Cultural values are protected through adherence to the Accidental Discovery Protocol (25.2.1.2(e); 25.2.1.9).
- Visual effects are minimised by keeping cuts low, shaping fill to natural landforms, and rehabilitating disturbed areas promptly (25.2.1.3).
- Amenity and rural character are maintained as the scale of works is contained and typical of rural residential development (25.2.1.4).
- Earthworks recognise site constraints, including existing topography and the building platform location (25.2.1.5).
- Land stability is maintained through engineered retaining where required (25.2.1.6).
- Nuisance effects (dust, noise, construction traffic) are temporary and managed through standard controls (25.2.1.7)

Objective 25.2.2 Earthworks enable social, cultural and economic wellbeing

The earthworks are necessary to establish a dwelling, access and a landscaping feature on a consented building platform and therefore support community and residential wellbeing. While

no nationally significant infrastructure or farming outcomes are involved, the works clearly fall within the anticipated and enabled activities contemplated by this objective.

Policy 25.2.2.1

The policy supports earthworks that facilitate safe, functional development. The works enable safe access, building foundations, and servicing, aligning with this enabling framework.

Overall, the earthworks are considered small-scale comparative to the size of the site, contained, and appropriately managed. They protect ONF values, natural landforms, waterbodies, amenity, cultural heritage, and land stability. The proposal is therefore consistent with the relevant Objectives and Policies of Chapter 25.

9.0 NATIONAL POLICY STATEMENT – HIGHLY PRODUCTIVE LAND

The NPS-HPL came into effect on 17 October 2022 and requires specific consideration given the subject site is rural in nature. The subject site is identified as LUC 6 and this is noted as meaning "*Non-arable. Slight to moderate limitations to pastural use, suitable for pasture, tree crops and forestry and in some cases vineyards. Erosion is generally the dominant limitation.*"

The mapping is currently rudimentary, being a scale of 1:25,000. The ORC have yet to map the highly productive land in the region nor has it updated its District Plan in response to the NPS-HPL, therefore, the extent to which the current available mapping can be relied upon is minimal.

The land subject to this application is classed as LUC 6 and therefore is not afforded the same protection as those areas classed as LUC 1-3.

10.0 PART II OF RMA 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the proposal will continue to achieve the purpose of the Act as presented in Section 5.

11.0 CONCLUSION

This application seeks Resource Consent establish a residential unit with an attached garage which sits partially outside of the registered building platform. It also proposes two water tanks

wholly outside the platform, as well as associated earthworks required for building establishment, access and an amenity pond at 215 Stevenson Road, Wanaka, 9382.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the proposal will promote outcomes encouraged by the relevant rules, assessment criteria, objectives, and policies of the PDP. It is also considered that the application represents sustainable development as sought within Part 2 of the Act.

It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent on a non-notified basis.

Kind Regards,



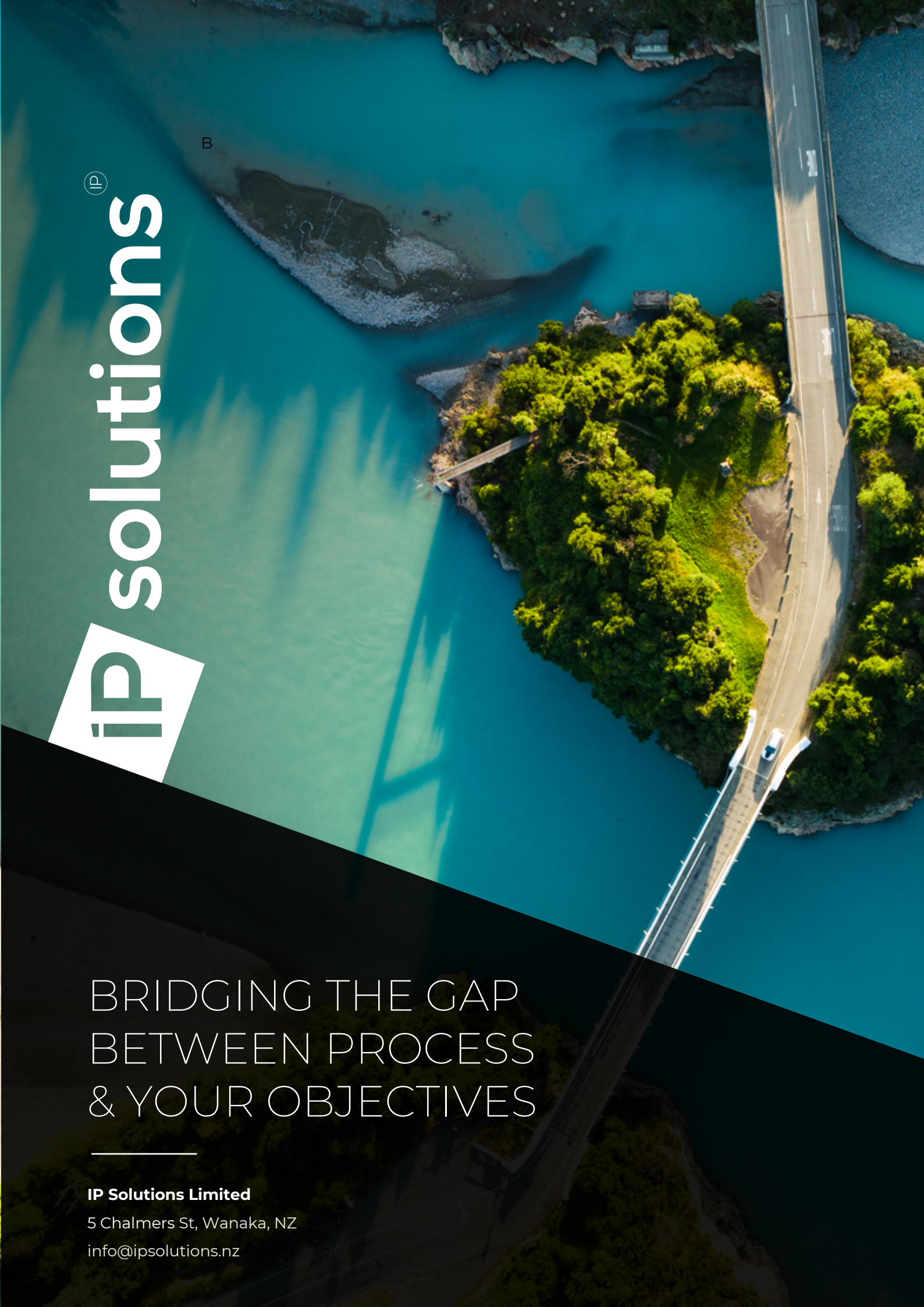
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