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APPLICATION FOR

LAND USE

APPLICANT **JASON & CHANTELLE MORGAN & ARDMORE TRUSTEE NO 7 LTD**

LOCATION **182 CARDRONA VALLEY ROAD, WANAKA, 9382**

Date: February 2026

Location: 182 Cardrona Valley, Wanaka, 9382

Attention: Wanaka Planning Department

Document Quality Assurance

Project Reference:	Morgan Relocation
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1.0 INTRODUCTION

Please find an application for Resource Consent to re-locate an existing unit outside of a building platform and establish two water tanks also outside of a building platform at 182 Cardrona Valley Road, Wanaka, 9382.

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	JASON & CHANTELLE MORGAN & ARDMORE TRUSTEE NO 7 LTD
SITE LOCATION	182 CARDRONA VALLEY ROAD, WANAKA, 9382
LEGAL DESCRIPTION	LOT 1 DP 579410
APPLICATION SITE AREA	2.0001HA
ZONING	RURAL LIFESTYLE

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	AS-BUILT BARN UNIT PLANS

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located approximately 677m southwest of the Cardrona Valley Road / Studholme Road intersection and is set back from Cardrona Valley Road on its western side. The site comprises an area of 2.0001ha of and is generally flat in nature.

Whilst the site benefits from two legal access points, it is presently accessed via a private right of way located to the southeast of the site, which extends westward from Cardrona Valley Road.

A 1,000 m² approved building platform is located within the site and is currently occupied by a small residential unit, together with associated landscaping and access/driveway areas. The landscaping has been established both at the time of subdivision and progressively under the current ownership.

The site is zoned as Rural Lifestyle under the Proposed District Plan (PDP).

The site forms part of a discrete cluster of rural lifestyle properties situated to the west of Cardrona Valley Road and south of Studholme Road, on the outskirts of the Wanaka township. These surrounding properties vary in size and generally contain established residential dwellings, accessory buildings, formed accessways, and mature landscaping, contributing to an existing pattern of rural residential development within this locality.

The location of the subject site and its surrounding context are shown in Figure 1 below.

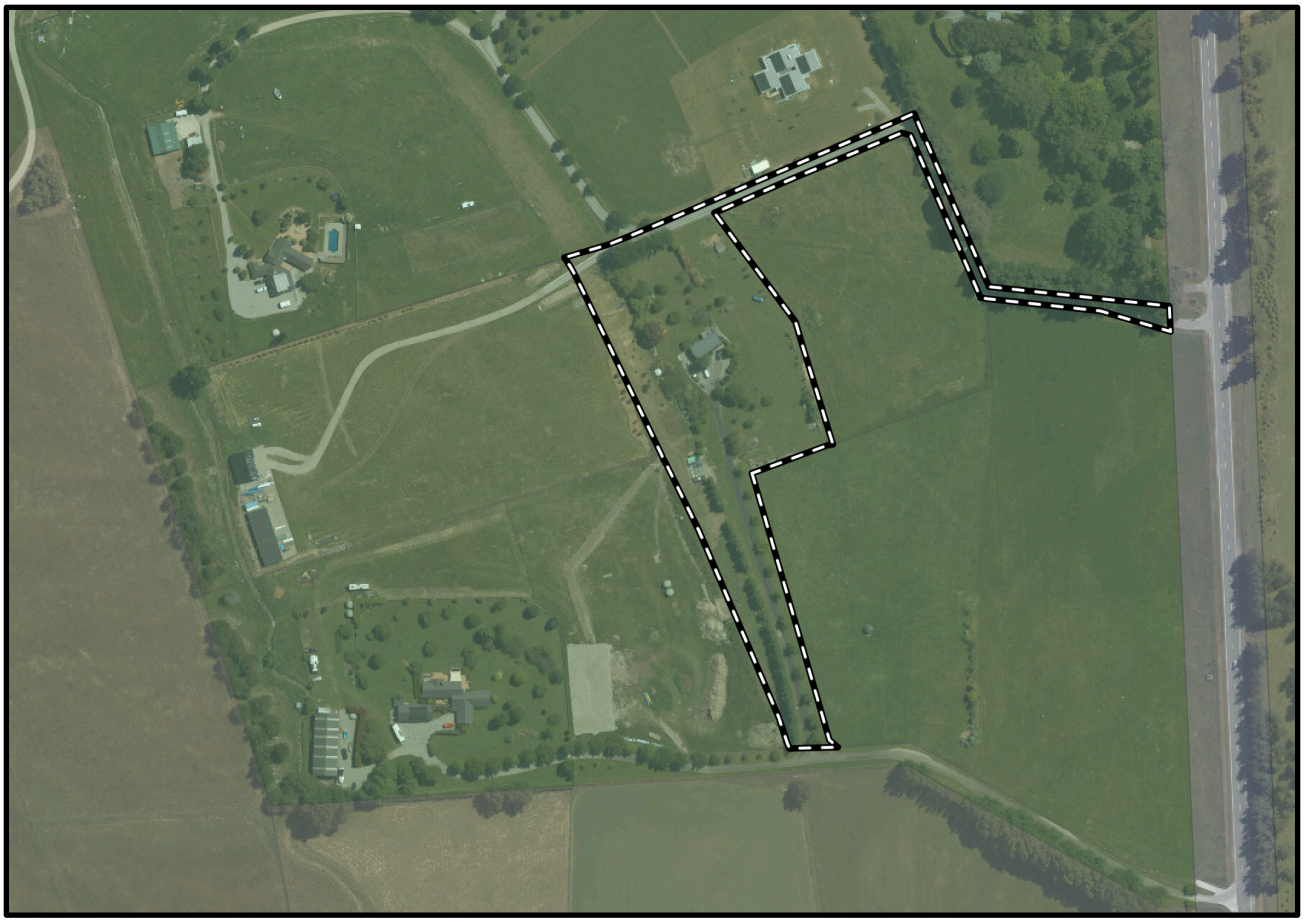


Figure 1: Aerial image of subject site (outlines in black and white) and surrounds. Source: QLDC GIS.

4.2 Description of Proposal

This application seeks consent for two activities; the relocation of an existing building to a location outside the approved building platform and, the establishment of two 30,000ltr water tanks, also located the approved building platform.

The relocation of the existing building is proposed to enable the future establishment of a principal residential dwelling within the approved building platform. The construction of a principal dwelling within the platform would be a permitted activity under the Proposed District Plan. Once established, the relocated building would function as a residential flat, consistent with District Plan provisions, and would remain within the maximum permitted floor area of 150 m².

The proposed locations of the relocated building and water tanks are illustrated below and within plans attached at **Appendix C**.

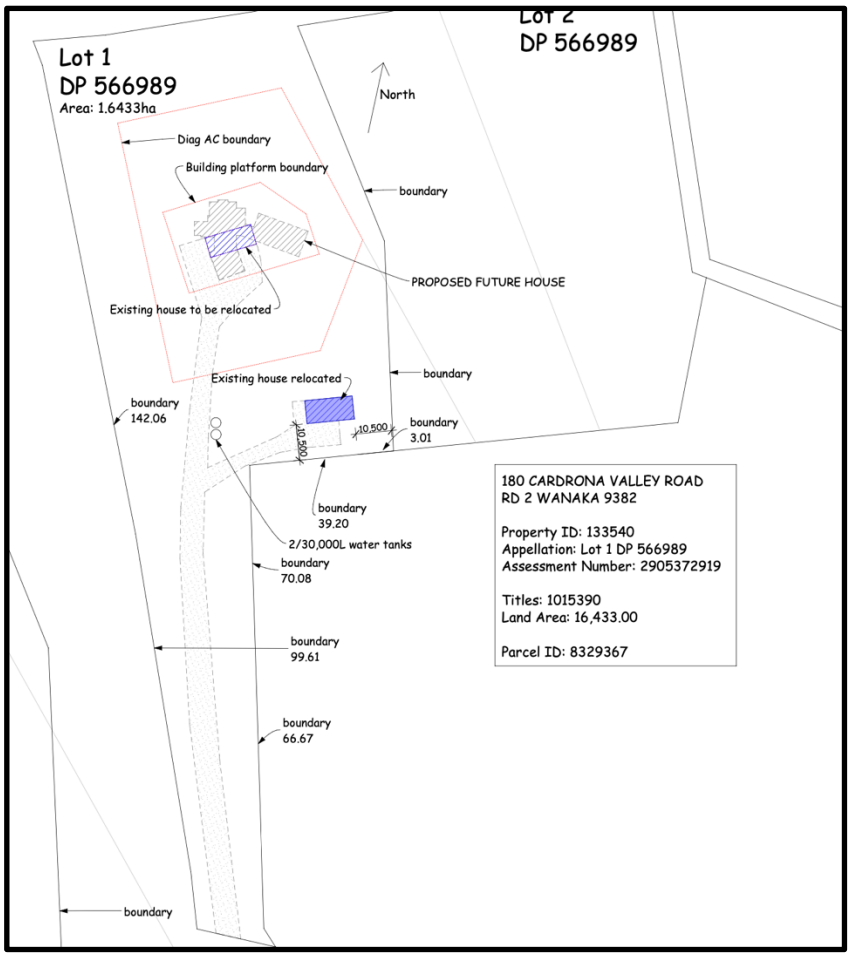


Figure 2: Site Plan of proposed building re-location attached as **Appendix C**.

The existing building on site was originally approved and consented as a barn in 2001 under Resource Consent RM010673 and Building Consent BC011226. However, the building was constructed differently to the approved plans, with variations in internal layout and configuration. In addition, the building was subsequently retrofitted to include kitchen and bathroom facilities, resulting in its use as a residential unit rather than a barn as originally approved.

Updated as-built plans of the existing building are provided at **Appendix C.** These plans accurately reflect the building in its current form, superseding the originally approved barn drawings for the purposes of this application.

The building is two storeys in form, comprising a garage and ancillary spaces at ground floor level and living accommodation at the upper level. The ground floor has a gross floor area of approximately 98m^2, with the upper level comprising approximately 74.26m^2, resulting in a total gross floor area that remains within the 150m^2 maximum anticipated for a residential flat under the District Plan.

The building has an overall height of approximately 5.7m and retains a clearly rural appearance, including a gambrel roof profile, timber weatherboard cladding, and a dark-coloured corrugated steel roof.

It is proposed that the building be relocated approximately 50m to the south-east of its current position, resulting in a setback of approximately 10.5m from both the eastern and southern site boundaries.

As part of the proposed relocation works, the building will be subject to the appropriate building consent process. This will enable the as-built structure to be fully assessed and, where required, upgraded to ensure compliance with the New Zealand Building Code, thereby regularising the building in its relocated position. No increase in scale, footprint, or height of the building is proposed.

The two proposed water tanks, required to meet firefighting water supply requirements, are also to be located outside the approved building platform. The tanks will be partially buried and landscaped in accordance with the intent of Consent Notice Condition (b) of Consent Notice 12383065.3.

Only minor earthworks are proposed, limited to a localised site scrape to facilitate the relocated building, associated access, and the water tanks. All earthworks will remain within the applicable District Plan standards.

No vegetation established and protected as part of the underlying subdivision is to be impacted by this proposal. This is confirmed within Figure 3 below:



Figure 3: Site Plan of proposed building re-location overlayed on landscaping plan.

As a result of the proposed relocation of the building and the placement of the water tanks outside the approved building platform, Conditions of Consent Notice 12383065.3, already varied by Consent Notice Variation 12909852.1 (attached as **Appendix B**), are required to be varied. These amendments are as follows (additions in blue, bold and underlined):

> *All future buildings* ***on Lot 1 DP 566989*** *shall be contained within the Building Platforms as shown as Covenant Areas O ~~and A~~ as shown on Land Transfer Plan 566989****, aside from the buildings approved under RM260***.***

All future buildings on Lot 2 DP 566989 shall be contained within the Building Platforms as shown as Covenant Area A on Land Transfer Plan 597836.

Note that the wording above accounts for the consent notice variation document 12909852.1.

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

- RM000864 – Approved a six-lot subdivision.
- RM130292 – Approved a further three-lot subdivision.
- RM010673 – Approved a house garage and barn. The barn is now the subject of this consent (albeit in its varied form).
- RM180209 – Approved a further two-lot subdivision, creating the subject site.

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 Lifestyle under the Proposed District Plan, and the proposed activity requires the following consents:

- A **non-complying** activity resource consent pursuant to Rule 22.4.13 for an activity not explicitly listed in table 1, being the establishment of a building outside of building platform.

Please note that in this instance, the building does not fall under the definition of the re-located building.

Overall, under the Proposed District Plan, the proposal qualifies as a **non-complying** activity.

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 12383065.3 (as varied by Consent Notice 12909852.1). 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 (inclusive of a 150m^2 residential flat) 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 400m^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 building re-location and comprises of consented development. This includes the existing platform, existing barn building, along with associated access, fencing, driveway and landscaping.

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 to the west of Cardrona Valley Road and south of Studholme Road, on the outskirts of Wanaka Town.

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 Character & Amenity

As outlined above, the subject site forms part of a discrete cluster of rural lifestyle properties located to the west of Cardrona Valley Road and south of Studholme Road. The surrounding landscape is best characterised as semi-rural in nature, with a clear and established pattern of rural residential occupation. This includes formed accessways, domestic landscaping, residential dwellings, accessory buildings, and associated infrastructure, all of which collectively reflect a landscape that has already transitioned away from an open rural character.

Within this context, the District Plan anticipates a substantial level of built form on the site as a permitted baseline. In particular, up to 500m^2 of building coverage is anticipated within the approved building platform for a single building, with no maximum coverage applying where development is distributed across multiple buildings, all of which may reach a height of up to 8 m. This establishes a realistic baseline that contemplates a materially greater volume and presence of built form than that proposed.

The subject site is a rear site and is set well back from Cardrona Valley Road, resulting in a high degree of natural visual containment. This setback, together with intervening topography and established landscaping, provides effective visual insulation from public viewpoints along the road corridor. As a result, visibility of development on the site is limited and filtered.

The building proposed to be relocated is modest in scale and clearly rural in form, featuring a gambrel roof profile and dark, recessive materials consistent with the relevant design controls and the established rural lifestyle context. The proposed relocation of the building approximately 50 m to the southeast will marginally redistribute built form across the site; however, it will remain well set back from site boundaries and more than 180 m from Cardrona Valley Road. The relocated position does not introduce new visual prominence, skyline effects, or a perception of increased development intensity when assessed from either public or private viewpoints.

When considered against the existing landscape character, the established pattern of domestication, and the realistic permitted baseline, the proposal will not give rise to any material change in landscape character or amenity. Any visual effects associated with the relocation of the building and the placement of the water tanks will be localised, limited in scale, and readily absorbed within the existing semi-rural environment.

Overall, the proposal is consistent with the existing landscape character of the area and aligns with the level of development anticipated and enabled by the District Plan. The resulting landscape and visual effects are assessed as less than minor, and no additional landscape mitigation is considered necessary in this instance.

7.4.2 External Appearance

The building proposed to be relocated was originally approved as a barn but was constructed with variations to the approved plans and has since been adapted for residential use. Notwithstanding this, its external appearance remains strongly rural in character and is clearly legible as an ancillary rural structure rather than an urban or suburban form, as shown on the updated plans at **Appendix C**.

The building exhibits a simple, utilitarian form with a gambrel roof profile, which is characteristic of traditional barn structures. External materials are similarly rural in nature, comprising vertical board-and-batten timber cladding, large roller doors, and a dark-coloured corrugated steel roof. These finishes are visually recessive and consistent with the palette typically anticipated by the District Plan for rural areas.

Notably, the proposal does not involve any changes to the external appearance, scale, height, or footprint of the building. The relocation will therefore not result in any introduction of new or visually discordant elements. As shown on the location and site plans, the building will remain well set back from site boundaries and significantly removed from public viewing corridors, including Cardrona Valley Road. The relocated position is visually contained within the site and will be read in conjunction with existing and anticipated rural lifestyle development in the locality.

Given the established semi-rural context, the anticipated level of built form enabled within the approved building platform, and the retention of a clearly rural architectural form and materials, the relocated building will integrate comfortably within its surroundings. It will not appear visually dominant, incongruous, or out of character when viewed from either public or private viewpoints.

As the proposal does not alter the building's external form or appearance, and given its setback and visual containment, any effects on landscape character and visual amenity are assessed as less than minor.

7.4.3 Visibility from Public Places and Visual amenity

Cardrona Valley Road is a high-speed rural road with a posted speed limit of 100 km/h and no pedestrian footpaths, walking tracks, or public stopping areas. As such, it does not function as a pedestrian-oriented public space and opportunities for sustained public viewing are extremely limited.

The subject site is set well back from the road and accessed via a private right-of-way. The relocated building will remain visually contained within the site and will not be prominent when viewed from the road corridor. Any views available to passing motorists would be peripheral and fleeting, experienced momentarily at speed rather than as deliberate or sustained views.

Given the rural form, modest scale, and recessive materials of the building, and the absence of nearby public viewpoints, the proposal will not result in any noticeable change to the visual environment when viewed from public places.

Overall, visibility of the proposal from public places will be minimal, and any visual effects will be transient and incidental. These effects are therefore assessed as less than minor.

7.4.4 Water Tank Assessment

The proposed water tanks are a typical and anticipated form of rural infrastructure and are consistent with the established rural lifestyle character of the area. They will be located well back from Cardrona Valley Road, partially buried, and finished and landscaped in a recessive manner, ensuring they remain visually subordinate to the surrounding landform and built development. Given the site's setback from public viewpoints, the high-speed rural road environment, and the lack of pedestrian-oriented public spaces, any views of the tanks from public places would be fleeting and peripheral, if available at all. Overall, the water tanks will integrate comfortably within the site and surrounding landscape, and any landscape and visual effects are assessed as less than minor.

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 4 below shows the parties which are subject to the following assessment:

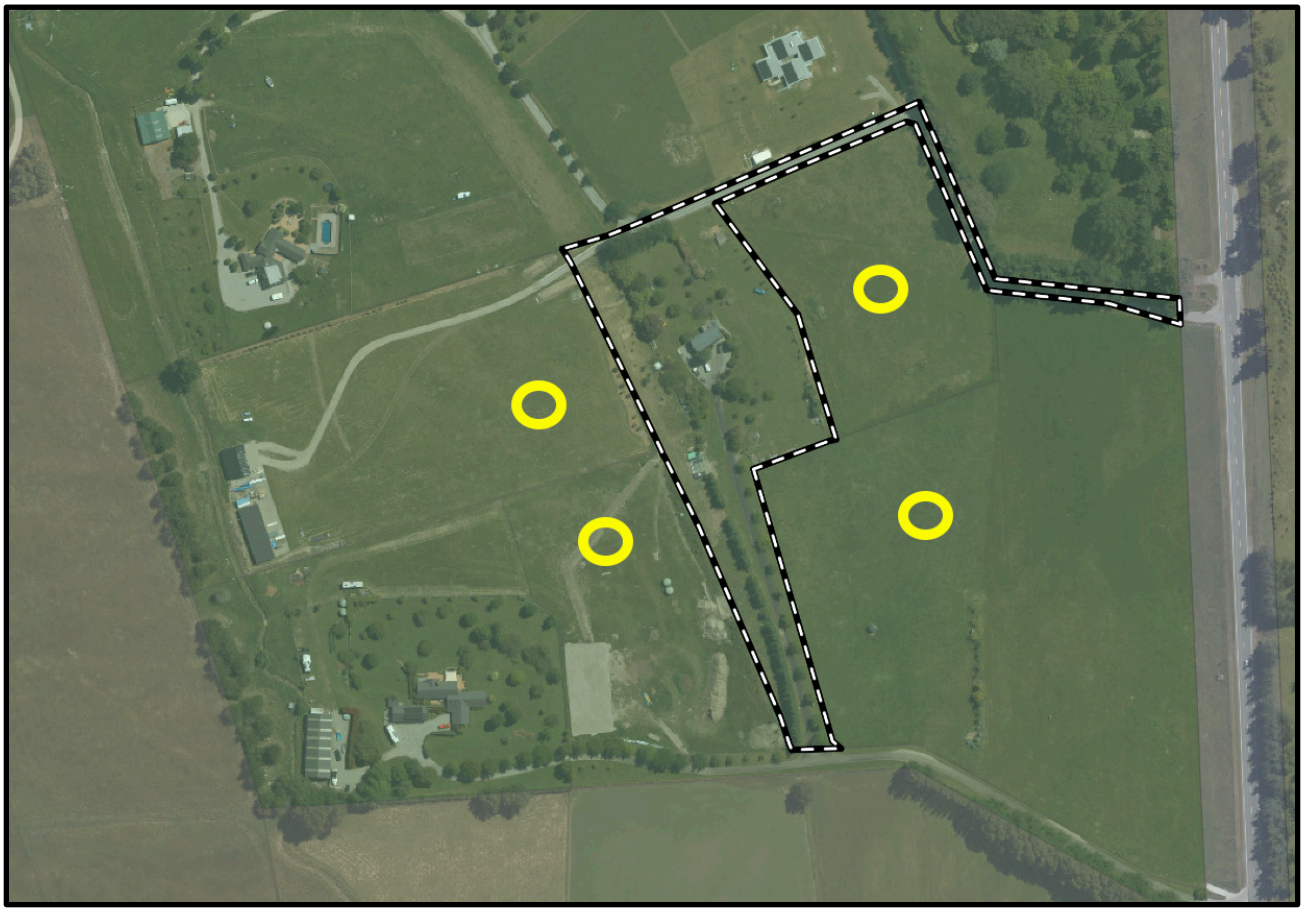


Figure 3: Aerial image from QLDC GIS, subject site outlined in black and white, sites subject to assessment highlighted with yellow circle. Source: QLDC, GIS.

182A Cardrona Valley Road & 39 Ruru Lane

The properties at 182A Cardrona Valley Road and 39 Ruru Lane are located to the west of the subject site. Whilst each of these properties may gain potential views of the water tanks and relocated building, they are separated from the proposal by distance, intervening land, and existing (and protected) landscaping within the subject site.

The relocated building is modest in scale, rural in form, and finished in recessive materials, ensuring it will not appear visually dominant when viewed from neighbouring properties. The water tanks will be partially buried and landscaped, further reducing their visual presence.

The redistributed built form will continue to be read within a wider pattern of rural lifestyle development, rather than as an isolated or intrusive feature.

When assessed from the perspective of neighbouring properties at 182A Cardrona Valley Road and 39 Ruru Lane, any visual effects arising from the proposal will be limited, filtered, and localised. Given the separation distances, landscaping interception, rural form of the structures, and the established semi-rural context, effects on neighbouring visual amenity are assessed as less than minor.

178 Cardrona Valley Road & 11 Ruru Lane

The properties at 178 Cardrona Valley Road and 11 Ruru Lane are located to the east of the subject site and have potential views toward the relocated building due to the open nature of the intervening land and the limited presence of existing vegetation between the sites.

The relocated building has been deliberately positioned to maintain appropriate separation from these eastern boundaries, with a setback of approximately 10.5 m from both the eastern and southern boundaries. This exceeds the applicable District Plan minimum requirement by approximately 0.5 m, representing a compliant and conservative siting outcome.

The building is modest in scale, rural in form, and finished in recessive materials typical of rural lifestyle development. While it may be visible from parts of the neighbouring properties, it will be perceived as a typical rural structure rather than a visually dominant or intrusive element. Importantly, the established building platforms on the adjoining properties are located at a

sufficient distance from the proposed relocation such that development within those platforms is unlikely to result in direct or focused outlooks toward the relocated building.

Although some visibility from 178 Cardrona Valley Road and 11 Ruru Lane may occur due to the open nature of the intervening land, the compliant setbacks, modest scale, and rural form of the building ensure that any effects on visual amenity are limited and localised. Overall, visual amenity effects on these neighbouring properties are assessed as less than minor.

7.5.1 Summary of Effects on Persons

Overall, potential adverse effects of the proposal on persons will 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) and 21 (Rural) 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.

Chapter 3 explicitly identifies the Rural Lifestyle Zone as an "Exception Zone", and confirms certain strategic landscape provisions are not intended to apply in consenting within Exception Zones (except in limited circumstances). This reinforces that the primary policy assessment lens is through Chapter 22, while still ensuring the outcome is consistent with the Plan's broader direction.

3.2.2.1(e) - Protect rural landscapes from sporadic/sprawling urban development

This is not an urban expansion or a density increase; it is a minor reconfiguration of existing rural-residential development on a rural lifestyle site. The proposal therefore does not contribute to sporadic or sprawling urban development patterns.

***3.2.3* - Quality built environment; built form integrates with surrounding environment**

The relocated building remains rural in character and modest in scale, with a recessive external appearance. The tanks are designed to be visually subordinate. Overall, the proposal integrates with the rural lifestyle receiving environment.

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.

As a result of the above, it is considered that the development is consistent with the above objectives and policies of Chapter 3 within the PDP.

Chapter 6 (Landscapes and Rural Character)

Chapter 6 confirms a separate regulatory regime applies to the Rural Lifestyle Zone such that ONF/ONL/RCL categorisations and the associated policies do not generally apply unless otherwise stated. The relevant policy in Chapter 6 (Landscapes and Rural Character) is Managing Activities in the Rural Lifestyle Zone.

Policy 6.3.2.1 Avoid urban development and subdivision to urban densities in the rural zones

The proposal does not introduce urban development nor urban densities to the rural lifestyle zone.

Policy 6.3.2.2 - Avoid glare / protect night sky and landscape character

No lighting intensification is inherent to the proposal. Any external lighting remains capable of

being managed through standard zone controls to avoid glare to roads and neighbours, consistent with this policy direction.

Policy 6.3.2.8 Landscaping ecologically viable and consistent with established character

The proposal utilises existing landscaping as a primary mitigation tool (as well as that for the partially buried tanks), which is consistent with the established rural-lifestyle pattern of shelter/amenity planting and reinforces a visually integrated outcome.

Overall, the proposed shed is consistent with the relevant policies contained within Chapter 6 of the PDP.

Chapter 22 (Rural Residential and Rural Lifestyle)

Objective 22.2.1 - rural living enabled where density/scale/form protects landscape values and maintains landscape character / visual amenity

The proposal is a minor, site-specific departure from the subdivision-approved building platform, involving relocation of an existing small-scale building and establishment of two water tanks. It does not increase the overall residential density anticipated for the zone and remains consistent with the established rural-living pattern and domesticated context. The building is rural in form and recessive in appearance, and the tanks are to be partially buried and landscaped, such that visual amenity effects are localised and limited.

Policy 22.2.1.1 - avoid/remedy/mitigate visual prominence, particularly on prominent slopes/ridges/skylines

The relocation is on flat land and does not introduce built form onto prominent landforms. Any visibility effects remain less than minor and consistent with the receiving environment.

Policy 22.2.1.2 - density and coverage standards to maintain rural living character/open space qualities

The proposal does not intensify development beyond what is contemplated for the Rural Lifestyle Zone and does not change the overall development “envelope” of the site in a way that would compromise perceivable open space qualities at a landscape scale.

Policy 22.2.1.5 - maintain/enhance landscape and amenity values by controlling colour/scale/location/height; landscaping controls where required

The building is modest in scale and rural in form and materials, and the siting provides for separation from boundaries while remaining within a rural-living context. The water tanks are specifically intended to be visually recessive (part-buried and landscaped), supporting a controlled amenity outcome. As assessed above, the application will not compromise the existing character nor amenity of the area.

Policy 22.2.1.7-22.2.1.8 - fire risk and firefighting water/access

The provision of dedicated water storage directly supports fire resilience outcomes for rural living areas. The tank proposal is aligned with the policy intent of ensuring practical firefighting water provision and emergency response capability.

Objective 22.2.2 - predominant land uses are rural and residential

The proposal is wholly ancillary to ongoing rural-residential use of the site (relocation of an existing building and provision of firefighting water) and does not introduce non-residential activity that would undermine rural living character.

Overall, it is considered that the proposal is consistent with the above objectives and the associated policies within Chapter 22 of the PDP.

9.0 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.

10.0 CONCLUSION

This application seeks Resource Consent to re-locate an existing unit outside of a building platform and establish two water tanks also outside of a building platform at 182 Cardrona Valley 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 ODP. 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,

Nicole Malpass
IP Solutions Ltd

Reviewed by:

Dan Curley
Managing Director,
IP Solutions Ltd

BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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