Assessment of Effects on the Environment

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Variation to RM240157

130 Moonlight Track, Queenstown

March 2026

Prepared by: Karen Page

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REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

This Assessment of Effects on the Environment (AEE) has been prepared for a variation to RM240157 to carry out a minor change to the consented dwelling. The AEE accompanies an application for resource consent made under Section 127 of the Resource Management Act (1991) and has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

1.1 Site Description and History

The subject site is, a small rural allotment, that is irregular in shape. It was previously part of the wider Ben Lomond/Moonlight Station Pastoral Lease, however it was surrendered from this lease in 1987. The subject site still seems to retain two title references, one free hold and the other a leasehold, however the details of the leasehold confirm that the subject site was in fact surrendered.

The site is legally described as Section 154 Block XIX Shotover Survey District, being 2.479 hectares and contained within Record of Title OT11B/596. Access is obtained from Moonlight Track, which is of gravel formation for the portion providing access to the site, as shown by the Site Location Plan below as Figure 1.



Figure 1: Site Location Plan (source Grip Map)

The site includes topography that slopes consistently in a west to east direction with a small terrace bench in roughly the centre of the site, where the previous dwelling and existing shed are located. Associated with this flat bench area is the access and manoeuvring areas.

The balance of the site, both above and below the original dwelling contains a large portion of exotic species such as broom and gorse with a handful of larger trees positioned on the terrace edge. The original dwelling located on this site was demolished in February 2021. This dwelling was constructed in 1969, is modest in size, single storey with a pitched roof and wrap round veranda. The dwelling was clad in cream-coloured bricks with an unpainted corrugated iron roof as shown by the Image in Figure 2 below:



Figure 2: Original Dwelling (source: Ray White online marketing information)

There is an existing shed located approximately 75 metres north west of the original dwelling that is still present on site. This shed is also lightly coloured in both cladding and roofing materials. This shed was originally established in circa 2002 via resource consent RM10682 and its approved use was later amended from a farm storage building to workers accommodation via resource consent RM040948.

There are no approved registered residential building platforms on the site as the dwelling was constructed earlier than the requirement for a platform in the Rural Zone, was introduced into the District Plan.

A previous consent for a single level dwelling, split over the two existing terraces on the site and also a cantilevered deck was lodged with council in August 2021 with the reference

RM210771. This application was peer reviewed by councils landscape architect which raised a number of concerns predominantly relating to visibility of the proposed dwelling and appropriate planting to ensure that the reasonably difficult to see criteria is met, whilst ensuring that any planting undertaken does not exacerbate any fire risks.

RM240157 was approved for the site July 2024 to establish a four-bedroom single level residential development on site. The consent included earthworks and significant mitigation planting. Refer Appendix C for detail. This mitigation planting has been established on site as per the approved landscape plan and consent conditions.

The site has expansive views up the Shotover Gorge in a north westerly direction and over Arthurs Point in a northerly and south easterly direction. The topography is such that there are limited views in a westerly direction.

1.2 The Proposal

A variation is sought to RM240157 to enable a small change to the consented development and building platform and use of materials from that approved under this existing consent.

The change will be restricted to the following:

1. **A minor decrease in the overall building coverage**.
   The proposal seeks to reduce the building coverage from 314.46m2 to 290m2.

2. **A minor change to the building layout.**
   The proposal includes a minor change to the layout of the building platform, as depicted below and in Appendix B.

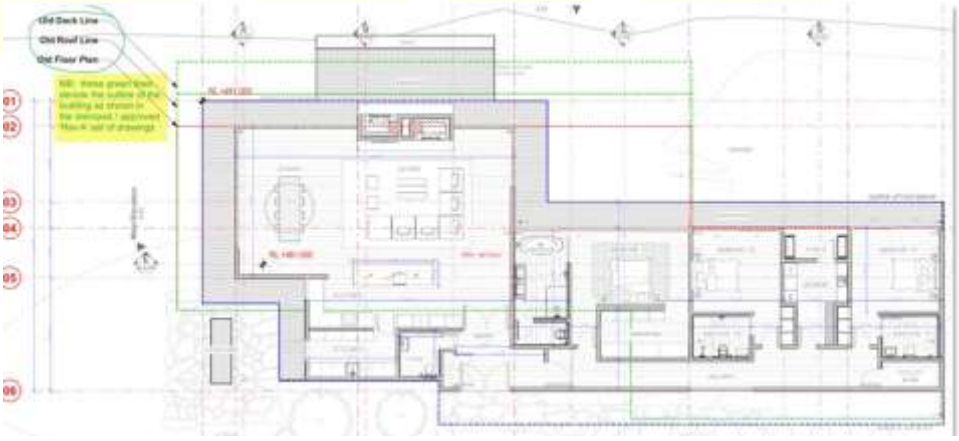


Figure 3: Proposed Floor Plan.

3. **Consent is sought to vary the cladding colour from that approved under RM240157**

   The consented cladding included the use of stained weatherboard in flaxpod matte. The Applicant seeks a change to this to charred weatherboard.

4. **A minor change to the roof pitch is sought.**

   The roof pitch will incur a small change as illustrated below:

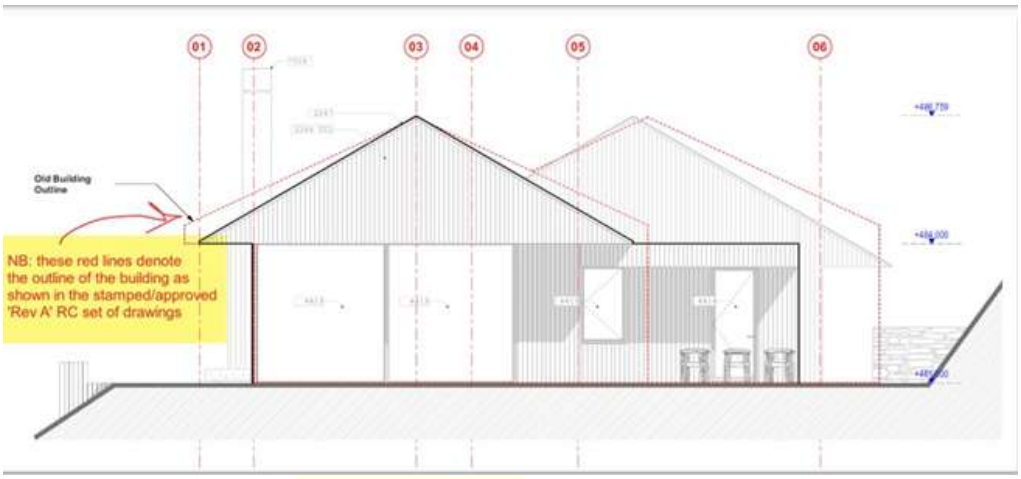


Figure 4: Change in roofline

The roof will continue to be clad in coloursteel in the colour of flaxpod matte The height of the dwelling will be retained at 5.7m.

The proposal does not require any change to the overall earthworks proposed or any landscaping. The driveway, parking and curtilage area will be retained as consented.

The variation is limited to the above and amending Condition 1 to reflect the updated plans, as follows:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- *'Patterson Associates Limited', 130 Moonlight Track, Site Plan Proposed, Revision ~~A~~ B*
- *'Patterson Associates Limited', 130 Moonlight Track, Earthworks, Revision A*
- *'Patterson Associates Limited', 130 Moonlight Track, Roof Plan, Revision ~~A~~ B*
- *'Patterson Associates Limited', 130 Moonlight Track, Ground Plan, Revision ~~A~~ B*

• 'Patterson Associates Limited', 130 Moonlight Track, Elevations (North East and North West, Revision ~~A~~ B

• Patterson Associates Limited', 130 Moonlight Track, Elevations (South West and South East, Revision ~~A~~ B

• Michelle Snodgrass Landscape Architect, 130 Moonlight Track, Landscape Concept Plan, Sheet Number: 1, ~~20th June 2024~~ 2nd March 2026

• Michelle Snodgrass Landscape Architect, 130 Moonlight Track, Landscape Concept Plan, Sheet Number: 2, ~~20th June 2024~~ 2nd March 2026

• Michelle Snodgrass Landscape Architect, 130 Moonlight Track, Landscape Plan (Mitigation planting on mounding, sketch plan), Sheet Number: 2, 25th June 2024

• Michelle Snodgrass Landscape Architect, 130 Moonlight Track, Landscape Plan (Proposed earthworks to create mound), Sheet Number: 3, 25th June 2024 stamped as approved on 5 July 2024

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Access to the dwelling will continue to be via the existing road and driveway that provided access to the original dwelling. It is not proposed to alter the access in terms of width, grade and location as part of this application.

No change to any servicing is required or sought.

An amended landscape plan has been included as part of the application to update the proposed building platform. Landscaping on site has been established on site as per RM240157.

The geotechnical investigation undertaken for the site as part of the original layout is still applicable given the minor change. All recommended and consented conditions will be adhered to in this respect.

1.3 Queenstown Lakes District Council District Plan

1.3.1 Operative District Plan

The subject site is located within the Rural General Zone of the Operative District Plan. Pursuant to Section 86F there are no sections in the ODP that are relevant to this proposal. Consent will be applied for under the PDP provisions.

1.3.2 Proposed District Plan

The site is located within the Rural Zone under the Proposed District Plan and requires Discretionary consent for the following under the Proposed District Plan:

Pursuant to Section 127 consent is sought for a variation to Condition 1 of RM240157 as follows:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

• 'Patterson Associates Limited', 130 Moonlight Track, Site Plan Proposed, Revision ~~A~~ B

• 'Patterson Associates Limited', 130 Moonlight Track, Earthworks, Revision A

• 'Patterson Associates Limited', 130 Moonlight Track, Roof Plan, Revision ~~A~~ B

• 'Patterson Associates Limited', 130 Moonlight Track, Ground Plan, Revision ~~A~~ B

• 'Patterson Associates Limited', 130 Moonlight Track, Elevations (North East and North West, Revision ~~A~~ B

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and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2.0 WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

The proposal will not result in any significant adverse effect on the environment. Alternative locations or methods for undertaking the activity are not required.

3.0 NES

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to earthworks activities which involved more than 25m^3 of soil disturbance per 500m^2 if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council.

Consent has been approved for development of this allotment. This application seeks to make a minor change to the layout of the development. As such the use of this land is not altering from that consented. Additional to this a previous search of the ORC data base resulted in no known HAIL sites on this subject site.

4.0 AN ASSESSMENT OF THE ACTUAL OR POTENTIAL ADVERSE EFFECTS:

Pursuant to Section 127 of the RMA, consideration in respect to this proposal is limited to the change of Condition 1 and the effects of this change. Consideration must also be given to any parties that made a submission on the consent or are affected by the change.

Condition 1 requires compliance with the proposed development plans as consented. It is proposed to retain the development in its approved curtilage area with the change limited to a minor variation to the layout of the dwelling. RM240157 was processed on a non-notified basis and no parties were deemed affected by the development.

The change to the layout will have negligible adverse effects over and above those effects considered as part of this consented development. The curtilage area, volume and area of earthworks, height, and general pavilion form of the building will not change as a result of this proposal. Furthermore, the building coverage will be reduced by approximately 25m2 resulting in a minor reduction to the overall bulk of the development on site.

The proposal includes a minor change to the colour of the cladding, though any change will be barely discernible. The consented exterior cladding is vertical timber batons with black stain in flaxpod matte. The Applicant seeks to amend this colour to charred weatherboard. Figures 5 and 6 below illustrate the minimal difference between the two:



Figure 5: Flaxpod Matte



Figure 6: Charred weatherboard

As illustrated above, there is a very minor difference between the two colours. The colour will continue to ensure that any adverse effects on the visual amenity and wider landscape values will be negligible.

The site is contained within an ONL landscape of the Queenstown Lakes District Plan. These landscapes include those areas of the basin that have characteristics that are unique and are considered to hold significant value to the residents and visitors alike. As a result these areas have high landscape values and development is stated as being mostly inappropriate, except for in locations that the development, buildings/structures, boundary changes and associated roading is “reasonably difficult to see”

The subject site is topographically well contained, with views of the site being from vantage points that are approximately 850 metres away. Neighbouring sites on Moonlight track cannot easily see into the site due to topography and the existing level of vegetation on the site.

The landscape assessment under RM240157 considered the effects of the development from residents located approximately 800m northeast of the site in Arthurs Point and from Moonlight Track adjacent the site. The assessment concluded that the effects on this landscape and on surrounding visual amenity values would initially range from moderate to very low, and low to very low after five years as a result of the mitigation planting. As a result, the Applicant has redesigned the development to ensure that there is negligible change to the approved planting as shown on the consented landscape plan, see below:



Figure 7: Approved Landscape Plan



Figure 8: Proposed Landscape Plan.

The finished floor level is consistent with the consented level. There is no change to the height of the building, the overall pavilion form and gable style roofline. The northern edge of the building will be located further north on site but will still be within the curtilage area and will not encroach into the slope below the platform. Overall, the location of the building is generally consistent with that consented but with a minor change to the floor layout in respect to each pavilion. Furthermore, the proposal will not increase the reflective value of the building, in respect to the colour and the amount of glazing along the northern façade, see figures 9 and 10 below:

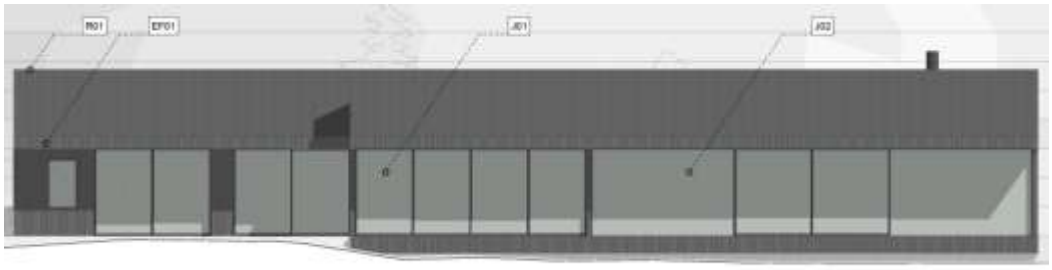


Figure 9: Consented northern façade glazing

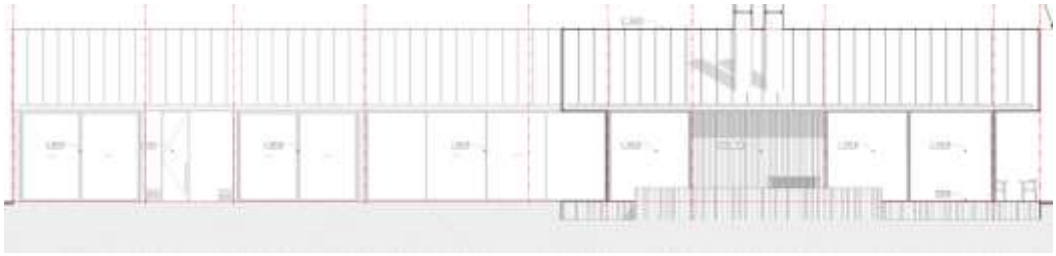


Figure 10: Proposed northern façade glazing

In conclusion the proposed variation can be absorbed by the site and surrounding landscape. The change will have negligible adverse effects from that consented. It is considered that the conclusions reached under RM240157 are still relevant and the development will have a less than minor adverse effect on the landscape character and visual amenity of Arthurs Point and the surrounding environment.

Furthermore, no parties are considered adversely affected as a result of this variation.

4.2 Landform/ Earthworks

This proposal does not require any additional earthworks over and above that already consented. All consent conditions regarding earthworks will be met and any potential effects have been considered and approved under the existing consent.

As a result, no adverse effects will result from this activity as they relate to earthworks.

4.3 Servicing

No changes are proposed or required to any servicing as approved under RM240157.

5.0 QLDC OBJECTIVES AND POLICIES OF RURAL GENERAL ZONE

Proposed District Plan

The relevant Objectives and Policies of the Queenstown Lakes District Proposed District Plans are considered below:

PROPOSED DISTRICT PLAN

Rural Zone

Objective 21.2.1

Objective - A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

Policies

21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.

21.2.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone

21.2.1.9 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response

The proposed variation will not create any non-compliances with the required boundary setbacks for the zone. All servicing has been considered and approved under RM240157.

Objective 21.2.4

Objective - Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.

Policies

21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities

Residential activity is anticipated and consented on site.

Overall the proposal is considered to be in accordance with the relevant objectives and policies of the Proposed District Plan.

6.0 RMA

The proposal aligns with the proposed Zone requirements as discussed in detail above. The variation, will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

7.0 SUMMARY

Subject to Part 2 of the Act, the application has been considered in terms of applicable matters within the context of Section 104 of the Act. Overall, it is considered that the proposal will have no more than minor adverse effects on the environment, is consistent with the Objective and Policies of the Proposed District Plan and the purpose and principles of the Act. Consent can therefore be granted subject to the appropriate imposition of conditions of consent.

AEE prepared by **Karen Page**
CLARK FORTUNE MCDONALD & ASSOCIATES

March 2024

APPENDIX A

Certificate of Title and Encumbrances

APPENDIX B

Proposed Dwelling Plans

APPENDIX C

RM240157

APPENDIX D

Proposed Landscape Plans