Assessment of Environmental Effects

Resource Consent Application for the construction of a garage and sleepout

Paul McTaggart

84 Mountain View Road, Queenstown

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SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant	Paul McTaggart
Site Address	84 Mountain View Road, Dalefield, Queenstown
Address for Service	Paul McTaggart C/- Southern Planning Group PO Box 1081 Queenstown, 9348 **alexa@southernplanning.co.nz** Attention: Alexa Harrington
Legal Description:	Lot 1 Deposited Plan 24620
Site Area:	1.8902 hectares
Operative District Plan Zone:	Rural General Zone
Proposed District Plan Zone:	Wakatipu Basin Lifestyle Precinct Wakatipu Basin Rural Amenity Zone
Summary of Reasons for Consent:	Resource consent is sought to construct a new garage and sleepout outside of the approved building platform. The additional built form will be within the internal boundary setback.

Appendices

Appendix [A] Record of Title

Appendix [B] Legal Instruments

Appendix [C] Architectural Package

Appendix [D] Wastewater Memo

Appendix [E] Site photos



Alexa Harrington

29 May 2026

2 Executive Summary

The applicant seeks land use consent to construct a new garage and sleepout on the site within the internal boundary setback. The site does contain a designated building platform which will be built outside of.

The site is contained in the Rural General Zone under the Operative District Plan (ODP) and within the Wakatipu Basin Rural Amenity Zone (WBRAZ) and Wakatipu Basin Lifestyle Precinct (WBLP) under the Proposed District Plan (PDP).

Whilst the site contains a split zoning, the proposed development is located entirely within the Wakatipu Basin Lifestyle Precinct under the PDP.

Overall, the status of the application is that of a **Non-Complying** Activity.

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is not contrary with the objectives and policies of the ODP and PDP. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The site subject to this resource consent application is located at 84 Mountain View Road, Dalefield, Queenstown.

The site is legally described as Lot 1 Deposited Plan 24620 (located in **Appendix [A])** and is 1.89 hectares (ha). The site contains an existing dwelling that is accessed from Mountain View Road via an existing driveway.

The southern part of the site is within the Lake Hayes Catchment. The site is not identified on the Council's Hazards maps as being subject to natural hazards.

The existing residential unit and built form on site are located on relatively level ground that has been established within the site, whilst the surrounding landforms transition into more sloping landscaped areas. Existing mature vegetation and changes in elevation assist in visually containing the built form from adjoining properties and from Mountain View Road.

Figure 1 below provides an aerial image of the subject site and surrounding area.



Figure 1 – Subject site (outlined in blue) (Source: GRIP)

3.2 Legal Documents

There is one land covenant registered to the property described below and found in **Appendix [B].**

Land Covenant 8339667.1

The land covenant was registered against the title to ensure that any future development on the site is to comply with specified landscaping, servicing, and design controls associated with Resource Consent RM1061026.

The covenant includes requirements for stormwater and wastewater servicing, access, firefighting water supplies, landscaping and screening, and control of exterior lighting and fencing.

Building are restricted to the approved building platform, subject to the maximum height of 6.5m, and must use recessive colours and specified exterior materials to ensure integration with the surrounding rural landscape.

3.3 Receiving Environment

As depicted in Figure 1above, the surrounding environment is characterised by rural-lifestyle properties containing established residential units, accessory buildings and landscaping. The surrounding land use is dominated by rural lifestyle land uses, with some properties also being used for hobby farming type activities.

The site is located within a Landscape Character Unit #5 – Dalefield. The landscape Character Unit (LCU) is identified as having a high capacity to absorb additional development and recognises that there is generally a low perception of naturalness as a consequence of the level of rural residential development. The LCU also recognises that many buildings are well integrated and therefore visually discreet.

4 Resource Management Background

The site subject to this application has been the subject to a number of previous resource consents, which are summarised below:

RM061026

This resource consent was granted on 22 March 2007 to establish a building platform at Lot 1 24620.

RM110552

This resource consent was granted 28 October 2011 to construct a residential unit, undertake earthworks and vary a land covenant to exceed the building height limit at 84 Mountain View Road.

RM140307

This resource consent was granted 21 May 2014 to vary RM110552 to enable an amended building design.

5 Description of the Proposal

5.1 Overview

The applicant seeks resource consent to construct a new garage and sleepout that will not be within a building platform along with the new water tank. Additionally, the new garage and sleepout will breach the internal boundary setbacks.

The details of the overall proposal are addressed below.

5.2 Proposed Built Form

The proposal seeks to establish a new garage and sleepout that is 93.8m² with the deck area of approximately 17.2m². The proposed garage and sleepout will be located to the southwest of the residential unit. The proposed floor plan includes a garage, living area, 1 bedroom and 1 bathroom, storage, and a deck. The building has a simple single-level form with a low-pitched roof. The proposed building is shown below in Figure 2.

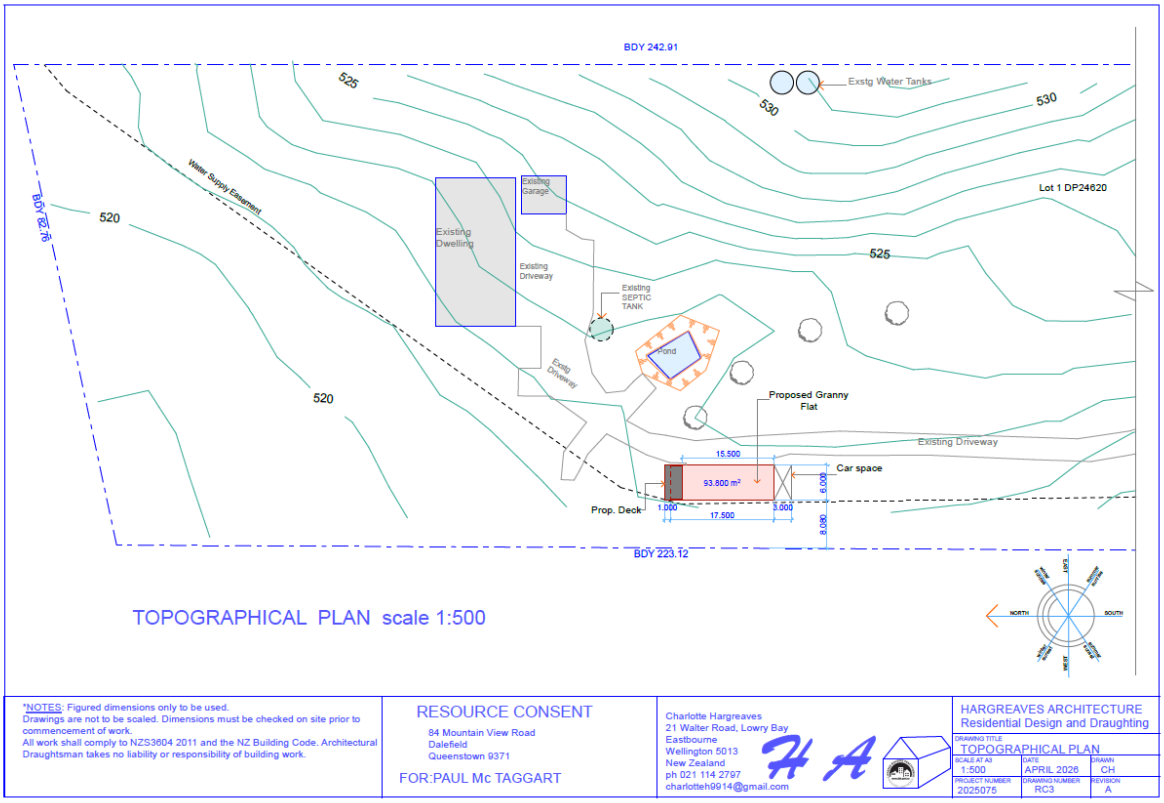


Figure 2: Site Plan of proposed sleepout and garage

The existing residential unit and garage have a footprint of 304m². As such, the total site coverage proposed, inclusive of the additions, is 415m².

The building plans are identified in the Architectural Package, prepared by Hargreaves Architecture Limited, are contained within **Appendix [C].**

The proposed garage will be 4 metres in height from the finished floor level.

The proposed external materials include corrugated metal and timber cladding. The building will be finished in recessive colours to be in accordance with the surrounding landscape.

The proposed garage (and sleepout in particular) will not provide a kitchen facility.

The proposed sleepout and garage will be connecting into the current wastewater system (Oasis Clearwater Series 2000 Aerobic Wastewater Treatment System).

The wastewater system has been inspected by Southern Monitoring Services Limited and confirmed the capacity for the sleepout, contained within **Appendix [D]**.

There is currently two 26,000L water tanks on the property, which will provide enough firefighting water for the existing residential unit and additional sleepout and garage. Stormwater will continue to be disposed of on-site.

The Applicant is part of the Dalefield Water Scheme, which allocates 3,000L a day year round.

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Rural General Zone.

It is understood that the subject PDP provisions that are relevant to this application are beyond appeal. As such, the relevant provisions are treated as operative, with the standards and provisions relating to the ODP no longer considered to be applicable.

6.2 Proposed District Plan

The subject site is split zoned and is located within the Wakatipu Basin Lifestyle Precinct and Wakatipu Basin Rural Amenity Zone within the PDP. The activity requires consent for the following reasons:

6.2.1 Chapter 24: Wakatipu Basin

- A **Non-Complying Activity** resource consent pursuant to Rule 24.4.7 for the construction of a building outside of the building platform.

- A **Restricted Discretionary Activity** resource consent pursuant to Rule 24.5.7.1 which requires buildings to be setback from any internal boundary by a minimum of 10 metres. In this instance, the sleep out and garage will be located within the 10-metre setback area.

  Council's discretion is restricted to the following matters:

  - Building location, character, scale and form;
  - External appearance including materials and colours;
  - Landform modification/planting (existing and proposed).

6.3 Section 108 of the Act

The proposed activity requires a variation under Section 108(7) of the RMA, which provides that a covenant may be varied or cancelled or renewed at any time by agreement between the consent holder and the consent authority.

We do not deem it necessary to vary the underlying RM061026 that established the covenant under conditions 8 and 9. However, if the Council does, we agree to a s127 variation is necessary.

It is proposed to change condition 1(j)(ii) as follows (added text is **bold underline** and deleted text ~~struck-through~~):

Condition 1(j)(ii): The following shall apply to all buildings:

> (ii) All buildings shall be restricted to the residential building platform only **except as provided for by RM26XXXX.**

The overall status of the proposal is that of a **Discretionary** activity.

6.4 NES Contaminated Soils

A review of District and Regional Council's records for the subject site does not indicate the existence of HAIL activities on the site or having been undertaken from the subject site.

As such, it is considered that the regulation of the NES to not apply.

6.5 Overall Status

The overall status of the proposal is that of a **Non-Complying** activity.

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

7.1 Permitted Baseline
7.4.1 Building Scale, Form & Density
7.4.2 Landscape and Visual Amenity Effects
7.4.3 Landform modification, exterior lighting, landscaping & planting
7.4.4 Infrastructure, Servicing & Access
7.4.5 Natural Environment & Cultural Values
7.4.6 Natural Hazards
7.4.7 Assessment Summary

7.1 Permitted Baseline

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

It is important to note that within the Wakatipu Basin Rural Amenity Zone (WBRAZ) and the Wakatipu Basin Lifestyle Precinct (WBLP), there is no applicable permitted baseline for buildings. This is because the PDP stipulates that all buildings—regardless of whether they are located within an approved building platform or outside of it—require resource consent.

Although resource consent is required for the proposed garage and sleepout, the permitted activity standards in the PDP have been assessed and are considered relevant when evaluating potential effects. The proposal complies with several of these standards, which help to inform an appropriate benchmark for assessing the scale and nature of the effects:

- The total ground floor area of all buildings on the site will not exceed 500 m², thereby complying with Rule 25.5.6.
- The garage will meet the required 75-metre setback from the road boundary, consistent with Rule 24.5.9.1
- The garage and sleepout will be 4m in height, therefore complying with Rule 24.5.8.1.
- The proposed exterior colours with be recessive and materials (timber and corrugated metal) comply with Rule 25.5.4.

- Earthworks associated with the development will total approximately 28.14 m³, with a maximum cut of 300 millimetres, which can comply with Rules 25.5.4, 25.5.15, and 25.5.16.

However, resource consent is still required for aspects of the proposal that do not comply with the PDP, specifically relating to the built form of the garage/sleepout. As such, while certain elements fall within the permitted baseline, the full proposal must still be assessed against the relevant planning provisions.

7.3 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

7.4 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment.

7.4.1 Building Scale, Form & Density

The Wakatipu Basin Rural Amenity Zone anticipates on sites with an area of less than 80 hectares, one residential unit per site.

As the new building continues to serve the existing residential use and does not introduce additional built form beyond what is reasonably anticipated, the level of domestication on the site remains consistent with what is expected in the zone.

The proposal is therefore not considered to result in an increase in domestication that is minor, or more than minor.

The new garage and sleepout will be 93.8 m² as shown above in Figure 2 and the architectural plans. The proposed building will contain a two-bay garage and a modest one-bedroom sleepout ancillary to the existing residential activity on the site.

The proposed building has been designed to integrate within the existing residential development on the site and surrounding rural residential environment. The structure will be single storey in appearance with a maximum height of 4m and will utilise recessive materials and colours. The modest scale, low-profile design and recessive colour palette ensure the building will not appear visually dominant within the landscape.

The proposed garage and sleepout are located within an already developed part of the site adjacent to the existing accessway and residential activity area. The proposed building will be positioned to take advantage of the existing topography and established vegetation, which provide effective screening from neighbouring

properties and from Mountain View Road. As a result, the proposal will be visually contained within the existing development envelope of the site.

The proposed garage and sleepout will be breaching the internal boundary setback on the southwest corner of the site by 2m. The garage and sleepout will all be located outside of the building platform. However, the locations have been selected as the most practical and appropriate position, as it consolidates development within an existing modified area of the site and avoids sprawl into more visually exposed parts of the property. The infringement is limited in scale and given the existing vegetation, topography and separation distances, adverse effects associated with the setback breach are considered to be less than minor.

Overall, the scale, form and density of the proposed development are considered appropriate within the context of the site and the surrounding Wakatipu Basin Lifestyle Precinct. The proposal will maintain the spacious rural character of the area and will not result in an adverse increase in domestication or urbanisation of the landscape. Accordingly, adverse effects relating to building scale, form and density are considered to be less than minor.

7.4.2 Landscape and Visual Amenity Effects

The site is located within Landscape Character Unit #5 'Dalefield', which has an existing rural living character. The proposal will add to the existing residential unit within the Lifestyle Precinct and LCU #5. Due to the provisions within the Wakatipu Basin, the wider area of the LCU will become more evidently covered with rural living activities in the future, since this enabled through the PDP.

The LCU identifies that the area has capacity to absorb additional rural living development due to the existing pattern of development. The proposed garage and sleepout will be located within an existing developed part of the site adjacent to the established residential unit and ancillary buildings.

The proposed development will be reviewed in the context of the existing residential development of the site and surrounding rural lifestyle properties. The building will be finished in recessive colours and materials and will be screened by existing vegetation and topography, such that it will not be visually dominant.

Overall, the proposal is considered to maintain landscape character and visual amenity values of the site and wider Wakatipu Basin with adverse effects considered to be less than minor.

7.4.3 Landform modification, exterior lighting, landscaping & planting

The proposed development involves only minor landform modification, limited to the area required for the garage foundation/building foundation and associated earthworks, with cut and fill volumes well within permitted activity thresholds.

No significant reshaping of the site's topography is proposed.

Exterior lighting will be minimal, directed downward, and designed to avoid light spill beyond site boundaries, ensuring compliance with relevant standards.

Existing landscaping will be retained where possible, and additional planting will be undertaken, if deemed necessary to enhance screening and support the integration of the new garage/sleepout and water tank into the wider rural environment. These measures will ensure that the development maintains the site's rural character and results in a less than minor impact on visual or amenity effects.

7.4.4 Infrastructure, Servicing & Access

The below provides a summary of the proposed servicing and access arrangements:

Access

Access to the site is via the existing vehicle crossing located in south via the existing vehicle crossing from Mountain View Road. No changes are proposed, nor are they anticipated, to the existing vehicle crossing and access, as a result of this proposal.

The additional garage and sleepout will utilise the same driveway as the main residential unit. The proposed development will not result in any additional traffic generation to the site, beyond what is reasonably anticipated by the existing use of the property.

Infrastructure

The existing residential unit are already fully serviced, and this application makes no changes to the existing servicing arrangements, with the exception of an increase to firefighting water supply availability.

The site is connected to the Dalefield Water Scheme, with sufficient allocation available to service the proposed sleepout and garage.

There is 2x 26,000L water tanks on site providing enough water to meet the firefighting standards.

Onsite wastewater disposal is in place for the residential unit and Southern Monitoring has confirmed that it has capacity for the sleepout to be connected in.

The stormwater will continue to be managed onsite, and no upgrades are required from this proposal.

Electricity and telecommunications are already provided to the building, and no upgrades are required for the proposed garage.

Overall, the site is already fully serviced, and these services have capacity to appropriately service the minor extension proposed by this application, as such effects relating to infrastructure, services and access are considered to have less than minor adverse effects on the wider environment.

7.4.5 Natural Environment & Cultural Values

The subject site is not known to contain any elements of particular cultural significance and is not located within a Wāhi Tūpuna area. Additionally, there are no known cultural, heritage or archaeological factors relevant to the application site, and as such, it is considered the potential adverse effects relating to these matters are to be less than minor.

The site is located within the Lake Hayes Catchment; however, the proposal is modest in scale and will utilise existing onsite wastewater. As it has been confirmed that the existing wastewater system has sufficient capacity to accommodate the proposed sleepout. Stormwater will continue to be managed onsite, and no significant earthworks or vegetation clearance are proposed. Accordingly, adverse effects on water quality and the wider Lake Hayes catchment are considered to be less than minor.

Overall, potential adverse effects relating to cultural values, heritage matters and the natural environment are considered to be less than minor.

7.4.6 Natural Hazards

A review of the QLDC and ORC hazard mapping databases does not identify any hazard associated with the site. As such the proposed will not exacerbate natural hazard risk, and effects in this regard are less than minor.

7.4.7 Assessment Summary

Overall, the reasons detailed above, the proposal is appropriate and any adverse effects on the environment will be less than minor.

7.5 Hazardous substances

The proposed activity does not involve the use of hazardous substances and installations.

7.6 Mitigation measures

Aside from the imposition of standard conditions of consent, it is considered that no further mitigation measures are required for the proposal.

7.7 Identification of interested or affected persons

In considering the adverse effects on persons via Section 95E(2), the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

The existing residential activity area is set back from Mountain View Road and is partially screened by existing topography and mature vegetation, limiting visibility from public vantage points. As such, the proposal will not adversely affect the rural road environment or road users.

The proposed garage and sleepout will be visually contained within the existing developed part of the site and screened from neighbouring properties by existing vegetation and changes in elevation across the site.

While the proposed building will breach the internal boundary setback adjacent to 88 Mountain View Road by approximately 2 metres, the infringement is minor in scale, the building has a low height and is located adjacent to an existing shed on the neighbouring property. An established hedge along the boundary provides effective visual screening between the properties. Further, the established residential unit within 88 Mountain View Road is located a substantial distance away from the proposed building. For these reasons, the adverse effects are considered to be less than minor upon 88 Mountain View Road.

The potential effects on the adjoining property at 86 Mountain View Road are limited by the existing site conditions. The properties are separated by existing vegetation and variations in topography, which reduces intervisibility between the sites and assist in visually containing the proposed sleepout and garage. As a result, the sleepout and garage is not expected to be visually prominent when view ed from 86 Mountain View Road.

Given the scale and location of the proposed sleepout, it will not result in any appreciable loss of privacy, outlook, or amenity values for the owners of 86 Mountain View Road.

Overall, it is considered that there will be no adverse effects on neighbours, and no other person are considered to be affected by the proposal.

7.8 Monitoring

No monitoring is required other than standard conditions of consent.

7.9 Customary rights

The proposed activity will have no effect on any customary rights.

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 95A(3)(a)).

- Provided a further information is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).

- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c))

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstance

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard, nor is the application for an infrastructure design solution, a stormwater environmental performance standard or a wastewater environmental performance standard (Section 95A(5)(a)).

- The proposal is not a controlled activity or boundary activity (Section 95A(5)(b)(ii)&(iv).

Based on the above, public notification of the application is not precluded.

Step 3: If not precluded by Step 2, public notification is required in certain circumstances

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).

- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that a more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below

8.2 Section 95B: Limited Notification

Section 95B(1) requires a decision on whether there are any affected persons under Section 95E. The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

Step 1: Certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification, nor is the proposal for an infrastructure design solution, a stormwater environmental performance standard, or a wastewater environmental performance standard (Section 95B(6)(a)).
- The proposal is not a controlled activity other than a subdivision of land (Section 95B(6)(b)

Step 3: If not precluded by step 2, certain other affected persons must be notified

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval, nor is the proposal a prescribed activity (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing the proposal will have or is likely to have adverse effects on persons that are minor or more than minor (but not less than minor).

Step 4: Further limited notification in special circumstances

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP hold little weight. However, for the purposes of the s. 104D assessment, a brief assessment of the relevant objectives and policies of Section 4 (District-wide Issues) and Section 8 (Rural Living Areas) is provided below.

The relevant objectives and policies within Section 4 (District-wide Issues) seek to ensure land use and development is undertaken in a manner which avoids, remedies, or mitigates adverse effects on landscape and visual amenity values. As demonstrated in the assessment above, the proposed development is considered appropriate and will not undermine landscape and visual amenity values and is therefore considered to be consistent with the relevant objectives and policies of Section 4.

The relevant objectives and policies within Section 8 (Rural Living Areas) seek to recognise and provide for rural living development, while ensuring adverse effects on rural amenity are avoided, remedied or mitigated, including reverse sensitivity issues and visual amenity. As demonstrated in the assessment above, the proposal will allow for the site to continue to be used for rural living purposes. The development proposed by this application will be finished in recessive colours such that the buildings will not detract from any visual amenity values associated with the surrounding area. The nature, scale and use of the buildings are not considered to result in any reverse sensitivity issues of the neighbouring Rural zoned land.

9.2 Proposed District Plan

The relevant Objectives and Policies from the PDP are contained in the following Chapters of the PDP:

- Chapter 6 - Landscapes – Rural Character
- Chapter 24 - Wakatipu Basin

These Chapters are addressed below:

9.2.1 Chapter 6 – Landscapes – Rural Character

Policy 6.3.1.4. provides for a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, and the Chapter 6 does not directly apply to the WBRAZ, as follows:

Policy 6.3.1.4 *Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.*

Policy 6.3.4.9 *The Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape character.*

The majority of the site is located within Landscape Character Unit #5 – Dalefield. The character unit is identified as having a high capacity to absorb additional development and recognises that there is generally a low perception of naturalness as a consequence of the level of rural residential development. The site is already well landscaped, and no additional planting are proposed by this application, such that the level of openness will be maintained, and the proposal is consistent with this policy.

9.2.3 Chapter 24 – Wakatipu Basin

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

Based on the assessment above (and consideration of the policies below), it is considered that the proposal will maintain the landscape character and visual amenity values of the Wakatipu Basin.

Policies

24.2.1.2 *Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that:*

a. *Is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and*
b. *Ensure that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8 and the landscape character of the Wakatipu Basin as a whole are maintained or enhanced by ensuring that the landscape capacity is not exceeded.*

The proposed garage and sleepout are negligible in size and the characteristics of the site mean that the overall proposal is consistent with Objective 24.2.1, and further, the proposal will maintain the landscape characteristics and visual amenity value of the subject LCU and the Wakatipu Basin as a whole.

24.2.1.6 *Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.*

The proposed works are not considered to adversely alter or modify the landform of the application site and will be consistent with this policy.

24.2.1.7 *Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.*

The site is within LCU #5 'Dalefield'. For the reasons detailed throughout this AEE, the proposal is considered to maintain the landscape character and visual amenity values of LCU #5, and the proposal is consistent with this policy.

24.2.1.8 *Maintain or enhance the landscape character and visual amenity values associated with the Rural Amenity Zone including the Precinct and surrounding landscape context by:*

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

It is considered that the height, recessive colours, form and location of the development is appropriate and at a density anticipated by the plans, such that the development will be viewed as minor extension to the established built form and will maintain the landscape character and visual amenity values in the LCU and the Wakatipu Basin as a whole.

24.2.1.9 *Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.*

The area for the proposed development is not located within or adjacent to an ONL or ONF, nor are any buildings proposed in the foreground of views from a public road or reserve of an ONL or ONF.

24.2.1.13 *Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.*

Small- scale earthworks will be required to expand the garage and sleepout to establish a suitable buildable area. The earthworks required are not considered to adversely alter or modify the landform of the application site and will be consistent with this policy.

24.2.1.15 *Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.*

LCU #5 identifies that there is generally a relatively low perception of naturalness as a consequence of the level of rural residential development and a high level of enclosure and containment as a consequence of the vegetation pattering. This policy is therefore considered to be of little relevance. The proposal is not inconsistent with this policy.

24.2.1.16 *Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.*

Any future lighting is not anticipated to cause any adverse glare on to the other properties and roads by virtue of the sperate distances and proposed planting and will not degrade views of the night sky.

Objective 24.2.4 *Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.*

Policies

24.2.4.1 Avoid adverse cumulative impacts on ecosystem services and nature

conservation values.

24.2.4.2 *Restrict the scale, intensity and location of subdivision, development and use of land in the Lake Hayes catchment, unless it can occur consistently with improvement to water quality in the catchment.*

24.2.4.3 *Provide for improved public access to, and the maintenance and enhancement of, the margins of waterbodies including Mill Creek and Lake Hayes.*

The proposal is consistent with Objective 24.2.4, as it does not result in any adverse effects on water quality, ecological values, or recreation values, and places no additional demand on infrastructure. The works are limited to minor residential additions within an existing developed area, with limited earthworks, vegetation clearance, or intensification, thereby avoiding cumulative environmental impacts in accordance with Policies 24.2.4.1 and 24.2.4.2.

The proposal is well separated from waterbodies, does not affect public access or recreation areas, and generates no additional traffic. No further servicing or infrastructure costs arise for the Council. The proposal also does not hinder opportunities for future wilding removal or indigenous planting.

24.2.4.4 *Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.*

As demonstrated in Section 7.2.3 above, an adequate firefighting water supply is available, therefore the proposal is consistent with this policy.

24.2.4.5 *Ensure development has regard to servicing and infrastructure costs that are not met by the developer.*

The costs associated with the provision of infrastructure will be borne by the Applicant, such that the proposal is consistent with this policy.

24.2.4.9 *Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at scale, density, pattern and composition that contributes to native habitat restoration, particularly in locations such as gullies and riparian areas, or to provide stability.*

The site is already well landscaped. No additional landscape planting are proposed as part of this proposal, such that the site will retain the existing level of vegetation, which is appropriate for the site, and therefore consistent with this policy.

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

Policies

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

The site is within LCU#5 'Dalefield'. For the reasons detailed throughout this AEE, the proposal is considered to maintain the landscape character and visual amenity values of LCU #5, and the proposal is consistent with this policy.

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

The built form has been architecturally designed, and as identified above, the proposal will maintain the landscape character and visual amenity of the landscape unit and the wider Wakatipu Basin.

24.2.5.4 *Implement lot size and development standards that provide for subdivision and development while ensuring that landscape character and visual amenity values of the Precinct, as identified in Schedule 24.8 – Landscape Character Units, are not compromised by the cumulative adverse effects of development.*

This proposal provides for a density of development that is anticipated by the District Plan, being one residential unit and a sleepout. The total building coverage including the extended garage is within 500 m², being 415 m². The development is designed and finished appropriately in recessive colours, such that the proposal will not result in any adverse cumulative effects on the landscape character unit.

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

The site is already well landscaped. No additional landscape planting are proposed as part of this proposal, such that the site will retain the existing level of vegetation, which is appropriate for this site, and therefore consistent with this policy.

9.3 National Policy Statement for Highly Productive Land (NPS-HPL)

The NPS-HPL only applies to land that is zoned 'general rural' or 'rural production' land and contains LUC 1, 2 or 3 soils. In this instance, the site is split zoned Wakatipu Basin – Lifestyle Precinct and Rural Amenity Zone (which is not classed as 'general rural' or 'rural production' land). Therefore, the NPS-HPL does not apply to the site.

Overall, the proposal is considered to meet the purpose of the NPS-HPL and is consistent with the objective, policies and implementation of this policy statement.

10 Section 104D – Non-Complying Activities

Section 104D of the Act requires that a consent authority may grant a resource consent for a non-complying activity only if it satisfied that either:

a. The adverse effects of the activity on the environment will be minor; or

b. The application is for an activity that will not be contrary to the objectives and policies of the District Plan.

The assessment contained within this application confirms that the adverse effects on the environment will be minor, and that the proposal will not be contrary to the relevant objectives and policies of the District Plan.

The application satisfies both limbs of Section 104D of the Act and can be considered under the overall discretion available within Section 104 of the Act.

11 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a plan or proposed plan;
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the

District Plan, and finally, there are no other matters relevant to the assessment of the application.

12 Purpose and Principles of the Act

12.1 Section 5

The purpose of the Act as stated in s5(1) of the RMA is, "to promote the sustainable management of natural and physical resources".

Section 5(2) of the Act defines "sustainable management" as:

> …managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while –
>
> a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
> b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
> c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."

The proposal is considered to represent sustainable management where adverse effects on the environment have been appropriately mitigated whilst providing for the social, cultural and economic wellbeing of the community.

12.2 Section 6

Section 6 relates to matters of national importance. There are no matters of national importance identified in Section 6 of the Act which are relevant to this application. The proposal is considered to be appropriate and will not degrade any outstanding natural features nor have an adverse impact on indigenous vegetation and fauna. The proposal is therefore consistent with Section 6.

12.3 Section 7

Section 7 relates to 'other matters' in relation to managing the use, development, and protection of natural and physical resources. The matters of relevance are considered to be as follows:

(b) the efficient use and development of natural and physical resources
(c) the maintenance and enhancement of amenity value
(f) maintenance and enhancement of the quality of the environment

Given the existing environment and surrounding land use it is considered that the proposal will maintain the existing environment and is an efficient use and development of natural and physical resources. It is considered that the proposal represents efficient use of resources in a manner that maintains amenity values and the quality of the environment. Furthermore, it is considered that the life supporting capacity of air, water, soil and ecosystems of the surrounding area is not adversely affected. The proposal will therefore adhere to the outcomes of Section 7 of the Act.

12.4 Section 8

Section 8 requires that the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are taken into account. There are no matters pertaining to the Treaty of Waitangi that are of concern for this application.

12.5 Part 2 Conclusion

Overall, the proposal is considered to meet the purpose and principles and is consistent with Part 2 of the RMA.

13 Conclusion

Resource consent is sought to demolish and establish a new garage within the same location as the current garage. The additional built form will be built on a site without a building platform and within the internal boundary setback.

The proposal also seeks to locate a water tank within the internal and road boundary setback.

Overall, the activity is assessed as a **non-complying** activity.

The actual and potential effects on the environment have been outlined in Section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment, therefore being less than minor.

The proposal is consistent with the relevant objectives and policies of both the ODP and PDP.

The proposal meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained within this report, it is requested that the proposed development is granted as proposed.