Assessment of Environmental Effects

Resource Consent Application to Undertake a residential subdivision and earthworks

Heather and Warrick Weber and McCulloch Trustees 2004 Limited

26 Arrow Junction Road

June 2026

SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	Heather and Warrick Weber and McCulloch Trustees 2004 Limited
Site Address:	26 Arrow Junction Road, Arrow Junction Queenstown
Address for Service:	Heather and Warrick Weber and McCulloch Trustees 2004 Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 **alexa@southernplanning.co.nz** Attention: Alexa Harrington
Legal Description:	Lot 6 Deposited Plan 472821
Site Area:	2.9690 hectares (more or less)
Operative District Plan Zone:	Rural General Zone
Proposed District Plan Zone:	Wakatipu Basin Lifestyle Precinct LCU #21 – Arrow Junction Rural Residential
Brief Description of Proposal:	The proposal seeks resource consent to undertake a residential subdivision and associated earthworks.

Appendices

Appendix [A]	Record of Title
Appendix [B]	Consent Notice 9746624.4
Appendix [C]	RM230543 Decision
Appendix [D]	RM240626 Decision
Appendix [E]	Subdivision Plan
Appendix [F]	Structural Landscape Plan
Appendix [G]	Landscape Assesment
Appendix [H]	Landscape Photos
Appendix [I]	Infrastrcutre Report
Appendix [J]	Power and telecommunications memo
Appendix [K]	Geotechnical Assesment
Appendix [L]	Environmental Management Plan
Appendix [M]	Affected Party Approvals



Alexa Harrington

25 June 2026

2 Executive Summary

The applicant applies for subdivision consent to undertake a two-lot subdivision, inclusive of the establishment of one additional residential building platform at 26 Arrow Junction Road, Arrow Junction, Queenstown.

The site is legally described as Lot 6 DP 472821 and has an area of approximately 2.969 hectares. The site is contained within the Rural General Zone under the Operative District Plan (ODP) and within the Wakatipu Basin Lifestyle Precinct under the Proposed District Plan (PDP).

The proposal will create two lots. Lot 2 will contain the existing residential unit, whilst Lot 1 will contain a new 1,000m² building platform, associated access, infrastructure, landscape planting and earthworks.

Overall, the status of the application is that of a **discretionary 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 consistent with, and therefore not contrary to, 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 26 Arrow Junction Road, Arrow Junction, Queenstown.

The site is legally described as Lot 6 DP 472821 and has an area of approximately 2.969 hectares, held in Record of Title 645652. A copy of the Record of Title is attached as **Appendix [A]**.

The site currently contains an existing residential unit, detached garage, farm shed, pool and cottage which are accessed directly from Arrow Junction Road via an existing formed driveway.

The site occupies a corner position at the intersection of Arrow Junction Road and the Lake Hayes-Arrow Junction Highway (SH6). The landform is generally gently undulating, with a defined knoll and schist outcrop located along the eastern boundary to Arrow Junction Road. The site is traversed by the Arrow Irrigation Race, which runs through the norther portion of the property. Existing vegetation includes mature shelterbelt planting, specimen trees, established amenity planting associated with the existing unit, and areas of scattered indigenous and exotic vegetation.

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



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

3.2 Legal Documents

Consent Notice 9746624.4 is registered on the Record of Title.

Consent Notice 9746624.4 was registered to resource consent RM130489. The Consent Notice contains a range of controls relating to building location, building height,

building coverage, exterior colours and materials, lighting, landscaping, earthworks, access and servicing requirements.

A public bridle path easement is to be retained along the northern and eastern boundaries of the site, adjacent to SH6 and extending toward Arrow Junction Road, to provide for future pedestrian and horse-riding access as part of the wider public recreational trail network linking Morven Ferry Road and Arrow Junction Road.

All subdivision, earthworks, landscaping and planting have been designed to not obstruct or compromise the use and future establishment of the trail.

This legal encumbrance can be found in **Appendix [B].**

3.3 Receiving Environment

The surrounding environment comprises a mixture of rural-residential development, lifestyle properties and transport infrastructure associated with SH6 and Arrow Junction Road. Properties surrounding the site contain established residential units within large sections and are characterised by a combination of open pasture and informal rural landscaping. A public bridle path easement and cycle trail are located adjacent to the site, forming part of the wider Wakatipu Trails network and providing recreational connections between Arrow Junction Road, Morven Ferry Road, and the surrounding area.

The site is located within a Landscape Character Unit #21 – Arrow Junction Rural Residential, which is identified in the PDP as having an established rural-residential character and a high capacity to absorb additional development where landscape values are appropriately maintained. The wider landscape is characterised by gently undulating alluvial terraces associated with the Arrow River corridor, frame by the surrounding mountain ranges and rural-residential development pattern.

4 Resource Management Planning Background

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

RM130489

The site was originally created via the subdivision consent RM130489.

RM150480

RM150480 authorised the construction of a new residential dwelling contained within an approved residential building platform (RBP,) with the exception of a terrace area

which extends beyond the RBP, and to erect a detached garage which extends outside of the RBP.

RM150480 also authorised a change to conditions c) and l) of Consent Notice 9746624.4 relating to the dwelling and garage located partly outside of an approved RBP and to exceed the maximum height specified for buildings.

RM220248

RM220248 authorised a for a new residential dwelling, garage and swimming pool partially outside of an approved building platform, together with varying conditions (c) and (l) of Consent Notice 9746624.4.

RM230041

RM230041 authorised additions and undertake alterations to a residential flat (cottage) outside a building platform and increase the building coverage on the site by 6.8m2. RM230041 also authorised a variation to condition c) of Consent Notice 9746624.4 to provide for additions to a residential flat (cottage) outside a building platform.

RM230543

RM230543 authorised the establishment of a residential dwelling and associated garage and farm shed outside of an approved building platform, together with varying conditions (c) and (l) of Consent Notice 9746624.4 to enable the construction of a residential unit, garage and farm shed outside the approved building platform exceeding the maximum permitted height. A copy of RM230543 is contained within **Appendix [C].**

RM240626

RM260626 authorised to vary RM230543 and Condition (h) from Consent Notice 9746624.4 so as to allow the weatherboards and timber trims to be maintained/finished in the former church's original historic colours. A copy of RM240626 is contained within **Appendix [D].**

5 Description of the Proposal

5.1 Overview

Resource consent is sought to subdivide the site located at 26 Arrow Junction Road, Arrow Junction, Queenstown into two rural residential sites. The site has an area of 2.969 hectares.

The overall details of the proposal are addressed below.

5.2 Proposed Subdivision

The proposed Subdivision Plan as prepared by Topografo Surveying is contained within **Appendix [E]**.

The proposal seeks consent to subdivide the existing 2.969 ha site into two fee simple allotments. Proposed Lot 1 will have an area of approximately 1.680 ha and proposed Lot 2 will have an area of approximately 1.290 ha. Each lot contains a 1,000m² building platform and associated curtilage area.

Proposed Lot 2 will contain the existing residential unit. Proposed Lot 1 will contain a new residential building platform of 1,000m², located within the eastern portion of the site.

The proposed building platform has been carefully positioned to respond to the site's topography, existing vegetation patterns and landscape character, while maintaining appropriate separation from adjoining properties.

Access to proposed Lot 1 will be provided via a new vehicle crossing from Arrow Junction Road, while proposed Lot 2 will continue to utilise the existing access arrangement serving the existing residential unit. Appropriate easements will be created where necessary to provide legal access and servicing rights for each section.

Each lot will be operating independently and will be provided with appropriate servicing, including water supply, wastewater disposal, stormwater disposal, and power connections. A new bore has been established on proposed Lot 1 to provide a potable water supply, while on-site wastewater and stormwater disposal can be accommodated on site.

5.3 Landscaping

Site Landscape Architects have prepared a Structural Landscape Plan that is contained within **Appendix [F]**.

The proposal incorporates a comprehensive landscape mitigation strategy to ensure that future development on proposed Lot 1 is appropriately integrated within the surrounding rural-residential environment and maintains the landscape character and visual amenity values of the Wakatipu Basin Lifestyle Precinct.

As discussed in the Landscape Assessment Report contained within **Appendix [G] and** Landscape Photos in **Appendix [H],** the primary mitigation measure is the establishment of a landscaped earth mound along the site's frontage to the Lake Hayes-Arrow Junction Highway (SH6), extending around the corner of Arrow Junction Road. The earth mound will vary between approximately 2.5m to 2.8m in height and

has been specifically designed to provide immediate visual screening of the proposed building platform from surrounding public viewpoints.

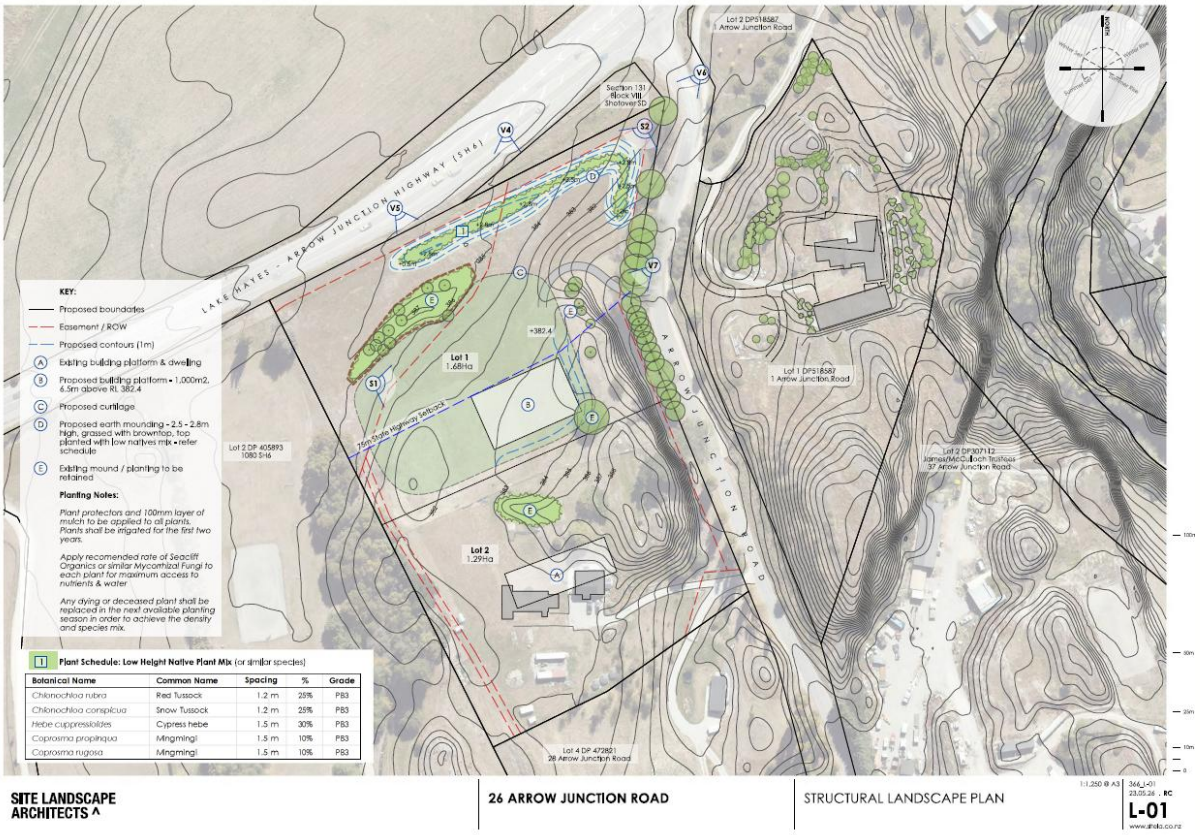


Figure 3: Overview of Landscape Plan (Source: Site Landscape Architects)

As shown above, the earth mound will be planted with low-height native planting mix along its crest. The planting is anticipated to establish relatively quickly (growing 1m in height within 3 growing seasons).

The proposed building platform has been carefully positioned within a flat part of the site. The platform has been set back from the surrounding roads and neighbouring properties.

The proposed planting on the Structural Landscape Plan will be undertaken by the applicant as part of the subdivision process (i.e. planting to be undertaken prior to new Records of Title being issued). Post issuing of new Records of Title, the landscaping will be maintained by the future owners.

5.4 Design and Other Controls

As outlined below, the Applicant is seeking to cancel Consent Notice 9746624.4 in its entirety for the proposed lots, with new controls proposed as part of this application.

Building design controls and other controls have been volunteered in order to assist in mitigating the landscape and visual effects on the surrounding environment from future development within Lots 1 and 2.

The following controls are promoted as part of the application for Lots 1 and 2:

1. All future buildings shall be contained within the building platforms within Lots 1 and 2 as shown on the Land Transfer Plan XXXX.
2. The maximum height for all buildings located within the building platforms within Lot 1 and shall be as follows:

   Lot 1: 6.5m above RL 382.4
   Lot 2: 6.5 above RL 387

3. The maximum building coverage within the building platforms contained within Lots 1 and 2 shall not exceed 500m².
4. Within Lots 1 and 2, all exterior surfaces for buildings (excluding soffits, windows and skylights (but not glass balustrades) must be coloured in a range of browns, greens and greys; including:
   i. Pre-painted steel and all roofs must have a light reflectance value of no greater than 20%
   ii. All other exterior surface finishes (except) must have a light reflectance value of not greater than 30%
5. All new fencing within Lots 1 and 2 shall be traditional post and wire or post and netting only may include rabbit netting to a maximum of 1.2m. This shall not preclude the construction of timber fences or walls within 10m of a residential unit or accessory building.
6. Outdoor landscaping lighting within Lots 1 and 2 is only permitted within 10 metres of a residential building.
7. Exterior lighting attached to any new building within Lots 1 and 2 shall be no higher than 3m above ground level any new other exterior lighting shall be no higher than 1m above ground level. Exterior lighting shall be directed downwards and away from the property boundary and shall not be used as highlighting or accent lighting of any building or landscape elements including but not limited to trees, retaining walls or landform features.
8. New planting shown on the approved Structure Landscape Plan within Lot 1 shall be maintained or irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.

It is anticipated that the controls listed above for Lots 1 and 2 will be imposed as a Consent Notice pursuant to Section 221 of the Resource Management Act 1991.

Any future development within the building platforms will necessitate further resource consents from the Council under the PDP.

The proposed subdivision has been designed with a comprehensive framework for the design and landscape controls to ensure the values are protected.

Built form and platform controls

A single residential building platform is proposed within Proposed Lot 1. The building platform has been carefully located having regard to the site's topography, surrounding development pattern and landscape character.

Future development will be confined to the approved building platform and subject to a maximum building height of 6.5m above a fixed RL, as indicated on the Structural Landscape Plan.

The proposed platform will be 1,000m² with the residential curtilage surrounding the platform.

The proposed residential unit will be recessive colours and low reflectivity materials to minimise visual prominence.

Earthworks Controls

The earthworks are proposed to facilitate the construction of the landscaped earth mound and the new vehicle entrance serving proposed Lot 1. No earthworks are proposed to establish the residential building platform as the topography is flat.

The landscaped mound forms a key component of the landscape mitigation strategy and will be located along the Sh6 frontage and around the corner of Arrow Junction Road. The mound will vary in height between approximately 2.5m to 2.8m and has been designed to provide visual screening of future development from surrounding public viewpoints.

Earthworks associated with the new vehicle entrance are limited to those necessary to establish access from Arrow Junction Road. Overall, the proposed earthworks are localised in nature and will assist in integrating future development into the surrounding rural-residential environment.

Landscape and Vegetation Controls

As discussed above, the landscape mitigation strategy has been developed to ensure future development is appropriately integrated into the surrounding rural-residential environment and maintains the visual amenity values of the Wakatipu Basin Lifestyle Precinct.

The landscaped earth mound ranging between approximately 2.5m and 2.8m in height is proposed along the SH6 frontage and around the corner of Arrow Junction Road. The mound will provide immediate screening of future development and establish a strong landscape edge along the site's road frontage.

The mound will be planted with low-height native planting mix in accordance with the approved Landscape Plan. The planting has been specifically selected to reinforce the character of the locality while softening views of future built form from SH6, Arrow Junction Road, McDonnell Road and the adjacent cycle trail. As the planting matures, it will enhance the effectiveness of the landscape screening and further integrate development into the surrounding environment.

It is proposed that the planting on the mound on Lot 1 will be defined and required to be completed prior to s224C certification, providing enforceable mitigation outcomes.

The proposed landscaping will be established as part of the subdivision works and maintained. Any planting that becomes damaged, diseased or dies will be replaced to ensure the long-term effectiveness of the landscape mitigation measures.

5.5 Landscape and Visual Assessment

As mentioned above, the Landscape Assessment Report is contained within **Appendix [G].**

As discussed above, the site is located within the Wakatipu Basin Lifestyle Precinct and forms part of the LCU #21 – Arrow Junction Rural Residential. The surrounding environment is characterised by an established pattern of rural-residential development and open pasture.

The Landscape Assessment identifies that the site sits within an area recognised as having a high capacity to absorb additional development, provided landscape character and visual amenity values are appropriately maintained. While the northern portion of the site is relatively open and visible from surrounding roads, the proposal incorporates a range of mitigation measures to ensure future development remains visually recessive.

The proposal seeks a consent for a two-lot subdivision, creating one additional residential lot and a new 1,000m² building platform on proposed Lot 1. Design controls include a maximum building height of 6.5m above a fixed RL, building coverage controls, recessive colours and materials, and landscape mitigation measures secured through an updated Consent Notice.

Landscape mitigation includes the construction of a landscaped earth mound ranging between approximately 2.5m and 2.8m in height along the SH6 frontage and around the corner of Arrow Junction Road. The mound will be planted with a low-height native planting mix to provide both immediate and long-term screening of future development. As the plants mature, it will further soften views of future built form and reinforce the established vegetation patterns within the locality.

The Landscape Assessment concludes that the proposed mound, planting, and building controls will effectively reduce the visibility of future development from SH6, Arrow Junction Road, McDonnel Road and the adjacent cycle trail. Overall,

5.6 Access

The Subdivision Plan as contained within **Appendix [E]** indicates that proposed Lot 2 will retain the existing vehicle access servicing the existing residential unit and proposed Lot 1 will be provided with a new vehicle crossing from Arrow Junction Road.

The access has been designed in general accordance with QLDC Code of Practice. The proposed sight distances have been measured at approximately 101m to the north from the entrance way, 100m to the north from the opposite side of the road, 175m to the south from the entranceway, and 172m to the south from the opposite site of the road.

The proposal does not achieve the full sight distance requirements for the new vehicle crossing. However, the access will serve only one additional residential unit and will generate a low number of vehicle movements.

The indicative access alignment is shown below in Figure 3.

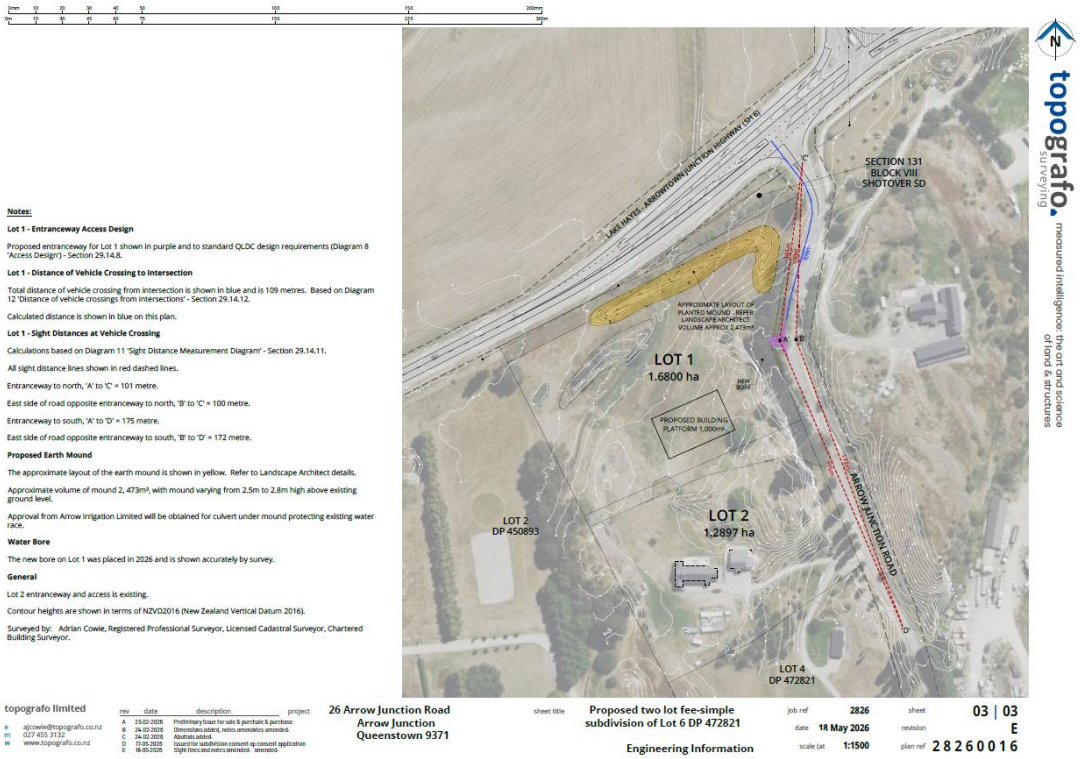


Figure 3: Roading Overview for Access (Source: Topografo Surveying)

Minor earthworks are proposed to establish the new entranceway and associated access. Overall, the access arrangement is considered appropriate for the scale of

the subdivision, subject to any detailed design requirements imposed through consent conditions.

5.7 Infrastructure Servicing

Gridline Consulting has prepared an Infrastructure Assessment for the proposed subdivision, which is contained within **Appendix [I]**. The report assesses the suitability of the site for future development and addresses servicing requirements including stormwater, wastewater and water supply.

The assessment concludes that the site is suitable for the proposed subdivision and that each allotment can be appropriately serviced.

Stormwater

There is no reticulated stormwater disposal network in the vicinity of the site that could be connected to. Stormwater generated by the future development will be managed on-site through soakage and overland flow paths.

The assessment confirms that the site's ground conditions and topography are suitable for stormwater disposal and that no significant constraints have been identified.

Wastewater

Within the Infrastructure Report provided by Gridline Limited assess the site's ability to accommodate on-site wastewater treatment and disposal for the new residential unit.

There is no reticulated wastewater network available within the vicinity of the site. As such, an assessment of the wastewater disposal has been undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice in terms of disposing wastewater on the site.

The wastewater treatment and disposal will be designed for each lot at the building consent stage and will comply with AS/NZS 1547:2012.

Water Supply

A new bore has been drilled on proposed Lot 1 to provide potable water supply for the proposed subdivision.

The bore has been flow tested at approximately 12 litres per minute (17,280 litres per day), which significantly exceed the QLDC minimum domestic water supply requirement of 2,100 litres per day per residential unit.

Water quality testing will be undertaken prior to the bore being used and any bore, pump or treatment systems will be designed in accordance with the relevant ORC, QLDC, and New Zealand Drinking Water Standards requirements.

Firefighting

Firefighting water supply will be provided in accordance with the requirements of the Firefighting Water Supplies Code of Practice, SNZ PAS 4509:2008. The proposal is to provide 45,000L.

The firefighting water supply and access arrangements will be confirmed as part of any future building consent application. It is anticipated that a consent notice condition will be imposed on the title to ensure future landowners are aware of and comply with the firefighting water supply requirements prior to the establishment if any residential unit on site.

Utilities

A utilities servicing assessment has been undertaken for the proposed subdivision. Correspondence from Aurora Energy, contained within **Appendix [J],** confirms that electricity can be supplied to the proposed subdivision.

Telecommunications services will be provided as part of future development and can be readily accommodated within the site.

5.8 Natural Hazards

A Geotechnical Assessment prepared by Gridline Consulting is contained within **Appendix [K].**

The assessment considered the site's geology, groundwater conditions, slope stability, and potential natural hazards. The site is underlain by dense gravels with areas of schist bedrock, and no evidence of significant geotechnical instability was identified during the site investigations.

No groundwater, springs or seepage areas were encountered during the investigation, and the site is considered to have good drainage characteristics. The assessment concludes that the site is suitable for future residential development and subdivision.

The site is not considered susceptible to liquefaction due to the presence of tightly packed granular soils and the anticipated depth to groundwater. The site has been classified as having a low to negligible liquefaction risk.

No significant natural hazard constraints were identified that would prevent the proposed subdivision or future residential development. Standard geotechnical recommendations will be implemented at the building consent stage to ensure future development is appropriately designed and constructed.

5.9 Proposed Earthworks

An Environmental Management Plan (EMP) prepared by Gridline Consulting is contained within **Appendix [L]**. The EMP has been prepared to manage the environmental effects associated with the construction of the landscaped earth mound and new vehicle entrance on proposed Lot 1.

The total volume of earthworks will be 2,570m³, the total area is 1,700m² and maximum fill area is 2.8m. The proposed earthworks are indicated on the Subdivision Plan.

The proposed earthworks are limited to the construction of a landscaped earth mound along the northern boundary of Lot 1 and a stabilised accessway from Arrow Junction Road. The mound will vary between approximately 2.5m to 2.8m in height and forms a key component of the landscape mitigation strategy for the site.

The EMP identifies the works are 'low' risk and includes measures to manage erosion, sediment, dust and potential contaminant discharge during construction. These measures include a stabilised entrance, cut-off drains, stockpile management, progressive stabilisation and grass seeding immediately following earthworks.

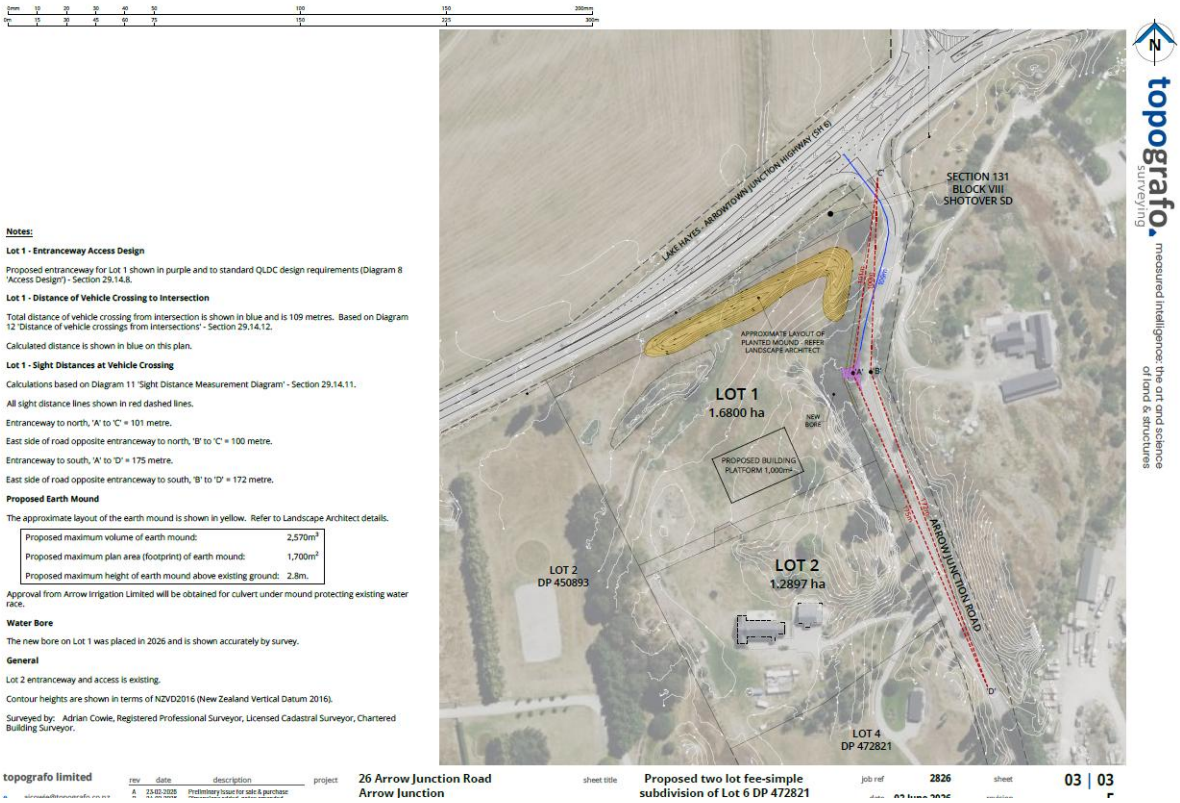


Figure 4: Earthworks cut and fill plan (Source: Topografo Surveying)

The nearest sensitive receptor is the Arrow River, which is located approximately 177m from the proposed site.

Due to the relatively small scale of earthworks, good ground soakage and the proposed erosion and sediment control measures, the risk of off-site sediment discharge is negligible.

Overall, the proposed earthworks are localised in nature and are considered necessary to facilitate the proposed subdivision and associated landscape mitigation measures.

5.10 Cancellation of Consent Notice 9746624.4

Consent Notice 9746624.4 was registered to resource consent RM130489. The Consent Notice contains a range of controls relating to building location, building height, building coverage, exterior colours and materials, lighting, landscaping, earthworks, access and servicing requirements. Collectively, these controls are intended to ensure future development remains within the approved development areas, maintains a visually recessive appearance, protects the landscape and amenity values of the site, and provides for the safe and efficient servicing of each section.

Throughout the various consents (RM150480, RM220248, RM23004, RM240626) the Consent Notice 9746.24.4 has been varied numerous times, however the applicant never updated the Consent Notice with LINZ.

It is proposed remove the Consent Notice 9746624.4 pursuant to section 221 of the Resource Management Act 1991 for the proposed lots that are subject to this application. However, Consent Notice 9746624.4 will continue to apply to the other lots that were created via RM130489.

This approach would allow the existing on-going framework to be replaced with updated controls secured through a new consent notice aligned with the proposed subdivision and revised building platform arrangement.

5.11 Affected Party Approvals

The following persons have provided their affected persons approval to the proposal:

REF:	**LANDOWNERS**	**ADDRESS**
1.	Michale Kivell and Simon Melville	28 Arrow Junction Road, Arrow Junction, Queenstown
2.	Patricia Anne Sewhoy	1080 Lake Hayes-Arrow Junction Highway, Arrowtown
3.	Arrow Irrigation Company Limited	26 Arrow Junction Road, Arrow Junction, Queenstown



Figure 2: Aeriel of subject site (outlined in yellow) and APA sites (marked by stars) and Easement site (marked by red circle).

The affected persons approvals are contained within **Appendix [M]**.

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Rural Lifestyle 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

In terms of the PDP the site is Wakatipu Basin Lifestyle Precinct. The proposal requires the following resource consents under the PDP.

6.2.1 Chapter 25 – Earthworks

- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.21 for the transportation of more than 300m³ of cleanfill to the site to create the landscaped mound.

6.2.2 Chapter 27 – Subdivision

- A **restricted discretionary** activity resource consent pursuant to Rule 27.5.9 for subdivision in the Wakatipu Basin Lifestyle Precinct.

6.2.3 Chapter 29 – Transport

- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.17 for minimum sight distances as looking north a sight distance of 101m from the proposed entrance and 100m from the opposite side of the road, which do not comply with the limit of 115m requirement.

6.3 Resource Management Act 1991 – Section 221

Under the Resource Management Act 1991 the proposal requires the following resource consents:

- A **Discretionary Activity** consent pursuant to Section 221(3) of the Act for cancelling Consent Notice 9746624.4.

6.5 NES Contaminated Soils

A review of the 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 regulations in the NES do not apply.

6.7 Overall Status

The overall status of the proposal is that of a **discretionary 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:

- Permitted Baseline
- Visual and Landscape Effects
- Character and Amenity Effects
- Ecological Effects
- Cultural Effects
- Effects of Earthworks
- Infrastructure Servicing Effects
- Transport Effects
- Natural Hazard Effects
- Positive Effects
- Cumulative Effects

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.

The proposed earthworks associated with the subdivision is exempt from maximum volumes, maximum cut and fill standards and volume of cleanfill transported.

In this case, all subdivision activities require resource consent, and therefore there is no permitted baseline relevant to the proposal.

7.2 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

7.3 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.

7.3.1 Visual and Landscape Effects

As described above, 26 Arrow Junction Road is located within the Wakatipu Basin Lifestyle Precinct and forms part of Landscape Character Unit 21 (LUC #21) – Arrow Junction Rural Residential.

The site occupies a corner position at the intersection of Arrow Junction Road and the Lake Hayes-Arrow Junction Highway (SH6), with an area characterised by established rural-residential development, open pasture, shelter planting and transport infrastructure.

Visibility

The potential visibility of the proposal has been assessed from the main public viewpoints surrounding the site, including:

- Lake Hayes-Arrow Junction Highway (SH6);
- Arrow Junction Road;
- McDonnell Road; and
- The Queenstown Trails Cycle Network.

The northern portion of the site is visible from sections of SH6, Arrow Junction Road and McDonnell Road. However, the proposal incorporates a range of mitigation measures to reduce the visibility of future development, including a landscaped earth mound ranging in height from 2.5-2.8m, native planting, a fixed RL height control, building coverage restrictions and recessive building colours and materials.

The proposed building platform has been carefully positioned to take advantage of the site's existing landform and vegetation. The landscape mitigation measures will provide both immediate and long-term screening of future development. Ensuring built form remains visually recessive when reviewed from surrounding public roads and the adjacent cycle trail.

The surrounding environment already exhibits an established pattern of rural-residential development, with residential units typically located within larger sections and integrated through landscaping and shelter planting. The proposal is consistent with this established character and will not introduce an unfamiliar or inappropriate development pattern.

Neighbouring properties

The site is surrounded by a number of rural-residential properties containing established residential units and associated landscaping. While neighbouring properties may obtain views of future development on proposed Lot 1, the proposed building platform is located within an area identified as having capacity to accommodate additional development and will be subject to comprehensive design and landscape controls.
The proposed landscaped mound and associated planting will assist in reducing visibility from adjoining properties, while the fixed RL height control, building coverage restrictions and recessive materials will ensure future built form remains visually subordinate within the landscape.

The proposal introduces one additional residential section within an established rural-residential environment. Given the scale of the development, the proposed mitigation measures and the existing pattern of development in the locality, the proposal will not result in any significant adverse visual effects on neighbouring properties.

Accordingly, the visual effects on neighbouring properties are assessed as less than minor.

Subdivision

The subdivision will increase the number of residential sections on the site from one to two. Proposed Lot 2 will contain the existing residential unit, while proposed Lot 1 will contain a new residential building platform.

The proposal has been designed to ensure future development is appropriately integrated within the surrounding rural-residential environment. The building platform on proposed Lot 1 has been positioned having regard to the site's landform, existing vegetation and visibility from surrounding public viewpoints.

Mitigation measures include the landscaped earth mound along the SH6 and Arrow Junction Road frontages, native planting, a fixed RL height control, building coverage limits, and controls on exterior colours and materials. These measures will ensure future development remains visually recessive and consistent with the established development pattern in the locality.

As a result, the subdivision is considered to introduce only a modest change to the existing environment, with less than minor landscape and visual effects.

Wakatipu Basin Lifestyle Precinct

The site is located within the Wakatipu Basin Lifestyle Precinct and forms part of LUC #21 – Arrow Junction Rural Residential. The landscape character of this area is defined by rural-residential development, open pasture, shelter planting, informal amenity vegetation and the influence of nearby transport corridors.

The proposal has been designed to respond to these values through the careful location of the new building platform, landscape mounding and planting, building height controls, recessive colours and materials, and ongoing landscape maintenance.

The Landscape Assessment confirms that LCU#21 has a high capacity to absorb additional development, provided landscape character and visual amenity values are maintained. The proposed subdivision is consistent with this outcome and will maintain the established rural-residential character of the locality.

Overall, the landscape and visual effects of the Wakatipu Basin Lifestyle Precinct are assessed as less than minor.

Water Tanks

Water storage tanks will be required to service future development on proposed Lot 1, including domestic and firefighting water supply requirements. Up to 45,000 litres of water storage may be required to provide compliant firefighting water supply in accordance with SNZ PAS 4509:2008.

Any water tanks will be appropriately located and finished in recessive colours to ensure they do not become visually prominent. Where practicable, tanks will be integrated with landscaping and partially buried to reduce visibility form surrounding roads and neighbouring properties.

Overall, the visual effects associated with the proposed water storage tanks are expected to be less than minor.

7.3.2 Character and Amenity Effects

The site is located within an established rural-residential environment at Arrow Junction, where development is characterised by dispersed residential units within large sections, extensive landscaping, shelter planting and open pastoral areas. The surrounding area contains a mix of residential development, rural infrastructure and transport corridors associated with SH6 and Arrow Junction Road.

The proposal will create one additional section and building platform. While this will result in an increase in development potential, the scale of change is consistent with the existing pattern of development that characterises the locality.

The proposal incorporates a number of measures to ensure future development is compatible with the surrounding environment. The proposed subdivision will not alter the fundamental character of the locality, nor will it result in a level of development that is inconsistent with the established rural-residential nature of the surrounding environment. Any increase in vehicle movements, activity levels and residential presence will be typical of a lifestyle property and will not adversely affect neighbouring properties or the wider area.

Accordingly, any effects on the character and amenity values of the locality are considered to be less than minor.

7.3.3 Ecological Effects

The site is largely modified and comprises open pasture, amenity planting and established vegetation associated with the existing residential unit and surrounding rural-residential development.

The proposal involves limited earthworks associated with the construction of the landscaped earth mound and new vehicle entrance. The development footprint is confined to a relatively small portion of the site and the majority of the property will remain unchanged.

The proposal includes native planting as part of the approved landscape mitigation strategy. This planting will enhance the vegetative character of the site and contribute positively to the landscape values of the area.

No significant indigenous vegetation, wetland, watercourses or identified ecological features will be adversely affected by the proposal. Accordingly, the ecological effects of the proposal are considered to be less than minor.

7.3.4 Cultural Effects

The proposed site is located within a modified rural-residential environment and no recorded archaeological sites, wahi tapu or other sites of known cultural significance have been identified on the property.

The proposal involves a relatively small-scale subdivision and limited earthworks associated with the landscaped earth mound and access formation. Given the nature and scale of the proposal, no adverse effects on cultural values are anticipated.

In the unlikely event that the unlikely event that kōiwi, artefacts or archaeological material are discovered during earthworks, all works in the vicinity of the discovery will cease and the appropriate authorities and mana whenua representatives will be notified in accordance with an Accidental Discovery Protocol.

Overall, the proposal is not expected to adversely affect cultural values, and any cultural effects are considered to be less than minor.

7.3.5 Effects of Earthworks

Soil erosion, generation, and run-off of sediment

Earthworks associated with the proposal are limited to the construction of the landscaped earth mound and new vehicle crossing. An EMP has been prepared for the works and identifies the site as 'low-risk'.

Appropriate erosion and sediment controls measures, including cut-off drains, stockpile management, stabilised access and progressive grass seeding, will be implemented during construction. These measures will minimise the potential for soil erosion and sediment runoff beyond the site boundaries.

It is considered that adherence with the EMP and standard conditions of consent based on QLDC Guidelines for Environmental Management Plans will result in less than minor adverse effects with respect to soil erosion, generation, and run-off sediment.

Landscape and visual amenity values

The proposed earthworks are limited to the construction of the landscaped earth mound and new vehicle entrance serving proposed Lot 1. While these works will temporarily introduce areas of exposed soil, they form an integral component of the landscape mitigation strategy for the site.

The earth mound has been specifically designed to provide visual screening of future development from SH6, Arrow Junction Road and other public viewpoints. The earthworks will be progressively stabilised and grassed following construction to minimise visual effects.

The extent of the earthworks is limited to a relatively small portion of the site, with the majority of the property remaining unchanged.

Given the limited scale of the earthworks and their role in enhancing the visual integration of future development, the resulting effects on landscape and visual amenity values are considered to be less than minor.

Effects on infrastructure, adjacent sites, and public roads

The proposed earthworks will be undertaken within the site boundary and are limited to the landscaped earth mound and new vehicle entrance from Arrow Junction Road.

Appropriate erosion and sediment control measures, including a stabilised access point, cut-off drains and progressive stabilisation, will be implemented during construction to ensure sediment and debris are not tracked onto Arrow Junction Road or discharged beyond the site.

Given the limited scale of the works and the proposed construction management measures, the earthworks are not expected to adversely affect adjacent sites, surrounding infrastructure or public roads. Any effects are considered to be less than minor.

Land stability

The site is not identified as being susceptible to land instability. All earthworks will be carried out in such a way as to avoid any future instability issues. Measures will also be put in place to ensure the development will not compromise the stability of any adjoining site during construction. Conditions of consent relating to QLDC's EMP conditions for 'low' risk sites are anticipated in this respect.

Given this and the low risk of land instability, any potential adverse effects are considered to be less than minor.

Effects on water bodies, ecosystem services and biodiversity

The nearest receiving environment is the Arrow River, located approximately 177m from the proposed earthworks area. The proposed works are limited in scale and comprise the construction of a landscaped earth mound and new vehicle entrance.

Appropriate erosion and sediment control measures will be implemented during construction, including cut-off drains, stabilised access and progressive stabilisation of disturbed areas. These measures will ensure sediment runoff is contained within the site and does not adversely affect downstream environments.

Given the limited extent of the works, the absence of any significant ecological features within the development area, and the proposed native planting associated with the landscape mitigation strategy, any effects on water bodies, ecosystem services and biodiversity are considered to be less than minor.

Cultural, heritage and archaeological sites

The site is located within the takiwā of Kāi Tahu, who hold mana whenua over the wider Whakatipu Basin. Cultural values in the area are generally associated with the broader landscape and natural features rather than specific known sites within the subject property.

No recorded archaeological sites, heritage items, wāhi tapu or wāhi taonga have been identified on the site. The proposal involves works within a relatively small and already modified part of the property and does not affect any known cultural or heritage resources.

In the unlikely event that any archaeological material, kōiwi or artefacts are discovered during earthworks, works will cease and the relevant authorities and Kāi Tahu representatives will be notified in accordance with an Accidental Discovery Protocol.

Given the absence of known cultural, heritage or archaeological sites and the limited scale of the proposal, the effects on cultural, heritage and archaeological values are considered to be less than minor.

Nuisance effects

The proposed earthworks are to be undertaken entirely within the confines of the site and will be undertaken in accordance with the EMP, recommendations of the Geotech Report and anticipated conditions of consent.

It is therefore considered that any nuisance effects, including those relating to dust, noise or vibration will be less than minor in scale and effect, and can be mitigated through the inclusion of QLDC's EMP conditions for 'Low' risk sites.

Natural Hazards

A review of the QLDC hazard mapping database did not identify any hazards relating to the subject sites, such that the proposal is not considered to exacerbate natural hazard risk.

The Geotech report submitted in support of this application also addresses natural hazards and does not raise any issues with the site or proposed works in this regard.

Overall, the proposed earthworks are not considered to exacerbate natural hazard risk and the potential adverse effects relating to this matter are less than minor.

Functional aspects and positive effects

The proposal provides for the efficient use and development of the site through the creation of one additional residential section within the Wakatipu Basin Lifestyle Precinct. The subdivision has been designed to create two practical allotments that can be independently serviced while maintaining the established rural-residential character of the locality.

The proposal will also result in positive environmental outcomes through the establishment of a landscaped earth mound, native planting and ongoing landscape maintenance. These measures will enhance the visual integration of future development, contribute to the site's landscape character and provide long-term amenity benefits.

Overall, the proposal represents an appropriate form of development within an area identified as having the capacity to absorb additional residential development and will result in positive functional, landscape and amenity outcomes.

Assessment Summary

Overall, it is considered that any adverse effects on the environment resulting from the proposed earthworks will be less than minor.

7.3.6 Infrastructure Servicing Effects

The proposal will create two rural-residential lots that will be serviced through appropriate on-site infrastructure solutions. The surrounding area is not serviced by reticulation.

Stormwater

There is no reticulated stormwater network available to service the site. Stormwater generated by future development will be managed on-site through soakage and overland flow paths.

The Geotechnical and Infrastructure Assessment confirms that the site's ground conditions are suitable for stormwater disposal and no significant servicing constraints have been identified.

Wastewater

There is no reticulated wastewater network available to service the site. Wastewater will be treated and disposed of via on-site wastewater systems designed in accordance with the relevant AS:NZS 1547:2012 standards.

The servicing assessment confirms that suitable areas are available within the new proposed Lot 1 to accommodate future wastewater disposal systems.

Portable Water

For proposed Lot 2 the water supply will be provided through an existing connection from a private scheme.

A consented groundwater bore has been established on proposed Lot 1 and has been tested at approximately 12 litres per minute (17,280 litres per day), which significantly exceeds the QLDC minimum domestic water supply requirement of 2,100 litres per day.

The bore will initially service proposed Lot 1, with provision available for a future connection to proposed Lot 2, if required.

Power

Correspondence from Aurora Energy confirms that electricity can be supplied to the proposed Lot 1.

Telecommunications

Telecommunications can be achieved through the existing underground network in Arrow Junction Road. A VDSL connection will be provided to the boundary and near the new accessway to Lot 1.

Summary

Overall, the proposed subdivision can be adequately serviced using a combination of existing and on-site infrastructure. The proposal will not place unreasonable demand on existing services, and the effects relating to infrastructure servicing are considered to be less than minor.

7.3.7 Transport Effects

The proposal will create one additional residential lot and will therefore generate only a small increase in vehicle movements associated with rural-residential living.

A new vehicle crossing is proposed to serve Lot 1, while Lot 2 will continue to utilise the existing access arrangement. The proposed access has been located in the safest practicable position along the site frontage and will be constructed to an appropriate standard of QLDC COP.

While the available sight distance to the north is reduced, a number of factors assist in mitigating any potential adverse effects. Vehicles approaching from this direction will have recently turned from State Highway 6 and navigated the adjacent road alignment, resulting in lower operating speeds. In addition, the majority of vehicle movements associated with the site are anticipated to be towards Queenstown, meaning the compliant southern sight line will be utilised for most trips.

Given the low traffic volumes associated with a single additional residential allotment, the proposed access arrangement is not expected to adversely affect the safety or efficiency of the surrounding transport network. The proposal will also not adversely affect pedestrians or cyclists.

Overall, any transport effects arising from the proposal are considered to be less than minor.

7.3.8 Natural Hazards

As discussed above, a Geotechnical Assessment for the site considered the site's geology, ground conditions, slope stability, groundwater and potential natural hazards.

The assessment concludes that the site is suitable for the proposed subdivision and future residential development. No significant geotechnical hazards were identified that would prevent the creation of the proposed allotments or the establishment of future residential development. The site is underlain by dense gravels and schist-derived materials, with no groundwater encountered during the investigation.

The assessment also concludes that the site has a low susceptibility to liquefaction and no evidence of instability, erosion or other natural hazard processes that would adversely affect the proposed subdivision. Future development will be subject to detailed design and building consent requirements, including implementation of the geotechnical recommendations where required.

Accordingly, the proposed subdivision is not considered to increase exposure to natural hazards or create any additional natural hazard risk, and any effects associated with natural hazards are considered to be less than minor.

7.3.9 Positive Effects

The proposed subdivision will result in a number of positive effects through the efficient use and development of land within the Wakatipu Basin Lifestyle Precinct.

The proposal will provide an additional rural-residential allotment within an area identified as having the capacity to absorb further development, while maintaining the established character and amenity values of the locality. The subdivision has been carefully designed to ensure future development remains visually integrated through the use of a defined building platform, landscape mound, native planting and building design controls.

The proposal will also result in landscape enhancement through the establishment of additional planting and ongoing landscape management, improving the visual integration of future development and contributing positively to the site's amenity values.

The subdivision will create two independently serviced allotments capable of accommodating residential development while ensuring appropriate provision for access, water supply, wastewater disposal, stormwater management and firefighting water supply.

Overall, the proposal represents an appropriate and efficient use of the site and will result in positive landscape, amenity and servicing outcomes.

7.3.10 Cumulative Effects

The site is located within the Wakatipu Basin Lifestyle Precinct and forms part of an established rural-residential environment characterised by lifestyle lots, residential units, landscaping and associated infrastructure.

The proposal will create one additional lot and residential development opportunity within an area identified as having the capacity to absorb additional development. The subdivision is consistent with the established pattern of development in the locality and incorporates a range of mitigation measures including landscape planting, a landscaped earth mound, building height controls and restrictions on building coverage.

Given the modest scale of the proposal, the existing development context and the proposed landscape mitigation measures, the subdivision is not expected to contribute to any adverse cumulative effects on the character, amenity or landscape values of the locality.

Accordingly, cumulative effects arising from the proposal are considered to be less than minor.

7.4 Hazardous substances

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

7.5 Discharge of contaminants

The proposal involves the discharge of treated wastewater onto the site. As addressed above, the discharge of treated wastewater can be undertaken without adverse effects occurring on the site.

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.

As detailed in Section 5.6 above, a number of written approvals have been obtained from the surrounding neighbouring landowners, and the written approvals are contained within **Appendix [M].** As such, the effects on these parties are to be disregarded in accordance with s.95D(e) of the RMA.

No other persons are considered effected for the following reasons:

The proposal seeks consent for a two-lot subdivision, including the creation of one additional residential lot, a residential building platform, a new vehicle crossing, landscape earthworks, native planting and associated servicing infrastructure.

As outlined within this Assessment of Effects, the proposal has been carefully designed to minimise potential adverse effects on neighbouring properties through the location of the building platform, the landscaped earth mound, native planting, building height controls, building coverage restrictions and controls relating to exterior colours and materials. These measures will ensure future development remains visually recessive and integrated within the surrounding environment.

The supporting Landscape Assessment concludes that the proposal can be accommodated without adverse effects on the landscape character or visual amenity values of neighbouring properties. Similarly, the supporting technical assessments confirm that the proposal will not result in significant adverse effects relating to transport, servicing, natural hazards, infrastructure or environmental management.

While the proposal creates one additional residential development opportunity, the scale and nature of the development is consistent with the established pattern of

rural-residential development within the Wakatipu Basin Lifestyle Precinct. Any effects associated with future development can be appropriately managed through the proposed consent notice controls and the resource consent framework applying to future development.

Overall, having regard to the nature, scale and location of the proposal, it is considered that any adverse effects on adjoining landowners and occupiers will be less than minor.

Accordingly, there are no persons considered to be adversely 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 request 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 a 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(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 whether 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 are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

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

- Chapter 3 – Strategic Direction
- Chapter 24 – Wakatipu Basin Rural Amenity Zone
- Chapter 25 – Earthworks
- Chapter 27 – Subdivision
- Chapter 29 – Transport

These Chapters are addressed below:

9.2.1 Chapter 3 – Strategic Direction

Chapter 3 sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the District's special qualities. The principal role of Chapter 3 (and Chapters 4-6) is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan.

The proposal is consistent with, and therefore not contrary to, the relevant landscape based objectives and policies of Chapter 3, with specific regard to protecting landscape values.

9.2.2 Chapter 24 – Wakatipu Basin Lifestyle Precinct

24.2.1 Objective – 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.

The proposal is consistent with this objective. The site is located within LCU#21 – Arrow Junction Rural Residential, which is identified as having a high capability to absorb additional development.

The subdivision has been designed to maintain landscape character and visual amenity values through a defined building platform, a landscaped earth mound, native planting, building height controls, and restrictions on building coverage, colours and materials. The supporting Landscape Assessment concludes that landscape and visual effects will be low and that the proposal maintains the character and visual amenity values of the locality.

Policies

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 proposal has been designed to minimise modification to the existing landform. The building platform is located within a relatively level portion of the site and requires only minor cut to integrate future development into the landscape. Earthworks are limited to the formation of a landscaped earth mound, the building platform and associated access, all of which have been carefully designed to respond to the site's topography. Infrastructure servicing is proposed to be provided largely underground, avoiding unnecessary visual or physical modification of the landform.

Overall, the proposal minimises landform modification while enabling appropriate residential development and is therefore 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 #21. For the reasons detailed throughout this AEE, the proposal is considered to maintain the landscape character and visual amenity values of LCU #21, and the proposal is consistent with this policy.

24.2.1.8 Maintain or enhance landscape character and visual amenity values through the control of building location, scale, form, coverage, height and associated landscape elements.

The proposal incorporates a defined building platform, a maximum building height of 6.5m measured from a fixed RL, restrictions on building coverage, recessive colours and materials, native planting and landscape controls. Collectively, these measures will ensure future development remains visually recessive and appropriately integrated within the surrounding landscape.

The proposal incorporates a range of design controls to ensure future development maintains the landscape character and visual amenity values of the Wakatipu Basin Lifestyle Precinct. These include a defined building platform, a maximum building

height of 6.5m from a fixed RL, building coverage controls, recessive exterior colours and materials, and lighting controls.

The proposed building platform is located to comply with the 75m SH6 setback and is positioned behind the proposed landscaped earth mound. The mound and associated low native planting will screen future built form while maintaining wider views to the surrounding mountain landscape.

Overall, the proposal appropriately controls the location, scale, height and appearance of future development and is consistent with this policy.

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

The proposal includes limited earthworks associated with the formation of the landscaped earth mound, building platform and vehicle access. These works have been carefully designed to integrate with the existing landform and provide visual screening of future development from Arrow Junction Road and State Highway 6.

Vegetation clearance will be limited to that necessary to facilitate the proposed subdivision and development. In contrast, the proposal includes extensive native planting associated with the landscape mitigation strategy, which will enhance the visual amenity and landscape character of the site over time.

The supporting Landscape Assessment concludes that the earthworks and planting have been specifically designed to minimise adverse landscape and visual effects and ensure future development remains visually recessive within the surrounding environment. Accordingly, the proposal is consistent with this policy

24.2.1.14 Enable residential activity within approved and registered building platforms subject to achieving appropriate standards.

The proposal will not alter the buildings and associated residential activity on proposed Lot 1. The proposal includes the creation of a building platform in front of the existing residential building on proposed Lot 2 with an associated curtilage area. This will ensure that any minor domestic structure will be limited to the curtilage area (including clotheslines, play equipment, shade sails etc), to reduce the sprawl of domestication. The proposal is therefore appropriate and 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.

The proposal is consistent with this policy. The subdivision will create two rural-residential lots within an established lifestyle environment while maintaining the open and spacious character of the locality. Future development will be confined to a

defined building platform and subject to controls relating to building height, building coverage, colours and materials.

The proposed building platform is located behind a landscaped earth mound and supplemented by native planting, ensuring future built form remains visually recessive and subordinate to the surrounding landscape. The balance of the site will remain open and landscaped, preserving the spacious character anticipated within the Wakatipu Basin Lifestyle Precinct.

Accordingly, the proposal maintains a sense of spaciousness and ensures that future development remains subservient to the wider landscape setting, consistent with this policy.

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

Any future lighting is not anticipated to cause any adverse glare on to other properties and roads by virtue of the separation distances and topography and will not degrade views of the night sky. The volunteered conditions requiring that any exterior lighting shall be fixed and directed away from roads and adjacent sites, will further mitigate this, such that the proposal is consistent with this policy.

24.2.1.19 *Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by:*

a) implementing road setback standards;

b) ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes;

c) recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.

The proposal is consistent with this policy. The building platform has been located to achieve the required road setbacks while maintaining views from Arrow Junction Road and State Highway 6 towards the surrounding mountain landscape. While the proposal includes a landscaped earth mound and associated native planting for visual mitigation, these elements have been carefully designed to screen future built

form rather than obstruct wider views of the surrounding Outstanding Natural Landscape.

The supporting Landscape Assessment concludes that the proposal will maintain the landscape character and visual amenity values of the locality, and that the earthworks, mounding and planting will not detract from important public views. Accordingly, the proposal is consistent with this policy.

24.2.4 Objective – 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

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

As demonstrated in Section 7.3 above, an adequate firefighting water supply solution is proposed in accordance with current standards, such that the proposal is consistent with this policy. Volunteered conditions of consent will ensure that the existing water supply meeting the current standards, being a 45,000-litre reserve.

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 a 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 proposal includes native planting associated with the landscape mound and visual mitigation strategy. This planting will strengthen the vegetated character of the site, enhance ecological values and contribute positively to the landscape character of the Precinct.

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

The proposal is consistent with this objective. The subdivision creates two rural-residential lots of approximately 1.5ha each, which aligns with the anticipated development outcomes of the Wakatipu Basin Lifestyle Precinct. The proposal incorporates a design-led approach through the integration of landform,

landscaping, building controls and access design to ensure landscape character and visual amenity values are maintained.

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 values identified in Schedule 24.8 – Landscape Character Units.*

The proposed subdivision enables an additional rural-residential allotment while maintaining the established character of LCU#21. Landscape mitigation, vegetation retention, native planting and development controls ensure future development remains visually recessive and integrated within the site.

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

The proposal adopts a design-led response by locating the building platform behind a landscaped earth mound, integrating access within the site, retaining existing vegetation where practicable and providing additional native planting. These measures ensure development is sympathetic to the existing landscape character and surrounding rural-residential environment.

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

The proposed lot sizes exceed the anticipated average density of the Precinct and maintain a sense of spaciousness. The proposal represents a logical extension of the established rural-residential pattern and will not result in adverse cumulative landscape effects.

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

Existing vegetation will be retained where practicable and supplemented with additional native planting. The proposed landscape treatment will strengthen the vegetated character of the site, assist with visual integration and contribute positively to the character of LCU#21.

24.2.5.6 *Require buildings, or building platforms identified through subdivision, or any vehicle access located within a prescribed Escarpment. Ridgeline and River Cliff Features setback as identified on the District Plan web mapping application, to maintain the values of those features, including by:*

a) Ensuring that any buildings, earthworks and landform modification are located and designed so that the values of the feature are maintained; while
b) Recognising that for some sites compliance with the prescribed setback is not practicable due to the site size and dimensions, presence of existing buildings, or the applicant of other setback requirements.

The building platform, access and associated earthworks have been located and designed to integrate with the existing topography and avoid adverse effects on significant landscape features. The proposal maintains the values of the surrounding landscape while enabling appropriate rural-residential development.

Overall, the proposal is consistent with the objectives and policies of Chapter 24. The site is located within LCU21, which is identified as having a high capability to absorb additional development. The proposed subdivision adopts a design-led approach that integrates landform, landscaping, access and future development controls to ensure landscape character and visual amenity values are maintained. The supporting Landscape Assessment concludes that landscape and visual effects will be low, and the proposal appropriately provides for rural living opportunities anticipated within the Wakatipu Basin Lifestyle Precinct.

9.2.3 Chapter 25 – Earthworks

25.2.1 ***Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.***

Policies

25.2.1.1 *Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.*

25.2.1.2 *Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:*

a. Protects the values of Outstanding Natural Features and Landscapes;
b. Maintains the amenity values of Rural Character Landscapes

c. *Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;*

d. *Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;*
Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.

e. *Protects Māori cultural values, including wāhi tapu and wāhi tupuna and other sites of significance to Māori;*

f. *Protects the values of heritage sites, precincts, and landscape overlays from inappropriate subdivision, use and development; and*

g. *Maintains public access to and along lakes and rivers.*

25.2.1.3 *Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*

25.2.1.4 *Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*

25.2.1.5 *Design earthworks to recognise the constraints and opportunities of the site and environment.*

25.2.1.6 *Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*

25.2.1.7 *Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*

25.2.1.8 *Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tupuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.*

25.2.1.9 *Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.*

25.2.1.10 *Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*

25.2.1.11 *Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*

25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks

Policies

25.2.2.1 *Enable earthworks that are necessary to provide for people and communities wellbeing, having regard to the importance of:*

(a) Nationally and Regionally Significant Infrastructure;
(b) tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
(c) minimising the risk of natural hazards;
(d) enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
(e) the use and enjoyment of land for recreation, including public walkways and trails.
(f) maintaining or enhancing the operational efficiency of existing infrastructure.

Overall, the PDP and the Objectives and Policies outlined above enable earthworks that are part of subdivision and development, if they are undertaken in a way that avoids, remedies, or mitigates adverse effects on communities and the natural environment.

The proposed earthworks are required to enable residential development to occur on a relatively flat site and will be appropriately undertaken and managed while they are being carried out in accordance with QLDC's consent conditions requiring a 'Low' risk Environmental Management Plan to be adhered to which will govern the management of all earthworks.

Standard accidental discovery protocol conditions can be imposed on the decision to ensure that in the highly unlikely event that cultural or archaeological material is found, this can be treated appropriately.

Given the above, the proposal is consistent with, and therefore not contrary to, the relevant objectives and policies of Chapter 25.

9.2.4 Chapter 27 – Subdivision and Development

Objective

27.2.1 Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

The proposal will create one additional lot within the Wakatipu Basin Lifestyle Precinct. The subdivision has been designed to create two practical lots capable of accommodating rural-residential development while maintaining the character and amenity values of the surrounding environment. The proposal incorporates a defined building platform, landscaping, access and servicing arrangements that will ensure a high-quality living environment for future residents. Accordingly, the proposal is consistent with this objective.

Policies

27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.

27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.

The proposed lots are of an appropriate size and configuration for the anticipated rural-residential land use and can be independently serviced.

Supporting technical assessments confirm that suitable provision can be made for access, water supply, wastewater disposal, stormwater management, firefighting water supply and utility services.

The proposal has also been supported by landscape, geotechnical, transport and infrastructure assessments, ensuring that key environmental effects and servicing requirements have been appropriately addressed through the subdivision process. The proposal is therefore consistent with these policies.

Objective

27.2.2. Subdivision design achieves benefits for the subdivider, future residents and the community.

The proposal adopts a design-led approach that responds to the site's landscape character, topography and surrounding development pattern. The building platform, access and landscape mitigation measures have been carefully integrated into the site to maintain amenity values while providing an additional rural-residential development opportunity.

Policies

27.2.2.6 *Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter*

The proposal responds appropriately to the local context through the use of a landscaped earth mound, native planting, a defined building platform and development controls. These measures ensure future development is integrated within the site while maintaining views, landscape character and visual amenity values. The proposal is therefore consistent with this policy.

Objective

27.2.5 Infrastructure and services are provided to new subdivisions and developments.

The proposal provides for appropriate servicing infrastructure to support both lots. Technical assessments confirm that access, water supply, wastewater disposal, stormwater management, firefighting water supply, electricity and telecommunications can all be provided without creating adverse effects on the environment or existing infrastructure networks.

Policies

Transport, Access and Roads

27.2.5.1 Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling. For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.

27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

27.2.5.4 *Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.*

27.2.5.5 *Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:*

a. *the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*
b. *the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*
c. *the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;*
d. *the provision and vesting of corner splays or rounding at road intersections;*
e. *the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;*
f. *the provision of appropriate tree planting within roads in urban areas;*
g. *any requirements for widening, formation or upgrading of existing roads;*
h. *any provisions relating to access for future subdivision on adjoining land;*
i. *the provision and location of public transport routes and bus shelters in urban areas.*

Water supply, stormwater, wastewater

27.2.5.6 *All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.*

Water

27.2.5.7 *Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*

27.2.5.8 *Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation*

and gardening may be expected to be obtained from other sources.

27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:

a. the availability, quantity, quality and security of the supply of water to the lots being created;
b. water supplies for fire fighting purposes;
c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
d. any initiatives proposed to reduce water demand and water use.

Stormwater

27.2.5.11 Ensure appropriate stormwater design and management by having regard to:

a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
b. the capacity of existing and proposed stormwater systems;
c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
d. the location, scale and construction of stormwater infrastructure;
e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.

27.2.5.12 Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.

Wastewater

27.2.5.13 Treat and dispose of sewage in a manner that:

a. maintain public health;

b. *avoids adverse effects on the environment in the first instance; and*
c. *where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.*

27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:

a. *the method of sewage treatment and disposal;*
b. *the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;*
c. *the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.*

27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

a. *providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;*
b. *ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;*
c. *generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves. Easements*

The proposal provides for a new private access to Lot 1 from Arrow Junction Road and retains appropriate access arrangements for Lot 2. While the proposed access does not fully achieve the prescribed sight distance requirements, the Transport Assessment concludes that the resulting effects on the safety and efficiency of the transport network will be negligible to the low traffic volumes associated with a single additional residential lot.

A consented groundwater bore has been established on Proposed Lot 1 and has been demonstrated to provide a supply well in excess of the minimum domestic water

demand requirements. The bore will initially service Lot 1, with provision available for a future connection to Lot 2 if required. Accordingly, the proposal provides a secure and reliable potable water supply.

Firefighting water storage of up to 45,000 litres will be provided in accordance with SNZ PAS 4509:2008. Appropriate consent notice conditions are proposed to ensure adequate firefighting water supply is available at the time of future development.

Stormwater will be managed on-site through soakage and overland flow paths. The supporting geotechnical and infrastructure assessments confirm that the site is capable of accommodating stormwater disposal without adverse effects on adjoining properties or downstream receiving environments.

Wastewater disposal will be provided on-site for each allotment in accordance with AS/NZS 1547:2012. The supporting assessments confirm that suitable areas are available within each allotment for future wastewater treatment and disposal systems.

Correspondence from Aurora Energy confirms that electricity can be supplied to the proposed allotments. Telecommunications services can also be provided to support future residential development.

Overall, the technical reports demonstrate that the proposed subdivision can be appropriately serviced and is consistent with Objective and Policies 27.2.5.

9.2.6 Chapter 29 – Transport

Objective 29.2.1 - *An integrated, safe, and efficient transport network that:*

a. *provides for all transport modes and the transportation of freight;*
b. *provides for future growth needs and facilitates continued economic development;*
c. *reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;*
d. *contributes towards addressing the effects on climate change;*
e. *reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and*
f. *Enables the significant benefits arising from public walking and cycling trails.*

Policies

29.2.1.1 *Require that transport networks including active transport networks, are well-connected and specifically designed to:*

a. *enable an efficient public transport system;*

b. *reduce travel distances and improve safety and convenience through discouraging single connection streets; and*

c. *provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.*

Objective 29.2.1 seeks to achieve an integrated, safe and efficient transport network. The proposal involves the creation of one additional rural-residential lot and will generate only a small increase in vehicle movements. Given the scale and location of the proposal, it will not adversely affect the operation, efficiency or safety of the wider transport network.

The site is located within an established rural-residential environment and is accessed directly from Arrow Junction Road. Existing walking and cycling opportunities, including the nearby Arrow River Bridges Trail, will remain unaffected by the proposal.

The proposal does not compromise existing or future transport connections and is therefore consistent with Objective 29.2.1 and Policy 29.2.1.1.

Objective 29.2.2 - *Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:*

a. *providing a safe and efficient transport network;*
b. *compact urban growth;*
c. *economic development;*
d. *facilitating an increase in walking and cycling and the use of public transport; and*
e. *achieving the level of residential amenity and quality of urban design anticipated in the zone.*

Objective 29.2.2 seeks to ensure that access, parking and manoeuvring arrangements contribute to a safe and efficient transport network.

The proposal provides appropriate access to both lots. Proposed Lot 1 will be accessed via a new private accessway from Arrow Junction Road, while proposed Lot 2 will retain its existing access arrangement. The Transport Assessment confirms that the proposed access can operate safely and efficiently despite the minor sight distance non-compliance, given the low traffic volumes associated with a single additional residential allotment.

Accordingly, the proposal is consistent with Objective 29.2.2.

Objective 29.2.4 *An integrated approach to managing subdivision, land use, and the transport network in a manner that:*

a. *supports improvements to active and public transport networks;*
b. *promotes an increase in the use of active and public transport networks and shared transport;*
c. *reduces traffic generation; and*
d. *manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.*

Policies

29.2.4.7 *Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.*

29.2.4.8 *Control the number, location, and design of additional accesses onto the State Highway and arterial roads.*

29.2.4.11 *Enable the construction or implementation of the active and public transport networks to reduce traffic congestion and improve transport choice.*

Objective 29.2.4 seeks an integrated approach to managing subdivision, land use and transport effects.

The proposal is consistent with the established rural-residential character and anticipated development outcomes of the Wakatipu Basin Lifestyle Precinct. The additional traffic generated by one residential lot will be minimal and will not adversely affect the function or operation of Arrow Junction Road or the surrounding transport network.

The proposed vehicle crossing has been located in the safest practicable position along the site frontage and has been designed to minimise effects on road users. While a minor sight distance shortfall exists when looking north, the Transport Assessment concludes that any resulting effects on transport safety and efficiency will be low due to the low traffic generation associated with the proposal, the location of the access, and the operating conditions of the surrounding road environment.

The proposal will not compromise existing or future active transport opportunities and will not preclude the continued use or development of nearby walking and cycling networks.

Overall, the proposal is consistent with the relevant objectives and policies of Chapter 29, and any transport effects are considered to be negligible.

10 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.

11 Section 106 of the Act

Pursuant to Section 106 of the RMA, a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that there is a significant risk from natural hazards; or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

The proposal provides legal and physical access to both lots via a new accessway to Lot 1 and the existing access to Lot 2. Appropriate easements will be created where required.

A Geotechnical Assessment confirms the site is suitable for subdivision and no significant natural hazard risks have been identified.

For these reasons, and pursuant to Section 106, it is considered that there is no reason for the consent authority to refuse consent.

12 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

In terms of Section 6, there are no matters of national importance that need to be recognised and provided for in terms of the proposed activity.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources. The matters of relevance to this application are considered to be:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:
(f) maintenance and enhancement of the quality of the environment:

The proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.