APPLICATION FOR RESOURCE CONSENT

For a new residential unit at
Tucker Beach Road,
Queenstown

16 July 2026

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Laurence Irene Moana Tracqui
Address for Service:	Laurence Irene Moana Tracqui C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 caleb@brownandcompany.co.nz 03 409 2258
Address for invoicing:	Lawrence Tracqui lawrence.tracqui@gmail.com
Site Address:	Lot 9 Tucker Beach Road, Queenstown
Legal Description:	Lot 9 DP 309716
District Plan Zone:	Wakatipu Basin Rural Amenity Zone (Lifestyle Precinct)
Plan Designations, Limitations or Overlays:	Landscape Character Unit 4: Tucker Beach
Activity Status:	Restricted discretionary

Prepared for:	*Laurence Irene Moana Tracqui*
Date:	*16 July 2026*
Prepared by:	*Caleb Tien*
Reviewed by:	*Morgan Shepherd*

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

Laurence Irene Moana Tracqui

16 July 2026

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title and Instruments
C	Architectural Plans
D	Landscape Plan
E	Wastewater Design Report
F	Stormwater Design Report
G	Application Form

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FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is located at the westernmost end of Tucker Beach Road, and is legally described as Lot 9 DP 309716 (there was no postal address at the time of writing this report). The site is 7732m^2 in area, is accessed from Tucker Beach Road via a right of way / shared accessway, and is currently vacant. The site is irregular in shape, and slopes up from the northern boundary to the south. There is a flat building area in the centre of the site.

There site does not contain a building platform.

The location and extent of the site is shown in **Figure 1** below.



Figure 1: Site location (outlined in turquoise).

1.3. The proposal

It is proposed to construct a residential unit and an accessory building, and to undertake associated earthworks and landscaping.

The proposed residential unit is single-storey and contains three bedrooms, three bathrooms, with associated laundry, kitchen and living areas. Internal garaging for one vehicle is provided. A standalone sleepout containing two bedrooms with ensuites is proposed to the east of the proposed residential unit. The residential unit will have a footprint of 191.4m^2, and the accessory building with have a footprint of 45m^2. The total building footprint of 236.4m^2 will equate to a building coverage of 3% of the site. A floor plan of the proposed buildings is provided within **Figure 2** below:

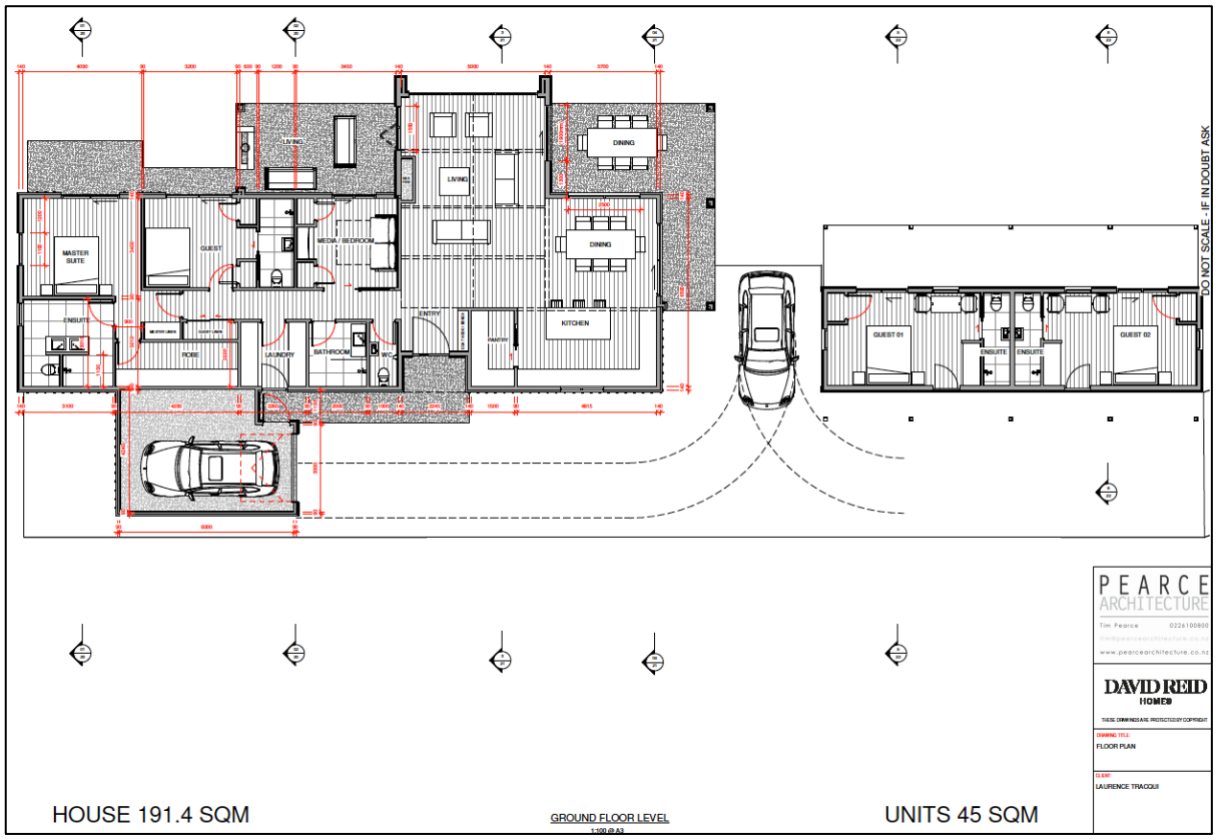


Figure 2: Floor plan.

A full set of architectural plans is provided within **Attachment C**.

The proposed buildings will be clad in the following materials:

Residential Unit		
Element	**Material**	**Colour**
Roof	Alpine Tray	Flaxpod LRV 6% (or similar)
Walls	Board and Batten	Flaxpod LRV 6% (or similar)
	Timber weatherboard (horizontal and vertical)	Stained
	Schist	Natural

Sleepout		
Element	**Material**	**Colour**
Roof	Corrugate	Sandstone Grey LRV 27% (or similar)
Walls	Board and Batten	Flaxpod (or similar)
	Timber weatherboard (horizontal and vertical)	Stained

The Landscape Plan in **Figure 3** below (and also provided in **Attachment D**) illustrates the location of the proposed residential unit, water tanks, access and landscaping.

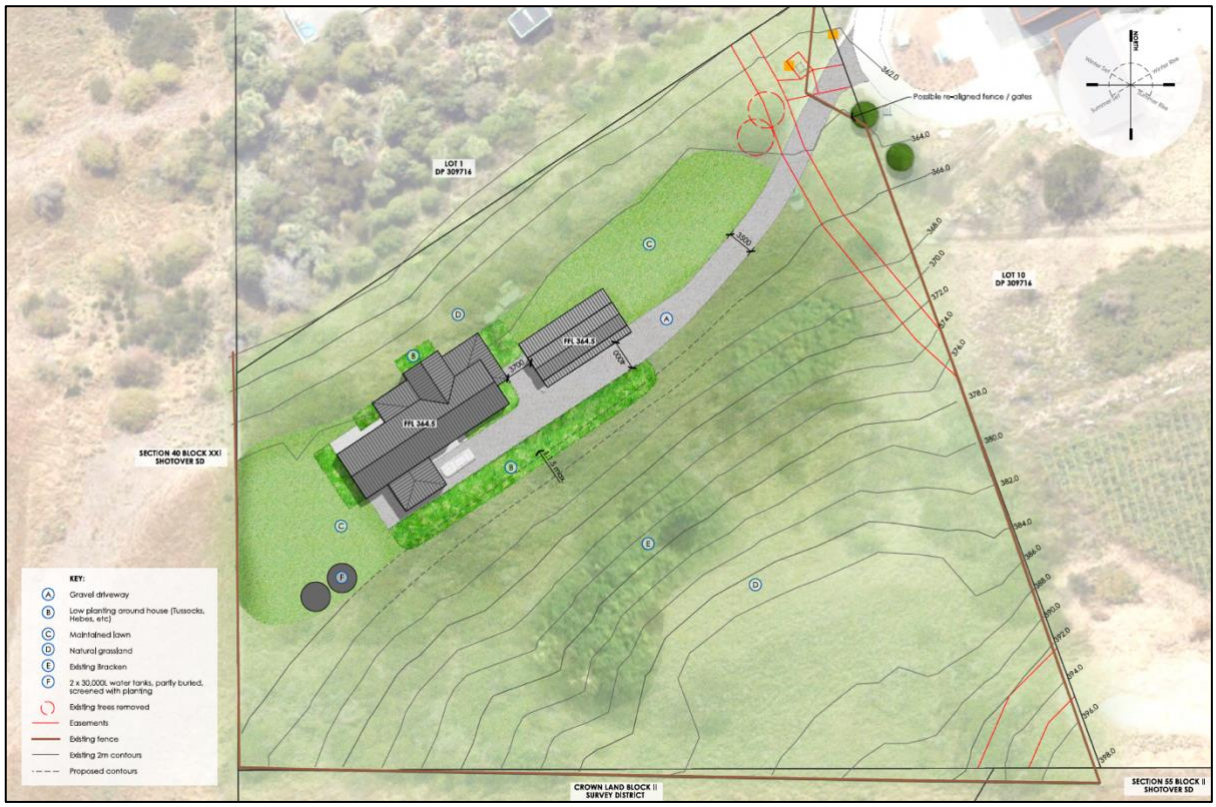


Figure 3: *Landscape plan.*

The water tanks (2x 30,000L) will be partially buried, and will be recessively coloured within the natural tones of greys, brown and greens.

Some earthworks are required to form a level area within which to construct the residential unit. An earthworks plan is provided within **Attachment C** (Drawing No. A003). The earthworks will involve 393m^3 of cut up to 0.6m in depth. The earthworks will be managed in accordance with the QLDC Land Development and Subdivision Code of Practice, with sediment control measures and dust control measures to be implemented accordingly where required. The earthworks plan is shown in **Figure 4** below:

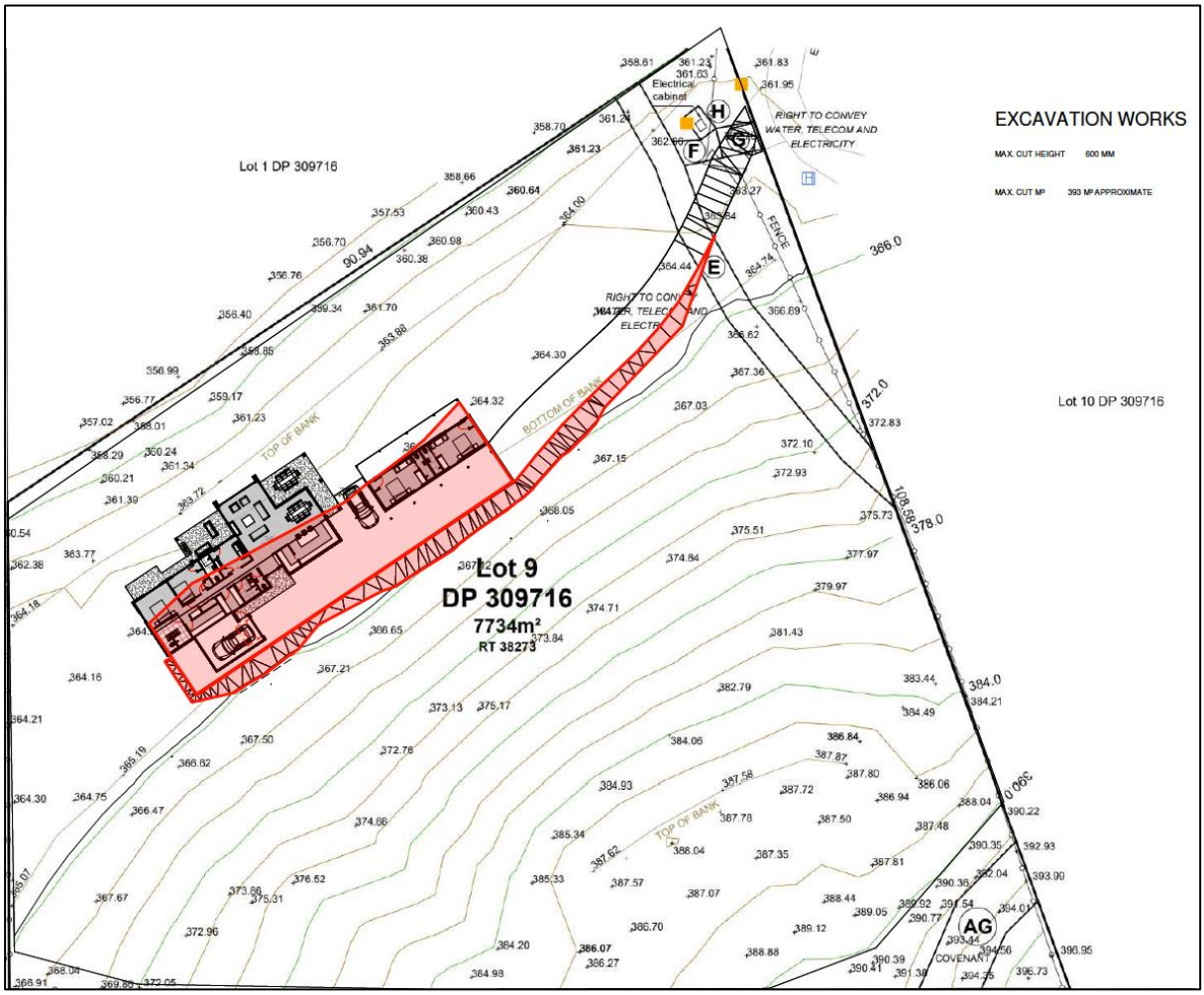


Figure 4: Earthworks plan.

The site will be serviced as follows:

Potable water

A potable water connection will be made to the existing water supply to the site installed as part of the underlying subdivision.

Wastewater disposal

Wastewater will be disposed on-site via a site-specific designed system. A design of the wastewater disposal system for the site is provided within the Wastewater Disposal Assessment in **Attachment F**. This assessment confirms that on-site wastewater disposal for the site is feasible.

Stormwater disposal

Stormwater will be disposed on-site via soakage. A design of the stormwater system for the site is provided in **Attachment G**. In summary, on-site stormwater attenuation and disposal is confirmed to be feasible, with sufficient space on-site to accommodate this.

Firefighting water supply

Firefighting water supply will be provided in the form of 2x 30,000L tanks, with a minimum of 45,000L of the total 60,000L to be static storage for firefighting. The remaining 15,000L will be used as static water supply storage.

Power and telecommunications

The necessary power and telecommunications connections will be made.

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Lifestyle Precinct (**the Precinct**) of the Wakatipu Basin Rural Amenity Zone (**WBRAZ**).

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: *PDP Activities*

Rule	Activity	Activity Status
Chapter 24 – Wakatipu Basin Rural Amenity Zone		
24.4.3	The use of land or buildings for residential activity except as otherwise provided for in Table 24.1 and subject to the standards in Table 24.2.	**Permitted**
24.4.6	The construction of buildings for residential activity not provided for by Rules 24.4.5 to Rule 24.4.7A. Discretion is restricted to: a. Effects on landscape character associated with the bulk and external appearance of buildings; b. Access; c. Infrastructure; d. Landform modification, exterior lighting, landscaping and planting (existing and proposed); e. Natural hazards; f. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment; g. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.	**Restricted Discretionary**

Table 2: *PDP Standards*

Rule	Standard	Activity Status if breached	Consent Required?
Chapter 24 – Wakatipu Basin Rural Amenity Zone			
24.5.1.1	For sites with a net site area of 1 hectare or less and zoned in part or whole Wakatipu Basin Lifestyle Precinct, a maximum of one residential unit per site.	**Non-complying**	**No** – consent is not required as one residential unit is proposed on the site.
24.5.1.3	Where Rule 24.5.1.1 or Rule 24.5.1.2 applies, all residential units (including residential flats) must be located within the area zoned Wakatipu Basin Lifestyle Precinct.	**Non-complying**	**No** – consent is not required as the entirety of the site is within the Precinct.

Rule	Standard	Activity Status if breached	Consent Required?
24.5.4	Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following: All exterior surfaces* must be coloured in the range of browns, greens or greys including; 24.5.4.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and 24.5.4.2 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.	**Restricted discretionary**	**Yes** – consent is required as the corrugate roof of the sleepout will be coloured Sandstone Grey (LRV 27%).
24.5.6	The building coverage of all buildings on a site not subject to Rule 24.5.5 must not exceed 15% of net site area, or 500m^2, whichever is the lesser.	**Restricted discretionary**	**No** – consent is not required as the proposed building will have a site coverage less than 15% (3%) and will be less than 500m^2 in area (236.4m^2).
24.5.7.1	The minimum setback of any building from internal boundaries shall be 10m, except where Rule 24.5.7.2 applies.	**Restricted discretionary**	**No** – consent is not required as all buildings will be set back greater than 10m from the boundaries.
24.5.8.1	The maximum height of buildings shall be 6.5m.	**Restricted discretionary**	**No** – consent is not required as the building will be less than 6.5m in height, as shown on the elevations in **Attachment C**.
24.5.8.2	The maximum height of buildings shall be 8m.	**Non-complying**	**No** – consent is not required as the building will be less than 6.5m in height, as shown on the elevations in **Attachment C**.
24.5.9.1	The minimum setback of any building from any road boundary (other than an unformed road or as specified in Rule 24.5.9.4) shall be 75m in the Precinct and 20m in the Rural Amenity Zone.	**Restricted discretionary**	**N/A** – the site does not have a road boundary.
24.5.12	The minimum setback of any building from the bed of a wetland, river or lake shall be 30m. This rule does not apply to: a. waterbodies that have been built as part of a subdivision or development for the primary purpose of treating and disposing of stormwater, or b. the construction of buildings for residential activities pursuant to Rule 24.4.5.	**Restricted discretionary**	**No** – consent is not required as the building and site is set back greater than 30m from any waterbody.
24.5.19	New buildings for residential activities where there is no reticulated water supply, or any	**Restricted discretionary**	**No** – consent is not required as the required

Rule	Standard	Activity Status if breached	Consent Required?
	reticulated water supply is not sufficient for firefighting must have one of the following: …		firefighting water supply will be provided in the 2x 30,000L water tanks.
Chapter 25 – Earthworks			
25.5.4	**Maximum Volume** Wakatipu Basin Rural Amenity Zone and Precinct: 400m^3	**Restricted discretionary**	**No** – consent is not required as 393m^3 of earthworks is proposed.
25.5.11.1	Earthworks over a contiguous area of land shall not exceed the following area: 2,500m^2 where the slope is 10° or greater.	**Restricted discretionary**	**No** – consent is not required as less than 2,500m^2 of earthworks is proposed.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	**Restricted discretionary**	**No** – consent is not required as erosion and sediment controls will be implemented and maintained while the earthworks are undertaken, where required.
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site	**Restricted discretionary**	**No** – consent is not required as dust control measures will be implemented and maintained while the earthworks are undertaken.
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres.	**Restricted discretionary**	**No** – consent is not required as the maximum cut depth will be 0.6m.
25.5.16	The maximum height of any fill shall not exceed 2 metres.	**Restricted discretionary**	**No** – consent is not required as any fill will be less than 2m in height.
25.5.18.1	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: Earthworks not supported by retaining walls: a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.	**Restricted discretionary**	**No** – consent is not required as all earthworks will be appropriately set back from all boundaries.
25.5.19.1	Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m^3 in total volume, within any consecutive 12-month period.	**Restricted discretionary**	**No** – consent is not required as no earthworks will be within 10m of the bed of any water body.

Rule	Standard	Activity Status if breached	Consent Required?
25.5.20	Earthworks shall not be undertaken below the water table of any aquifer, or cause artificial drainage of any aquifer.	**Restricted discretionary**	**No** – consent is not required as earthworks will not be undertaken below the water table of aquifer, or cause artificial drainage of any aquifer.
25.5.21	No more than 300m^3 of Cleanfill shall be transported by road to or from an area subject to Earthworks.	**Restricted discretionary**	**No** – consent is not required as any excavated material transported to or from the site will not exceed 300m^3.

In addition to the relevant rules and standards of the PDP, Consent Notice 5367931.2 contains a number of conditions that are required to be met. An assessment of the proposal against these conditions is provided in **Table 3** below:

Table 3: Conditions of Consent Notice 5601500.3

	Condition	Compliance achieved?
Condition 1	At the time that a dwelling is proposed on Lots I to 10 the owner for the time being shall engage a suitably qualified engineer to design an effluent disposal system in terms of AS/NZS 1547:2000 that will provide sufficient treatment/ renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality such a system would require the following: (i) Specific design by a suitably qualified professional engineer (ii) A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design. (iii) Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance. (iv) Intermittent effluent quality checks to ensure compliance with the system designer's specification. Where disposal areas are located at less than 50 metres from any watercourse or water supply bore then the appropriate consent shall be obtained from the Otago Regional Council.	**Yes** – a wastewater design report is provided in **Attachment F**.
Condition 2	At the time a dwelling is erected on Lots 1 to 10, domestic water and fire fighting storage is to be provided by a standard 23,000 litre tank. Of this total capacity, a minimum of 14,000 litres shall be maintained as a static fire fighting reserve. A fire fighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with Fire Service equipment the fittings are to comply with the following standard. Either: (a) 70 mm Instantaneous Couplings (Female) NZS 4505, or (b) JOO mm and 140 mm Suction Coupling (Female) NZS 4505. (Hose tail is to be the same diameter as the threaded coupling, e.g 140 mm coupling has 140 mm hose tail.) The connection shall have hardstand area adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area.	**Yes** – compliance is achieved as 2x 30,000L water tanks for firefighting will be supplied, with 45,000L to remain as static supply for firefighting purposes.

	Condition	Compliance achieved?
Condition 3	The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2000 for the presence of EColi, by the management group for the lots, and the results forwarded to the Principal Resource Management - CivicCorp or the Queenstown Lakes District Council. The Ministry of Health shall approve the laboratory carrying out the analysis Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2000 are met or exceeded.	**Yes** – this condition will be met.
Condition 4	In the event that the number of persons to be accommodated on any of Lots 1 to 10 is to be greater than five, then the Queenstown Lakes District Council will require commensurate increases in the water supply to that lot at the rate of 200 litres per extra person per day.	**Yes** – this condition will be met.
Condition 5	That any proposed access formation in Lot 3 shall not construct the potential construction of a piped or other conveyance water race at a reasonably uniform grade within the building restriction area shown in Lot 3. The top of the water level shall have a maximum height of 488.9 metres (in terms of the assumed datum origin OIT XXIX DP18775 R.L500.00 metres) at the western boundary of Lot 3 and 488.0 metres at the eastern boundary of Lot 3.	**N/A** – the subject site is Lot 9. Notwithstanding, access to the site has already been formed.
Condition 6	Completion of construction of the existing access formation in Lot 5 shall not obstruct the piping or culverting beneath the access of the potential water race located within the building restriction area shown on Lot 5. The crown of the pipe/culvert shall have a maximum height of 487.3 metres (in terms of the assumed datum origin OIT XXIX DP18775 RL.500.00 metres) where it crosses the proposed access.	**N/A** – the subject site is Lot 9. Notwithstanding, access to the site has already been formed.
Condition 7	That any proposed access formation in Lot 8 shall not obstruct the potential construction of a piped or other conveyance water race at a reasonably uniform grade within the building restriction area shown on Lot 8. The top of the water level shall have a maximum height of 486.5 metres (in terms of the assumed datum origin OIT XXIX DPl8775 RL.500.00 metres) at the southern boundary of Lot 8 and 485.7 metres at the northern boundary of Lot 8.	**N/A** – the subject site is Lot 9. Notwithstanding, access to the site has already been formed.
Condition 8	That any proposed works anywhere on Lots 3, 5, 6, 7, 8 and 10 shall not obstruct the potential construction of a piped or other conveyance water race at a reasonable uniform grade within the building restriction area shown on Lots 3, 5, 6, 7, 8 and 10.	**Yes** – this condition will be met.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- A **restricted discretionary** activity resource consent pursuant to Rule 24.4.6 for the construction of a new residential unit. Council's discretion is restricted to the following relevant matters:
  a. Effects on landscape character associated with the bulk and external appearance of buildings;
  b. Access;

c. Infrastructure;
d. Landform modification, exterior lighting, landscaping and planting (existing and proposed);
e. Natural hazards;

- A **restricted discretionary** activity resource consent pursuant to Rule 24.5.4 as the proposed roof colour of the sleepout will exceed the maximum 20% LRV value by 7%. Council's discretion is restricted to the following matters:
  a. Effects on landscape character associated with the bulk and external appearance of buildings;
  b. Visual prominence from both public places and private locations.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **restricted discretionary** activity.

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

As per section 168A(3)(b)(ii) of the Act, where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity shall be adequately considered.

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline;
- Effects of the proposed building in respect of the relevant matters of discretion;
- Effects on landscape and amenity; and
- Summary of effects on the environment.

4.2. Permitted baseline

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline).

Section 104(2) of the Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity. In the case of the proposal, as all new residential units and buildings require resource consent, regardless of being located within or outside of a building platform, there is no relevant permitted baseline for the proposed buildings.

However, associated with the construction of a residential unit, the following extent of earthworks are also permitted to be undertaken:

- Up to 400m^3 in volume;
- 2,500m^2 where the slope is 10° or greater;
- 10,000m^2 where the slope is less than 10°;
- Cut down to a depth of 2.4m;
- Fill up to a height of up to 2m.

The application of the permitted baseline, and consideration of the earthworks that could otherwise be undertaken on the site as a permitted activity, is appropriate in this case.

4.3. Effects of the proposed building

The matters of discretion listed for new buildings within Rule 24.4.6 are relevant and applicable. Therefore, the proposal is assessed below in respect of the relevant matters of discretion outlined within Rule 24.4.6 of the PDP:

Effects on landscape character associated with the bulk and external appearance of buildings

The proposed built form will meet the relevant bulk and location standards. The location of the buildings, taking into account the topography of the site and planting to be undertaken within the immediate vicinity of the buildings, is acceptable and consistent with the surrounding pattern of development. The proposed built form, being single level in construction, is not dominant, is of a compliant coverage/floor area, and is sited similarly to other built development in the immediately surrounding area being located centrally within the site.

In terms of the cladding material and colours proposed, all external colours for the residential unit will be recessive, and will have an LRV of less than 20%. In terms of the accessory building, although the roof of the sleepout will exceed the permitted limit by 7%, it is still of a natural hue, and is a smaller building relative to the main dwelling and the site which makes up 0.58% of the site. Furthermore, the form of the accessory building will tuck low into the wider slope and topography of the site setting, and will not be readily visible from Tucker Beach Road given it is located on a rear site at the end of an accessway. Furthermore, it is noted that the roofs of multiple buildings (365A, 365E and 411 Tucker Beach Road) within the surrounding area are clad and/or coloured in a similar or lighter tone (lighter greys) when compared to the proposed accessory building. As such, the LRV exceedance will not be discernible in this context.

Given the assessment above, and taking into account the extent of rural-residential development within the surrounding environment, it is considered that the form and appearance of the proposed buildings are appropriate. Any effects on landscape character to be less than minor given the prevalence of built form and rural-residential development immediately surrounding the site within the Precinct of the WBRAZ.

Access

Access to the site will continue to be via the shared accessway to the northeast of the site, provided for by the right of way easement. As physical and legal access can be achieved, effects in this regard will be less than minor.

Infrastructure

The site has access to potable water supply installed to the site as part of the underlying subdivision, with firefighting water supply to be provided via the 2x 30,000L tanks. Specific design for wastewater and stormwater disposal have been provided in **Attachments G** and **H** respectively, showing that servicing in this respect is feasible. The required power and telecommunications connections will also be made. Therefore, effects in respect of infrastructure will be less than minor as the site and building can be adequately serviced.

Landform modification, exterior lighting, landscaping and planting

While earthworks are proposed, these are within permitted limits. The majority of this will be a scrape to create a level platform on which to construct the building, and to form the driveway. Following the earthworks, all exposed areas will either be built on, planted or re-grassed in accordance with the Landscape Plan (**Attachment D**). Any exterior lighting will face downwards, and given the separation from site boundaries, there will not be any light spill beyond site. Following construction, the site will be well planted and landscaped in accordance with the Landscape Plan (**Attachment D**), thereby allowing the building to blend in and be absorbed into the site, landscape and wider rural-residential context of the surrounding environment. Therefore, effects in this regard will be less than minor.

Natural hazards

With reference to the Council's natural hazards map, the site is shown as having 'Low to none' liquefaction risk, with no other natural hazard risks identified. Therefore, any effects in respect of natural hazards will be less than minor, with foundation design to be assessed at Building Consent stage.

Summary

Overall, the proposed buildings are appropriate for the site, and any potential adverse effects on the environment will be less than minor.

4.4. Effects on landscape and amenity values

The site is located within Landscape Character Unit 4: Tucker Beach (LCU4). The central part of LCU 4 (within which the subject site is located) within the Precinct is noted by the PDP to be considerably more developed than the remainder of the LCU, and therefore has a lower perception of naturalness, with built form and residential development anticipated within the Precinct of the WBRAZ.

In the context of the environment and landscape within which the site is set, the proposed building is of a scale and size that is consistent with the extent of residential development found within the surrounding Precinct, which is typified by large residential units of a more bespoke design on similarly sized sections to the subject site. Furthermore, when taking into account the existing environment and the extent of residential development within immediately surrounding sites located within the Precinct, the proposed building will be of a similar scale, extent, layout and overall built appearance when viewed in the context of the surrounding rural-residential environment.

Therefore, considering the context of the site, any effects on the environment in respect of landscape and amenity values will be less than minor.

4.5. Summary of effects on the environment

Overall, any potential adverse effects of the proposal will be less than minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant objectives and policies are contained within Chapter 24 (Wakatipu Basin) of the PDP. The majority of these have not been appealed and can be treated as being operative. The relevant provisions are provided and assessed below:

The relevant provisions are provided and assessed below:

Table 3: *PDP provisions*

Provision	Detail	Assessment
Chapter 24 – Wakatipu Basin		
Objective 24.2.1	Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.	Given the assessment above, the proposal will be of a nature, scale and appearance that is consistent with and anticipated within the WBLP as it is located within a rural-living subdivision where residential activities and built form is both anticipated and provided for. The proposal will maintain the landscape character and visual amenity values in the Wakatipu Basin. The proposal achieves this objective.
Policy 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 involves minimal earthworks, with regrassing. Landscaping or building atop post construction, and therefore there will not be inappropriate modification to the natural landform. The proposal achieves this policy.
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.	LCU 4 is characterised by rural residential development. The proposal is for rural residential development that is consistent in scale and nature with others found nearby with the same zone and LCU. The proposal achieves this policy.
Policy 24.2.1.8	Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by: a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.	The proposed development is of an appearance, form, scale and location that is appropriate for the site and context, and is compatible and consistent with the surrounding pattern of development as it is located within a rural-living subdivision that provides for residential development. The proposal achieves this policy.
Policy 24.2.1.9	Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.	It has been assessed that the design and appearance of the proposed residential building is appropriate for the site and context, and will not compromise the landscape and amenity values of any ONF or ONL in the wider environment. The proposal achieves this policy.
Policy 24.2.1.13	Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.	The proposed earthworks are within permitted limits, being for site scrape, building foundations, and access formation. This will not result in adverse effects on landscape character or visual amenity values. The proposal achieves this policy.
Objective 24.2.4	Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.	The proposal will not adversely affect water quality, ecological quality, or recreation values. The proposal achieves this objective.

Provision	Detail	Assessment
Policy 24.2.4.1	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	There will not be any impacts on ecosystem services or nature conservation values. The proposal achieves this policy.
Objective 24.2.5	Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.	The proposal is for rural living, and the proposed residential building will maintain landscape character and visual amenity values given it is located within a rural-living subdivision that anticipates and provides for built development. The proposal achieves this objective.
Policy 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 proposal is for a residential unit within a site and subdivision that is intended for rural-living land use. As assessed above, the development is appropriate for the site and is compatible with the surrounding environment. The proposal achieves this policy.
Policy 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 is located centrally within a rural-living subdivision. The proposed building is of a nature, scale and appearance that is consistent with the environment within which it is set, and overall will maintain the landscape character and visual amenity values of the Wakatipu Basin. The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

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

6. REGIONAL POLICY STATEMENT, REGIONAL PLANS, AND OTHER PLANNING INSTRUMENTS

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) are the relevant RPS's.

The PRPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to resource use, economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the RPS2019 and the PRPS2021. The development is generally consistent with the broad policy direction of both Regional Policy Statements, particularly as the proposal is for a rural-living development within a rural-living subdivision where this form of development is anticipated and provided for.

6.1. National Environmental Standard for Assessing and Managing Contaminants in the Soil

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil (NES-CS), all applications for resource consent need to be determined if they apply under this National Environmental Standard.

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The proposal includes disturbance of the soil for earthworks; however, the site is not identified as contaminated land according to Otago Regional Council's HAIL register and no known activity relating to hazardous contaminates is known to have occurred. The site is therefore not identified as being more than likely to have contained an activity that is on the HAIL register, therefore this standard does not apply to the proposal.

6.2. National Policy Statement – Natural Hazards

The National Policy Statement for Natural Hazards (**NPS-NH**) came into effect in December 2025 as part of the Governments phased approach to the reform of the resource management system.

The NPS-NH requires the management of natural hazard risk to people and property associated with subdivision, use and development using a risk-based proportionate approach.

Based on a review of Council online maps, the site is not subject to any specific natural hazard risk.

Any seismic risk will be addressed at the building consent stage.

The proposal therefore aligns with the NPS-NH.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

(a) Sustaining the potential of natural and physical resources … to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design

of the proposal. The building design and associated additional planting is appropriate for the rural-living setting and context within the Precinct of the WBRAZ.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

a. the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

b. the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

c. the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

d. the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers

e. the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;

f. the protection of historic heritage from inappropriate subdivision, use, and development;

g. the protection of protected customary rights;

h. the management of significant risks from natural hazards.

The proposal will accord with the matters of national importance outlined above, and is an example of appropriate use and development of land, while avoiding adverse effects on the environment.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

a. kaitiakitanga:

aa. the ethic of stewardship:

b. the efficient use and development of natural and physical resources:

c. the maintenance and enhancement of amenity values:

d. intrinsic values of ecosystems:

f. maintenance and enhancement of the quality of the environment:

g. any finite characteristics of natural and physical resources:

The proposal accords with the relevant matters as the proposal is for a rural-living activity within a rural-living subdivision, which is an efficient use of resources, while maintaining the character and amenity values and overall quality of the rural-living environment it is located within.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

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

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));

- Trade competition and the effects of trade competition (s95D(d)); and

- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

11. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In accordance with the assessment undertaken within Section 4 above, any actual or potential adverse effects on adjacent properties will be less than minor given:

(a) The proposal is of a scale and appearance that is appropriate for the site, and meets all but one of the bulk, location and appearance standards for the zone. The non-compliance related to cladding colour has been assessed above to be acceptable, and will not result in any adverse effects;

(b) It is largely concealed from public views due to the topography of the land, vegetation and its location which is well-separated and located at the end of Tucker Beach Road. Notwithstanding, built form and residential development is provided for and anticipated within the site, with the proposal being of a scale and appearance that is appropriate for the environment it is located within; and

(c) The building and associated landscaping have been designed and located to respond to the topography of the site and the context it is located within, with the planting to integrate the built form into the landscape, acknowledging that built form on the site is still anticipated and provided for by the underlying rural-residential subdivision.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

12. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.