APPLICATION FOR RESOURCE CONSENT

For a new residential unit and flat, swimming pool and tennis court at 508 Arrowtown – Lake Hayes Road, Queenstown

5 August 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:	Walker Family Trust
Address for Service:	Walker Family Trust C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 morgan@brownandcompany.co.nz 03 409 2258
Address for invoicing:	Walker Family Trust C/- Mike & Anna Walker michael.walker@toddwalker.com
Site Address:	508 Arrowtown-Lake Hayes Road, Arrowtown
Legal Description:	Section 9 Block VII Shotover Survey District held in Record of Title OT6A/996
Proposed District Plan Zone:	Wakatipu Basin Rural Amenity Zone (Wakatipu Basin Lifestyle Precinct)
Plan Designations, Limitations or Overlays:	Landscape Character Unit 23 (LCU 23): Millbrook
Activity Status:	Discretionary

Prepared for:	*Walker Family Trust*
Date:	*5 August 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

Walker Family Trust

5 August 2026

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title and Title Instruments
C	Architectural Plans
D	Landscape Plan
E	Landscape Assessment
F	Copy of RM241057
G	Affected Party Approval
H	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 127, 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 within the triangle piece of land that is bordered by Arrowtown-Lake Hayes Road and McDonnell Road. The site is future Lot 1 of an approved but, yet to be implemented, subdivision accessed from Arrowtown-Lake Hayes Road, approved by RM241057 and will contain future residential building platforms.

The general location of the site is shown in **Figure 1** below, with the approved RM241057 subdivision scheme plan provided in **Figure 2** below.



Figure 1: Site location, with general location of Future Lot 1 indicated by red circle.

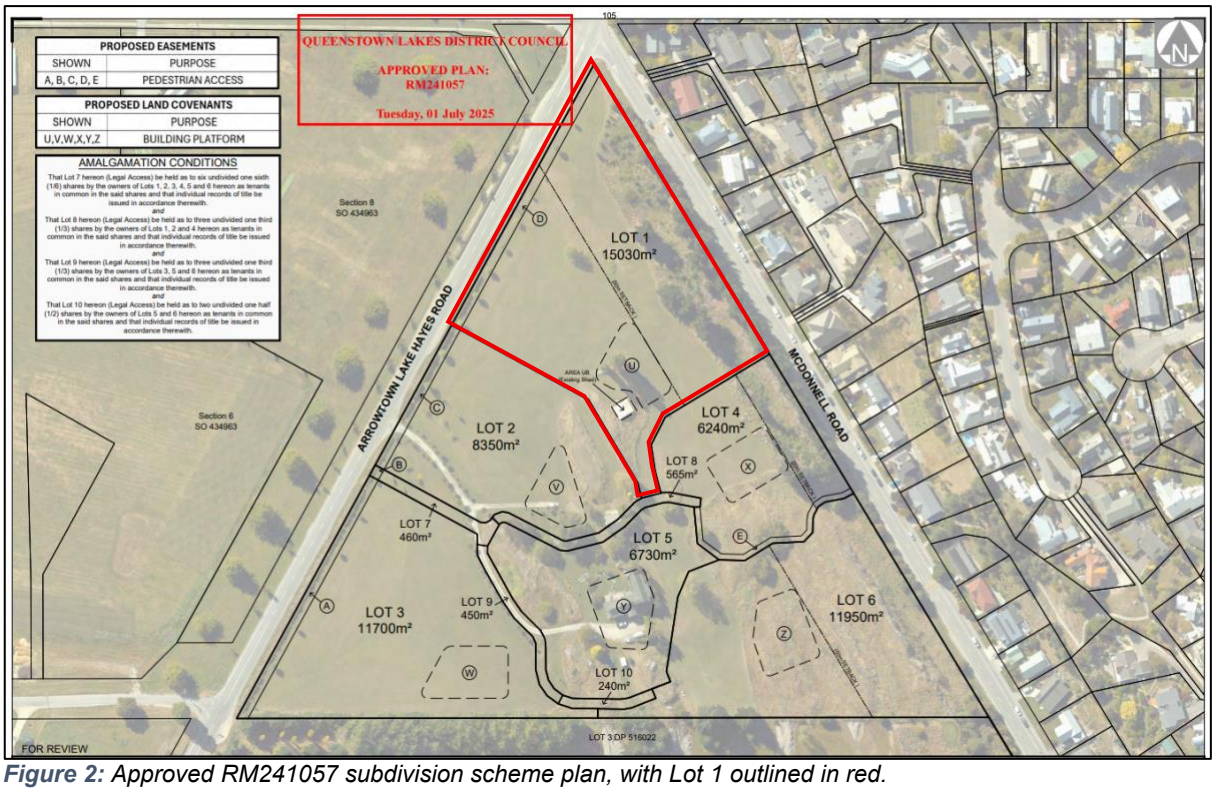


Figure 2: Approved RM241057 subdivision scheme plan, with Lot 1 outlined in red.

RM241057 approved earthworks to level the ground located within the building platforms. The approved earthworks plan from RM241057 is provided in **Figure 3** below:

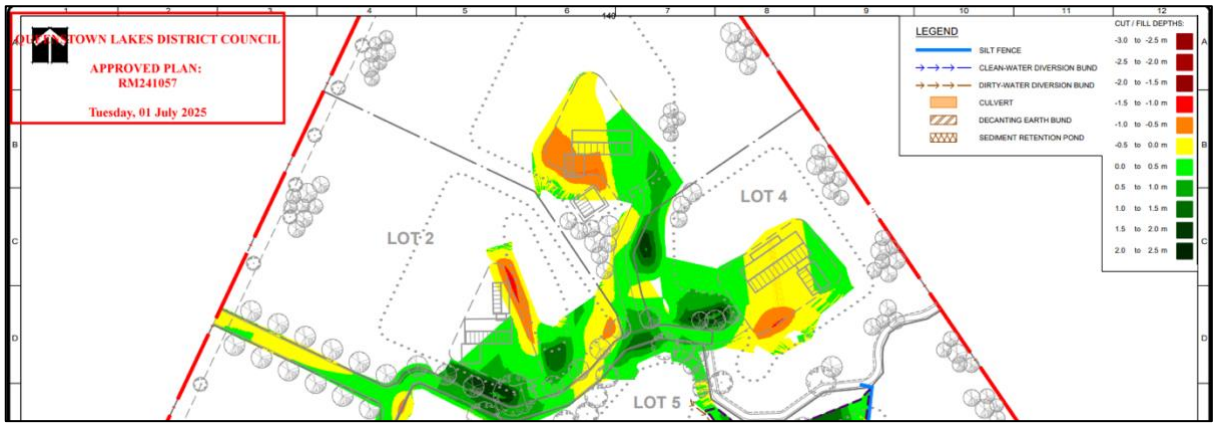


Figure 3: Approved RM241057 earthworks plan.

The earthworks will be undertaken prior to the title being issued for the site, as part of implementation of the subdivision.

Associated with the underlying subdivision is the structural landscaping plan shown in **Figure 4** below. The site includes a variety of planting around the building platforms and curtilage area and along the accessway boundary. The structural landscaping is to be undertaken by the consent holder of RM241057 and will be implemented prior to titles being issued.

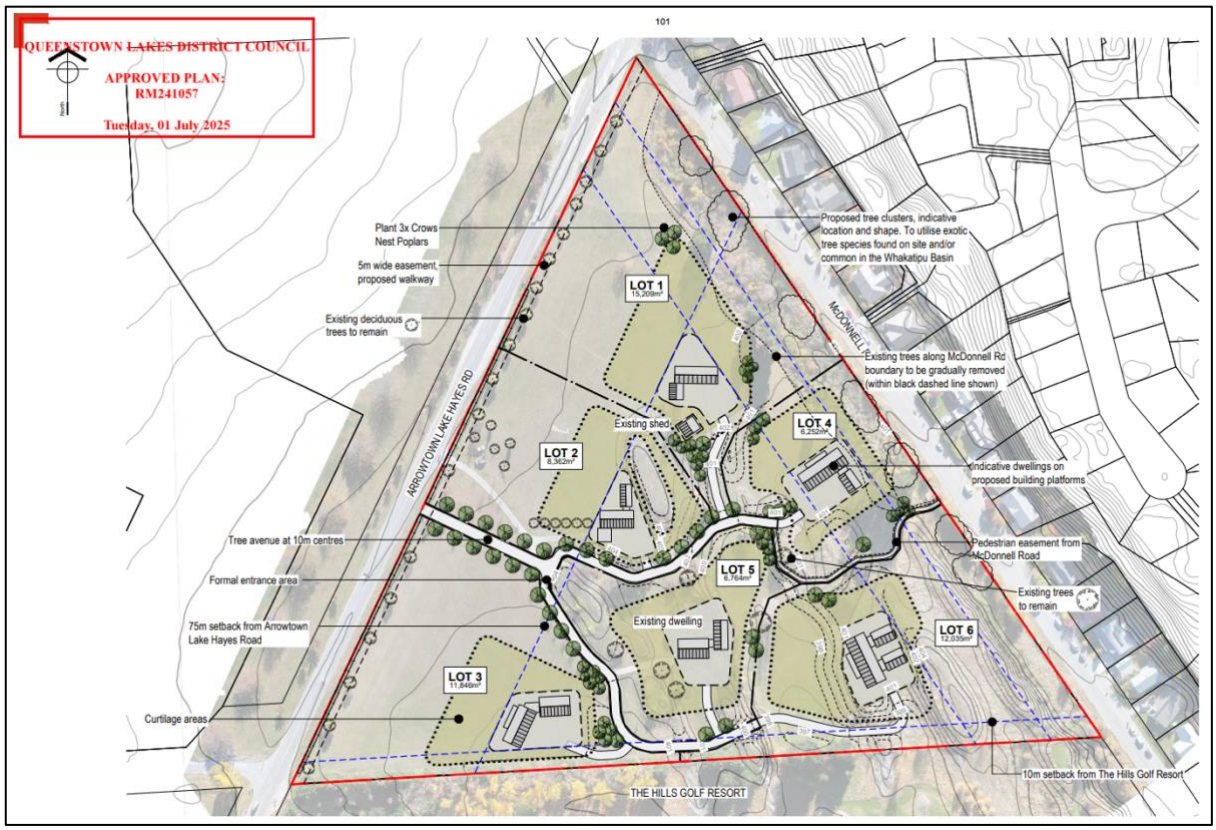


Figure 4: RM241057 structural landscape plan

1.3. Development and Consent History

The following consent history is relevant to the site:

RM241057 Granted on 1 July 2025, this consent approved a six-lot subdivision, the establishment of building platforms within each lot, and to undertake associated earthworks and landscaping.

1.4. The proposal

It is proposed to construct a residential unit, residential flat, swimming pool and tennis court and undertake associated landscaping on the site, as outlined below.

1.4.1 Residential Unit and Flat

The proposed residential unit will be single-storey in construction, and will contain four bedrooms, three bathrooms, and associated laundry, kitchen and living areas. Internal garaging for up to two vehicles is provided. The residential unit will have a footprint of 310m^2. The proposal also includes a residential flat in the location of the existing shed / approved platform to the southwest of the unit, which will have a floor area of 74m^2. This equates to 2.8% of the 15,180m^2 site. Access to the site will be from the western site boundary that adjoins Arrowtown-Lake Hayes Road, in accordance with the underlying subdivision plan shown in Figure 2 above. A floor plan of the proposal is provided in **Figure 5** below:

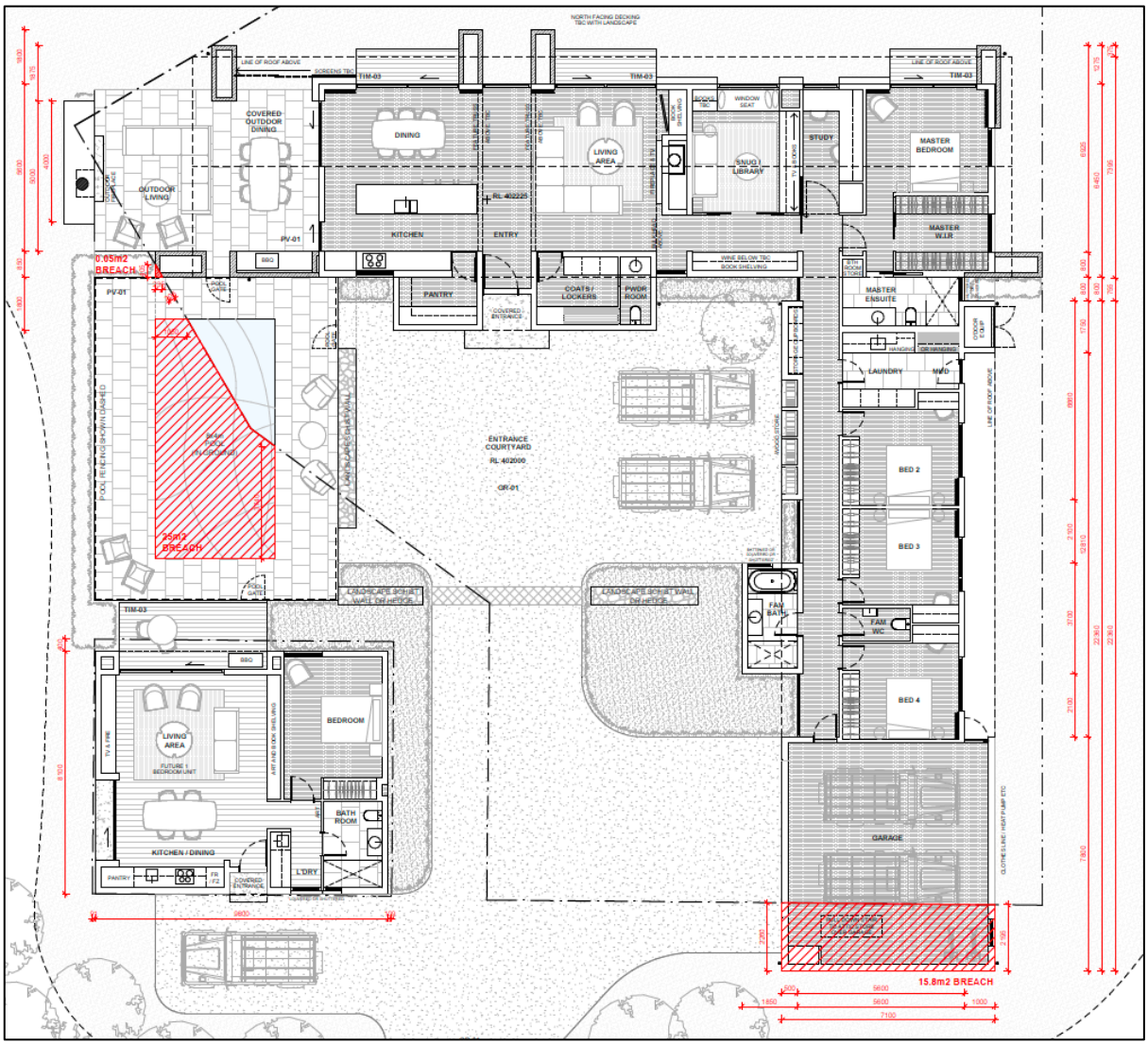


Figure 5: floor plan of proposed residential unit and flat.

The proposed buildings will be clad in the following materials:

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

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

As shown in **Figure 5** above, 15.8m² of the garage will be located outside of the building platform.

1.4.2 Swimming Pool and Tennis Court

It is proposed to construct an in-ground swimming pool (8m x 4m) to the west of the proposed residential unit, between the outdoor living area and proposed residential flat. The swimming pool is surrounded by a paved area and pool fencing.

The tennis court is proposed to the northeast of the proposed residential unit with a 3m high black wire perimeter fence.

1.4.3 Landscaping and Earthworks

It is proposed to landscape the site with the structural planting required as part of RM241057 to remain and be incorporated into the landscape design further proposed as part of this consent.

The Landscape Plan in **Figure 6** below (and also provided in **Attachment D**) illustrates the extent of the proposed landscaping.

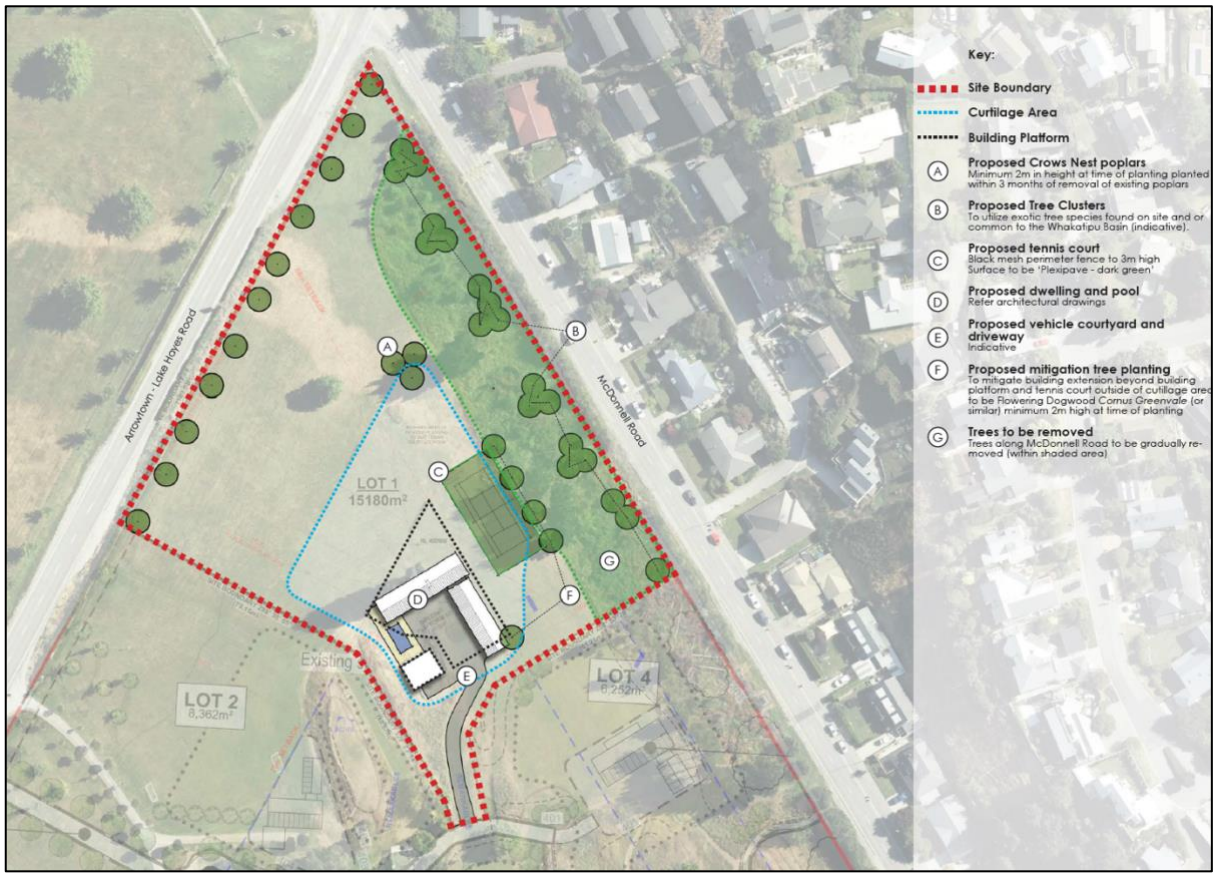


Figure 6: *Proposed landscape plan.*

As shown above, in addition to the structural landscaping that has been established as part of the underlying subdivision, further planting and landscaping is proposed in association with the proposal. It

is noted that while the majority of the tennis court is located within the curtilage area, a small portion will be located outside, and trees are proposed along the McDonnell Road side of the court.

With reference to **Figure 3** and **4** above, the earthworks to form the building platform and immediately surrounding area were approved by the underlying subdivision. As such, minimal earthworks are required as the proposal will be constructed within this flat part of the site. Some site scrape will be required to construct foundations and construct the swimming pool; however this will be minimal and within permitted limits.

1.4.4 Services and Infrastructure

The site will be serviced as follows:

Potable water

Potable water will be supplied to the site as part of the underlying subdivision works.

Stormwater disposal

On-site stormwater disposal will be provided. It has been confirmed as part of the underlying subdivision that the soil type is appropriate for soakage. Detailed design of this will be submitted and assessed as part of the building consent.

Wastewater disposal

Wastewater will be disposed of via a small private pressure sewer network installed as part of the underlying subdivision.

Firefighting water supply

Firefighting water supply and hydrants will be installed as part of the underlying subdivision works to service all lots of the subdivision.

Power and telecommunications

Power supply and telecommunications connections will be to existing reticulation installed as part of the underlying subdivision.

2. RESOURCE MANAGEMENT MATTERS

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

The following definitions are relevant to the proposal.

Accessory Building *means any detached building the use of which is incidental to the principal building, use or activity on a site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.*

Building *shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:*

a. fences and walls not exceeding 2m in height;

b. retaining walls that support no more than 2 vertical metres of earthworks;

c. *structures less than 5m² in area and in addition less than 2m in height above ground level;*

d. *radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level;*

e. *uncovered terraces or decks that are no greater than 1m above ground level;*

f. *the upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race;*

g. *flagpoles not exceeding 7m in height;*

h. *building profile poles, required as part of the notification of Resource Consent applications;*

i. *public outdoor art installations sited on Council owned land;*

j. *pergolas less than 2.5 metres in height either attached or detached to a building;*

The proposed swimming pool meets the definition of ***Accessory Building*** and therefore is considered a ***Budling***. The proposed tennis court fencing is greater than 2m in height above ground level and therefore meets the definition of ***Building***.

The proposal 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**
24.4.5	1. The construction of buildings for residential activity, including residential flats, that are located within a building platform approved by a resource consent and registered on the applicable record of title. 2. The construction of buildings for residential activity, including residential flats, that are located within the rural residential notation within the District Plan web mapping application.	**Controlled**
24.4.6	The construction of buildings for residential activity not provided for by Rules 24.4.5[1] to Rule 24.4.7A[2]. 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;	**Restricted Discretionary**

[1] The construction of buildings for residential activity, including residential flats, that are located within a building platform.

[2] The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a site where there is such a building platform.

	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.	
24.4.7	The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a site where there is such a building platform.	**Non-complying**

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 greater than 1 hectare and zoned in part or whole Wakatipu Basin Lifestyle Precinct, no more than one residential unit per hectare on average of the net site area zoned Wakatipu Basin Lifestyle Precinct.	**Non-complying**	**No** – consent is not required as one residential unit is proposed on the site (Future Lot 1).
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 zoned WBLP.
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**	**No** – consent is not required as the cladding materials and colours will comply with this standard.
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% (2.8%) and will be less than 500m^2 in area (430m^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**	**Yes** – consent is required as a portion of the residential unit will extend outside of the building platform, and be located up to 7.41m from the southern

Rule	Standard	Activity Status if breached	Consent Required?
			internal boundary of the site.
24.5.8.1	The maximum height of buildings shall be 6.5m.	**Restricted discretionary**	**Yes** – consent is required as the chimney has a width greater than 1.1m and will exceed the 6.5m height limit by 0.375m.
24.5.8.2	The maximum height of buildings shall be 8m.	**Non-complying**	**No** – consent is not required as the buildings will be less than 8m in height.
24.5.9.4	For the site(s) in the triangular Precinct located at the intersection of Arrowtown-Lake Hayes Road and McDonnell Road and within 250m of that intersection (measured from the centre of the intersection with Arrowtown-Lake Hayes Road), the minimum setback of any building from the McDonnell Road boundary shall be 20m provided that the minimum setback shall be 50m where any building on any adjacent site in the Precinct along that part of the frontage is or is proposed to be setback at less than 50m but not less than 20m from that frontage.	**Restricted discretionary**	**No** – consent is not required as buildings will not be located within the 20m setback from McDonnell Road.
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 there are no waterways or waterbodies on the site.
24.5.19	New buildings for residential activities where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting must have one of the following: either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements: a. Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings; b. A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection	**Restricted discretionary**	**No** – consent is not required as firefighting water supply and hydrants will be installed as part of the works associated with constructing the underlying subdivision.

Rule	Standard	Activity Status if breached	Consent Required?
	point and capable of supporting a 20 tonne fire service vehicle; c. The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events; d. Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle.		

In addition to the relevant rules and standards of the PDP, a condition of RM241057 is required to be varied in order to accommodate the proposal. The relevant condition is provided in **Table 3** below, with additions in **bold underline** and deletions in ~~strikethrough~~:

***Table 3:** Condition of RM241057 to be varied.*

Condition	Wording
34. c)	Ongoing Conditions/Consent Notices The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act. … All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX**, with the exception of the development approved by RM26XXXX**.

Given this resource consent application is in advance of the titles being issued for the allotments approved by RM241057, the following condition is volunteered:

> *Construction of the approved residential unit cannot commence until a title has been issued for Lot 1 of RM241057.*

Therefore, the conditions of Consent Notice 12216061.5 are not relevant to this proposal.

2.1.1. Summary of consents required

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

Under the PDP:

- A **restricted discretionary** activity pursuant to Rule 24.4.6, for the construction of a building for residential activity not otherwise provided for. In this case, the subdivision has not yet been completed, and Lot 1 is yet to receive title, therefore the buildings platforms are not registered to the title.

  Council's discretion is restricted to the following matters:
  - Effects on landscape character associated with the bulk and external appearance of buildings;
  - Access;
  - Infrastructure;
  - Landform modification, exterior lighting, landscaping and planting (existing and proposed);

- 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.

- A **restricted discretionary** activity under Rule 24.5.7.1 in relation to internal boundary setbacks. The residential unit will be located up to 7.41m from the southern internal boundary where a minimum setback of 10m is required. Council's discretion is restricted to the following matters:
  - Building location, character, scale and form;
  - External appearance including materials and colours;
  - Landform modification/planting (existing and proposed).

- A **restricted discretionary** activity under Rule 24.5.8.1 in relation to height. The chimney has a width greater than 1.1m and will exceed the 6.5m maximum height by 0.375m. Council's discretion is restricted to the following matters:
  - Visual prominence from both public places and private locations;
  - External appearance including materials and colours;
  - Landform modification/planting (existing and proposed).

Under section 127 of the Resource Management Act:

- A **discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change condition 34 c) of RM241057 to allow the construction of the residential unit, swimming pool and tennis court fencing to be located outside of the approved building platform on Lot 1.

Other consents:

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

Overall, resource consent is required for a **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 and existing environment;
- Effects of the proposed buildings;
- Effects of the condition change;

- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted baseline and existing environment

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) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management 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 require resource consent, regardless of being located within or outside of a building platform, there is no relevant permitted baseline.

4.2.2. Existing Environment

As set out in Section 1.4.3 above, the site will be earthworked and landscaped in accordance with RM241057.

Consideration of the existing environment in the context of the subdivision is relevant in the case of this proposal.

4.3. Effects of the proposed buildings

The matters listed in 24.4.6 are considered relevant when assessing proposed residential buildings on a site in the Precinct of the Wakatipu Basin Rural Amenity Zone. An assessment in this regard follows, noting that e. and f. are not relevant due to the location of the subject site.

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

It is assessed and concluded within the Landscape Assessment (**Attachment E**) that the overall bulk, appearance and design of the proposal will have very low effects on landscape character and will not be visually prominent from beyond the site. The proposal is of high architectural quality and the cladding and colours proposed are visually recessive and in keeping with the character of existing residential buildings within the Wakatipu Basin. Although parts of the proposal (including part of the garage, swimming pool and the entirety of the tennis court fencing will be located outside of the approved building platforms, as assessed in the Landscape Assessment, these components will not be readily visible from beyond the site given the existing and proposed landscaping.

In terms of the height breach of the chimney, given the small degree of this non-compliance, it will not be perceptible and there will not be any adverse effects.

Therefore, any effects on landscape character associated with the bulk and external appearance of buildings, and those associated with the building platform non-compliance, will be less than minor on the environment.

Access

Access will be provided via the shared accessway from Arrowtown-Lake Hayes Road. This was approved as part of underlying RM241057 subdivision, and will be constructed in accordance with the relevant standards and QLDC Land Development Code of Practice. Any potential adverse effects associated with access were considered in the underlying subdivision and will be less than minor.

Infrastructure

As outlined in Section 1.4.3 above, potable and firefighting water supply will be provided from the connection available to the site established as part of the underlying subdivision to create the subject site. Wastewater will be managed via a private system that will be installed when the subdivision is constructed, and stormwater will be disposed of via on-site soakage.

As the required infrastructure and services for the proposed residential unit can be provided and were considered with the underlying subdivision, any potential adverse effects in this regard will be less than minor.

Landform modification, exterior lighting, landscaping and planting (existing and proposed)

In terms of landform modification, landscaping and planting, a site and proposal specific Landscape Assessment has been undertaken and is provided in **Attachment E**, which concludes that the proposal is appropriate from a landscape perspective, and will not have any adverse effects on landscape character or visual amenity. The proposed landscaping, which will comprise of species that are common in the surrounding environment, is appropriate for the site, and will assist in visually absorbing the proposal into the rural-living environment it is located within. All exterior lighting will comply with Rule 24.5.17.

Overall, the built form in combination with the proposed landscaping and planting, given the rural-living subdivision context and underlying subdivision that anticipates residential development, is appropriate. Any potential adverse effects in this regard will therefore be less than minor.

Natural hazards

The engineering report for the underlying subdivision identified potential liquefaction risk for the entirety of the site, and concluded that any risk due to liquefaction will be manageable through either ground improvement or strengthened foundations. Foundation design relative to ground conditions will be submitted and assessed as part of the building consent process.

Council's online hazards maps do not identify any further natural hazards for the site.

Therefore, there will not be any adverse effects in respect of natural hazards.

Summary

As set out in the assessment above, and taking into account the Landscape Assessment in **Attachment E**, any potential adverse effects on the environment will be less than minor.

4.4. Effects of the condition change

As outlined above, the proposal includes components (that meet the definition of ***Building***) that will be located outside of the approved building platforms.

With reference to the Landscape Assessment in **Attachment E** the proposed tennis court fencing is located within the approved curtilage area and is largely tucked behind the approved building platform when viewed from Arrowtown-Lake Hayes Road. Tennis courts are a typical domestic element located within lifestyle precinct and the wider basin, and therefore this will not appear out of character or visually dominant. The proposed landscaping will ensure the court, along with the recessive black wire fencing, is integrated into the site and visibility is mitigated by proposed planting.

The proposed swimming pool is located below ground level and will be obscured by landform and therefore not visible from beyond the boundaries of the site.

The proposed garage extends slightly outside the approved building platform, however the proposed external colours and materials, maximum height and proposed specimen tree within the vicinity of the garage will assist in mitigating any potential effects of the building extent.

Overall, the proposed components of building located outside the approved building platforms do not result in any adverse effects beyond those considered appropriate in the underlying subdivision.

4.5. Positive effects

The proposal will provide for the residential development and use of a site within the lifestyle precinct. It will contain a residential unit and flat that has been well-designed and is of a high quality, which overall, will be a positive contribution to the site and surrounding environment it is located within.

4.6. 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 relevant provisions are provided and assessed below:

Table 4: 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 Precinct as it is located within a rural-living subdivision where residential activities and built form is both anticipated and provided for. 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 does not result in 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 23 is characterised by rural residential development, with a site specifically described to have a moderate-high capability to absorb additional development. The proposal is for rural residential development within an approved subdivision. As such, the proposal will maintain the rural-residential character of the environment. 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 will be compatible and consistent with the surrounding pattern of development as it is located within a rural-living subdivision that will provide for residential development. The proposal achieves this policy.

Provision	Detail	Assessment
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 proposal 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.	Any earthworks and vegetation clearance will be minimal and meet the relevant permitted standards. 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.
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 proposal will maintain landscape character and visual amenity values given it is located within a future 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 on a site 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 of a nature, scale and appearance that is consistent with the environment within which it is set, being a future rural-living subdivision. Overall, the proposal 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 Otago Regional Policy Statement 2021 (RPS2021) is the relevant RPS.

The RPS2021 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 RPS2021. The development is generally consistent with the broad policy direction of the RPS, 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, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

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.

Based on a review of Council records and the underlying subdivision consent, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

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 Government's 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.

Following a review of Council online maps, site is not subject to any specific natural hazard risk, with any liquefaction risk to be assessed as part of the building consent process when foundation design assessed.

Any seismic risk will be also 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 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 that is appropriate for the site and environment it is located within;

(b) Any actual or potential adverse effects on adjacent properties will be less than minor given that the bulk, location and appearance of the proposed building is appropriate for the rural residential setting it is located within. It has been sympathetically designed and is clad in muted recessive materials and colours;

(c) The building and overall site has been designed to respond to the underlying RM241057 subdivision and the context it is located within, with the proposed and structural planting to integrate the built form into the landscape.

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.