Assessment of Environmental Effects

Resource Consent Application to Change Condition 1 of RM240537 as Varied by RM250118 as it Relates to the Stamped and Approved Plans and to Construct an Accessory Building within the Building Platform

Kathryn Moynihan

144J Arrowtown-Lake Hayes Road

August 2026

SPG SOUTHERN PLANNING GROUP

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	Kathryn Moynihan
Site Address:	144J Arrowtown-Lake Hayes Road
Address for Service:	Kathryn Moynihan C/- Southern Planning Group PO Box 1081 Queenstown, 9348 **alex@southernplanning.co.nz** Attention: Alex Dunn
Legal Description:	Lot 5 Deposited Plan 301727
Site Area:	4,022m^2 (more or less)
Operative District Plan Zone:	Rural General Zone
Proposed District Plan Zone:	Wakatipu Basin Rural Amenity Zone
Brief Description of Proposal:	Resource consent is sought to vary the approved plans of RM240537 as varied by RM250118 and to construct an accessory building within the platform

Appendices

Appendix [A] Record of Title

Appendix [B] Legal Instruments

Appendix [C] Architectural Package

Appendix [D] Landscape Plans



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Alex Dunn

31 August 2026

2 Executive Summary

The applicant applies for a variation to approved land use consent RM240537 as varied by RM250118 in order to further amend the design of an approved residential unit on the site on the site located at 144J Arrowtown-Lake Hayes Road. Consent is also required to construct an accessory building within the approved platform that is partially within the 10m yard setback.

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

Overall, the status of the application is that of a discretionary activity.

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

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

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

3 Site Description and Receiving Environment

3.1 Site Description

The subject site has a physical address of 144J Arrowtown-Lake Hayes Road. The site is located on the west-facing slopes of Lake Hayes. The site has recently been subject to earthworks to establish built form on the site. Earthworks now have been largely completed in accordance with underlying consents (detailed in section 4 below).

The 4,022m² site is legally described as Lot 5 Deposited Plan 301727. The Record of Title is contained within **Appendix [A].**

The site is indicated in the aerial photograph below:

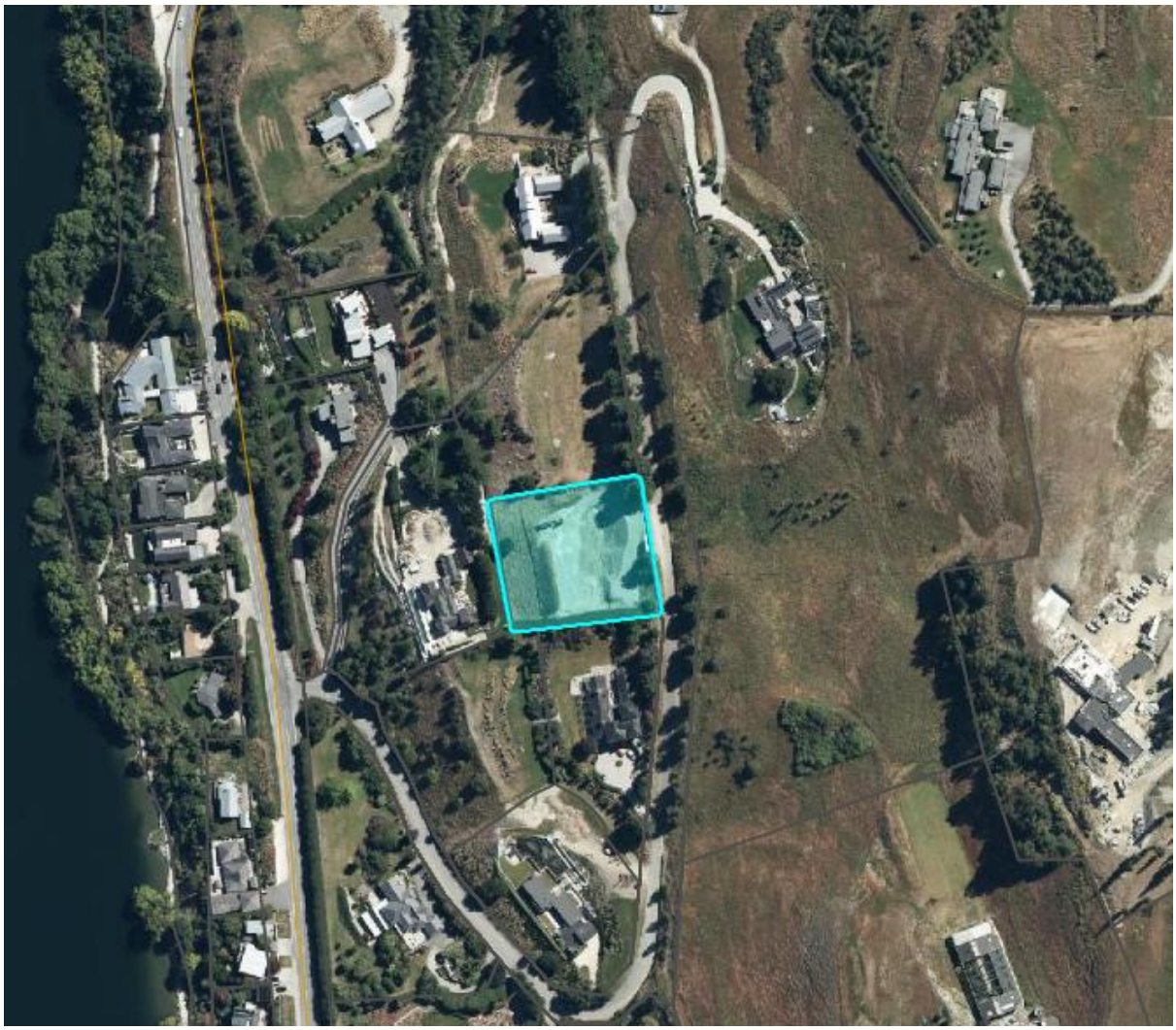


Figure 1: Subject site (highlighted in blue) and surrounding area. Source: QLDC GIS.

The site is accessed via a private access lot located on the eastern side of Arrowtown-Lake Hayes Road. The private access road is legally described as Lot 13 DP 301727, in which the applicant has a 1/12th share– refer to the Record of Title for confirmation of this.

3.2 Legal Documents

A number of legal encumbrances are registered against the subject Record of Title, with such documents being contained within **Appendix [B].** The legal encumbrances are addressed below:

5069118.6 Consent Notice

Consent Notice 5069118.6 was imposed on the Record of Title as a result of the underlying subdivision, RM000191. The Consent Notice relates to the location of

buildings within the building platform, a number of servicing provisions (potable water, firefighting water, effluent disposal, access) and height restrictions.

The proposed development complies with this consent notice requirement, including the requirement that all built form be established within the residential building platform.

Land Covenant in Transfer 5069118.11

This document relates to a private agreement between parties, that does not include QLDC.

Land Covenant in Easement Instrument 8055185.2

This document relates to a private agreement between parties, that does not include QLDC.

Land Covenant in Easement Instrument 9211218.14

This document relates to a private agreement between parties, that does not include QLDC.

3.3 Receiving Environment

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

The site is located within Landscape Character Unit #13 – Lake Hayes Slopes. The landscape character unit is identified as having a low capability to absorb additional development. The landscape character unit recognises that the unit is predominantly made up of rural residential land uses.

The site is also located within the Lake Hayes Catchment Area.

4 Resource Management Planning Background

4.1 RM240537

RM240537 was granted on 11 September 2024 and authorised the construction of a residential unit and flat, partially outside the platform, with breaches relating to building coverage, boundary setbacks, maximum building height, and earthworks.

The earthworks authorised by this consent have largely been completed, creating a flat area for the establishment of built form on the site.

4.2 RM250118

RM250118 was granted on 27 March 2025 and authorised changes to the approved built form authorised by RM240537.

5 Description of the Proposal

5.1 Overview

It is proposed to further vary the design of the residential unit approved by RM240537, as subsequently varied by RM250118.

The revised design results in a material reduction in the overall scale and extent of built form when compared with the currently approved development. The building footprint and overall floor area have been reduced, and the principal residential unit has been reconfigured within the approved building platform. Unlike the development authorised by RM240537 and RM250118, no part of the revised principal residential unit extends outside of the approved building platform.

The revised design retains the residential use of the site but provides a more compact built form, with changes to the internal layout, roof form, elevations, materials and associated landscaping.

In addition, it is proposed to construct a detached accessory building within the approved building platform that has a ground floor area of approximately 35m^2. The accessory building will contain a bedroom and will be ancillary to the principal residential unit and will not constitute or be used as a residential flat or separate residential unit.

The accessory building is located approximately 7.2m from the southern internal boundary and therefore requires consent for the associated internal setback infringement. Notwithstanding this, the accessory building remains within the approved building platform and forms part of an overall development that is smaller in scale than that currently authorised.

Updated Architectural Plans prepared by Mason & Wales Architects are attached as **Appendix [C]**, and updated Landscape Plans prepared by Baxter Design are attached as **Appendix [D]**.

5.2 Affected Persons Approval(s)

No APAs have been provided, nor are they considered necessary.

6 Statutory Considerations

6.1 Operative District Plan

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

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

6.2 Proposed District Plan

The site is contained within the Wakatipu Basin Rural Amenity Zone in terms of the PDP. The proposal requires the following resource consents under the PDP.

6.2.1 Chapter 24 – Wakatipu Basin Rural Amenity Zone

- A **controlled** activity resource consent pursuant to Rule 24.4.5 for the construction of buildings for residential activity within an approved building platform. In this instance, this rule is being triggered insofar as it relates to the accessory building. While the overall extent of built form is decreasing when compared to what is approved on the site, this rule is being triggered on a conservative basis in the event that Council considers a new consent is required for this aspect of the proposal.

  Council's control is reserved over the following 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. 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 resource consent, pursuant to Rule 24.5.7 which requires a minimum internal boundary setback of 10m. In this instance, while not breaching the building platform in this location, the accessory building proposed is located 7.2m from the southern boundary.

Council's discretion is restricted to the following matters:

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

6.3 Section 127 of the Act

The proposed activity requires resource consent for the following reason:

- 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. In this instance, it is proposed to change conditions 1, 4 and 7 of RM240537 as varied by RM250118, as it relates to the stamped and approved plans associated with the residential activity.

It is proposed to change conditions 1, 4 and 7 as follows (added text in **bold underline** and deleted text ~~struck-through~~):

General Conditions

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

Prepared by Mason & Wales Architects:

- 'Location Plan', Sheet A1.01, Rev: ~~R1~~, dated ~~12.02.2025~~ **11.08.2026**
- 'Site Plan', Sheet A1.02, Rev: ~~R1~~, dated ~~12.02.~~2025 **11.08.2026**
- ~~'Overall Upper Floor Plan'~~ **'Plan Floor – Upper'**, Sheet A2.~~10~~**2.15**, ~~Rev: R1~~, dated ~~12.02.2025~~ **11.08.2026**
- ~~'Overall Lower Floor Plan'~~ **'Floor Plan – Lower'**, Sheet A2.~~11~~**16**, ~~Rev: R1~~, dated ~~12.02.2025~~ **11.08.2026**
- 'Elevations **– North & West**', Sheet A3.01, ~~Rev: R1~~, dated ~~12.02.2025~~ **11.08.2026**
- 'Elevations **– South & East**', Sheet A3.02, ~~Rev: R1~~, dated ~~12.02.2025~~ **11.08.2026**
- 'Form Model – ~~CONO Encroachments~~ **Consent Notice**', Sheet A9.01, dated ~~10.07.2024~~ **11.08.2026**
- 'Form Model – ~~PDP Encroachments~~ **Proposed District Plan**', Sheet A9.02, dated ~~10.07.2024~~ **11.08.2026**
- ~~'Form Model – PDP Encroachments', Sheet A9.03, dated 10.07.2024~~
- ~~'Form Model – PDP Encroachments', Sheet A9.04, dated 10.07.2024~~

Prepared by Aurum Survey:

- 'Bulk Earthworks Plan', Drawing & Issue No. 5808.2D.1C, Rev C dated 16 May 2024

- 'Access Longsection', Drawing & Issue No. 5808.2D.1A, Rev A dated 20 Feb 2024

Prepared by Baxter Design:

- 'Concept Masterplan', ~~4423-SK15~~ **4423-SK21**, dated ~~17 February 2025~~ **24 August 2026**
- 'Planting Palette', ~~4423-SK16~~ **4423-SK22**, dated ~~18 February 2025~~ **24 August 2026**

Stamped as approved on 11 September 2024 by RM240537 ~~and~~**,** 27/03/25 by RM250118**, and on X August 2026 by RM26XXXX** and the application as submitted, with the exception of the amendments required by the following conditions of consent.

External Appearance

4. That the materials and colours approved by way of this resource consent are as follows:

Element	**Material**	**Finish**
Roof, spouting and downpipes	Metal	Coloursteel 'Ironsand', 'Flaxpod' or 'Basaltbase'
Roof	~~Slate (tiles)~~	~~Blue-black natural~~
	~~Metal~~	~~Coloursteel 'Ironsand', 'Flaxpod' or 'Basaltbase'~~
	Membrane	Grey
Chimney	Metal	To match roof
Wall	Timber	Cedar or hardwood timber stained in range of grey/browns
	Concrete	
	Metal	Blackened steel
	Stone	Local stacked schist
	Plaster	**Natural finish or painted in a dark, recessive grey/brown**

Further to the above colours and materials, the final placement of doors and windows (including the size of both) may change from what is shown on the approved plans, provided the location and size is generally in accordance with the approved plans.

7. The landscape plan approved in Condition (1) of this consent shall be implemented within the first planting season following construction of the dwelling. If any plant or tree should die or become diseased it shall be replaced

in the next available planting season. **Changes to the specific species of plants to be planted is authorised, provided the plants are generally of the same nature. Changes shall be certified as appropriated by Council's Monitoring Department prior to implementation.**

6.4 NES Contaminated Soils

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

As such, it is considered that the regulations of the NES do not apply.

6.5 Overall Status

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

7 Assessment of Effects

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

The assessment of effects has addressed the following categories:

- Permitted Baseline
- Effects Relating to Proposed Variation
- Effects Relating to Accessory Building

7.1 Permitted Baseline

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

In this instance, the construction of all residential buildings on the site would require resource consent. As such, it is considered that there is no permitted baseline relevant to the proposal, with regards to the construction of buildings.

However, the existing environment is of relevance. In this instance, the existing environment is comprised of the original development approved by RM240537 as varied by RM250118. In this case, the earthworks approved by these consents have

already been undertaken. The existing environment also is comprised of the built form approved by previous consents which is of greater scale than this current application and variation. The existing environment has been taken into consideration below.

7.2 Alternative locations or methods

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

7.3 Assessment of the actual and potential effects

7.3.1 Effects Relating to Proposed Variation

RM240537, as subsequently varied by RM250118, authorises the construction of a residential unit and associated residential flat, together with earthworks, landscaping and associated development. The development presently authorised by RM250118 has a building footprint of approximately 564m², representing approximately 14% site coverage, and a total residence area of approximately 707m².

The current proposal seeks to amend Condition 1 to replace the approved architectural and landscape plans with the revised plans prepared by Mason & Wales Architects and Baxter Design. The revised architectural package provides for a substantially smaller development, comprising an upper floor area of approximately 190m², a lower floor area of approximately 220m² and a 35m² accessory building/sleepout. The resulting total residence area is approximately 445m² and the building footprint is approximately 365m², representing approximately 9% site coverage, compared to the existing environment as authorised by RM250118 which authorises a total building coverage of approximately 14%.

The development remains concentrated within the same established part of the site and does not represent an intensification of the scale of residential development previously considered and authorised. In fact, the intensification of residential development on the site will be less.

The variation also seeks consequential amendments to the approved exterior materials and colours. Slate roofing is removed from the approved palette and plaster is introduced as an alternative wall finish, provided it is either natural in finish or painted in a dark, recessive grey/brown. The existing controls over recessive colours and light reflectance values otherwise remain applicable. The proposed ability to make minor changes to the position and dimensions of windows and doors is also expressly limited to changes that remain generally in accordance with the approved plans. Such changes will not alter the approved building envelope, overall bulk or architectural character of the development and will therefore have negligible environmental effects.

The revised Baxter Design landscape package has been prepared specifically for the amended development. The concept masterplan and planting palette retain substantial planting around the developed portion of the site and along the site boundaries, together with a combination of trees, evergreen screening, shrubs, grasses and lower planting. The revised landscaping therefore continues to perform the same integration, screening and softening function as the landscape treatment previously approved.

The proposed amendment to the landscaping condition provides some flexibility to substitute individual plant species, but only where replacement plants are generally of the same nature and Council's Monitoring Department has certified the change prior to implementation. The amendment does not provide an ability to materially reduce the extent or function of the approved landscaping and will not result in any additional landscape or visual amenity effects.

The changes proposed through the section 127 variation result in a materially smaller and more compact development than that currently authorised. The nature of the residential activity remains generally unchanged and the revised architectural and landscaping treatment will continue to integrate the development into the site.

Overall, effects relating to the proposed changes to the conditions are assessed to have a less than minor effect on the wider environment.

7.3.2 Effects Relating to Accessory Building

The site is located within Landscape Character Unit 13 – Lake Hayes Slopes, which has previously been identified as having a low capacity to absorb additional development. As part of RM240537, the landscape assessment nevertheless concluded that the proposed development would have very low adverse effects on landscape character. In particular, the development was considered to have limited visibility from adjoining and public locations due to the landform, existing vegetation and distance from public viewpoints. Council adopted those findings when determining RM250118. It is considered these findings are still applicable for the accessory building.

The accessory building is of small scale and the total area of built form within the setback is less than previously approved. Further, the accessory building will be fully contained within the platform and comply with the maximum height limit.

The accessory building adopts a residential architectural form and material palette consistent with the residential unit.

Overall, taking into consideration the existing environment, effects relating to the accessory building are assessed to have a less than minor effects on the wider environment.

7.4 Hazardous substances

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

7.5 Discharge of contaminants

The proposal does not include the discharge of any contaminant.

7.6 Mitigation measures

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

7.7 Identification of interested or affected persons

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

No consultation has been undertaken, and no persons are deemed to be affected by the proposal as the overall built form on the site is less than what has been approved, all built form is within the approved building platform, and the accessory building will comply with the maximum permitted height.

7.8 Monitoring

No monitoring is required other than standard conditions of consent.

7.9 Customary rights

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

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

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

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

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

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

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

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

Step 2: Public notification precluded in certain circumstances

The following matters are noted:

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

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

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

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

The following matters are noted:

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

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

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)).

8.2 Section 95B: Limited Notification

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

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

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

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

Limited notification is not precluded under Step 2, as:

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

- The proposal is not a controlled activity other than a subdivision of land (Section 95B(6)(b)

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

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval (Section 95B(7)).

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

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

Step 4: Further limited notification in special circumstances

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

9 Statutory Assessment

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

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

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

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

- Chapter 3 – Strategic Direction
- Chapter 24 – Wakatipu Basin Rural Amenity Zone

These Chapters are addressed below:

9.2.1 Chapter 3 – Strategic Direction

3.2.4 Objective – The distinctive natural environments and ecosystems of the District are protected.

Policies

3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.

3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.

3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.

3.3 Strategic Policies

3.3.20 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.

3.3.25 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.

The site is located within the Lake Hayes Catchment. As part of previous consents, the applicant has demonstrated that the proposal can contribute to water quality improvements in the catchment commensurate with the nature, scale and location of the proposal and these findings have been accepted by Council. As the proposed built form is now less than what has been approved, the existing findings continue to apply to this application.

Overall, the proposal is consistent with the relevant objectives and policies of chapter 3.

9.2.3 Chapter 24 – Wakatipu Basin Rural Amenity Zone

The relevant objectives and policies of Chapter 24 were assessed in detail as part of the previous consents on the site. The previous findings are applicable here. The variation, and new consent (for the accessory building) will result in built form on the site that is less compared to the existing environment. For these reasons, it is assessed that the proposal is consistent with the relevant objectives and policies of chapter 24.

9.3 National Policy Statement for Natural Hazards (NPS-NH)

The site is assessed as having low to negligible liquefaction risk. Considering the NPS-NH risk matrix, the overall consequence of liquefaction is determined to be low, given that the potential impact is moderate, but the likelihood of occurrence is rare.

Accordingly, there is discretion under the NPS-NH to grant consent.

10 Section 104 of the Act

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

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

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

11 Section 106A of the Act

The site is not at significant risks from natural hazards. Therefore there is discretion to grant the consent under s106A of the Act.

12 Purpose and Principles of the Act

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

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

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

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

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

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

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

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

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