JOHN EDMONDS & ASSOCIATES

Assessment of Effects
Accessory buildings at 120 Preservation Lane, Eastburn Farm
For AIWIU Trust
November 2026

EXECUTIVE SUMMARY OF PROPOSAL

AIWIU Trust (the applicant) seeks resource consent to establish accessory buildings at 120 Preservation Lane, Arrow Junction. The applicant also seeks to vary a consent notice to enable building and domestic activities (including planting) outside a building platform and curtilage area.

Location:	120 Preservation Lane, Arrow Junction
Legal Description:	Lot 1 DP 565314
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan
Zoning:	Rural
Natural Hazards:	Nil
Other:	The site is subject to the Outstanding Natural Landscape overlay. There are no known designations, historic heritage or cultural heritage sites.
Activity Status:	Discretionary

APPENDICES

Appendix A -	Record of Title
Appendix B -	Architectural Plans
Appendix C -	Landscape Assessment

ANNEXURE

Annexure 1 -	Assessment of Objectives and Policies from the Proposed District Plan

TABLE OF CONTENT

1 INTRODUCTION 5
1.1 Overview *5*
1.2 Site Description *5*
1.3 Legal Description *6*
1.4 Consent History *7*
1.5 Natural Hazards *7*
2 DESCRIPTION OF PROPOSAL 8
2.1 Pavilion Building *8*
2.2 Tennis Court and Tennis Stand *9*
2.3 Earthworks *10*
2.4 Access and Parking *10*
2.5 Servicing *10*
2.6 Variation to Consent Notice *11*
3 DISTRICT PLAN PROVISIONS 13
3.1 Proposed District Plan *13*
3.2 Resource Management Act 1991 ..... *13*
4 ACTIVITY STATUS 14
5 ASSESSMENT OF EFFECTS 14
5.1 Permitted Baseline *14*
5.2 Receiving Environment *15*
5.3 General *17*
5.4 Actual & Potential Effects *17*
5.5 Nature and Scale of Activity *17*
5.6 Landscape and Visual Amenity Effects *18*
5.7 Earthworks Effects *18*
5.8 Cumulative Effects *19*
5.9 Consent Notice Variation *19*
5.9.1 Effect of Change of Consent Notice Variation 20
6 OBJECTIVES AND POLICIES ASSESSMENT 20
7 NOTIFICATION SUMMARY 20
7.1 Public Notification *20*
7.2 Limited Notification *20*
7.3 Affected Parties *21*
8 REGULATIONS 21

8.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 21

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991) 21

10 CONCLUSION 22

1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to establish accessory buildings and associated physical works at 120 Preservation Lane, Crown Terrace. Resource consent is also sought to amend Consent Notice 116316697.11 to enable built form and domestic activities outside of the building platform, including planting. The site is zoned Rural General under the ODP and Rural within the PDP.

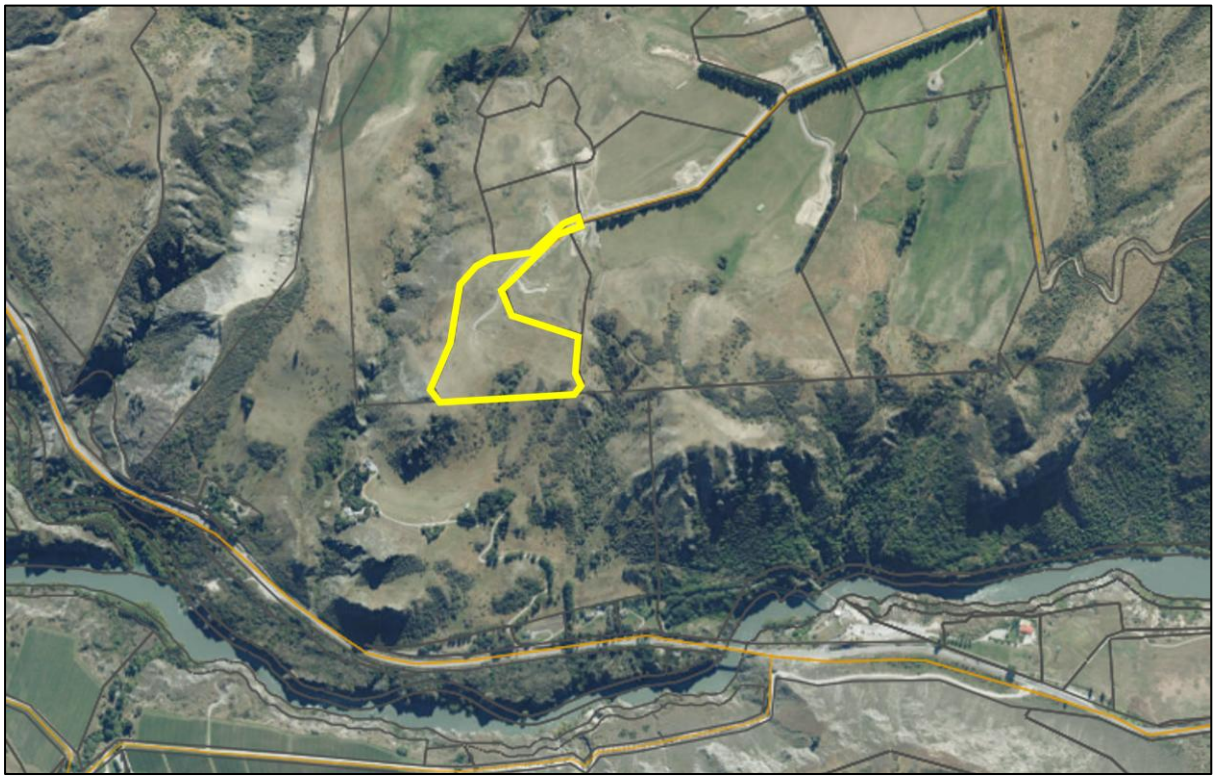


Figure 1: Site Location (Site identified in yellow)

1.2 Site Description

Preservation Lane is accessed via Eastburn Road, off the Crown Range Road. The site is located at the end of Preservation Lane, which is a private right of way (granted through RM160880 and RM161179). The section of Preservation Lane within the site is a right of way that serves two other properties (Lot 2 DP 565314 and Lot 3 DP 565314), directly north and east. These two residential sites both have resource consent to construct dwellings, however, are currently undeveloped. The site area is 58,926m^2.

A temporary dwelling (comprising relocatable buildings) is located partially within the 800m^2 building platform registered on the title. This building will be removed after construction of the consented dwelling on the site.

The site is largely open in character and comprised of pasture grassland. There is semi-mature vegetation on the southern boundary of the site, within an area protected due to ecological values.

The site is located within the Eastern Whakatipu Basin Outstanding Natural Landscape.

1.3 Legal Description

The site is legally described as Lot 1 DP 565314 and held in Record of Title 1009315 (attached as **Appendix A**). The relevant interests registered on the title are summarised in Table 1 below.

Table 1: Title Instruments

#	Interest detail
436746	Agreement pursuant to Section 30 Soil Conservation and Rivers Control Act 1941.
5665130.4 Land Covenant	Non-object covenant for farming activities for Royalburn Farming Company Ltd. Requirement for any dogs on site to be vaccinated.
11631697.11 Consent Notice	Consent Notice 11631697.11 (attached as **Appendix A**) lists numerous development controls for the site. In summary, these include: • All structures including dwellings and garaging to be contained within the building platforms on the Masterplan; • Maximum height of any building shall be 5.5m above RL 534.5; • Total area of structures within the residential building platform shall not exceed 65% site coverage of the total building platform; and • Several controls about planting, fencing, walls, gates, exterior lighting, hard stand areas, curtilage area, finished floor level, management entity and Drinking Water Standards. The site includes an area called Ecological Gully Area, shown in hatching on the Masterplan referenced in this consent notice – extract below: 
11927451.1 Variation of Consent Notice 11631697.11	This variation amended condition (b) of consent notice 11631697.11 to provide a building platform area of 1000m^2 for Lot 4 DP 532665 (as opposed to 685m^2). Not applicable to the site.
11631697.15 Land Covenant	This land covenant specifies the framework for maintenance obligations, including related to communal facilities and the procedural matters and operation of the Crown Range Homeowners Association.
Easements	
15C/568	Right to store and convey water

11631697.12	Right (in gross) to convey electricity over part marked A on DP565314 in favour of Aurora Energy Limited
11631697.13	Right (in gross) to convey telecommunications and computer media over part marked A on DP 565314 in favour of Chorus New Zealand Limited
11631697.14	Right to convey water over part marked A on DP 565314

1.4 Consent History

Resource consents that have been granted in relation to the subject site are summarised in Table 2.

Table 2: Consent History

Consent number	Date	Description
RM160880	2 November 2016	Consent approved a boundary adjustment of three rural lots to align with shelterbelts and provide for a new right of way connection to Eastburn Road.
RM171236	20 October 2017	Variation to RM160880 to provide for an amended subdivision design by slightly adjusting the proposed boundary locations.
RM161179	16 February 2018	Consent order of the Environment Court (ENV-2017-CHC-85) for subdivision into 8 allotments, each with a residential building platform. This resource consent also granted consent to relocate a farm building and to undertake earthworks on a HAIL site (noting the subject site is not a HAIL site). This subdivision created the lot and the ongoing consent notice conditions.
RM190143	10 June 2019	Variation to RM161179 to provide for an amended subdivision design by slightly adjusting the proposed boundary locations, building platform design and landscaping.
RM210292	16 June 2021	Boundary adjustment and variation of consent notice 11631697 in respect of the requirement to be part of a management company. This boundary adjustment created the current boundary of the site.
RM210705	5 November 2021	To relocate an approved building platform and curtilage area 20m southwest and amend Consent Notice 11631697 to provide for the relocation.
RM240504	18 December 2024	To establish a residential unit and accessory buildings outside a building platform and change consent notice conditions to facilitate construction of the residential unit.

1.5 Natural Hazards

There are no listed hazards on the site under Council Hazard records.

An alluvial fan is located on adjacent sites to the east and west of the site. This alluvial fan is described as very old, inactive, composite. This is shown on Figure 2 below. ORC mapping shows fan gully erosion in relation to a fan landform channel on the adjacent site to the east. These mapped hazard features are not applicable to the site.



Figure 2: ORC Hazards Map – Inactive Alluvial Fans shown in green

A Natural Hazards Assessment was undertaken as part of the subdivision resource consent RM161179 for the wider site. This report indicated that the site is not exposed to significant alluvial fan hazards. The assessment of the site identified the site geomorphology as 'on edge of main SSW-trending gully'. The potential local runoff issues for the platform (not fan related) are 'higher ground to the north of platform may drain onto platform. Broad gully just east of platform may do the same'. The risk of alluvial fan flooding/debris flow is low and the risk of local storm runoff is likely. No specific alluvial fan mitigation measures are required. Site drainage required to address localised storm runoff.

2 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to provide for the establishment of a tennis court and accessory residential building, including associated earthworks.

Resource consent is also required for a variation of the underlying consent notice conditions to provide for built form outside of the building platform to accommodate the proposed buildings and landscaping.

The built form includes a tennis stand, bathroom and pavilion building. The design details, including materials palette, are included in **Appendix B**.

2.1 Pavilion Building

The pavilion is 40m^2. The building includes a sink and is not proposed for sleeping. The external bathroom is less than 5m^2 and comprises a toilet and basin.

The building is clad in vertical shiplap cedar weatherboards and vertical corrugate cladding. The colour of the cladding is Colorsteel Flaxpod, with a LRV of 7%.

The external bathroom has a schist stone over masonry block wall with built in fireplace, and a plaster over masonry block external finish. The bathroom is built into a longer wall with a height of 2.3m.

The built form is existing on the site. The pavilion building is visible in Figure 3. The pavilion building is located within the eastern edge of the Ecological Gully Area.



Figure 3: Images of pavilion building (left) and external bathroom (right – behind schist wall)

The masonry wall is set back 0.89m from the eastern internal boundary at the closest point.

2.2 Tennis Court and Tennis Stand

The tennis stand has a covered area of 18m^2. This is a schist clad masonry block wall with a corrugate profile roof. The tennis stand is not enclosed on the sides or front and operates as a shelter. The tennis stand is an accessory building. The tennis stand is shown in Figure 4.



Figure 4: Tennis court and tennis stand

The level tennis court area is approximately 36m x 18m. The tennis court lines are marked, and a middle net is installed, which can be removed. There is no external netting or fencing around the tennis court at this time. It is anticipated that tennis court netting will be installed at some point. The proposal therefore includes black netting, approximately 3m high, around the tennis court area. The southwestern edge of the tennis court area is a concrete block retaining wall of less than 2m (at highest point).

Tussocks have been mass planted around the tennis court area, with poplars on the surrounding edge of the domestic activities and on the northern side. A putting green is proposed on the existing flat area south of the tennis court.

2.3 Earthworks

An Earthworks Plan is included in **Appendix B** and Figure 5 below.

The proposed earthworks have a volume of 608m^3, comprised of 283m^3 of cut and 325m^3 of fill. The earthworks cover an area of approximately 820m^2.

The maximum depth of cut is 2m and the maximum height of fill is 2m at the western extent of the tennis court. The fill is retained by a concrete block retaining wall.

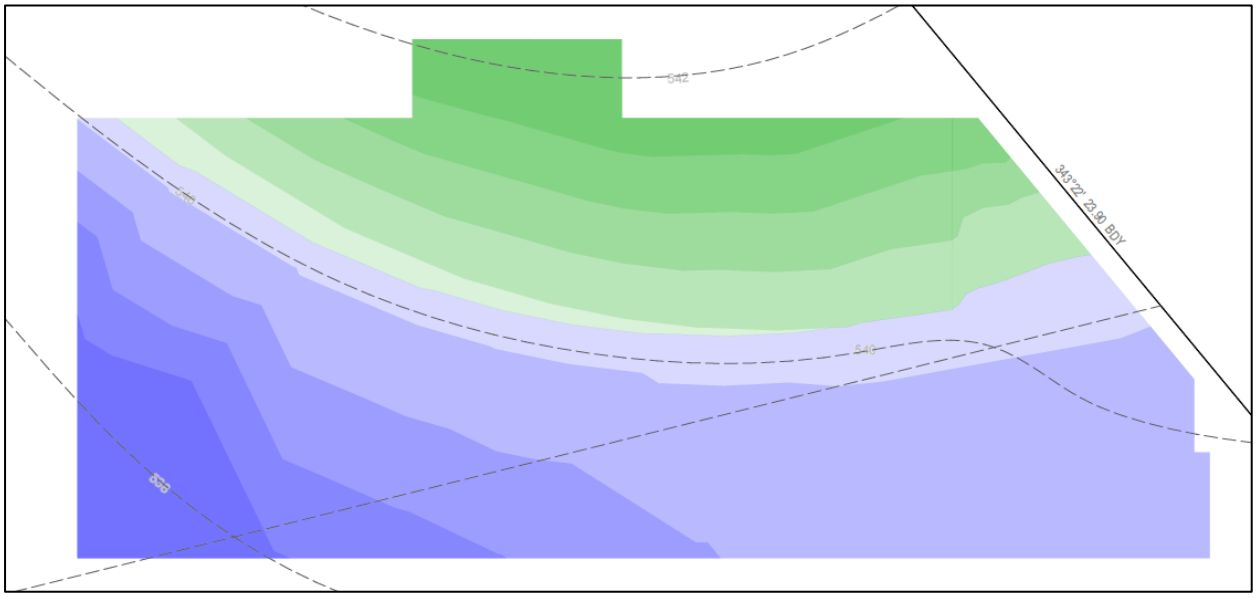


Figure 5: Earthworks Plan (cut shown in green, fill shown in purple)

An Environmental Management Plan is not provided given the earthworks have already been completed. The earthworks have been stabilised and there are no exposed earthworked areas.

2.4 Access and Parking

Access to the site is via the existing driveway, forming the end point of Preservation Lane. The existing farm track from the building platform to the tennis court provides access to the pavilion and tennis court area. The accessway has been planted with poplars and tussocks.

2.5 Servicing

The site is serviced by a private water supply scheme. There is no reticulated wastewater or stormwater available on the site or within the area.

Potable water is supplied to the site from a bore (ORC permit number RM16.031.01). The water is stored in two existing 25,000L water storage tanks in the northern extent of the site. The water supply was confirmed to meet the NZ Drinking Water Standards at the time of subdivision and periodic testing to be required ongoing.

Wastewater

Wastewater from the toilet is disposed to ground onsite, through a septic tank and disposal field that has been sized for the single toilet building. Consent notice 1163169.11 requires the owner to engage a suitably experienced person to design the effluent disposal system at the time a dwelling is erected. The applicant will comply with this consent notice condition at the time of constructing a dwelling.

Stormwater

A sump has been installed that drains runoff from the tennis court area, directing the flow to discharge to the vegetated area to the south. Tussocks have been planted on the downward side to incorporate a soft solution to slowing stormwater flow.

Stormwater from the pavilion building flows to the south, with tussock (rain gardens) slowing and spreading the disposal of water.

Tussocks have been planted on the downward side of the accessory building development to slow any stormwater runoff that is following

Consent notice 1163169.11 requires the owner to engage a suitably qualified professional to design a stormwater disposal system at the time a dwelling is erected. An appropriate stormwater disposal system will be designed for disposal to ground onsite for the construction of the dwelling.

Firefighting

The two existing water tanks on the site provide static storage for 50,000L water. Additional firefighting water supply is to be installed at the time the dwelling is erected, in the vicinity of the existing water tanks (in accordance with resource consent and consent notice 1163169.11). The applicant will provide the required water storage for firefighting at the time the dwelling is erected.

Electricity and telecommunications

Electricity and telecommunications are available on the site. The pavilion building is connected to the power supply.

2.6 Variation to Consent Notice

The pavilion and tennis stand building is located outside the building platform on the site. These domestic activities are not contained within 10m of the consented dwelling. However, the proposed buildings are consistent with the residential density approved in the underlying subdivision, remaining at one residential dwelling on the site.

The development controls in the consent notice are proposed to be amended as outlined in Table 3 to enable the proposed accessory buildings. Approved amendments in RM240504 to clauses are shown as deletions in ~~strikethroug~~h and additions underlined. These amendments have not yet been registered on the consent notice instrument. The variation to the consent notice sought through this resource consent application are shown in **bold**.

Table 3: Proposed amendment to Consent Notice 11631697.11

<table>
<tr><th>Clause</th><th>Proposed Amendment</th></tr>
<tr><td>a)</td><td>All structures including dwellings and garaging shall be contained within the Residential Building Platforms (RBP's) or Farm Building Platforms (FBP's) as shown on the Crown Range Holdings Limited Master Plan prepared by Baxter Design, Reference 2542-SK13, dated 14 September 2017 (Masterplan), except for Lot 1 which shall be in accordance with development approved under RMXXXX and RMXXXX.</td></tr>
<tr><td>b)</td><td>The maximum height of any building shall be 5.5m above the RL level specified in the table below for each lot.
<table>
<tr><th>Lot</th><th>RDP Area</th><th>RBP Height</th></tr>
<tr><td>Lot 1</td><td>800m^2</td><td>5.5m above RL 534.5</td></tr>
</table>
Except for Lot 1 which shall be in accordance with development approved under RMXXX.</td></tr>
<tr><td>c)</td><td>All lot owners shall retain the balance of each lot not included within the curtilage area, Ecological Gully Area or Indigenous Vegetation Enhancement Areas as shown on the Masterplan as open pasture to be used for grazing, traditional farming such as cropping or mowing (for hay or baleage). This land shall remain free of buildings, woodlots and tree crops (for example, olives, grapevines and orchards). It is noted that this shall not preclude the construction of post and wire or post and netting fences for the management of stock. Buildings and planting approved by RMXXX and RMXXX are exempt from this clause.</td></tr>
<tr><td>d)</td><td>The total area of structures within the residential building platforms shall not exceed 65% site coverage of the total building platform, except for Lot 1 as approved by RMXXX.</td></tr>
<tr><td>e)</td><td>Roof claddings shall be no more than two of the following:
a. Vegetated</td></tr>
</table>

	b. Steel (corrugated or tray) c. Timber or slate shingles <u>Except for Lot 1 as approved by RMXXX.</u>
g)	With the exception of planting within the Ecological Regeneration Area, there shall be no amenity planting outside of the curtilage areas aside from "agricultural related" planting. By way of example, this "agricultural related" planting could include shelterbelts, pastoral grasses, crops such as barley or oats or legume planting such as lucerne. **<u>Amenity planting approved by RMXXX is exempt from this clause.</u>**
q)	All external lighting within the residential lots shall be directed downwards and away from property boundaries, and hooded, so that light spill beyond properties does not occur. **<u>Low output safety lighting on the edge of residential buildings approved in RMXXX is provided for, on the basis that light spill beyond property boundaries does not occur.</u>**
u)	Within RBP's hard stand areas adjacent to buildings may be constructed of: a. Asphalt; b. Chip-seal finished with local gravels; c. "Gobi" blocks; or d. Other permeable or natural paving systems. No hard stand areas may be formed outside of a RBP or FBP, with the exception of those required for firefighting purposes. <u>Except for Lot 1, where hardstand areas may be constructed as approved in RMXXX **and RMXXX**</u>.
v)	All outdoor structures and garden elements associated with residential use of the property shall be confined to the marked curtilage area on the Masterplan and located no more than 10m from the primary dwelling. Such structures and garden elements include: A. Clothes lines; B. Garden storage sheds (not requiring a separate resource consent); C. Outdoor furniture; D. Shade structures for outdoor living; E. Trampolines and commercial play structures; F. Swimming pool or hot tub; G. Paved or decked surfaces associated with outdoor living areas; and H. Cultivated garden. <u>Except for Lot 1, where outdoor structures and garden elements are to be located within 10m of the residential dwelling and pool area approved in RMXXX **and accessory residential activities approved under RMXXX**</u>.
ff)	Wall materials for all structures on Lots 1 – 4 shall be no more than two of the following: a. Timber weatherboards, stained, painted or left to weather; b. Timber board and batten, stained, stained, painted or left to weather; c. Weatherboard cladding systems, similar to Linea; d. Local stone; e. Corrugated iron; or f. Steel. <u>Except for Lot 1, as approved by RMXXX.</u>
gg)	Final finishes on structures on Lots 1 – 4 shall have a LRV of less than 28% and greater than 5% and be in the range of natural greys, browns and greens. **<u>Except for local stone finishes on Lot 1, as approved by RMXXX.</u>**

hh)	All steel roofing on Lots 1 – 4 shall be painted or otherwise colour treated and be within the natural greys, brown and greens. Acceptable hues shall be recessive and with an LRV of less than 15% but greater than 5%.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Rural. The purpose of the Rural Zone is to:

> *"The purpose of the Rural Zone is to enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.*
>
> *A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of living, recreation, conservation commercial and tourism activities and the desire for further opportunities for these activities."*

The applicant applies for all required resource consents for the existing and proposed activities on the site. Under the PDP, Resource Consent is sought for the following:

Chapter 21 - Rural

- A **Discretionary** activity resource consent pursuant to Rule 21.4.9 for the use of land and buildings for residential activity except as provided for in any other rule.

- A **Discretionary** activity resource consent pursuant to Rule 21.4.11 for the construction of any building including the physical activity associated with buildings.

- A **Restricted Discretionary** activity resource consent pursuant to Rule 21.5.1 for non-compliance with the setback standard of 15m from internal boundaries. The building is located approximately 0.9m from the eastern boundary.

  Discretion is restricted to:
  a. rural amenity and landscape character; and
  b. privacy, outlook and amenity from adjoining properties.

- A **Restricted Discretionary** activity resource consent pursuant to Rule 21.7.3 for buildings with a ground floor area exceeding 500m^2. The tennis court area, once fenced, would exceed 500m^2. Discretion is restricted to:

  Discretion is restricted to:
  a. external appearance;
  b. visual prominence from both public places and private locations;
  c. landscape character;
  d. visual amenity;
  e. privacy, outlook and amenity from adjoining properties.

Chapter 25 – Earthworks

- A **Restricted Discretionary** activity resource consent pursuant to Standard 25.5.18 for cut depth exceeding 0.5m within minimum distance from boundary.

Provisions in the Rural Zone have had consent orders issued and appeals resolved. Pursuant to section 86F of the RMA, these rules are deemed operative and the Operative District Plan provisions are no longer relevant.

3.2 Resource Management Act 1991

Consent is sought for the following:

- A **Discretionary** activity resource consent pursuant to s221 of the Resource Management Act to vary clauses of consent notice 11631697.11, as listed above in section 2.6.

4 ACTIVITY STATUS

The activity status of the application is **Discretionary**.

Sections 104 and 104B set out the relevant assessment matters for resource consent applications carrying the Discretionary activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

In addition, section 221 applies to this application to vary a consent notice condition.

221 Territorial authority to issue a consent notice

(1) Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.

(2) Every consent notice must be signed by a person authorised by the territorial authority to sign consent notices.

(3) At any time after the deposit of the survey plan, —

(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:

(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.

(3A) Sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).

5 ASSESSMENT OF EFFECTS

5.1 Permitted Baseline

Under section 104(2) of the RMA, Council may disregard an adverse effect of a proposed activity on the environment if a plan permits an activity with that effect. The permitted baseline refers to the effects of permitted activities or activities which have already been granted resource consent on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is:

- Farming activities, including factory farming of pigs or poultry;
- Construction and additions to farm buildings;
- One residential unit within an approved building platform;
- Construction and exterior alteration of buildings within an approved building platform;
- Exterior alteration of any lawfully established building where there is not an approved building platform;
- Permitted building standards of 8m height and 500m^2 ground floor area;
- Domestic livestock;
- Home occupation, commercial recreational activities and roadside stalls that meet the standards.
- Residential Visitor Accommodation and Homestays;
- Recreation Activities;
- Informal Airports that meet the standards;
- Earthworks that comply with the permitted activity standards; and
- Mineral prospecting.

The permitted baseline in this case is relevant insofar as permitted earthworks could be undertaken, including cut up to 2.4m and fill up to 2m that is setback from the boundary a distance of at least equal to the maximum height of batter/cut or retaining wall.

5.2 Receiving Environment

The adverse effects of the application must be assessed considering the receiving environment. The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment.

The receiving environment includes the following consented activities within the underlying Preservation Lane subdivision and adjoining Eastburn Road, shown in Figure 6 and outlined in Table 3:

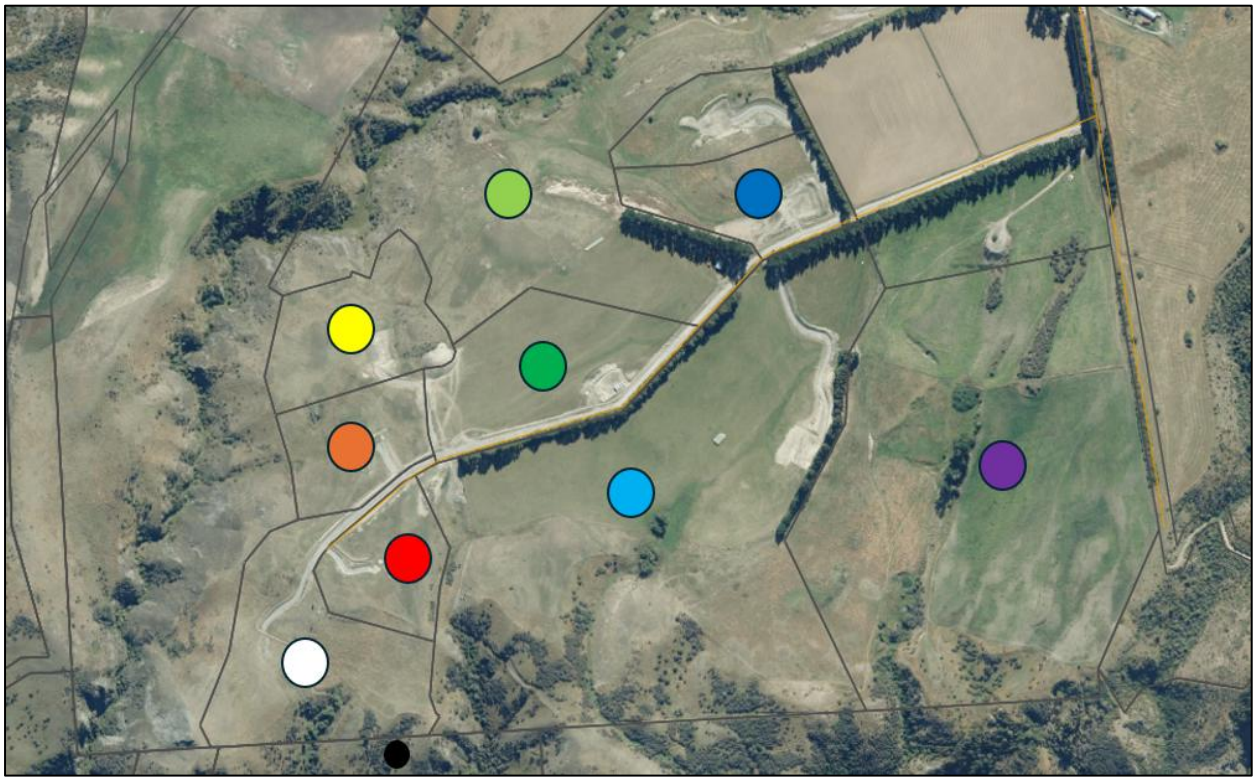


Figure 6: Visual representation of receiving environment

Table 3: Consented activities within receiving environment

Address	Symbol (Figure 7)	Consented activity
104 Preservation Lane		RM220689 - Resource consent approved 4 November 2022 to construct a residential unit, partially outside of the building platform, with associated earthworks breaches and variation to consent notice conditions.
119 Preservation Lane		RM220301 - Resource consent to construct a dwelling, undertake earthworks and vary a consent notice condition.
100 Preservation Lane		RM210143 - Resource consent approved 14 April 2021 to amend the configuration of an approved residential building platform and construct a residential unit and garage and residential flat that breaches maximum floor area and earthworks standards. Construction of a shed outside the amended building platform location and within the internal boundary setbacks.
34 Preservation Lane		RM210196 - Resource consent approved 30 June 2021 to vary a consent notice to allow the relocation of a building platform. RM220326 - Resource consent approved 8 September 2022 to increase the RL level of the building platform by 1.7m.
45 Preservation Lane		RM230661 - Resource consent approved 13 November 2023 to construct a dwelling within an approved building platform, construct three buildings outside of an approved building platform and associated variation to the consent notice conditions.
74 Preservation Lane		RM210365 - Resource consent approved 21 June 2021 to construct a residential dwelling in approved building platform and associated earthworks.
108 Eastburn Road		RM211203 - Resource consent approved 1 September 2023 to subdivide into two lots, including existing residential unit and accessory and farm buildings, and a residential building platform. RM250458 – Resource consent approved 7 August 2025 to change conditions of RM211203 to not provide telecommunications reticulation to all allotments. The amended conditions enable wireless telecommunications services to be utilised for the lots.
163 Eastburn Road		RM210476 - Resource consent approved 24 June 2021 to establish residential activity and allow an onsite manager.
1631 Gibbston Highway		RM250689 – Resource consent approved 1 October 2025 to construct and use a wood shed (residential accessory building). RM250992 – Resource consent approved 11 February 2026 to install a septic tank, construct and use an accessory building for residential and visitor accommodation activity. RM260265 – Resource consent approved 6 August 2026 to establish a residential activity (staff accommodation) within a utility shed and remove consent conditions to enable this.
120 Preservation Lane (the site)		Consents as set out in section 1.5 of the application, including construction of a dwelling.

5.3 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

5.4 Actual & Potential Effects

Taking into account effects that must or may be disregarded and the permitted baseline above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Where an aspect of the proposed activity carries the Restricted Discretionary activity status (as identified in section 3.1 above), the relevant matters of discretion specified in the PDP form the basis of the effects assessment for those matters.

5.5 Nature and Scale of Activity

Residential activity on the site is anticipated through the underlying subdivision resource consent and PDP provisions in the Rural zone, with a permitted density of one residential unit per site. The proposed activity is consistent with the underlying subdivision insofar as no additional residential units are proposed.

The proposed activity exceeds the permitted built form standard for setback from internal boundaries (Standard 21.5.1) and size of the tennis court building exceeding 500m^2 (Standard 21.7.3). The relevant matters of discretion are addressed respectively below.

- *Rural amenity and landscape character*

The proposal will not adversely affect the rural amenity and landscape character of the surrounding environment. The subdivision area will remain a rural residential area surrounded by larger rural landholdings (Waitiri and Royalburn Stations).

- *Privacy, outlook and amenity from adjoining properties*
- *Visual prominence from both public places and private locations*
- *Visual amenity*

The pavilion and tennis stand are not visually prominent from public places. The closest public location with visibility is the State Highway, approximately 675m away as the crow flies. This separation distance includes significant elevation change, with the highway at a much lower elevation. The topography and separation distance is sufficient to mute any visibility of the scale of the building. The accessory buildings are not visible to the residential properties on Eastburn Road to the north, therefore do not generate adverse effects on these properties.

The adjoining properties to the south and east comprise vegetated gullies and topography change, with no nearby permitted or approved residential activity. As set out in the Landscape Assessment (**Appendix C**), the closest dwellings on the adjoining property to the south are at a horizontal distance of 450-500m from the subject site and at considerably lower elevations.

The location of the site at the furthest extent of Preservation Lane limits visibility effects on the neighbourhood, with topography providing separation from other building platforms. Adjoining properties on Preservation Lane are unlikely to be affected, particularly given all other building platforms are located at a higher RL than the site.

The proposed dwelling will not block any neighbouring properties outlook or views across the landscape in any direction and will not be visually prominent. The separation distance between the proposed dwelling and any nearby building platforms and residential activities to the south are sufficient to minimise any privacy, outlook or amenity effects.

The retaining wall is approximately 0.9m away from the eastern internal boundary. The adjacent property to the east does not comprise a residential building platform near this boundary. There are no openings on the accessory building on this boundary. There are no anticipated privacy, outlook or amenity effects on this neighbour.

Based on the above, effects of the proposed activity are anticipated to be no more than minor. Effects of the accessory buildings in proximity to the boundary and exceeding 500m^2 are considered acceptable.

- *External appearance*

The external appearance of the tennis court comprises standard plastic-coated black tennis court fencing/netting, approximately 3m high above the tennis court platform. The tennis court fencing is visually permeable and of a dark colour, which will appear recessive. The external appearance of the tennis court is considered appropriate in the Landscape Assessment (**Appendix C**).

5.6 Landscape and Visual Amenity Effects

The accessory buildings are located within the modified pastoral environment of the Crown Terrace. The domestic elements of the site will not be visible from the Wakatipu Basin or Gibbston Valley below, except for a small section of the Gibbston Highway. The materials palette is recessive and appropriate for the landscape character and sensitivity of the site within the ONL and adjacent Crown Terrace LCU.

A Landscape Assessment prepared by Baxter Design is provided in **Appendix C**. This assessment concludes that:

- *in regards to visibility of the development, the development is screened from all low-elevation views from existing settlement patterns of the Whakatipu Basin and the Gibbston Valley, including public roads, aside from that brief section of State Highway 6 described above and from the Chard Farm Road. In all viewpoints where visible the building is the visible element in the development and is a miniscule part of wide vistas.*

- *the proposed development is adequately mitigated by way of the surrounding landform and the built elements are subservient to the natural landscape patterns. Potential adverse effects arising from the proposal on the landscape character and values of the ONL landscape and Crown Terrace is Very Low to Negligible.*

Planting will soften the view of built form within the landscape and may enhance the quality of the environment by providing vegetation that is consistent with patterns throughout the ONL and Crown Terrace LCU.

As addressed in section 5.5 above, there will be minimal impact on visual amenity for neighbouring properties.

Overall, it is considered that effects on the landscape will be less than minor. The proposed dwelling will have minimal visibility from public views and will be in keeping with the density anticipated for the site of one residential unit. There is sufficient separation between the domestic elements on the site that the built form will not appear cluttered or generate cumulative adverse effects.

5.7 Earthworks Effects

Earthworks have been undertaken to create a level area for the tennis court and built form. The volume and depth/height of earthworks complies with permitted standards. The retained earthworks in proximity to the eastern boundary require resource consent. The council's discretion for earthworks is restricted to:

a. Soil erosion, generation and run-off of sediment.
b. Landscape and visual amenity values.
c. Effects on infrastructure, adjacent sites and public roads.
d. Land stability.

e. Effects on water bodies, ecosystem services and biodiversity.
f. Cultural, heritage and archaeological sites.
g. Nuisance effects.
h. Natural Hazards.
i. Functional aspects and positive effects.

The earthworks in proximity to the boundary provide for a wall structure to be located on the eastern boundary, which provides shelter and privacy for an outdoor living area.

The earthworks have been undertaken to avoid soil erosion or sediment effects. All earthworks have been stabilised with either hard surfacing, landscaping or planting upon completion to avoid impacts on landscape and amenity values. There are no exposed earthworked areas.

There are no anticipated effects on water bodies, ecosystems, biodiversity, cultural, heritage or archaeological sites.

Given the location of the site at the end of the cul-de-sac and location on the site being furthest away from adjoining properties, there are no anticipated nuisance effects. The impact on neighbours has been limited to the movement of vehicles along Preservation Lane, which was temporary to the duration of earthworks and construction, and has since concluded.

The earthworks will not increase natural hazards or risk of land instability.

Overall, the effects of earthworks are considered less than minor.

5.8 Cumulative Effects

The additional residential activity adds domestication to the landscape. The effects are considered appropriate for the site and area, given that the development is not prominent from any public or private views and is well separated from the building platform on the site. Planting within the Ecological Gully Area to the south assists with softening any views towards the accessory buildings from lower elevations.

The average density of the site remains at approximately 1 per 10 hectares, as set out in the underlying subdivision and the built form is well separated from the nearest private neighbours outside of the underlying subdivision (being Royalburn Station to the west and the Judge and Jury property to the south). The proposed activity will not lead to over domestication or cumulative effects that are more than minor.

5.9 Consent Notice Variation

Ballantyne Barker Holdings Limited v Queenstown Lakes District Council sets out the High Court's view on the considerations that are required when deciding whether to cancel a consent notice. This decision was made in the context of a substantive grant of consent and not notification.

The key aspect of this decision is that the Court determined that because a consent notice is intended to give a high degree of certainty both to the immediately affected parties at the time subdivision consent is granted and to the public at large, it should only be altered when there is a material change in circumstances, which means the consent notice condition no longer achieves, but rather obstructs, the sustainable management purposes of the RMA.

At the time of the underlying subdivision application, the site and the seven other lots proposed for creation, were all being farmed and therefore the importance for design controls was to retain open pasture. Since that time, the site has been subject to a boundary adjustment that has significantly reduced the size of the site. Through that subdivision consent, the predominantly farming area of the site has been amalgamated with Royalburn Station and the remaining lot (the site) is largely rural residential in nature. The remainder of the gully area which is subject to the consent notice is not usable for either pasture or domestic use.

The receiving environment has been subject to change since the creation of the consent notice, as evidenced in Table 3 above. The underlying consent notice has been varied by resource consents approving development on five of the other allotments within the eight-lot subdivision. It is therefore reasonable to infer a material change in circumstance in the surrounding subdivision. The resource consent decision RM240504 confirmed the built form outside of the building platform on the site is appropriate.

The consent notice variation is aligned with a material change in circumstance as outlined in *Ballantyne Barker Holdings Limited v Queenstown Lakes District Council*.

The effects of the proposal have been assessed above in terms of non-compliance with the PDP, and aspects related to the consent notice are limited to changes from what was initially approved.

5.9.1 Effect of Change of Consent Notice Variation

The following amendments are requested (specific wording as set out in section 2.6 above):

- To enable building the accessory buildings outside of the consented building platform. The approved Masterplan does not require amending and there is no impact on other lots in the underlying subdivision;
- To enable building and planting outside the curtilage area shown on the Masterplan;
- To include roof cladding other than the specified vegetated, steel or timber/slate shingles;
- To enable hardstand areas to be formed outside of the building platform on the site, i.e. the tennis court area;
- To enable outdoor structures and garden elements outside of the curtilage area on the Masterplan.

The consent notice stipulates many design controls, based on the planning regime at the time of consent. The amendments above are sought to enable the specific accessory building design. This design enables the landowner to efficiently use their site whilst also ensuring minimal effects on the environment. The accessory buildings are located in a different part of the site than anticipated at the time of subdivision consent, however, the proposed accessory buildings will not generate adverse effects for people or the environment.

The site will comprise one residential unit and associated landscaping/access, as anticipated, with accessory buildings. The accessory buildings are not highly visible or prominent from any viewpoints, as assessed in the Landscape Assessment (**Appendix C**).

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3 of s95A.

6 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the relevant Objectives and Policies from the Proposed District Plan has been attached to this application as **Annexure 1**.

In summary, it is considered that the proposal is consistent with the objectives and policy direction provided for in the Proposed District Plan.

7 NOTIFICATION SUMMARY

7.1 Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

7.2 Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

7.3 Affected Parties

As the application for the change of consent notice conditions is to be processed under s221, s221(3A) directs that s127(4) applies to the application. Under s127(4), when council is considering who is adversely affected by the change in consent notice conditions, council must consider in particular any person who made a submission on the application or who may be affected by the change or cancellation.

The assessment of effects section above identifies that the effects of the proposal on people are less than minor. No person(s) is adversely affected by the proposal. Although the neighbouring properties are subject to the consent notice, the proposed changes are related to the built form, which will be contained entirely within the site and will not be prominent when viewed from neighbouring properties subject to the consent notice. These neighbours are therefore not considered affected parties. The restrictions relating to the use of the other lots within the subdivision remain unchanged.

In summary:

- Lot 1 cannot be seen from the approved building platform in Lot 2, or other nearby lots, due to topography;
- The closest dwellings on the neighbouring property to the south are at a horizontal distance of 450-500m from the subject site and at considerably lower elevations;
- The proposed development is not prominent in views from public places i.e. the Crown Range Road or State Highway below, or from private properties; and
- The proposed development is consistent with the anticipated density for the site of one residential unit.

Overall, it is considered that establishment of the accessory buildings will have less than minor effects on the environment. No person is considered to be adversely affected by the proposed change in consent notice conditions and therefore the application can be processed on a non-notified basis.

8 REGULATIONS

8.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council. Neither Council holds information that suggests that a HAIL activity is or has been undertaken on the site, therefore the NES does not apply to this application.

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below:

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

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:
…
(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

7. Other matters
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 have particular regard to –
(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 proposal is not contrary to Part 2 of the RMA. The built form has been designed with a materials palette that is recessive within the environment. The proposed residential accessory buildings are an appropriate use and development of the site, enabling a recreational activity on the site associated with the residential use. The ONL is considered able to absorb residential development on the site. Planting will soften the view of built form within the landscape and will enhance the quality of the environment by providing native vegetation (including mass planting of tussocks) that is consistent with patterns throughout the ONL and Crown Terrace LCU.

10 CONCLUSION

Resource consent is sought to establish accessory buildings and associated earthworks at 120 Preservation Lane. Resource consent is also sought to amend consent notice clauses to enable the specific building design and planting outside of the building platform and curtilage area.

The accessory buildings are not prominent in views from adjoining building platforms or private properties. The effects of the proposed dwelling are assessed above as less than minor on the environment and people. The accessory buildings proposed is larger than the consent notice controls anticipate, however, the effects of the accessory buildings are assessed as less than minor on people and the environment. The proposal is consistent with the general direction of the underlying subdivision consent and provisions in the Rural zone for residential activity.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

Annexure 1: Proposed District Plan Objectives and Policies

Chapter 3 – Strategic Direction

Rural Activities		
3.3.22	Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments. (relevant to SO 3.2.1, 3.2.1.8, 3.2.5, 3.2.5.1 - 3.2.5.7)	The proposed activity is to locate residential accessory buildings on a site with an approved building platform and residential unit. The Plan anticipates residential activity on this site and the existing consents form part of the existing environment.
3.3.23	Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise: a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes. (relevant to SO 3.2.1, 3.2.1.7, 3.2.5, 3.2.5.1 - 3.2.5.7)	The landscape values, character and visual amenity values of the subject site are maintained, and the scale of the accessory buildings is mitigated through material selection and landscaping, as well as the separation distance from the consented dwelling.
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. (relevant to SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.4, 3.2.4.1 and 3.2.4.4)	The proposed activity is not considered to generate adverse effects on any surrounding waterbodies.
3.3.26	Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to SO 3.2.4, 3.2.4.2)	The planting is native species including trees and tussocks. No wilding species are proposed.
3.3.27	Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to SO 3.2.4, 3.2.4.5)	There is no change to existing levels of public access to the subject site.

Chapter 6 Landscapes – Rural Character

6.3.1	**Rural Landscape Categorisation**	
6.3.1.1	Categorise the Rural Zoned landscapes in the District as: a. Outstanding Natural Feature (ONF); b. Outstanding Natural Landscape (ONL);	The subject site is an Outstanding Natural Landscape, within the Eastern Whakatipu Basin ONL and adjacent to the Crown Terrace Landscape Character Unit.

	c. Rural Character Landscape (RCL). (SO 3.2.5 and SP 3.3.28, 3.3.32).	
6.3.2	**Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone**	
6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zones. (SO 3.2.2, 3.2.2.1, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, and SP 3.3.15).	The proposal is in accordance with the anticipated density of the subject site, as approved in the underlying subdivision consent, of one dwelling per residential building platform. The proposal does not facilitate an urban density in the rural zone.
6.3.2.2	Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (SO 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, and SP 3.3.20, 3.3.23, 3.3.30, 3.3.31, 3.3.34, 3.3.35).	No lighting has been proposed as part of this resource consent application that will be visible from outside the site. The site is visible from limited public locations. Any internal lighting will be viewed from this distance, retaining the sense of remoteness.
6.3.2.4	Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character. (SO 3.2.1, 3.2.1.7, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, and SP 3.3.21).	The subject site will not remove any productive land that has not already been anticipated for largely non-productive use.
6.3.2.7	Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape. (SO 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.6, and SP 3.3.30, 3.3.31)	The location of the development is considered appropriate for the subject site. The effects on the landscape values of the surrounding environment are not compromised.
6.3.2.8	Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (SO 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.5, and SP 3.3.30, 3.3.34, 3.3.35)	The planting species selected are consistent with the established character of the area.
6.3.3	**Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes**	
6.3.3.1	Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. landscape values are protected; and b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question. (SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4 and SP 3.3.2, 3.3.23, 3.3.30, 3.3.31)	The accessory buildings will be visible from outside the site from large separation distance, however, the building is not breaching height standards and will only partially be visible. The site is separated from its neighbouring properties by significant topography changes, which make the accessory buildings reasonably difficult to see. The accessory buildings may be visible from the site below and to the east, noting the

		nearest area of the adjacent property is steep topography that is unsuitable for a sensitive use.
6.3.3.2	Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna. (SO 3.2.3, 3.2.3.1, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.7.1, and SP 3.3.17, 3.3.23, 3.3.30, 3.3.31, 3.3.43, 3.3.49, 3.3.50, Chapter 5).	The proposed activity does not introduce an unanticipated level of residential density within the site and will ensure the protection of these listed matters.
6.3.3.5	Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present. (SO 3.2.1, 3.2.1.7, 3.2.1.8, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, and SP 3.3.2, 3.3.21, 3.3.23, 3.3.30, 3.3.31).	This policy will be achieved by the proposed activity as demonstrated in the submitted AEE. Large areas of the site remain open space.

Chapter 21 – Rural Zone

Number	Policy	Assessment
21.2.1	***Objective - A range of land uses, including farming are enabled while protecting, maintaining and enhancing landscape, amenity and nature conservation values.***	The schist wall is located within the setback from internal boundary. However, there are no other buildings within the vicinity and the neighbouring site is used for farming purposes. The accessory buildings will have minimal effect on outlook from this neighbouring property and on established and anticipated activities.
21.2.1.3	*Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.*	
21.2.1.4	*Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.*	The accessory buildings are not considered to generate dust, visual, noise and odour effects greater than what is already anticipated on the subject site as a result of the registered building platform. The earthworks have been managed on site and stabilised.
21.2.1.5	*Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.*	No external lights are proposed. Internal lights will be separated by distance from public places, roads and views of the night sky.
21.2.1.6	*Avoid adverse cumulative impacts on ecosystem services and nature conservation values.*	There are no anticipated cumulative impacts on ecosystem services and nature conservation values.
21.2.1.7	*Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.*	There are no anticipated effects on Tangata whenua.

21.2.1.8	*Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.*	Firefighting storage is to be provided on site and this will be subject to approval in the Engineering Approval and Building Consent process for the consented dwelling.
21.2.1.9	*Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.*	
21.2.4	***Objective - Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.***	The proposed activity has considered the reverse sensitivity effects of the rural zone and is appropriately setback from adjacent dwellings, to an extent where additional rural activity to what is existing will not affect occupants of the site.
21.2.4.1	*New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.*	
21.2.4.2	Control the nature, scale and location of activities seeking to establish in the Rural Zone, so as to minimise conflict with permitted and established activities, that may be incompatible with those activities.	The location of the proposed residential activity is within an existing rural living subdivision. The site anticipates residential activity and the proposed activity is not considered to directly conflict with the permitted and established activities of the surrounding environment.

Chapter 25 – Earthworks

Number	Policy	Assessment
25.2.1	***Objective - Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.***	The earthworks undertaken are within permitted volumes and all works have been stabilised. The earthworks that exceed the permitted threshold for retaining within proximity to the boundary have been adequately retained by a wall structure. Adverse effects on the environment are considered less than minor.
Policies	*25.2.1.1 – 25.2.1.11*	