JOHN EDMONDS & ASSOCIATES

Assessment of Environmental Effects

50 James Road, Cardrona, Wanaka

Dean Patterson & Nicki Keen

September 2026

EXECUTIVE SUMMARY OF PROPOSAL

Dean Patterson and Nicki Keen (the applicant) seeks resource consent to construct a swimming pool, with associated earthworks, hard surfacing, cabana, pool house, and sauna at 50 James Road, Cardrona.

Location:	50 James Road, Cardrona
Legal Description:	Lot 1 DP 302713
Territorial Authority:	Queenstown Lakes District Council (QLDC)
Plan:	Proposed District Plan
Zoning:	Rural Zone
Natural Hazards:	The site is subject to Liquefaction Awareness Area A (Low to None), Cardrona River Flood Plain (May 2010), Otago Alluvial Fans (March 2009) Active).
Other:	Wahi Tupuna – Cardrona River Cardrona Valley – Priority Area Outstanding Natural Landscape
Activity Status:	Non-complying

Appendices

Appendix A	Record of Title
Appendix B	Architectural Plans
Appendix C	Consent Notice 5168327.3
Appendix D	Easement 5530843.2
Appendix E	Easement 5168327.7

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.

Overview & Site Description

Resource consent is sought to establish a swimming pool, cabana, pool shed, sauna and associated decking/hardscaping to the north of an approved tennis court, associated with the residential activity established on 50 James Road (Lot 2 DP 302713). This property is held in the same ownership as 48 James Road.

The proposed swimming pool and ancillary activities will be located outside of the building platform and curtilage area. The proposed pool will be within 6.1 metres of the nearest (western) boundary of the subject site.



Figure 1: Site Location (Site identified in blue)

The primary use of the subject site is residential activity associated with the dwelling established on 48 James Road, with recreation and accessory buildings related to the residential activity established at 50 James Road. West of an existing barn and established tennis court of the site is an open pasture vacant of structures or extensive fencing. Directly East of the site is existing residential activity, before extending as a large farming/mountain range area to the northeast and southeast.

The property is well screened from Cardrona Valley Road by established willows and Cardrona River, as shown in the image below:



Figure 2: Site shown from Cardrona Valley Road (annotated with a yellow arrow)

It is acknowledged that the subject site does not contain a building platform registered via consent notice, as shown in **Appendix C**, however, the underlying subdivision of the site provided these building areas as covenant areas on the approved scheme plan.

There is a larger historic barn located to the south of the tennis court area of the site. This barn was established via resource consent and has a floor area of approximately 140m^2.

The Council's Hazards Register identifies that the site is within the Liquefaction Awareness Area A (Low to None), Cardrona River Flood Plain (May 2010), Otago Alluvial Fans (March 2009) Active).

Consent History

The subject site has been subject to multiple resource consent applications over the last two decades; these are described and reference in the table below:

RM990275 – Subdivision

The subject site was formed as part of a subdivision to create 6 rural residential allotments on retired farmland in October 21, 1999.

At the time resource consent was granted, building platforms were established via covenant areas shown as **X** on the approved scheme plan below (highlighted yellow).

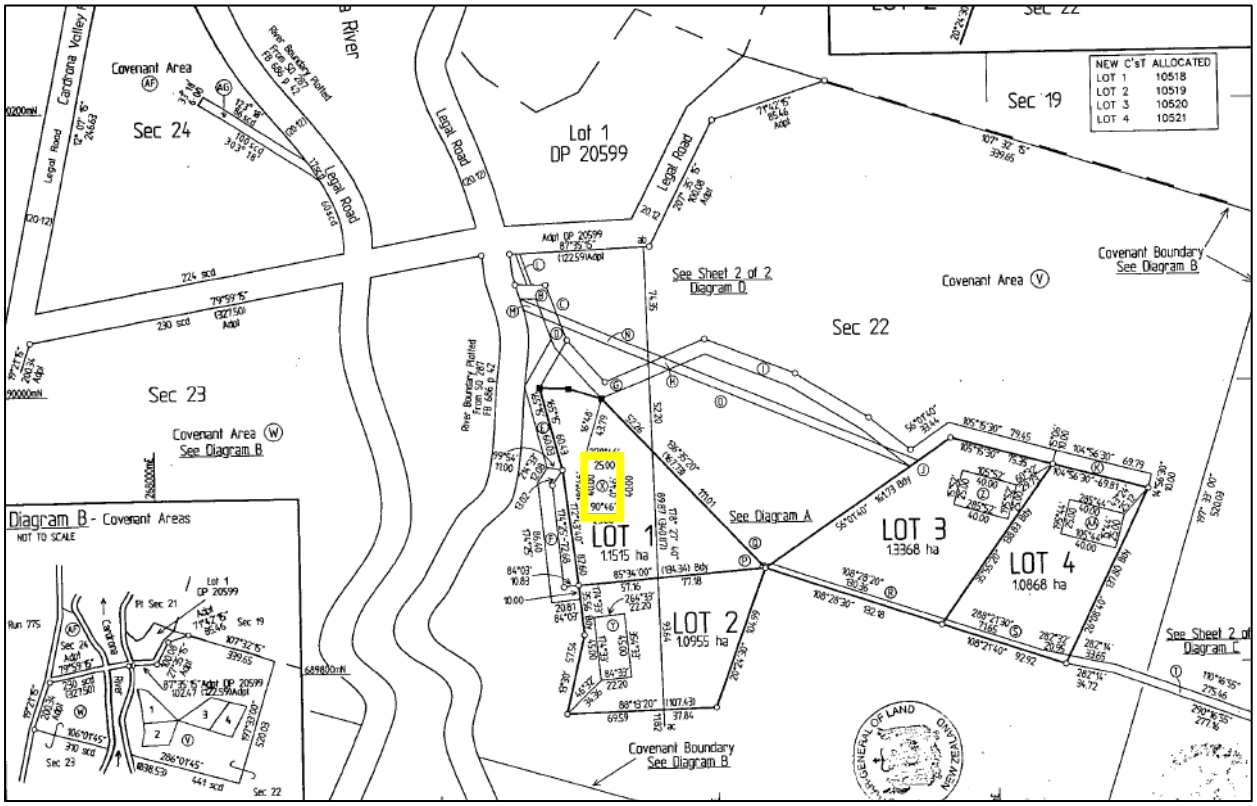


Figure 3: Approved scheme plan for RM990725

Consent notices were imposed in order to address effects associated with firefighting supply, wastewater disposal, potable water treatment, dwelling design and restricting further subdivision.

It is acknowledged that the dwelling associated with 50 James Road, is in fact the dwelling sitting on 48 James Road; there is no existing residential unit on 50 James Road.

RM0707348 & RM070560 – Barn renovation and associated variation

This provided approval for the barn seen near the southern boundary of the subject site and associated alterations. No impact will be generated on the conditions of these existing resource consents.

RM070748 – Tennis court construction

This consent provided approval for the existing tennis court, and associated fencing & earthworks. A small concrete wall was included with this approval and was reliant on a range of mature vegetation to assist with screening the proposed activity.

No change is proposed to the conditions of this approval as part of this application.

Legal Description and Interests

The site is legally described as Lot 3 DP 495598 and held in Record of Title 727480 (attached as **Appendix A**).

Consent Notice 5168327.3 is attached to this application as **Appendix C**, and there are no matters on this consent notice that require further information in this resource consent application.

2. Description of Proposal

The proposed development includes the establishment of a pool, pool house, sauna and associated landscaping and is shown in **Figure 1** below.

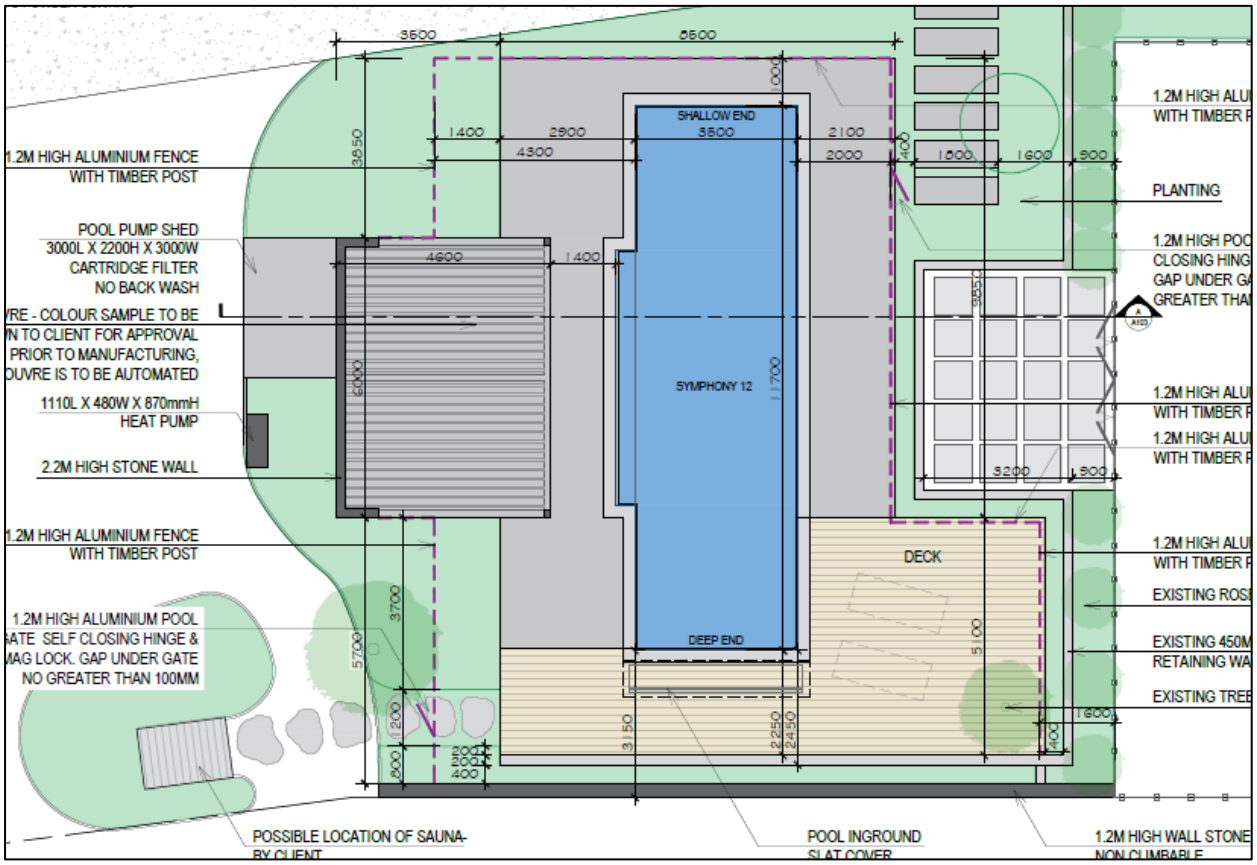


Figure 4: Site plan showing pool, sauna, cabana and landscaping

The applicant proposes to construct a pool and associated pool terrace, cabana, pump shed and Sauna, per figure 1 above and the plans provided in **Appendix B**.

The pool and landscaped area total approximately 600m^2. This in an indicative development area and permeable surfacing is spread throughout the area in terms of grass, landscaping and natural paving.

Access to the pool will be informal from the house/driveway area that stretches to 48 James Road, Cardrona. No formal path will be constructed directly to the pool/private recreation area.

The cabana (open sided pergola, with pool house abutting the rear) associated with the pool to the west will have an area of 27.6m^2, max height of 2.5m and will be set back 6.1m from the nearest internal boundary.



Figure 5: Render of proposed cabana structure and pool shed

The pool shed behind the cabana will be 9m^2 in size and 2.2 metres in height.

Plans for the proposed sauna are yet to be confirmed. The applicant has indicatively advised the maximum height will be 2.04 metres and shown the location relative to the pool on the site plan above. The sauna is proposed to sit 1.5 metres from the nearest internal boundary. The area of the sauna is approximately 5m^2 [alpine saunas, luxury cedar timber barrel sauna].

The earthworks for the proposed pool and associated activities will comply with the permitted earthworks standards for the rural zone.

3. DISTRICT PLAN PROVISIONS

Proposed District Plan

The Site is zoned Rural Zone. The purpose of the Rural Zone is to:

> *'… 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.'*

Under the PDP, resource consent is sought for the following:

Chapter 21 – Rural Zone

Restricted Discretionary Activity	**Standard 21.5.1** All buildings are required to be 15 metres from internal boundaries. Discretion is restricted to the following matters: • rural amenity and landscape character; • privacy, outlook and amenity from adjoining properties.
Discretionary Activity	**Rule 21.4.9** The use of land or buildings for residential activity except as provided for in any other rule. The proposed swimming pool will be outside the building platform established via covenant in association with RM990275**.**
Discretionary Activity	**Rule 21.4.11** The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.

Overall Activity Status Summary

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

4. ACTIVITY STATUS

Sections 104 & 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.

5. ASSESSMENT OF EFFECTS

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 design 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.

Landscape Character & Visual Effects

As described in **section 1** above, the site is separated from Cardrona Valley Road by the Cardrona River and associated willow planting. Many of these trees are mature and have been established for a long time, meaning they provide a large amount of screening to the subject site from public viewpoints.

Landscape character

The subject site sits within the Cardrona Valley Priority Area (PA) for listed ONL in the PDP. Within this area of the PA, the predominant activity is residential activity with associated domestic elements, set in topography dips of farming and pastureland. Clustered vegetation throughout the property and wider landscape provide the vegetation pattern of the area.

The proposed activity is not going to change this existing pattern of development within the priority area. The pool and associated structures around it will sit within the same pocket of visually enclosed land as the existing tennis court and barn. Vegetation patterns across the pocket of activity on the site will remain unchanged and Crack Willows lining the Cardrona River will remain unimpacted.

The proposed development will be well integrated within the landscape by existing landform features and/or established trees, so they are not highly visible from Cardrona Valley Road.

Effects on landscape character are therefore considered less than minor.

Visual effects

The landscape assessment for the site provided in **RM070748** outlined the following characteristics for the Tennis Court area, immediately to the south of the proposed pool development:

> *"The proposed tennis court and concrete wall location is not visible from Cardrona Valley Road and only minimally visible from the eastern end of James Road"*

It is noted that there is an elevation difference of 20 - 30 metres between the development area and the nearest residential neighbours to the southeast, as shown by the contours below:



Figure 5: Contours from development area to nearest neighbours to the southeast (500m contour in orange, 480m in yellow and 460 in blue)

Further to the topographic differences outlined above, there is a grouping of trees to the east of the development area assisting with screening. This grouping of trees is partially within the site.

As the site sits below the neighbouring dwelling floor level to the southeast and is separated by over 250m from the neighbouring dwelling; the proposed development will be visually subservient from outside the site when viewed in comparison to the surrounding ONL land north, west, and south.

The existing character of the site is residential and domestic activity within a rural context. The nature of the site is not changing as a result of the pool area and sauna being introduced, as the barn and tennis court are already representative of the domestic structures approved on this parcel of land. The swimming pool is consistent with the existing use of this land for recreation, i.e. tennis, by residents. The subservient nature (approx. 30m elevation drop) of this land will remain unchanged for the neighboring properties and the surrounding ONL remains as the dominant view/landscape character from surrounding potential viewpoints.

As demonstrated in **Figure 6**, the property is well secluded from views to the southeast by the large bank to the rear of the existing barn. The pool and associated landscaping, sauna etc. will sit in the area highlighted by the blue arrow:



Figure 6: drone image of the subject site facing north from the southern boundary of 50 James Road

Overall, landscape and landscape character effects are therefore considered less than minor, with no persons adversely affected.

Building scale and form

The total proposed building coverage across 50 James Road will be 290m^2 and the pool, cabana, sauna and landscaping will contribute an additional 122.6m^2 of building coverage of the site.

The maximum height of new structures and the building is 2.5 metres.

Relative to the existing barn on the subject site at 4.5 metres, the new structures proposed will sit at least 2 metres below the roof line of other buildings on the relevant parcel of land.

The proposed structures sit approximately 400 metres from Cardrona Valley Road and over 250m from the nearest residential neighbour.

The proposed buildings (pergola, shed etc) are mostly visually permeable and will be of natural colours and materials (schist and greys/browns) allowing the proposed form to integrate into the established character set by other buildings on the site.

The built form and scale of development is less than the permitted 500m^2 tolerated per site in the Rural Zone and sits well below height standards for farm buildings and all other buildings (i.e. residential). Although the allotment is lesser than 100ha and there is no permitted baseline for buildings in this application, the character set by approved RC's on the site and overall bulk/mass of buildings are considered to be appropriate.

As such, built form and scale effects are considered less than minor with no persons adversely affected.

6. OBJECTIVES AND POLICIES ASSESSMENT

The site is zoned Rural Zone under the Proposed District Plan (PDP).

Proposed District Plan

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 establish a pool, cabana, pool shed, sauna and landscaping in a tight cluster at the end of an existing tennis court. This is considered an appropriate activity due to the residential and rural nature of the surrounding environment and the wider use of the site.
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	There is minimal opportunity for potential views of the proposed activity. The development is considered to be consistent with the existing character of the site. The landscape values, character and visual amenity values of the subject site are maintained due to reasons above and the scale of the proposed dwelling being significantly less than what would be otherwise permitted on the site in floor area.

	Landscapes. (relevant to SO 3.2.1, 3.2.1.7, 3.2.5, 3.2.5.1 - 3.2.5.7)	
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 development 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 applicant does not propose to introduce any exotic vegetation and has completed landscaping required as part of previous resource consent decisions.
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); c. Rural Character Landscape (RCL) (SO 3.2.5 and SP 3.3.28, 3.3.32).	The subject site is an Outstanding Natural Landscape, within the Cardrona Valley Priority Area.
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 does not change the existing density of the site. The proposal is not considered to 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; this policy will be achieved.
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,	Areas of the subject site will still be available for pastoral farming activity and will not remove any productive land.

	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).	
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 proposed buildings is considered appropriate for the subject site. The landscape effects of the proposal have been assessed in **section 5** above, and the proposal will ensure the landscape values of the surrounding environment are not compromised.
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)	It is anticipated that the proposed activity will meet the criteria of being reasonably difficult to see from beyond the boundary of the subject site. The development is 300m metres from the nearest neighbour and approximately 400m from Cardrona Valley Road.
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 activity 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).	The proposed residential built form is located within the existing domesticated portion of the site, positioned adjacent to the tennis court and barn. Although the proposal introduces additional built form, this portion of the site is not generally open landscape character. This policy will be achieved by the proposed activity as demonstrated in this AEE.

Chapter 21 – Rural Zone

Number	Policy	Assessment
21.2.1	***Objective - A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape,***	

	ecosystem services, nature conservation and rural amenity values.	
21.2.1.1	*Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*	The existing levels of farming activity currently being undertaken on the subject site will be maintained as part of the proposed activity. The introduction of the activity will not significantly reduce the area of the site being farmed.
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.*	As outlined within the body of this AEE, the proposed activity will be minimally visible from neighbouring properties and the road, meeting the requirement of this policy.
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 proposed activity is not considered to generate dust, visual noise and odour effects greater than what permitted under the PDP.
21.2.1.7	*Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.*	There are no known cultural overlays relevant to the subject site.
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 provisions are in place for the existing dwelling and not proposed to change as part of this RC.
21.2.1.9	*Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.*	

7. NOTIFICATION SUMMARY

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.

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.

8. 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:

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

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

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risk from natural hazards.

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 –

(a) Kaitiakitanga:

(aa) The ethic of stewardship:

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

(ba) The efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) Intrinsic values of ecosystems
(e) [repealed]
(f) Maintenance and enhancement of the quality of the environment:
(g) Any finite characteristics of natural and physical resources:
(h) The protection of the habitat of trout and salmon:
(i) The effects of climate change:
(j) The benefits to be derived form the use and development of renewable energy.

The proposal will provide for the social and economic wellbeing of the applicant and future owners of the units, while avoiding, remedying and mitigating adverse effects on people and the environment.

As discussed throughout the report, the built form location and character of the site have been designed with the consideration of the ONL applicable to the property. The objectives and policies assessment provided assesses this in further detail and the proposed activity is consistent with the intended zoning of the property under the PDP, (which was written with consideration to Part 2 of 'The Act'). The proposal; is considered to recognize and provided for section 6 of Part 2.

The proposal has been specifically designed to suit the site and receiving environment. The proposal optimises the site for the applicant, while maintaining the quality of the environment and amenity values of the surrounding landscape.

Overall, the proposal is considered to be consistent with Part 2 of the Resource Management Act 1991.

9. CONCLUSION

Resource consent is sought to construct a swimming pool, with associated earthworks, hard surfacing, cabana, pool house, and sauna at 50 James Road, Cardrona.

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.