Assessment of effects on the environment

Helene and Corey Barron
64 Totara Terrace, Wanaka



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General Information

Assessment of effects on the environment prepared in relation to an application to Queenstown Lakes District Council for land use consent.

From

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1.0 Introduction

1.1 General

Helene and Corey Barron ('**the applicant'**) seeks resource consent from Queenstown Lakes District Council to erect a new residential unit at 64 Totara Terrace, Wanaka.

1.2 Scope

This report provides an assessment of effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991 ('**RMA**') in sufficient detail to satisfy the purpose for which it is required and as corresponds to the scale and significance of the effects that the activity may have on the environment.

2.0 Description of the Site and Surrounding Environment

2.1 Site Description

The site's address is 64 Totara Terrace, Wanaka and is legally described as Lot 94 Deposited Plan 10245 held in Record of Title OT2D/66. The location and extent of the site is indicated in **Figure 1**. The site's Record of Title is attached as **Appendix 1**.

The subject site is located within an established residential area of Wanaka and has a total area of approximately 979m². The site is zoned Suburban Residential under the Proposed District Plan (as amended by the Urban Intensification Variation), which anticipates low to moderate density residential development while maintaining suburban amenity values.

The site is moderately sloping, and development of the site will require earthworks. The Project Information Memorandum confirms that the site is not subject to any known flooding or contamination issues and is located within a low liquefaction risk area (LIC 1), indicating that no specific liquefaction assessment is required for residential development.



Figure 1 – The site's location is illustrated by a blue outline (Source: Otago Maps Viewer).

It is proposed to demolish the existing residential unit and garage on the site to make way for the new residential unit.

The surrounding environment is characterised by established detached dwellings, consistent with the suburban residential character anticipated by the zoning.

2.2 Site History

There is no known relevant planning history related to the subject site.

3.0 Description of the Proposal

3.1 General

The proposal comprises the construction of a two-storey residential dwelling with a total floor area of approximately 330m², including an attached garage and associated outdoor living areas such as decks and patios. A swimming pool is also proposed in the western outdoor living area of the site. The building has a footprint of approximately 220.12m², resulting in site coverage of approximately 22.48%.

The dwelling is set back approximately 5 metres from the road boundary and approximately 2 metres from the side boundaries. The design incorporates a combination of weatherboard cladding, plaster finishes, and metal elements, and has been articulated to reduce perceived bulk and provide visual interest.

The proposal also includes associated earthworks, landscaping, and vehicle access. Earthworks will be undertaken to accommodate the dwelling, outdoor living areas and swimming pool, together with associated retaining and site formation works. The total volume of earthworks is approximately 516.61m^3, including 74.77m^3 associated with the swimming pool excavation. Retaining is proposed along parts of the southern site boundary to a maximum height of 1.7m, together with retaining associated with the swimming pool to a maximum height of 1.8m.

3.2 Description of other activities

There are no other activities that are part of the proposal for which the application relates.

4.0 Resource Consent Requirements

Resource consent is sought for any consents required to authorise the activities described in the proposal section of this report, including any attached plans and reports, and whether the specific consent requirement have been identified below or not.

4.1 Proposed District Plan

The site is zoned Suburban Residential. The Urban Intensification Variation introduces updated standards to manage density and built form while enabling increased housing capacity.

The following resource consents are required under the Proposed District Plan:

- A **restricted discretionary activity** resource consent is required under Part 3 – Urban Environment, Rule 7.5.5.3 for a recession plane intrusion relating to the flue adjacent the southern boundary. Discretion for this rule breach as it relates to this site is restricted to:

    a. *sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants.*
    b. *external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.*

- A **restricted discretionary activity** resource consent is required under Part 3 – Urban Environment, Rule 7.5.8 as the length of the building façade above the ground floor exceeds 16m. The total length of the first floor is 20.875m. Discretion for this rule breach as it relates to this site is restricted to:

    a. *external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.*

- A **restricted discretionary activity** resource consent is required under Part 5, Chapter 25 – Earthworks, Rule 25.5.3 as the minimum volume of earthworks to be undertaken on the site exceeds 300m^3. It is estimated that 516.61m^3 of earthworks will be required to facilitate the new residential unit and associated swimming pool.

- A **restricted discretionary activity** resource consent is required under Part 5, Chapter 25 – Earthworks, Rule 25.5.18 for earthworks greater than 0.5m in height located on the boundary. Retaining of up to 1.7m in height is proposed along the southern site boundary.

The proposed swimming pool does not give rise to any additional resource consent requirements. The pool excavation has a maximum depth of 2.4m, complying with Rule 25.5.15. The associated retaining wall has a maximum height of 1.8m and is set back at least 2.078m from the northern site boundary, complying with Rule 25.5.18. The earthworks associated with the

swimming pool have been included in the overall earthworks volume assessed under Rule 25.5.3.

4.2 National Environmental Standard for Contaminated Soil (NES-CS)

The NES-CS has been considered as part of this application. The Project Information Memorandum confirms that there is no record to suggest that the site has been subject to any historic land uses or activities associated with hazardous substances. There is no change of use proposed, with the property remaining residential.

Accordingly, the site is not identified as potentially contaminated land under the NES-CS, and the proposal does not trigger the requirements of the standard.

4.3 Other Resource Consents Required

There are no other resource consents required for this activity.

5.0 Statutory Considerations

This section provides a summary of the relevant statutory considerations.

Resource consents are managed under the RMA.

Section 104 RMA lists the relevant matters a consent authority may consider in determining a resource consent application. Relevant to the consideration of this application are:

- part 2 RMA; and
- actual and potential adverse effects on the environment of allowing the activity; and
- positive effects on the environment to offset or compensate for any adverse effects; and
- any relevant provisions of a statutory planning document; and
- any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104C RMA states that a consent authority may grant or refuse an application for a restricted discretionary activity, and must only consider or impose conditions over those matters over which:

(a) a discretion is restricted in national environmental standards or other regulations:

(b) it has restricted the exercise of its discretion in its plan or proposed plan.

Section 106A RMA states that a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

Sections 108 and 108AA specify requirements for conditions of resource consents.

6.0 Assessment of Effects on the Environment

6.1 Existing Environment

Section 104(1)(a) RMA requires the consent authority to have regard to any actual or potential effects on the 'environment' of allowing the activity. This is a mandatory consideration rather than a discretionary consideration. Caselaw has confirmed that this assessment must involve a comparison of the actual or potential effects of the activity against the 'environment' as modified by:

- the effects on the environment as it exists at the present time; and
- the future state of the environment as it may be modified by permitted activities; and
- the effects of the implementation of any resource consents.

6.1.1 Effects of the Present Environment

The existing environment is characterised by established low density suburban development, comprising detached dwellings on relatively large sites with associated outdoor living areas, landscaping, and vehicle access. While the site is now zoned Suburban Residential under the Proposed

District Plan, this zoning change is relatively recent, and the built environment has not yet transitioned to reflect the full development capacity anticipated by that zone. As such, the current character of the area remains that of a low density suburban environment, with generally open spacing between buildings and a lower overall intensity of development.

6.1.2 Future State of the Environment as Modified by Permitted Activities

In considering the future environment, it is appropriate to recognise that the Suburban Residential Zone anticipates a greater level of residential development and intensification over time. Permitted activities within the zone enable residential buildings to be established within defined bulk and location standards, including building height, setbacks, and recession planes. Development undertaken in accordance with these standards could result in buildings being located in closer proximity to boundaries and an increased level of built form relative to what currently exists. Accordingly, the receiving environment is one that is expected to evolve, with a corresponding increase in density and associated residential effects such as shading, dominance, and privacy interactions between neighbouring properties.

6.1.3 Effects of the Implementation of any Resource Consents

No specific implemented resource consents have been identified as altering the site or wider locality in a manner that would materially change the assessment of this application. Accordingly, the assessment has proceeded on the basis of the existing residential environment, together with the future environment as modified by activities that are permitted within the zone.

6.2 Permitted Baseline

Section 104(2) RMA provides that a consent authority may disregard an adverse effect of an activity on the environment if a NES or plan permits an activity with that effect.

Under the Suburban Residential Zone of the Proposed District Plan, the site could be developed for a residential dwelling as a permitted activity, including a two-storey building complying with recession plane, building length, setback, and earthworks standards. In particular, up to 300m^3 of earthworks and retaining up to 0.5 metres in height along boundaries could be undertaken as of right. A residential swimming pool could also be established as a permitted activity, subject to compliance with the relevant standards.

The proposal exceeds the permitted baseline in three respects. The first-floor façade length exceeds the permitted 16m, the recession plane is infringed by a chimney flue, and the volume of earthworks is approximately 516.61m^3, including 74.77m^3 associated with the swimming pool excavation, representing an increase of approximately 216.61m^3 above the permitted threshold. In addition, boundary retaining of up to 1.7 metres is proposed, exceeding the permitted 0.5 metre height.

These exceedances are limited to specific aspects of the development, with the remainder of the proposal able to be undertaken as a permitted activity. As such, the permitted baseline for this site remains a relevant comparator when considering the scale and nature of the proposal.

6.3 Assessment of Actual and Potential Effects on Environment

6.3.1 General

This section of the report provides an assessment of effects on the environment of allowing the activity. The assessment has been set out below to address the matters under Schedule 4 RMA.

6.3.2 Identification of persons affected by the activity

The applicant has consulted with the owners and occupiers of the adjoining properties at 58 and 60 Totara Terrace.

Written approval has been obtained from the owners and occupiers of both 58 and 60 Totara Terrace, and copies of the affected persons approvals are attached as **Appendix 4** to this application. Accordingly, pursuant to section 95E of the RMA, any adverse effects on those parties must be disregarded by Council when assessing the application.

Taking into account the above consultation, together with the assessment of environmental effects contained within this report, it is considered that any actual or potential adverse effects on persons, other than those who have provided written approval, will be less than minor.

6.3.3 Effects on Adjacent Properties – Sunlight, Shading and Privacy

The potential effects on adjacent properties are limited to those arising from the built form of the dwelling, including shading, loss of sunlight, and privacy interactions.

The only infringement of the recession plane arises from the chimney flue on the southern boundary. This is a narrow, vertical element that does not contribute materially to the overall building bulk. Due to its limited scale and form, the flue will not result in any meaningful shading or loss of sunlight to adjoining properties, with any effects being negligible and highly localised. The remainder of the building complies with the recession plane controls, ensuring that the overall building envelope maintains appropriate separation and access to sunlight for neighbouring sites.

The proposal also infringes the building length standard, with the first-floor façade measuring approximately 20.87 metres. While this represents a numerical exceedance, the design of the building ensures that any associated effects on adjoining properties are appropriately mitigated. The upper level is set back approximately 4.73 metres from the southern boundary, which is significantly greater than the minimum setback requirement of 2m and provides increased spatial separation from the adjoining property. This reduces the perceived bulk and dominance of the façade when viewed from that site.

Privacy effects are further limited through the internal layout and window placement. All but one bedroom is located on the southern side of the upper level, with the remaining bedroom incorporating only a high-level horizontal window. This design approach significantly reduces opportunities for overlooking and visual interaction with the adjoining property.

In addition, the building incorporates a high level of architectural articulation, including variation in cladding materials, timber screening elements, and changes in roof form, which break down the building mass and avoids a visually dominant appearance. The use of stepped floor levels in response to the site's topography further reduces the apparent scale of the building when viewed from neighbouring properties.

The proposed swimming pool is located within the western outdoor living area and is set back approximately 4.078m from the northern site boundary, with the associated outer wall and plant room located approximately 2.078m from that boundary. The swimming pool is a typical residential amenity feature and does not introduce additional building bulk or shading effects. While its use may generate some additional noise and activity within the outdoor living area, these effects are consistent with those reasonably anticipated from residential activities within the Suburban Residential Zone. Accordingly, the swimming pool is not expected to result in any noticeable adverse effects on the amenity of adjoining properties.

Overall, the proposal will not result in any appreciable reduction in sunlight access or unreasonable loss of privacy beyond that anticipated within a suburban residential environment. The effects on adjacent properties in terms of sunlight, shading, dominance and privacy are therefore considered to be less than minor.

6.3.4 Effects of Earthworks

Volume:
The proposal includes approximately 516.61m^3 of earthworks, exceeding the permitted volume of 300m^3. The earthworks are required to establish a

suitable building platform and accommodate the proposed swimming pool, and are typical of residential development on sloping sites within Wānaka.

The Site Works Plan identifies different categories of earthworks, including bulk excavation and battering, to clearly illustrate the extent and nature of the works across the site. These are not proposed as separate construction stages, but rather as a means of distinguishing the various components of the earthworks required to achieve the final site levels.

The visual effects of the earthworks will be temporary in nature and largely confined to the construction phase. Following completion, the site will be developed and landscaped, and the earthworks will not be readily discernible. The proposed works are internal to the site and associated with the formation of the building platform, driveway, swimming pool and outdoor living areas.

Erosion and sediment control measures are identified on the Site Works Plan, including sediment fencing, protection of existing sumps, stabilisation of exposed areas, and appropriate management of stockpiles. These measures will ensure that any potential effects on the receiving environment are appropriately managed during construction.

The earthworks will be undertaken in accordance with standard engineering and construction practices, ensuring site stability and avoiding any adverse effects on adjacent properties. An Earthworks Methodology Statement is provided as **Appendix 3**.

Overall, the scale and nature of the earthworks are consistent with typical residential development within the Suburban Residential Zone, and the associated adverse effects are considered to be less than minor.

Retaining:
The proposal includes retaining along parts of the southern site boundary with a maximum height of approximately 1.7m, exceeding the permitted standard of 0.5m. Additional retaining of up to 1.8m in height is proposed in

association with the swimming pool, set back approximately 2.078m from the northern site boundary. The retaining is required to facilitate the formation of the building platform and swimming pool, and to respond to the natural slope of the site.

As shown on the Site Works Plan, the southern boundary retaining is integrated with the proposed landscaping and is not continuous along the full length of the boundary. Its location and design reflect a functional response to the site's topography rather than an unnecessary or excessive intervention. Retaining of this scale is typical of residential development within Wānaka, particularly on sloping sites.

The retaining associated with the swimming pool is located within the site and complies with the applicable boundary setback requirements. Its location and limited height will ensure that it does not result in amenity effects on adjoining properties.

While the retaining will be visible from adjoining properties, its visual effects will be mitigated over time through landscaping and planting, which will soften its appearance and reduce visual dominance. The retaining does not introduce additional building bulk or height and will not result in shading or privacy effects for neighbouring properties.

From a stability perspective, the retaining will be designed and constructed in accordance with accepted engineering standards to ensure long-term structural integrity and avoid any adverse effects on adjacent land.

Overall, the retaining represents an appropriate and efficient response to the site conditions, and any associated adverse effects are localised and less than minor.

6.3.5 Positive Effects

The proposal will result in positive effects through the provision of a high-quality residential dwelling within the Suburban Residential Zone, contributing to the efficient use of serviced urban land and supporting the

increased housing capacity anticipated by the Urban Intensification Variation.

The dwelling has been designed to a high standard, incorporating articulated built form, varied materials, and a layout that responds to the site's topography. This will contribute positively to the character and visual amenity of the surrounding environment.

Overall, the proposal represents an appropriate form of residential development that aligns with the anticipated outcomes of the zone while maintaining a good level of amenity for adjoining properties.

6.3.6 Proposed Consent Conditions

Conditions of consent have been proposed by the applicant to avoid, remedy and mitigate the actual and potential adverse effects of the proposal. These are set out in **Appendix 5**.

6.3.7 Conclusion on Effects

The proposal represents a well-designed residential development that responds appropriately to the site's characteristics and the planning framework of the Proposed District Plan. The identified infringements are minor in nature and do not undermine the amenity values of the surrounding environment. Overall, the proposal is considered appropriate within the Suburban Residential Zone and is supported from an effects perspective.

7.0 Assessment of Statutory Planning Documents

The relevant statutory planning documents under section 104(1)(b) RMA are considered below. There are no other documents under section 104(1)(b) RMA that are considered pertinent to the consideration of this application.

7.1 National Environmental Standards (NES)

The NES-CS has been addressed previously. There are no other NES relevant to the consideration of this application.

7.2 National Policy Statements (NPS)

7.2.2 National Policy Statement on Urban Development (NPS-UD)

The NPS-UD seeks to enable well-functioning urban environments by providing for a range of business and employment opportunities, supporting efficient use of land, and enabling communities to meet their social and economic needs.

The proposal is consistent with Objective 1 of the NPS-UD, which seeks to ensure that urban environments enable people and communities to provide for their social, economic, and cultural wellbeing, including by providing a variety of homes in appropriate locations. The proposed dwelling will contribute to the housing supply within an established residential area in Wānaka and represents an efficient use of serviced urban land.

The site is located within the Suburban Residential Zone and within the urban growth boundary, where residential development is anticipated and supported. The proposal aligns with the broader intent of the NPS-UD by enabling residential development in an area with existing infrastructure and services, while maintaining a high level of amenity for surrounding properties.
Overall, the proposal is consistent with the direction of the NPS-UD in enabling residential development within existing urban areas in a manner that supports a well-functioning urban environment.

7.3 Proposed District Plan

Strategic Directions and Urban Development - Chapter 3

The proposal is consistent with the Strategic Directions of the Proposed District Plan, particularly Objective 3.2.2 and Policy 3.2.2.1, which seek to ensure that urban development occurs in a logical manner and promotes a compact, well-designed and integrated urban form. The site is located within the Urban Growth Boundary and within an established residential zone, where residential development is anticipated. The proposal makes efficient use of serviced urban land and is of a scale and form appropriate to its suburban context.

Suburban Residential Zone - Chapter 7

The proposal is consistent with Objective 7.2.1, which seeks to enable a diverse range of housing while maintaining a high level of residential amenity. The development provides for residential use as anticipated by the zone and maintains amenity values such as access to sunlight, privacy, and visual quality.

In relation to built form, the proposal aligns with Objective 7.2.2 and Policy 7.2.2.1, which seek to ensure that the scale, location, and external appearance of buildings are compatible with the surrounding environment and do not result in adverse effects on adjoining properties. While the proposal includes infringements of the recession plane and building length standards, these are minor in nature. The recession plane breach is limited to a chimney flue and does not result in appreciable shading or loss of privacy. The building length exceedance is mitigated through increased setbacks, articulation, and careful window placement, ensuring that the building does not appear visually dominant and maintains appropriate amenity for neighbouring properties.

Overall, the proposal maintains appropriate levels of sunlight access, privacy, and visual amenity for adjoining properties, and achieves the outcomes sought by the Suburban Residential Zone provisions.

Earthworks – Chapter 25

The proposal is consistent with Objective 25.2.1, which seeks to ensure that earthworks are undertaken in a manner that minimises adverse effects on

the environment and protects people and communities. The earthworks are required to facilitate a residential activity and associated swimming pool anticipated within the Suburban Residential Zone and are of a scale typical for a site of this nature.

The proposal is consistent with Policy 25.2.1.1, as appropriate erosion and sediment control measures are identified on the Site Works Plan, including sediment fencing, sump protection, stabilisation of exposed areas, and management of stockpiles. These measures will ensure that erosion, sediment generation, and off-site discharge are appropriately managed during construction.

In relation to the boundary retaining, the proposal is consistent with Policy 25.2.1.4, as the scale and extent of the earthworks are limited to what is necessary to achieve a functional building platform and accommodate the proposed swimming pool, and do not detract from the amenity values of the surrounding residential environment. While the southern boundary retaining exceeds the permitted height, it is not continuous along the full boundary and will be softened through landscaping, ensuring that any visual effects are appropriately mitigated. The additional retaining associated with the swimming pool is set back from the northern boundary and complies with the relevant earthworks setback requirements.

The proposal also aligns with Policy 25.2.1.5, as the earthworks have been designed in response to the site's topography, with retaining used to efficiently manage level changes and minimise the need for more extensive excavation. This represents an appropriate and site-responsive design solution.

Finally, the proposal is consistent with Policy 25.2.1.6, as the earthworks and associated retaining will be designed and constructed in accordance with accepted engineering practices to ensure the stability of the site and avoid adverse effects on adjoining land, buildings, and infrastructure.

Overall, the proposal achieves the outcomes sought by Objective 25.2.1 and Policies 25.2.1.1 and 25.2.1.4–25.2.1.6, with any adverse effects appropriately avoided, remedied, or mitigated.

8.0 Part 2 RMA (Purpose and Principles)

Section 104(1) of the Resource Management Act 1991 requires that an application for resource consent be assessed having regard to the relevant provisions of Part 2 of the Act.

The purpose of the RMA, as set out in Section 5, is to promote the sustainable management of natural and physical resources. This includes enabling people and communities to provide for their social, economic, and cultural wellbeing while avoiding, remedying, or mitigating adverse effects on the environment.

The proposal is consistent with this purpose, as it provides for residential development within an established urban area where such activities are anticipated, while ensuring that any adverse effects on the environment are appropriately managed. The design of the dwelling, including setbacks, building articulation, and window placement, ensures that effects on neighbouring properties in terms of sunlight access, privacy, and visual dominance are minimised. The associated earthworks, including those required for the swimming pool, will be undertaken in a manner that appropriately manages potential effects on land stability and the surrounding environment.

Relevant matters under Section 6, Section 7, and Section 8 have been considered. The proposal does not give rise to any issues of national importance under Section 6. In relation to Section 7, the proposal has particular regard to the efficient use and development of natural and physical resources, as it makes use of serviced urban land within the urban growth boundary. It also has regard to the maintenance and enhancement of amenity values, with the design ensuring that the character and amenity of the surrounding residential environment are maintained. The proposal is

not considered to be contrary to the principles of the Treaty of Waitangi under Section 8.

Overall, the proposal represents an appropriate use and development of the site and is consistent with the purpose and principles of the RMA.

9.0 Other Matters

9.1 Section 106A – Natural Hazards

Section 106A RMA is relevant to land use consent applications where there may be a significant risk from natural hazards. The proposal involves the construction of a residential dwelling and associated earthworks within an established urban area. Based on the information available, the site is not understood to be subject to any identified natural hazard that would give rise to a significant risk to land, structures, or the health and safety of people.

The proposed earthworks and retaining are required to facilitate the residential development and will be designed and constructed in accordance with appropriate engineering standards. These works are not expected to accelerate, worsen, or result in material damage arising from natural hazards, nor are they expected to adversely affect the stability of adjoining land or buildings.

Accordingly, there is no basis to refuse consent, or impose additional conditions, under section 106A RMA.

There are no other relevant matters.

10.0 Notification Assessment

The application should not be publicly notified on the basis that:

- the applicant has not requested public notification of the application
- public notification is not required following a request for further information
- the application has not been made jointly with an application to exchange reserve land

- the activity will not have adverse effects on the wider environment that are more than minor
- no special circumstances apply.

The application should not be limited notified on the basis that:

- there are no affected protected customary rights groups or customary marine title groups
- the activity is not on or adjacent to or may affect land that is subject to a statutory acknowledgement area and there are no affected persons to whom the statutory acknowledgement has been made
- the activity will not have adverse effects on person that are minor or more than minor
- no special circumstances apply.

Accordingly, the application should be processed on a non-notified basis.

11.0 Adequacy of Information

Section 104(6) of the RMA states that a consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.

It is considered that the AEE and accompanying information provides adequate information for the consent authority to determine the application.

12.0 Conclusion

The proposal seeks resource consent for a new residential dwelling within the Suburban Residential Zone at 64 Totara Terrace, Wānaka. While the proposal includes a small number of restricted discretionary infringements relating to recession plane, building length, and earthworks, these are limited in nature and have been appropriately mitigated through design.

The recession plane infringement is confined to a chimney flue and will not result in any appreciable shading or privacy effects. The building length

exceedance is mitigated through increased setbacks, articulation, and careful window placement, ensuring the building does not appear visually dominant and maintains amenity for adjoining properties. The earthworks, including boundary retaining and excavation associated with the swimming pool, are an appropriate response to the site's topography and the proposed residential development will be undertaken in a manner that avoids or mitigates adverse effects.

This report's assessment found that:

- any adverse effects of allowing the activity are less than minor; and
- the relevant statutory planning documents support the proposal; and
- there are no other relevant matters relevant to determine the application; and
- the proposal aligns with relevant matters of Part 2 RMA; and
- there is adequate information to determine the application; and
- the application should be processed on a non-notified basis.

Accordingly, it is considered that resource consent should be granted subject to conditions.

In accordance with Section 107(G) RMA, we request that draft conditions are provided to Perspective Consulting Ltd for comment before the consent is issued.