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APPLICATION FOR

LAND USE

APPLICANT **PETER & JANE MOORE**

LOCATION **186 STEVENSON ROAD, WANAKA, 9382**

Date:	October 2026
Location:	186 Stevenson Road, Wanaka, 9382
Attention:	Wanaka Planning Department

Document Quality Assurance

Project Reference:	Moore Residence
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1.0 INTRODUCTION

This application seeks resource consent to establish a residential unit partly outside the existing approved and registered building platform at 186 Stevenson Road, Wānaka. It also seeks retrospective authorisation for the residential use of part of an existing shed, such that it will be defined as a residential flat.

The application includes consequential variations to the relevant consent notice conditions applying to the site. If consent is granted, the existing registered building platform will be relinquished. No replacement or relocated platform is proposed.

This report describes the site and proposal; identifies the resource consents required; assesses the actual and potential effects of the proposal; and considers the relevant provisions of the Queenstown Lakes District Plan.

2.0 APPLICATION DETAILS

APPLICANT	PETER & JANE MOORE
SITE LOCATION	186 STEVENSON ROAD, RD 2, WANAKA, 9382
LEGAL DESCRIPTION	LOT 14 DP 325795
APPLICATION SITE AREA	22.9366ha
ZONING	RURAL

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE & ENCUMBRANCES
APPENDIX C	RESIDENTIAL UNIT PLANS
APPENDIX D	LANDSCAPE ASSESSMENT & ATTACHMENT A
APPENDIX E	GEOTECHNICAL REPORT

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 Site Description

The subject site is located at 186 Stevenson Road, Wānaka, and is legally described as Lot 14 DP 325795. It has an area of approximately 22.9366 ha and is accessed from Stevenson Road via a right-of-way. An established driveway crosses the southern part of the site, follows the eastern side north, then turns east toward the existing development area. It continues north to provide access to 192 Stevenson Road, located on the lower terrace.

The site occupies an upper rural terrace and is generally open grassland with gently undulating terrain. The ground has been modified in places by existing development and earthworks. A man-made pond lies in the central-eastern part of the site, with a small jetty extending from its

northern edge. The existing shed and associated pergola are located north of the pond. Trees line parts of the driveway and eastern boundary.

An existing registered building platform is located northeast of the existing shed, in the northern part of the site. It measures 31.6 m by 31.6 m (1,000 m²) and is currently void of built form. **Appendix C** depicts the platform in its existing location. The application proposes that it be relinquished if consent is granted; no replacement or relocated platform is proposed. The site and surrounding properties are shown in Figure 1.



Figure 1: Aerial image of subject site (outlined in yellow) and surrounds. Source: GRIP.

Under the Proposed District Plan, the site is zoned Rural. It also falls within the notified Wānaka Airport Environs non-Priority Area Rural Character Landscape (RCL), proposed through the Upper Clutha Landscape Schedules Variation. The site is outside the Wānaka Airport Outer Control Boundary and the Mata-au (Clutha River) Outstanding Natural Feature. The ONF boundary generally follows the terrace escarpment close to the site's northern boundary.

4.2 Description of Proposal

The proposal is to construct a new residential unit partly outside the existing registered building platform and to convert part of the existing shed to provide a small-scale residential flat. Associated site works and servicing are also proposed. If consent is granted, the existing building platform will be relinquished, with no replacement platform proposed. The proposal is described below, with reference to the plans in **Appendix C**.

4.2.1 Residential Unit

A new single-storey residential unit is proposed on the flatter area immediately northeast of the existing registered building platform. The unit will be located partly outside the platform. The existing platform will be relinquished if consent is granted, and no replacement platform is proposed.

The unit has a floor area of approximately 377.6 m² and includes an attached garage. The floor plan provides for a master bedroom with an ensuite and wardrobe, two further bedrooms, a bathroom, and open-plan kitchen and dining areas. Other spaces include a lounge, media room, scullery, laundry, office, mechanical room, entry and mudroom. A loggia and barbecue area provide covered outdoor living space.

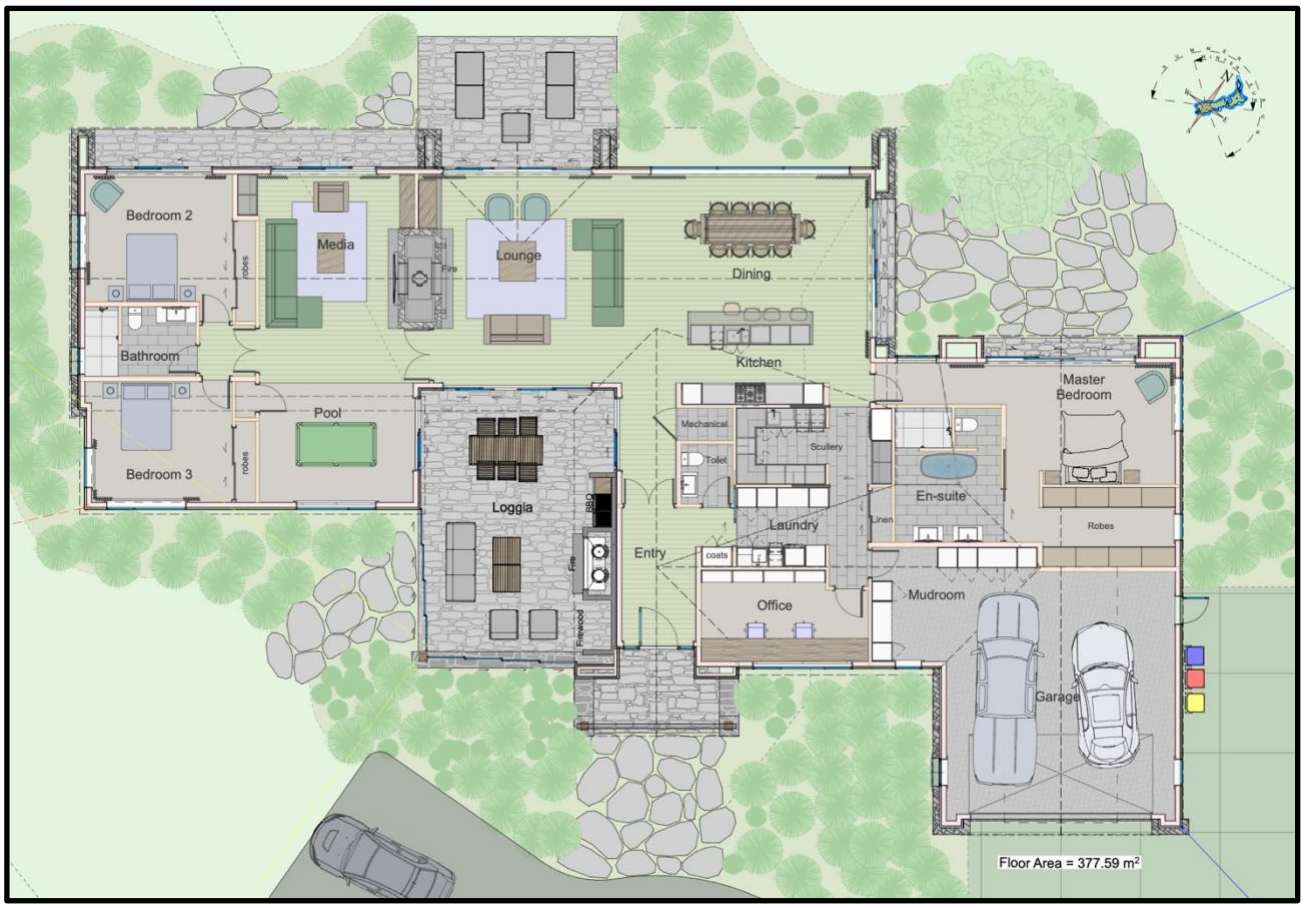


Figure 2: Floor Plan attached as **Appendix C.**

The building is designed as a series of interconnected gabled forms, including the garage, rather than as one large continuous roof form. The elevations show a maximum height of approximately

7.508 m, measured from the original ground level before the previous earthworks (excluding the chimneys). The finished floor level is shown at RL 335.700 m.



Figure 3: Renders depicting proposed built form attached within Appendix C.

The exterior palette comprises dark-stained timber weatherboard cladding, natural schist stone veneer and standing-seam Colorsteel roofing. The roof is shown in FlaxPod Matte and Ironsand, with aluminium joinery in a matt dark coal finish. These darker, low-reflectivity colours are identified in the landscape assessment (**Appendix D**) as having approximate light reflectance values of 6–8%.

4.2.2 Residential Flat

The existing shed was approved under RM120291 and subsequently extended by 81 m² under RM170090. RM170090 also varied Consent Notice 5992299.3 to allow the shed and its extension to be located outside the registered building platform. The shed has a total floor area of approximately 483.6 m².

The application seeks consent for the residential use of an 82.63 m² part of the existing shed as a small-scale residential flat. As shown on the existing shed plan, this area is at the northeastern end of the building and includes two bedrooms, a bathroom, a separate WC, a kitchen and a sitting room. No additional external built form is proposed.

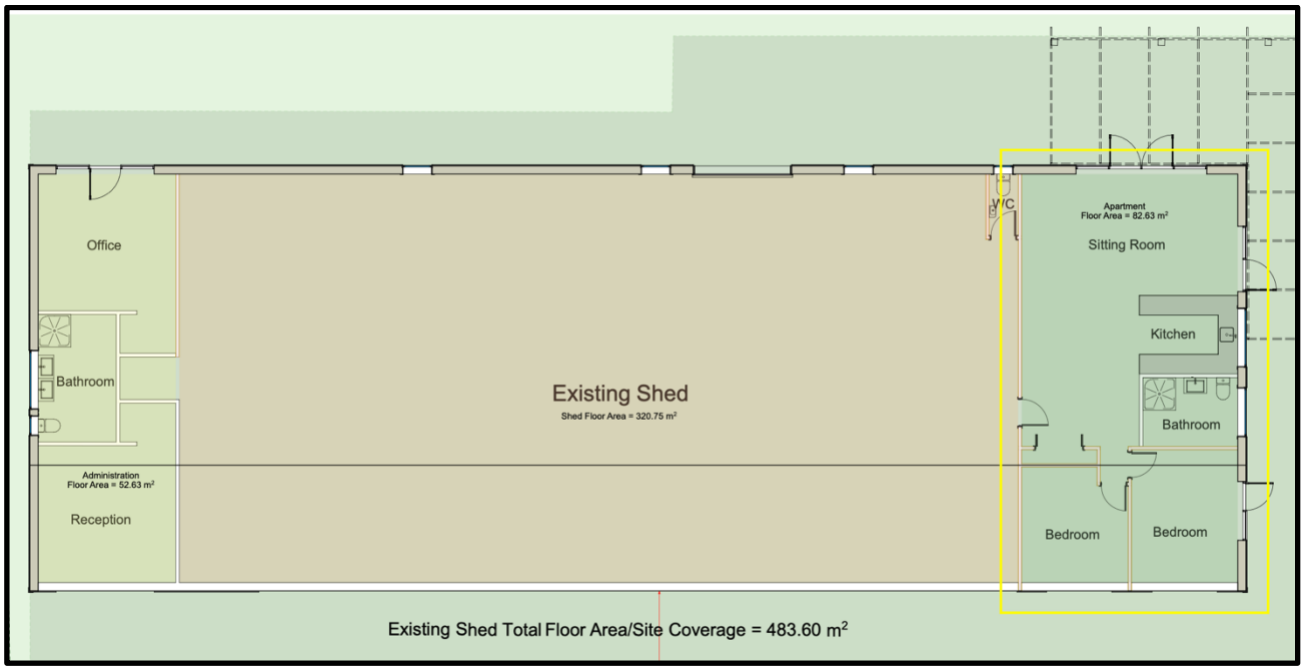


Figure 4: Shed floor plan with residential flat element outlined in yellow. Plan attached within Appendix C.

The existing office/admin area and reception at the opposite end of the shed will remain unchanged. The residential flat will be ancillary to the proposed residential unit.

The Rural Zone anticipates one residential flat as part of a residential unit. The proposal does not introduce an additional residential unit on the property, nor any quantum of residential activity beyond what is already approved to occur on the property; however, the permitted activity rule applies to a residential unit and flat located within an approved building platform. Here, the flat is located within the existing shed outside the registered platform. Residential use of the flat is therefore not permitted in this location and requires consent as a discretionary activity under Rule 21.4.9.

4.2.3 Servicing & Site Works

The site has established access and servicing infrastructure. The application proposes to use the existing services, with on-site connections to the proposed dwelling as required. This is consistent with the assessment for RM170090, which recorded that the shed extension would use the site's existing services and would not change the existing arrangements.

4.2.3.1 Access

Vehicle access to the site will continue from Stevenson Road via the existing right-of-way and formed driveway. The plans show an internal driveway and vehicle access area connecting the proposed dwelling with the established access. The existing driveway will continue north serving 192 Stevenson Road on the lower terrace.

4.2.3.2 Potable Water and Firefighting Requirements

The site has an existing private bore supply, identified in ORC records as G40/0376, as well as a connection to the underlying subdivision's reticulated water supply. The title records the relevant water rights, including the Burgundy Water Co. easement, and RM170090 records that the existing shed is connected to reticulated services. The proposal will use the existing water-supply arrangements; no new bore or water infrastructure is proposed.

Firefighting water will be provided from the existing constructed pond. The approved Earthworks Plan for RM120291 (Sheet 201) records a design water level of RL 330.00, a maximum depth of 2.5 m and a water volume of 19,000 m^3. That design volume is substantially greater than the 45,000 L (45 m^3) minimum supply required within FENZ alternative water supply requirements.

A minimum 45,000 L firefighting reserve will be kept permanently available in the pond, with at least 1 m water depth at the fire brigade access point. The current site plan identifies the existing pond and fire service coupling, a 4.5 m by 11 m fire appliance hardstand, and the maximum 90 m firefighting access distance to the buildings. The pond access point will provide a safe working area for fire crews to use the suction hose.

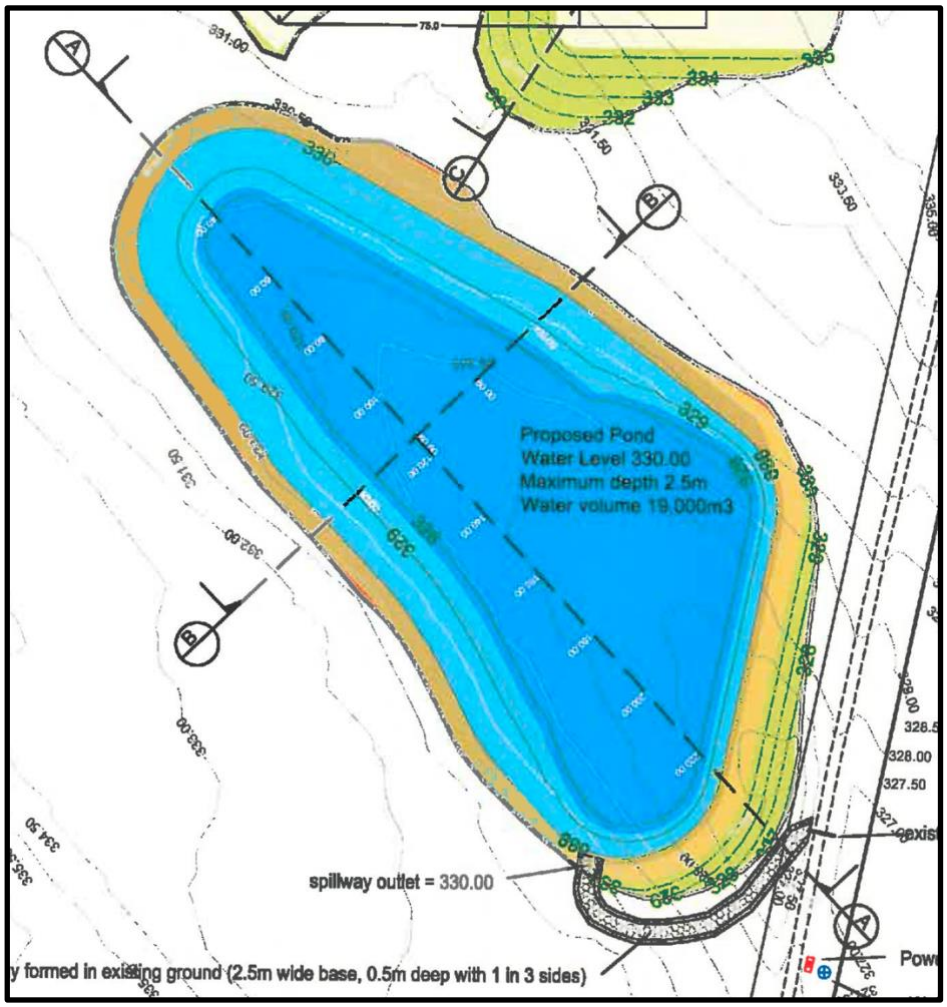


Figure 5: Approved Earthworks Plan, RM120291 (Sheet 201).

4.2.3.3 Stormwater

Stormwater from the existing shed is disposed of to ground, and that arrangement will remain. Stormwater from the proposed dwelling will also be managed on site through soakage.

The geotechnical report in **Appendix E** records an estimated field soakage rate of 18,000 mm per hour. It recommends using a more conservative maximum design rate of 2,000 mm per hour and locating soak pits to discharge into natural outwash deposits.

4.2.3.4 Wastewater

The existing wastewater system comprises a 3,500-litre septic tank and six disposal trenches, each approximately 19 m long and 0.6 m wide. The geotechnical assessment in **Appendix E** compares the proposed three-bedroom dwelling and two-bedroom accommodation in the shed with the system's original design allowance. It estimates the proposal's wastewater flow at 1,320 litres per day, within the original design allowance of 1,355 litres per day, and considers the system adequately sized.

4.2.3.5 Electricity and Telecom

Existing electricity and telecommunications easements extend across the site to the shed. The proposed dwelling will connect to the existing services, with on-site connections provided as required.

4.2.3.6 Site Works

Site works will comprise local excavation and ground preparation for the dwelling foundations, internal access and servicing, together with associated regrading and landscaping.

The geotechnical investigation in **Appendix E** found topsoil, generally up to 0.3 m deep, overlying uncontrolled fill and natural outwash deposits. It considers the fill generally suitable to remain in place, subject to the recommended foundation and site-preparation measures. These include foundations designed to span localised soft areas, or undercutting and constructing a reinforced gravel raft. The report also recommends inspection and further testing during site preparation around the softer material identified at test pit TP04, and geotechnical inspection and testing of earthworks. These recommendations will be followed during construction.

4.2.4 Existing Platform

The site contains an existing registered building platform measuring 31.6 m by 31.6 m, with an area of 1,000 m^2. It is shown on the current site plan and is currently vacant.

The proposed residential unit is located partly outside this platform. If consent is granted, the application proposes to relinquish the existing platform through a variation to Consent Notice 5992299.3, as varied by 6980126.1. No replacement or relocated platform is proposed.

4.3 Title & Encumbrances

4.3.1 Consent Notice 5992299.3

The site is subject to Consent Notice 5992299.3, as varied by Instrument 6980126.1. The Consent Notice includes conditions relating to water supply and firefighting, effluent disposal, building location and design, the Clutha River reserve, airport noise and power supply.

This application seeks to vary the Consent Notice insofar as it applies to Lot 14 DP 325795. The variation would remove Lot 14 from the scope of the existing tank-based water supply and firefighting condition, and amend the building location condition to provide for the proposed residential unit and extinguish the existing building platform. The remaining conditions will continue to apply.

The proposed firefighting water arrangement is described in Section 4.2.3 and will be secured through conditions of this resource consent.

The proposed changes are shown below, with deletions in ~~ and additions in **bold and underlined**.

1. *Water Supply*

   *At the time a dwelling is erected on ~~Lots 1-7 and 9-17~~ **Lots 1–7, 9–13 and 15–17**, domestic water and firefighting storage is to be provided by a standard 23,000 litre tank. Of this total capacity, a minimum of 14,000 litres shall be maintained at all times as a static firefighting reserve. A firefighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with Fire Service equipment, the fittings are to comply with the following standard. Either:*

   (i) 70 mm Instantaneous Couplings (Female) NZ 4505; or

   (ii) 100 mm and 140 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling, e.g. a 140 mm coupling has a 140 mm hose tail).

   The connection shall have hardstand area adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area.

RM170090 varied Condition 3 of Consent Notice 5992299.3 to provide for the shed and its extension outside the registered building platform. The wording below is reproduced from the RM170090 decision. The proposed additions to that wording are shown in **bold and underlined**.

3. Design Control

All buildings shall be erected within the building platform approved on the lot except the shed approved by RM120291 and extended by RM170090 **as well as the residential unit approved under RM26XXXX**.

Note: Upon registration of the variation to this Consent Notice, the existing registered building platform on Lot 14 DP 325795 shall be extinguished, and no replacement building platform shall be established.

Except for the amendments set out above, the remaining conditions of Consent Notice 5992299.3, as varied, will continue to apply to Lot 14 DP 325795. The requirements applying to the other lots are unchanged.

4.3.2 Other Encumbrances

There is also an encumbrance instrument, 5992299.21, in favour of Queenstown Lakes District Council (QLDC). While the encumbrance primarily relates to the operation and protection of aviation activities, clauses (d)(i) and (d)(ii) are relevant to the current proposal and are set out below:

> *"The Encumbrancer covenants that it will not do anything in relation to the land which may in any way compromise any Aviation Activity. Without limiting the foregoing, the Encumbrancer shall not:*
>
> *(i) Erect, other than one residential unit and accessory buildings on any of the lots created from the aforesaid-mentioned resource consent other than on the building platforms approved as part of the aforesaid-mentioned resource consent.*
>
> *(ii) Erect any other buildings or structures on any part of the land other than on the building platform approved as part of the resource consent except with the consent of the Queenstown Lakes District Council, Alpine Deer Group Limited or Warbirds Over Wanaka Limited which consent shall not be withheld except to the extent required to protect the ability of Aviation Activity to take place".*

The proposal includes a residential unit partly outside the existing registered building platform. It also includes residential use of part of the existing shed, which is authorised outside the platform under RM120291 and RM170090; no additional external built form is proposed for the residential flat.

Clause 1(d)(ii) allows consent to be given by QLDC, Alpine Deer Group Limited or Warbirds Over Wanaka Limited. The applicant is seeking Warbirds' written consent, which is currently pending. If/when obtained, it will be included as **Appendix F**.

The site is outside the Wānaka Airport Outer Control Boundary. The proposal is for residential use within an existing rural property and does not involve aviation activity or open-air assembly. It is not expected to compromise the ability to carry out aviation activities.

4.4 Proposed Conditions of Consent

The applicant is agreeable to standard conditions of consent commensurate with the nature and scale of the proposal. The following specific conditions are also offered to address the geotechnical recommendations, exterior colours and materials, and the existing building platform.

Geotechnical recommendations

1. The construction of the residential unit and associated site works shall be undertaken in accordance with the recommendations in the Geotechnical Report included as **Appendix E**, including the recommendations for foundation design, preparation of the building area, and inspection and testing of earthworks.
2. The consent holder shall engage a suitably qualified geotechnical professional to inspect the site preparation and foundation works, including the area of softer material identified at test pit TP04.

Exterior colours and materials

3. The residential unit shall be constructed using the exterior colours and materials shown on the approved plans. Substitutions may be made where the alternative colours and materials remain consistent with the approved exterior palette, comply with Rule 21.7.2 and Consent Notice 5992299.3, and are submitted to and approved by the Council before installation.

Variation and registration of the Consent Notice

4. Before the residential unit is occupied, the consent holder shall register against the Record of Title for Lot 14 DP 325795 a variation to Consent Notice 5992299.3. The variation shall amend Condition 3 to provide for the residential unit approved by this consent to be located partly outside the existing registered building platform, and to extinguish that platform with no replacement platform established. The consent holder shall meet the costs of preparing and registering the variation.

4.5 NES: Assessing & Managing Contaminants in Soil

A preliminary site investigation has been undertaken, comprising a site walkover and a review of the available land-use history and records. The Queenstown Lakes District Council GIS hazard register and Otago Regional Council records were also reviewed.

No record or other indication was identified that a HAIL activity has been undertaken, is being undertaken, or is likely to be undertaken on the site. The investigation also identified no known use or storage of hazardous substances, or waste disposal, that would indicate potential soil contamination.

On the information available, the site is not considered to be land to which the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply. No consent is therefore required under the NES-CS, and no adverse effects on human health from soil contaminants are anticipated.

5.0 SITE HISTORY

The relevant consenting history for the site is summarised below:

- **RM020018** granted consent for a 17-lot subdivision, which created the subject site. The application was publicly notified.
- **RM120291** granted consent for the existing shed outside the registered building platform and varied Condition 3 of Consent Notice 5992299.3 to provide for the shed.
- **RM120545** varied RM120291 to allow minor changes to the shed's design.
- **RM170090** granted consent to extend the shed by 81 m² outside the platform and further varied Condition 3 of Consent Notice 5992299.3. The condition now allows the shed approved under RM120291 and extended under RM170090 to be located outside the platform.

The current application seeks consent for a residential unit partly outside the existing platform and residential use of part of the shed. It also seeks a further variation to Consent Notice 5992299.3 to provide for the approved development and extinguish the existing platform.

6.0 RELEVANT PROVISIONS

6.1 Activity Status (Operative District Plan)

The subject site is zoned Rural General under the Operative District Plan (ODP), being that the relevant Proposed District Plan rules are operative under s86F of the RMA, the application does not trigger any ODP rules.

6.2 Activity Status (Proposed District Plan)

The subject site is zoned Rural under the Proposed District Plan, and the proposed activity requires the following consents:

- A **discretionary** activity resource consent pursuant to Rule 21.4.11 for construction of the residential unit, which is partly outside the existing approved building platform, and associated physical activity including access, landscaping and earthworks. The rule applies to building construction and associated physical activity not provided for by another rule.

- A **discretionary** activity resource consent pursuant to Rule 21.4.9 for the use of land and buildings for residential activity, including the proposed residential unit and the residential flat in the existing shed. That residential use is not provided for by another rule because the permitted residential activity rule is limited to development within an approved building platform.

Overall, under the Proposed District Plan, the proposal qualifies as a **discretionary** activity.

6.3 Activity Status (Resource Management Act)

The application requires consent for the following reason:

- A **discretionary activity** pursuant to section 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with sections 88 to 121 and 127(4) to 132. In this instance, it is proposed to vary Consent Notice 5992299.3 as described in Section 4.3.1 above.

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 Permitted Baseline

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- One residential unit, including one residential flat and accessory buildings, within the existing approved building platform, in accordance with Rule 21.4.5;
- Construction and exterior alteration of buildings within an approved building platform, subject to the applicable standards, in accordance with Rule 21.4.6;
- Exterior alteration of any lawfully established building where there is not an approved building platform on the site, subject to the applicable standards, in accordance with Rule 21.4.7. This provision is relevant to exterior alterations to the existing shed;
- Landscape planting and fencing;
- Permitted farming activities, including grazing, cropping and cultivation; and
- Earthworks of up to 1,000 m^3 in any 12-month period. No volume or setback limits apply to earthworks undertaken in conjunction with cultivation and cropping purposes.

The existing platform measures approximately 1,000 m^2 and is currently vacant. Under Rule 21.4.5, it could accommodate one residential unit, including a residential flat, and accessory buildings. Subject to the applicable standards in the Proposed District Plan, buildings within the platform may be up to 8 m high. This provides a relevant comparison for the residential capacity and built form proposed on the site.

If consent is granted and the Consent Notice variation is registered, the existing platform will be extinguished. No replacement platform is proposed.

7.2 Existing Environment

The site is an established rural property with open grassland and gently undulating, modified landform. Existing features include the constructed pond and jetty, the formed driveway and access, trees along parts of the driveway and eastern boundary, and the shed and associated pergola in the northern part of the site.

The shed was approved under RM120291 and extended by 81 m^2 under RM170090. Both consents provided for the shed to be located outside the registered building platform. The existing platform, approved through RM020018, is located northeast of the shed. It measures approximately 31.6 m by 31.6 m (1,000 m^2) and is currently without buildings.

The site is accessed from Stevenson Road by a right-of-way and established driveway. The driveway crosses the southern part of the site, runs north along the eastern side and then turns toward the existing development area. It continues north to serve 192 Stevenson Road on the lower terrace.

7.3 Receiving Environment

In addition to the permitted baseline and existing environment, the receiving environment includes existing and consented development adjacent to and in the vicinity of the site. This includes rural dwellings and accessory buildings, both within and outside registered building platforms, together with associated landscaping on surrounding properties.

As such, these properties contribute to a rural living pattern of domestic activity across the terraced landform between Wānaka Airport and the Clutha River.

The actual and potential effects of the proposal are assessed below in the context of the permitted baseline, existing environment and receiving environment.

7.4 Assessment of Effects on the Environment

7.4.1 Landscape Effects

The site is identified as being within the Wānaka Airport Environs non-Priority Area Rural Character Landscape (RCL) in the notified Upper Clutha Landscape Schedules Variation. That schedule is proposed and is not operative. It is noted as context only. The assessment below considers the relevant PDP landscape provisions and draws principally on the site-specific landscape evidence in **Appendix D**.

Section 21.21.2 of the Proposed District Plan sets out the matters the Council will have regard to when considering development within an RCL. Those matters are:

- Landscape character;
- Visual amenity values;
- Design and density of development;
- Tāngata whenua, biodiversity and geological values;
- Cumulative effects; and
- Landscape assessment methodology.

The landscape and visual effects of the proposal have been assessed in the Landscape and Visual Assessment Report prepared by Patch Limited, included as **Appendix D**. The report describes the site and wider landscape, assesses the proposal's effects against the existing consented development pattern, and addresses the relevant RCL assessment matters. The following assessment considers each matter in turn, drawing on the analysis and conclusions in **Appendix D**.

7.4.1.1 Landscape Values

Assessment Matter 21.21.2.1 requires consideration of the landscape character and visual amenity values identified in Schedule 21.23, where relevant; those identified in accordance with Policy SP

3.3.45; and whether, and to what extent, the proposal will protect Tāngata Whenua values, including Tōpuni and nohoanga.

Appendix D, paragraphs 2.1–2.4, describes the landscape context and values relevant to the site. That description is adopted for this assessment and is not repeated here. The following assessment draws on **Appendix D's** site-specific analysis.

Appendix D identifies the site as part of a broad, open rural landscape, with development concentrated around the existing shed, access and building platform in the northern part of the property. The proposed residential unit will remain in this established development area, straddling the boundary of the existing platform and positioned on flatter ground. This location requires less landform modification than building wholly within the platform, which is crossed by the existing access and lies on sloping ground. The unit will remain separated from the terrace scarp, and the open grassland across the balance of the property will remain undeveloped.

The unit's articulated form and recessive materials will help it remain subordinate to the wider rural landscape. The residential flat will be contained within the existing shed and will not add external built form. The landscape effects of the proposed development have been assessed against the residential development enabled by the existing platform. If consent is granted and the Consent Notice variation is registered, that platform will be extinguished, with no replacement platform proposed. **Appendix D** concludes that the proposal will maintain the landscape character and values it identifies for the area.

Appendix D identifies the wider landscape's association with ancestral Kāi Tahu land but does not identify a site-specific Tōpuni, nohoanga or other Tāngata Whenua value within the development area. The proposal will not involve indigenous vegetation clearance or affect the Clutha River corridor or terrace scarp. On the information available, no adverse effect on identified Tāngata Whenua values is anticipated.

Overall, the proposal will maintain the landscape character and visual amenity values identified in **Appendix D**. When assessed against the existing consented baseline, any adverse effects on those values are considered less than minor.

7.4.1.2 Visual Amenity Values

Assessment Matter 21.21.2.2 addresses visibility from public places and roads, effects on open character, the role of topography and vegetation, and cumulative visual effects. Effects on private views are addressed separately in the assessment of effects on persons.

Appendix D confirms that the residential unit will not be visible from public roads. It will be intermittently visible from parts of the Newcastle Track over approximately 2 km, at distances of around 900 m or more. The most exposed view occurs over a short section as the track descends to the lower terrace, where the upper part of the unit will briefly interrupt the skyline. From there, it will occupy a small part of the wider view and be seen with the existing dwelling on the lower terrace and the access cut into the terrace riser. A residential unit of up to 8 m could also be established within the existing platform and would similarly interrupt the skyline from this viewpoint. **Appendix D** concludes that the proposal will not increase the overall extent of visibility

compared with development enabled by the platform and will appear lower from several viewpoints. In this context, the additional visual effects are assessed as very low.

The terrace landform and existing vegetation help contain views. The proposal does not involve new property boundaries, and the limited access and earthworks will not materially alter the wider landscape's visual amenity or open character. The residential flat will be contained within the existing shed and add no external built form.

In the context of the existing development and the development enabled by the existing platform, **Appendix D** assesses the proposal's additional visual effects as very low. The proposal will not give rise to adverse cumulative visual effects that materially diminish the identified visual amenity values. Overall, adverse effects on visual amenity values are considered less than minor.

7.4.1.3 Design and Density of Development

Assessment Matter 21.21.2.3 considers whether the development and access respond to the landscape, whether built development and associated works are appropriately grouped, and whether the proposal contributes to cumulative landscape or visual effects.

As assessed in **Appendix D**, the proposed residential unit is located in the northern part of the site, in the established development area and on flatter ground. This avoids the greater landform modification that would be needed to build wholly within the existing platform, which is crossed by the access and lies on sloping ground. The location also keeps development away from the terrace scarp and leaves the open grassland across the balance of the site undeveloped. The unit's design and recessive exterior materials respond to the rural landscape setting.

The proposal uses the existing access and servicing arrangements, with only limited access and earthworks associated with the new unit. The residential flat is accommodated within the existing shed, so it does not create a separate building cluster or require additional access. The proposal does not involve subdivision or create additional building platforms. If consent is granted, the existing platform will be extinguished through the proposed Consent Notice variation, with no replacement platform established.

The proposal provides for one residential unit and an ancillary residential flat, comparable in scale of residential development to that enabled by the existing platform. Appendix D concludes that the siting and design maintain the established pattern of development and will not result in adverse cumulative landscape or visual effects.

Overall, the proposal is appropriately located and designed in response to the landscape character and visual amenity values. Adverse effects in this respect are considered less than minor.

7.4.1.4 Tāngata Whenua, biodiversity and geological values

Assessment Matter 21.21.2.4 considers effects on Tāngata Whenua values, including Tōpuni and nohoanga, as well as indigenous biodiversity and geological or geomorphological values.

The site is not within a mapped Wāhi Tūpuna area, Tōpuni or nohoanga. No site-specific Tāngata Whenua values or identified geological or geomorphological features are recorded within the proposed development area. The proposal involves no indigenous vegetation clearance and is located within a modified rural site. It will not affect any identified biodiversity values or features.

On the information available, the proposal is not expected to adversely affect Tāngata Whenua, biodiversity or geological values. Adverse effects in this respect are considered less than minor.

7.4.1.5 Cumulative Effects

Assessment Matter 21.21.2.5 considers the assessment methodology, existing and consented development within the landscape, the landscape's capacity for further development, and the proposal's effect on that capacity.

Appendix D assesses the proposal against the consented baseline and considers the site's location, development pattern and visibility in the wider landscape. It uses the existing building platform as a defined comparison: the platform was approved under RM020018 in 2003 and forms part of the consented development pattern at 14 May 2021. That approval anticipates a principal dwelling on the site.

Appendix D notes that proposed Schedule 21.23.9 identifies "very limited" capacity for additional rural living. This proposed-schedule rating is considered as context only, rather than as an operative finding on landscape capacity. For this proposal, the key comparison is that the existing 1,000 m^2 platform already anticipates one residential unit, including a residential flat, and accessory buildings, subject to the PDP standards. The proposal provides for one residential unit and an ancillary flat, while the existing platform would be extinguished if consent is granted and the Consent Notice variation is registered. It therefore changes the location and form of development contemplated on the site, but does not add residential unit capacity or establish a separate rural living node. The effects of the proposed siting, including its visibility from a short section of the Newcastle Track, are assessed separately in Section 7.4.1.2.

The proposed variation to Consent Notice 5992299.3 will extinguish the existing platform, with no replacement platform established. This secures the change in the location of the consented development and avoids retaining a separate platform entitlement.

Overall, **Appendix D** concludes that, compared with the permitted and consented baseline, the proposal will not materially affect the landscape's capacity to accommodate rural living. Any adverse cumulative effects on landscape character and visual amenity will be very low and less than minor in RMA terms, and the identified values of the RCL will be maintained.

7.4.1.6 Landscape Methodology

The landscape assessment methodology, including the assessment of landscape character, values, capacity and cumulative effects, is set out in **Appendix D** and is not repeated herein.

7.4.1.7 Other Factors and Positive Effects

Assessment Matter 21.21.3.1 considers the protection or enhancement of indigenous biodiversity; 21.21.3.2 considers public access; and 21.21.3.3 considers the retirement and revegetation of marginal farming land. Matter 21.21.3.4, which relates to mineral extraction, is not relevant to this proposal.

The proposal will not remove indigenous vegetation or affect identified indigenous biodiversity values. The development and associated earthworks will remain outside the 50 m river reserve setback, where the Consent Notice requires the land to be managed so as not to inhibit natural regeneration. No new public access easement is proposed, and the proposal will not affect existing public access. The application does not involve the retirement of marginal farming land or mineral extraction.

Appendix D identifies a positive landscape outcome from locating the residential unit on flatter ground: less landform modification will be required than if it were built wholly within the existing sloping platform. The proposal also maintains the open grassland across the balance of the property. The existing 1,000 m² platform will be extinguished if consent is granted and the Consent Notice variation is registered, with no replacement platform established.

The positive outcomes are therefore:

- 1,000 m² existing building platform extinguished, with no replacement platform;
- the dwelling remains more than 60 m from the terrace scarp;
- the 50 m river reserve setback remains unaffected; and
- no indigenous vegetation removal is required.

The reduced landform modification identified in **Appendix D** is an additional positive effect.

7.4.2 Summary of Effects on the Environment

Overall, potential adverse effects of the proposal will be no more than minor in degree.

7.5 Assessment of Effects on Persons

Figure 6 identifies the subject site and the surrounding properties considered in this assessment.

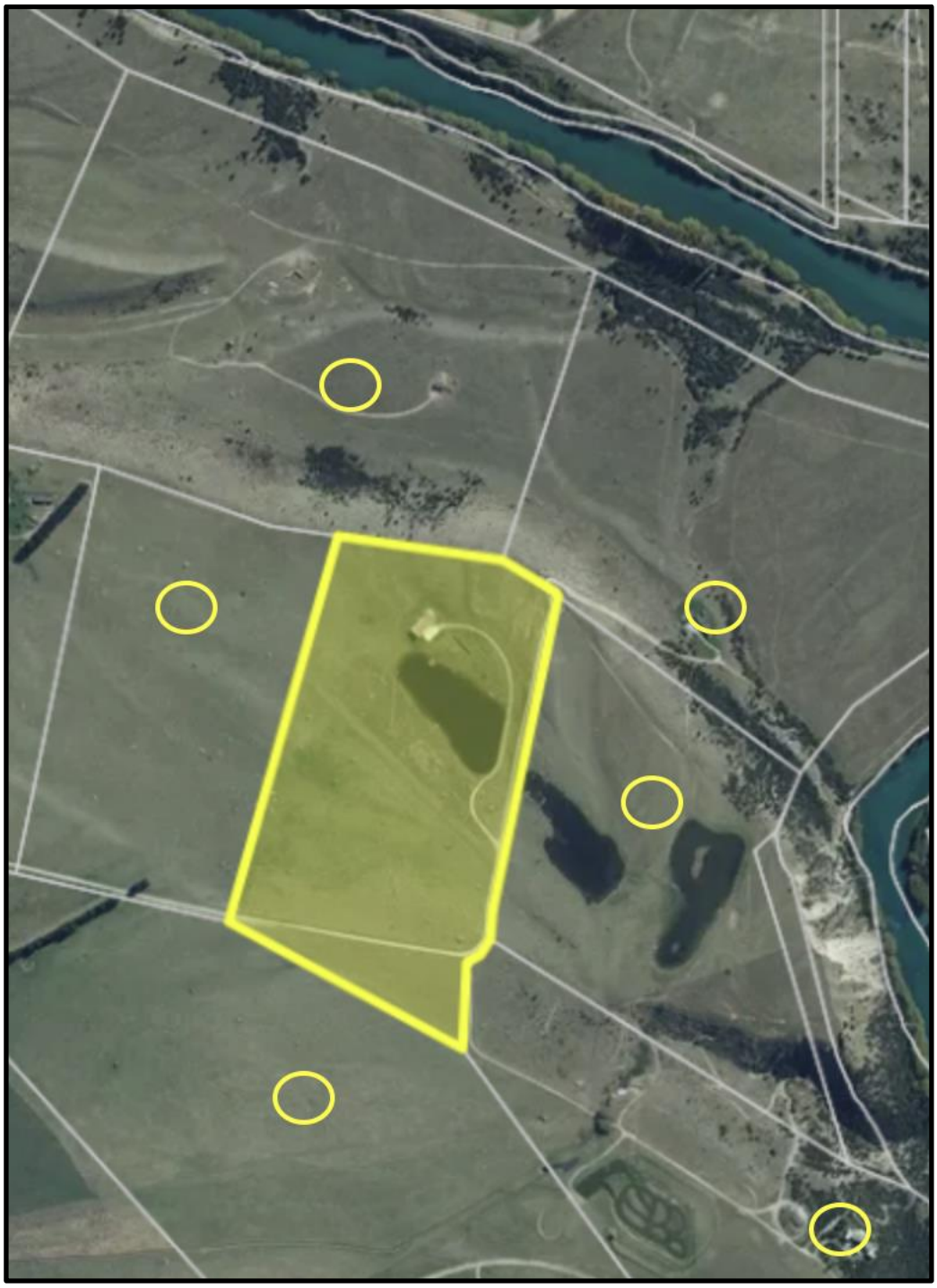


Figure 6: Aerial image of subject site highlighted in yellow, sites subject to assessment indicated with yellow circle. Source: GRIP.

The assessment considers the existing and consented environment, including the residential development anticipated on the subject site. The existing 1,000 m² platform provides for a residential unit and accessory buildings, and the District Plan anticipates a residential flat as part of a residential unit. The proposal relocates the residential unit partly outside and partly overlapping that platform, provides for an ancillary flat within the existing shed, and would

extinguish the platform with no replacement platform. The flat involves no additional external built form.

Lots 13 and 15 DP 325795 each have an approved building platform. Lot 13's platform was relocated under RM161110. Lot 15 has existing built form associated with the activity authorised under RM130074. Oxbow Adventures has since moved to Gibbston and no longer undertakes that activity at Lot 15; the built form remains. The proposal is assessed against that current physical context and the residential development anticipated on the neighbouring platforms, without treating the former Oxbow activity as ongoing.

The proposed unit will be seen in the context of existing and anticipated rural development, including the retained shed and other built form in the area. Its location, design and recessive exterior materials, together with separation from neighbouring development, topography and existing vegetation, will limit its visual presence. The residential flat is contained within the existing shed. The proposal is not expected to result in visual dominance, shading or loss of privacy for neighbouring properties. The unit's layout and orientation also avoid direct overlooking of neighbouring outdoor living areas.

The existing driveway will continue to serve 192 Stevenson Road on the lower terrace. The landscape assessment notes that the proposal may be visible from parts of the access to 192 Stevenson Road, but is not expected to be visible from the dwelling or its principal outdoor living area. The proposal will not alter that access, and the additional vehicle movements associated with one residential unit and an ancillary flat are considered to be modest and anticipated.

Construction effects will be temporary and localised. The geotechnical recommendations for site preparation, foundations and inspection of earthworks will be followed. Subject to those measures, construction is not expected to cause material dust, noise, access or stability effects for neighbouring properties.

7.5.1 Summary of Effects on Persons

The proposal is largely consistent with the residential development already anticipated on the subject site. It introduces no additional residential unit, and the flat is accommodated within existing built form. Having regard to the approved platforms on Lots 13 and 15, the existing built form at Lot 15, the separation and landform, and the limited effects identified for access to 192 Stevenson Road, adverse effects on persons are assessed as less than minor.

8.0 OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

The proposal does not trigger a resource consent under the Operative District Plan and as a result, the provisions of the Proposed District Plan are now considered most relevant and will be traversed below.

8.1 Proposed District Plan (PDP)

The relevant operative objectives and policies are contained within Chapters 3 (Strategic Direction), 6 (Landscapes and Rural Character) and 21 (Rural).

Chapter 3 (Strategic Direction)

Chapter 3 provides the strategic framework for managing land use and development in the District. The objectives and policies most relevant to this proposal concern rural land use, the protection of the District's natural environment, and the effects of development on landscape character and visual amenity.

The site is in the Rural Zone. **Appendix D** provides the site-specific landscape evidence considered alongside the relevant strategic objectives and policies.

Strategic Objectives

> ***3.2.1.8 — Diversification of land use in rural areas beyond traditional activities, including farming, provided that:***
>
> *a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;*
> *b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and*
> *c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.*

The proposal provides for residential use within an existing rural property. The residential unit will be located in the established development area and partly overlap the existing approved building platform. The residential flat will be contained within the existing shed and remain ancillary to the residential unit. **Appendix D** assesses the proposal against the existing and consented development pattern and concludes that the landscape character and visual amenity values identified for the receiving environment will be maintained. No indigenous vegetation clearance is proposed. The proposal is consistent with this objective.

> ***3.2.4 — The distinctive natural environments and ecosystems of the District are protected.***
>
> ***3.2.4.1 — Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.***
>
> ***3.2.4.4 — The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.***

The proposal will use existing access and servicing arrangements where practicable. The geotechnical assessment finds that the existing wastewater system has capacity for the proposed residential unit and flat. Stormwater will be managed on site, and construction effects can be managed through appropriate consent conditions. The proposal does not involve works within the Mata-au river corridor or clearance of identified significant indigenous vegetation. On this basis, it is consistent with these objectives.

3.2.5 — The retention of the District's distinctive landscapes.

3.2.5.5 — Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:

a. landscape character is maintained; and
b. visual amenity values are maintained or enhanced.

Appendix D assesses the proposal's landscape and visual effects against the existing and consented environment. The residential unit will be located in the established development area, partly overlapping the existing platform. The flat will be contained within the existing shed and will add no external built form. If consent is granted and the Consent Notice variation is registered, the existing platform will be extinguished, with no replacement platform proposed. **Appendix D** concludes that the landscape character and visual amenity values identified for the receiving environment will be maintained, and that adverse effects will be less than minor. The proposal is consistent with this objective and policy.

3.2.5.6 — In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.

The site is outside the Mata-au (Clutha River) ONF, although the ONF is nearby. The proposed development is separated from the river corridor and terrace scarp. **Appendix D** concludes that the proposal will not compromise the values of the adjoining ONF. The proposal is consistent with this objective.

3.2.7.1 — Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.

The site is not within a mapped Wāhi Tūpuna area, and no site-specific Ngāi Tahu values have been identified in the assessment material. The proposal does not affect the Mata-au river corridor or involve indigenous vegetation clearance. On the information available, no adverse effect on identified Ngāi Tahu values, interests or customary resources is anticipated.

Strategic Policies

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.

Appendix D considers the proposal alongside existing and consented development in the surrounding landscape. The approved platform forms part of the site's consented development pattern. The proposal changes the location and extent of built form anticipated on the site, while

the flat remains within the existing shed. Appendix D concludes that, compared with the permitted and consented baseline, cumulative effects on landscape character and visual amenity are very low and the identified values will be maintained.

> ***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.***

Stormwater will be managed on site, and construction effects can be managed through appropriate consent conditions. The proposed works are separated from the Mata-au river corridor, and no direct discharge to a lake, river or wetland is proposed. The proposal is consistent with this policy.

> ***3.3.35 — In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:***
>
> *a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:*
> *i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;*
> *ii. the landscape character and visual amenity values of that landscape character area are identified; and*
> *iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and*
> *b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context.*

Appendix D provides the site-specific assessment of landscape character, visual amenity values and capacity. It concludes that the proposal will maintain the identified values and will not materially affect landscape capacity. This evidence informs the assessment against SP 3.3.35.

> ***3.3.43 — In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:***
>
> *a. Physical attributes:*
> *i. geology, geomorphology and topography;*
> *ii. ecology;*
> *iii. vegetation cover (exotic and indigenous);*
> *iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;*
> *v. land use (including settlements, buildings and structures; and*
> *b. Sensory (or experiential) attributes:*

i. legibility or expressiveness — how obviously the feature or landscape demonstrates its formative processes;
ii. aesthetic values including memorability and naturalness;
iii. wild or scenic values;
iv. transient values including values at certain times of the day or year;
v. experiential attributes, including the sounds and smells associated with the landscape; and
c. Associative attributes:
i. whether the attributes identified in (a) and (b) are shared and recognised;
ii. cultural and spiritual values for Tangata Whenua;
iii. historical and heritage associations; and
iv. recreational values.

Appendix D considers the site's landform, vegetation, waterbodies, existing development, visibility and wider landscape context. Its assessment and conclusions are addressed in Section 7.4.1 and are not repeated here.

3.3.44 — Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:

a. is more or less important that the identified Priority Areas in terms of:
i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape;
ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or
b. is more or less vulnerable to subdivision, use and development.

The assessment does not infer that the landscape is less important or less vulnerable because it is not identified as a Priority Area. **Appendix D** assesses the landscape's site-specific values and sensitivity, and the proposal's effects are considered against that evidence.

3.3.45 — Landscape assessments shall:

a. for Outstanding Natural Features and Outstanding Natural Landscapes:
i. identify landscape attributes and values; and
ii. assess effects on those values and on related landscape capacity;
b. for Rural Character Landscapes:
i. define a relevant landscape character area and its wider landscape context;
ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and
iii. assess effects on that character and those values and on related landscape capacity;
c. in each case apply a consistent rating scale for attributes, values and effects.

Appendix D provides the landscape assessment for the proposal, including the relevant landscape context, values and effects. The assessment is discussed in Section 7.4.1 and is not repeated here.

Overall, as demonstrated above the proposal is consistent with the relevant objectives and policies in Chapter 3.

Chapter 6 (Landscapes and Rural Character)

Chapter 6 provides the landscape policies that elaborate on the strategic direction in Chapter 3. The site is zoned Rural. **Appendix D** provides the site-specific landscape assessment used to consider the relevant policies. Chapter 6 contains policies rather than standalone objectives.

6.3.2 Managing Activities in the Rural Zone

6.3.2.1 – Avoid Urban Development and Urban Densities

The proposal is for one residential unit and an ancillary residential flat on an existing 22.9366 ha rural property. It does not involve subdivision or urban-density development and is consistent with this policy.

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.

Any exterior lighting associated with the proposal can be directed and controlled to comply with the applicable District Plan standards. No large-scale or floodlighting is proposed. Subject to those controls, the proposal is consistent with this policy.

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.

The site is already functioning as part of a rural living cluster with rough pasture. The proposal does not displace a significant productive land use nor prevent ongoing low-intensity rural use on the balance of the site.

6.3.2.5 — Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

No indigenous vegetation clearance is proposed. The proposal will not significantly degrade the visual character or qualities of the surrounding landscape and is consistent with this policy.

6.3.2.6 — Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.

The proposal does not involve subdivision, indigenous vegetation clearance, or the retirement of productive farmland. It does not rely on biodiversity planting as mitigation. The landscape assessment identifies no adverse effect on indigenous biodiversity values, and the proposal will maintain the landscape values and nature conservation values relevant to the development area.

> *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.*

The site is outside the Mata-au (Clutha River) ONF, although the ONF is nearby. The development is separated from the river corridor and terrace scarp. **Appendix D** concludes that the proposal will not compromise the values of the adjoining ONF. It is consistent with this policy.

> ***6.3.4 — Managing Activities in Rural Character Landscapes***
>
> *6.3.4.1 — Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.*

Appendix D assesses the site-specific landscape context and the proposal against the relevant landscape provisions. The residential unit will be located in the established development area and partly overlap the existing approved platform. The residential flat will be contained within the existing shed, with no additional external built form. **Appendix D** concludes that the proposal will maintain the landscape character and visual amenity values identified for the receiving environment. On balance, the proposal is consistent with the relevant objectives and policies of the Plan.

> ***6.3.4.3 — Require that proposals for subdivision or development for rural living in the Rural Zone:***
>
> *a. take into account all subdivision and development that is in existence or is consented for all land within the relevant landscape character area as at 14 May 2021; and b. assess the potential for adverse cumulative effects on the landscape character of that area and its wider landscape context.*

Appendix D considers existing and consented development, including the existing building platform approved under RM020018. It assesses the proposal's cumulative effects against that baseline and the wider landscape context. The assessment concludes that the proposal will not materially increase the dispersal or prominence of rural living development and that cumulative effects on landscape character and visual amenity will be very low.

> *6.3.4.4 — Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.*

No subdivision is proposed. The residential unit will be located in the existing development area, associated with the existing shed and access. It will not create a new pattern of development along Stevenson Road or extend rural living development along a road frontage.

> *6.3.4.5 — Ensure incremental changes from subdivision and development do not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.*

The proposal does not rely on extensive screen planting, mounding or earthworks to conceal the development. Its location on flatter ground requires less landform modification than locating the unit wholly within the existing platform. **Appendix D** concludes that the development will maintain the identified landscape character and visual amenity values.

> *6.3.4.8 — Avoid adverse effects on visual amenity from subdivision, use and development that:*
>
> *a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
> *b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads.*

Appendix D identifies limited and intermittent visibility from public viewpoints, including a short section of the Newcastle Track. From that viewpoint, the proposed unit will be seen in the context of development anticipated within the existing approved platform. The assessment concludes that the proposal will not materially increase the extent or prominence of built development in those views. The unit will not form the foreground of the Mata-au ONF when viewed from public roads.

> *6.3.4.10 — In the Upper Clutha Basin, subdivision and development maintains open landscape character where that is the existing character of the Rural Character Landscape.*

The site is predominantly open grassland, and that character will remain across the balance of the property. Built development will remain concentrated in the established northern development area, associated with the existing shed and access. The proposal will not fragment the wider open landscape.

> *6.3.4.11 — Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character.*

The proposal will use the existing right-of-way, formed driveway and available services where practicable. The driveway also serves 192 Stevenson Road on the lower terrace. Locating the residential unit on flatter ground reduces the landform modification that would be required to build wholly within the existing platform. The flat is contained within the existing shed. These aspects are consistent with the policy.

Overall, the proposal is consistent with the relevant Chapter 6 policies.

Chapter 21 (Rural)

Chapter 21 provides the objectives and policies for managing land use and development in the Rural Zone. The provisions most relevant to this proposal address landscape and rural amenity, soil and water, effects on established rural activities, and firefighting.

> ***Objective 21.2.1 - A range of land uses, including farming and established activities, are enabled while:***
> a. ***protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;***
> b. ***maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;***
> c. ***maintaining or enhancing amenity values within the rural environment; and***
> d. ***maintaining or enhancing nature conservation values.***

The proposal provides for one residential unit and an ancillary residential flat on an existing rural property. The unit will be located in the established development area, partly overlapping the existing approved platform. The flat will be contained within the existing shed, with no additional external built form. **Appendix D** assesses the landscape effects against the consented baseline and concludes that the identified landscape character and visual amenity values will be maintained. As such, the proposal is consistent with this objective.

> *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.*

The residential unit is located within the site and within the established development area. The site's size and the proposed building location provide separation from neighbouring properties and roads. The proposal's effects on landscape character, visual amenity and neighbouring properties are assessed in Sections 7.4 and 7.5.

> *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 proposal is domestic in scale and located within the established development area. Construction effects will be temporary and will be managed in line with best practice. The separation from neighbouring properties and waterbodies, together with the residential nature of the activity, will minimise potential dust, noise and odour effects.

> *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 large-scale or floodlighting is proposed. Any exterior lighting can be directed and controlled to comply with applicable District Plan standards and avoid glare to surrounding properties, roads, public places and the night sky.

21.2.1.6 — Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

The proposal does not involve indigenous vegetation clearance or works within the Mata-au river corridor. The existing wastewater system is assessed as having capacity for the proposed residential unit and flat, and stormwater will be managed on site. No adverse cumulative impact on ecosystem services or nature conservation values is anticipated.

21.2.1.7 — Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.

The site is not within a mapped Wāhi Tūpuna area, and no site-specific Ngāi Tahu values have been identified in the assessment material. The proposal does not affect the Mata-au river corridor or involve indigenous vegetation clearance. On the information available, no adverse effect on identified cultural values is anticipated.

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 water storage and access are addressed in Section 4.2.3. The proposed firefighting arrangements, together with the existing access and the conditions offered in Section 4.4, will address fire risk to the residential unit, flat and surrounding property.

21.2.1.9 — Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

The proposal includes firefighting water storage and a firefighting connection, with access and associated requirements detailed in Section 4.2.3. These arrangements can be secured through consent conditions and are consistent with this policy.

21.2.2 Objective — The life supporting capacity of soils is sustained.

21.2.2.1 — Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.

21.2.2.2 — Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.

21.2.2.3 — Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.

The proposal is concentrated within the existing development area and will not materially affect the productive potential of the balance of the site. The geotechnical assessment in **Appendix E** identifies suitable foundation and site-preparation measures, including inspection and testing in the area of softer material at TP04. These measures will be followed through the proposed geotechnical condition. Earthworks will be limited to those associated with the residential unit,

access and servicing. No indigenous vegetation clearance or planting of identified wilding exotic trees is proposed. The proposal is consistent with these provisions.

> ***21.2.3 Objective — The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.***
>
> *21.2.3.1 — In conjunction with the Otago Regional Council, regional plans and strategies:*
>
> *a. encourage activities that use water efficiently, thereby conserving water quality and quantity;*
> *b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.*

The site has an existing private bore and subdivision water supply. The geotechnical assessment estimates wastewater flows from the proposed residential unit and flat at 1,320 litres per day, within the existing system's original design allowance of 1,355 litres per day. Stormwater will be managed on site through soakage. Subject to the proposed conditions and applicable regional requirements, the proposal will safeguard water quality and the life-supporting capacity of water.

> ***21.2.4 Objective — Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.***
>
> *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 proposal is for residential use within an established rural environment. Its scale and location will not constrain the continuation of permitted or established rural activities. The applicants will occupy the property in the context of the effects reasonably expected in a rural area. The proposal is consistent with these provisions.

> ***21.2.12 Objective — The natural character of lakes and rivers and their margins is protected, or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.***
>
> *21.2.12.5 — Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.*

The proposal does not include structures or earthworks within the Mata-au river corridor or its margins. The development is separated from the river and terrace scarp, and **Appendix D**

concludes that the proposal will not compromise the values of the adjoining ONF. The proposal is consistent with this objective and policy.

Overall, the proposal is consistent with the relevant objectives and policies of Chapter 21.

9.0 NATIONAL POLICY STATEMENT – HIGHLY PRODUCTIVE LAND

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL), as amended in 2025, applies to land identified as highly productive land (HPL) under the NPS-HPL.

Until maps of HPL are included in an operative regional policy statement, clause 3.5(7) provides an interim definition based on rural-zoned land identified as Land Use Capability (LUC) Class 1, 2 or 3, subject to the exclusions in that clause. The subject site is identified as LUC 4 and is therefore outside the interim definition of HPL.

The amended NPS-HPL also enables a regional council to map rural land outside LUC Classes 1–3 as HPL where it is, or has the potential to be, highly productive for land-based primary production in the region, having regard to soil type, the physical characteristics of the land and soil, and the area's climate (clause 3.4(3)).

On the current information, the site is not identified as HPL under the NPS-HPL. Accordingly, the NPS-HPL provisions relating to HPL do not apply to this proposal.

10.0 PART II OF RMA 1991

The proposal enables the owners to provide for residential use of the site through a residential unit and an ancillary residential flat within the existing shed. It makes use of the existing development area and infrastructure, and the vacant 1,000 m^2 building platform will be extinguished, with no replacement platform established.

The assessments above address the relevant matters in sections 6, 7 and 8 of the Act, including landscape values, effects on people, and tangata whenua values. The site is outside the Mata-au (Clutha River) Outstanding Natural Feature and no site-specific tangata whenua values have been identified within the development area on the information available. The geotechnical recommendations and proposed consent conditions will provide for suitable site preparation and foundations, and the proposal's effects on the environment are assessed as less than minor.

Overall, the proposal will enable a reasonable use of the site while avoiding or mitigating adverse effects and safeguarding the life-supporting capacity of soil, water and ecosystems. It is considered to promote the sustainable management of natural and physical resources and is consistent with Part II of the Act.

11.0 CONCLUSION

This application seeks resource consent to establish a residential unit partly outside and partly overlapping the existing registered building platform, and to use an 82.63 m² part of the existing shed as an ancillary residential flat. The unit will be located in the established development area. No additional external built form is proposed for the flat. If consent is granted and the Consent Notice variation is registered, the existing 1,000 m² platform will be extinguished, with no replacement platform established.

The application also seeks a variation to Consent Notice 5992299.3, as varied, to update the water supply and firefighting provision for Lot 14 and recognise the approved development outside the platform. The other conditions of the Consent Notice will remain in force.

The assessments in this application conclude that the proposal's adverse effects on the environment and on persons will be less than minor. The proposal is consistent with the relevant objectives, policies and assessment matters of the Proposed District Plan and promotes the sustainable management of natural and physical resources under Part 2 of the Act.

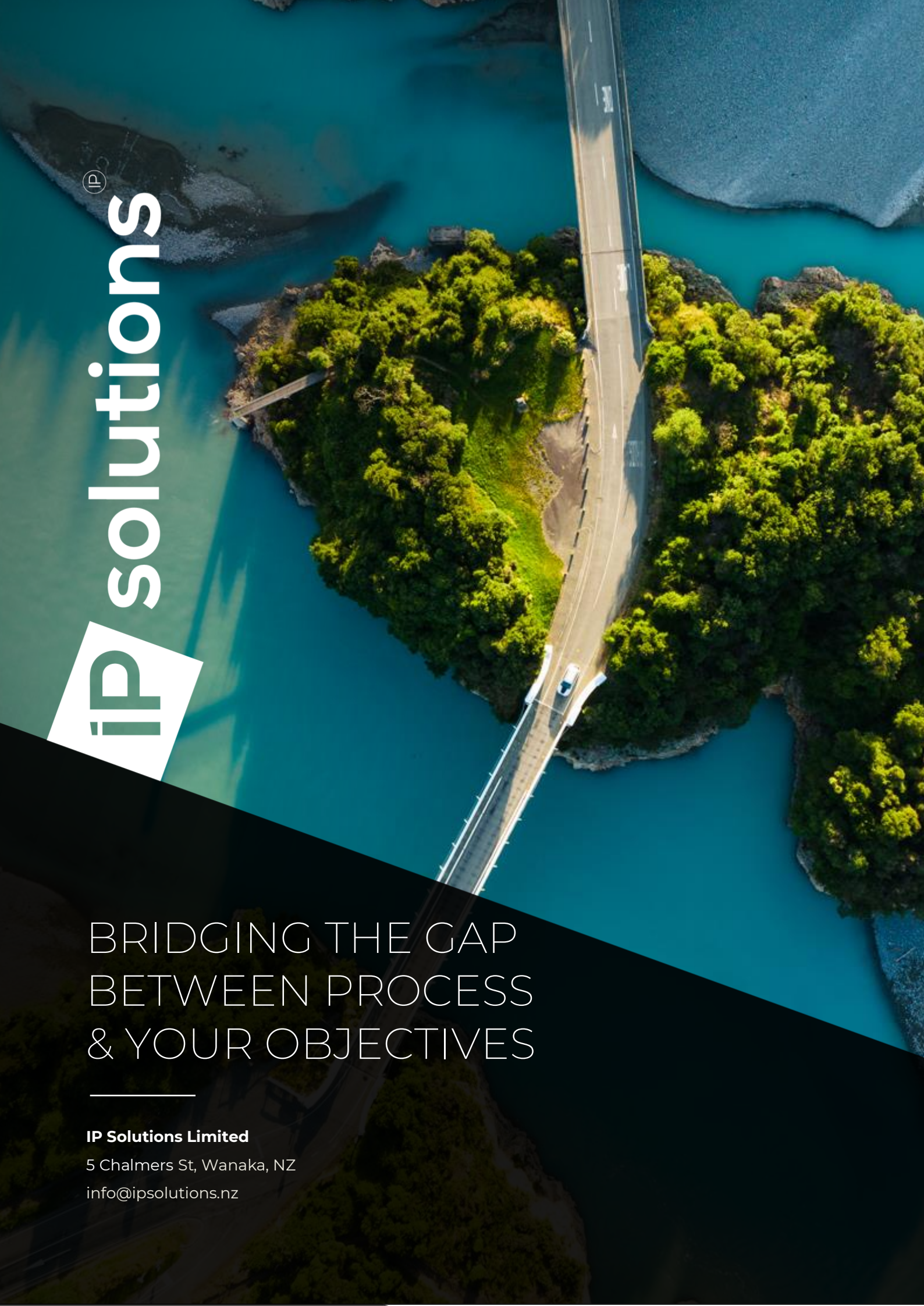
Consent is therefore sought subject to appropriate conditions, including conditions addressing geotechnical recommendations and registration of the Consent Notice variation extinguishing the existing platform. The applicant requests that the application be processed on a non-notified basis.

Kind Regards,

Nicole Malpass
IP Solutions Ltd

Reviewed by:

Dan Curley
Managing Director,
IP Solutions Ltd



iP solutions

BRIDGING THE GAP BETWEEN PROCESS & YOUR OBJECTIVES

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