
LAND USE CONSENT APPLICATION

PUKERANGI DRIVE, QUEENSBERRY
P. GUNSON

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1.0 Introduction

This is an application for undertaking earthworks and constructing a residential unit on a rural property at Pukerangi Drive in Queensberry.

This Assessment of Environmental Effects (AEE) has been prepared as a revision to the AEE originally submitted. After consideration of the issues noted in Council's Section 95 Report (dated 26 July 2021), the architect revised the plans for the proposed residential unit for RC210163.

Building height profile poles have been erected, which reflect the current proposed design.

2.0 The Land

2.1 Location and Legal Description

The land is legally described as Lot 32 DP 509713, comprised in Certificate of Title 778488. The land title comprises a total of 8.1340 hectares in area.

The site address is 347 Pukerangi Drive, Queensberry and is off the Luggate – Cromwell Road (SH6). The subdivision is just south of the Central Otago District boundary, near Queensberry.

2.2 Topography, Vegetation, Land Use

The site is sloping, down to the north and away from the Pukerangi Drive entrance. There is a gully on the western boundary. A benched area has been created where the existing sheds are located. The site generally comprises grass cover and scattered kanuka and matagouri. There is amenity planting around the driveway and shed area. A substantial number of Eucalyptus trees have been planted toward the north/north west of the site. There are existing sheds on the property, to the south of the proposed residential unit.

2.3 Consent History

The site was created via subdivision consent RC150364. A consent notice is registered on the lot regarding servicing, landscape and design controls and reverse sensitivity.

3.0 The Proposal

3.1 Proposed Construction

The applicant proposes to construct a five-bedroom dwelling with an attached garage and guest loft. The proposed building footprint is 494.51m² in area, which includes an indoor/outdoor space of 77m². The dwelling is to be located in a roughly central location on the site, just north east of the existing sheds.

The maximum height of the two-storey dwelling is 7.092m, including the chimney. The building will comprise the following external materials:

Roof: Metalcraft Kahu Ironsand cladding (LRV 8%);
Glass to outdoor room roof;

Walls: Vertical dark stained cedar;
Schist cladding;
Vertical Metalcraft Kahu profiled metal, Ironsand (LRV 8%);
Corten steel panels.

3.2 Services

Power and Phone

There is an existing power connection to the site. Telecommunications will be provided by a wireless broadband service (refer consent notice).

Water

There is an existing water supply to the lot. The water source is provided via Queensberry Irrigation, as a communal supply. Consent notice conditions require that point of use treatment is provided at the building consent stage.

There are two existing water tanks located at the site entrance, and two further tanks adjacent to the shed. All tanks are coloured green.

Wastewater & Stormwater

Wastewater disposal was investigated as part of the underlying subdivision. A wastewater design for an on-site system is being prepared for the building consent application. This is a condition of the Consent Notice registered on the Certificate of Title.

An on-site stormwater disposal system via soak pits is proposed.

Access

The site is accessed directly off Pukerangi Drive. The existing driveway will be extended to the dwelling.

3.3 Earthworks

Earthworks proposed for the site development are:

- 2942m³ of cut
- 316m³ of fill
- Total cut to fill volume 3258m³

- 1602.74m² area of cut
- 1202.60m² area of fill
- Total cut to fill area 2805.34m²

- Maximum cut height – 3.679m

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- Maximum fill height – 1.238m

Please refer to the attached plans for further earthworks details, including the cross-sections for cut and fill heights. The excavation plan also includes erosion and sediment control notes.

Note that all excavated earth is proposed to be re-used on the site, hence the total cut to fill volume and area exceed the District Plan standards. However, this is considered a better environmental outcome due to nuisance effects of truck movements, and enabling better contouring of the land around the buildings, back to pre-development levels.

4.0 District Plan & RMA Provisions

4.1 District Plan

The land is zoned Rural Resource Area in the District Plan. The site is not located within outstanding natural or significant amenity landscapes.

The proposal requires consent for the following reason:

- A **discretionary (restricted)** activity pursuant to Rule 4.7.3(vii) for residential activity; and
- A **discretionary** activity pursuant to Rule 4.7.2(vii)(b) which states that there shall be no more than one residential activity on the relevant certificate of title. There are two kitchens, one in the proposed dwelling and one in the guest house, which is deemed to be two residential activities; and
- A **discretionary** activity pursuant to Rule 4.7.4(i) for a breach of Standard 4.7.6J(b) for Earthworks for Extraction and Displacement Activities which exceed an area of 2000m² or a quantity of 3000m³; and
- a **discretionary (restricted)** activity in accordance with Rule 4.7.3(iii) for a breach of standard 4.7.6D(b), which requires that all buildings and structures shall not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure; and
- a **discretionary (restricted)** activity in accordance with Rule 4.7.3(i) for a breach of standard 4.7.6A(a), which requires that the front yard setback is 10m. The two existing water tanks are approximately 2m from the southern (road) boundary.

Note: the existing sheds have been on the site for several years and are required to service the property, and maintenance of plantings, rather than being accessory to a dwelling.

5.0 National Environmental Standard (NES) for Contaminants in Soil

In reference to the NES for “Assessing and Managing Contaminants in Soil to Protect Human Health”: This was investigated in the underlying subdivision (RC150364) with the decision stating that: *“In all the circumstances the Council does not consider that the site is a piece of land for the purposes of Regulation 5(7) of the NES”*. Therefore, it is considered that the land is suitable for the proposed residential land use.

6.0 Effects on Persons

No persons are considered to be affected by the activity, to a degree that is minor or more than minor, and therefore no consultation has been undertaken. The applicant also owns the adjoining site directly to the east of the subject property, Lot 33, 1 Miharō Lane.

The proposed dwelling will meet the 50m separation distance requirement from other dwellings as it is located in excess of 25m from the closest site boundary (to the east, which is the applicant’s own property too and is vacant land). While views of the proposed development will be available from neighbouring and surrounding lots, residential use of the site was anticipated by the underlying subdivision. The general design of the development will be in character with other similar rural residential developments in the Pukerangi Drive subdivision. A large number of lots are generally devoid of existing vegetation and therefore development is visible, and in some cases highly visible, however the distances to neighbouring allotments are generally substantial. Rural amenity and privacy is therefore maintained.

The dwelling is large in size, however it does meet the building footprint maximum requirement of 500m² which is specified in the consent notice. Further, the east and west wings of the dwelling are separated by an indoor/outdoor area of 77m², which can be open to the elements or enclosed by glass sliding doors. This has been included due to the exposed nature of the site, providing a sense of outdoor living, whilst giving shelter from predominant NW winds when required. So, it could be considered that the footprint is actually less than the 495m² proposed. The dwelling meets the zone height limit for residential buildings, being under the 7.5m maximum zone height. The proposed planting in the front of the dwelling, existing kanuka and substantial number of Eucalyptus trees planted, will all aid in providing partial screening of the development as viewed from surrounding properties.

Excavated earth will be used as fill around the building areas and re-vegetation, following completion of the construction, will ensure a visually aesthetic finish. The site is able to absorb the earthworks given the varied topography within and surrounding the lot. Fill will be battered to blend with the natural ground levels which will assist with absorbing these earthworks into the site.

The mitigation measures, which include dark, recessive and natural cladding, and site landscaping, are considered to be sufficiently effective in absorbing the site development. Potential adverse effects of the scale of built form and proposed earthworks on the privacy, outlook and amenity on adjoining properties are considered to be less than minor, when considering the appearance of the finished development.

7.0 Assessment of Environmental Effects

Rule 4.7.3(vii), regarding residential activity, provides matters for which the Council will restrict the exercise of its discretion. These are summarised under the headings below:

1. *Screening*

The proposed dwelling will be visible from several sections of Pukerangi Drive. However, the proposed location is approximately 400 – 500m distant from the main views on Pukerangi Drive to the north and west. The proposal, albeit of a large scale, is an anticipated residential land use for this area. The general design of the development will be in character with other similar rural residential developments in the Pukerangi Drive subdivision. A large number of lots are generally devoid of existing vegetation and therefore development is visible, and in some cases highly visible, however the distances to neighbouring allotments are generally substantial.

The dwelling is large in size, however it does meet the building footprint maximum requirement of 500m² which is specified in the consent notice. Further, the east and west wings of the dwelling are separated by an indoor/outdoor area of 77m², which can be open to the elements or enclosed by glass sliding doors. This has been included due to the exposed nature of the site, providing a sense of outdoor living, whilst giving shelter from predominant NW winds when required. So, it could be considered that the footprint is actually less than the 495m² proposed. The separation of the living and bedroom wings by this indoor/outdoor area also assists to break up the building, as viewed along the northern elevation, as the indoor/outdoor area has a lower roof height and different materials. The dwelling meets the zone height limit for residential buildings, being under the 7.5m maximum zone height. The proposed planting in the front of the dwelling, existing kanuka and substantial number of Eucalyptus trees planted, will in-time aid in providing partial screening of the development as viewed from public roads. The dwelling will sit at a lower elevation than the existing sheds on the site. The architect has made considerable effort to bring the building location down the slope as far as possible, to reduce skyline effects, while balancing optimum outlook, level of earthworks required, and sunlight access.

The public view of the dwelling from Pukerangi Drive, where it will breach the skyline, is evident for approximately 50m of road length, so a very narrow viewing window. The location of the view is approximately 470m distant to the north west of the dwelling, alongside a road culvert. Photos have been previously supplied in relation to this view. Directly behind the proposed dwelling in this view is an existing shed on a neighbouring property which already breaches the skyline. Just to the left, the existing house roof on this same property, also breaches the skyline. Significant earthworks on that neighbouring property have modified the ridge to some degree, which appears to reduce the skyline breach from the proposed dwelling on the subject site. Given these existing skyline breaches in the same public view, the uneven topography, and the proposed dark roof colour (Metalcraft Kahu Ironsand cladding (LRV 8%)), it is considered that the proposed dwelling will not dominate the skyline in this public view. The wall claddings are also dark and

natural in appearance being Vertical dark stained cedar; Schist cladding; profiled metal, Ironsand (LRV 8%); and Corten steel panels. Refer to the materials panel on the Elevation plans Sheet A1-301. These materials will blend in well with the surrounding landscape of kanuka and schist rock.

The dwelling is clustered reasonably close to the existing sheds which reduces the spread of development on the site. Parking is to be located behind the dwelling so that views of vehicle clutter and site activity are not generally visible from public viewpoints. The dwelling will also utilise an existing driveway and access.

2. *Earthworks & Planting*

In accordance with condition 23 of the Consent Notice, clearance of kanuka vegetation is limited to approximately six trees. No disturbance of any natural schist rock will occur, therefore no significant site features are being adversely affected.

The earthworks cut height and volume are required to enable the building height to be reduced, and thereby minimising the skyline breach. Consideration of reducing the proposed earthworks volumes to below the 3000m³ volume, and 2000m² area, District Plan standards was undertaken. This could be achieved, and therefore would be permitted, by removing all cut material from the site, as indicated by the figures in a previous section above. However, by re-using the soil on the subject site, there is a significant reduction in the truck movements otherwise required, to and from the site. The proposal to re-use the soil on site will reduce nuisance effects on nearby properties, and reduce effects on the roading network.

Excavated earth will be used as fill around the building areas and re-vegetation, following completion of the construction, will ensure a visually aesthetic finish. It is important to note that visual effects of the earthworks are of a temporary nature. The site is able to absorb the earthworks given the varied topography within and surrounding the lot. Fill will be battered to blend with the natural ground levels which will assist with absorbing these earthworks into the site.

It is anticipated that potential adverse effects of proposed earthworks will be mitigated, subject to them being undertaken in accordance appropriate Site Management controls. The Excavation plan provided directs contractors to implement erosion and sediment control measures, plus dust mitigation. The proposed earthworks are sufficiently distanced from site boundaries, and good site management practices will ensure adjacent sites, waterways and roads are protected. Noise from earthmoving equipment will be limited to a temporary timeframe, and cut used as fill on the site, to minimise nuisance effects. Consent conditions could be imposed to ensure earthworks effects are avoided or mitigated.

The overall earthworks are of a large scale, however they are necessary to establish a flat platform for the development, which enables the building height to be controlled within maximum levels. Combined with final batters, contouring and landscaping, the overall development is considered to be suitable for the site and surrounding area. The proposed

planting in the front of the dwelling, existing kanuka and substantial number of Eucalyptus trees planted, will all aid in providing partial screening of the development.

The applicant has planted approximately 3000 trees across the subject site, and their adjoining lot to the east, which will provide partial screening of the development with more growth. These trees are also irrigated and have rabbit-proofing in order to maximise growth. This level of planting is significant in terms of providing mitigation.

3. *Open Character of hills and ranges*

The site is not located within an area identified as Outstanding Natural Landscape. The building is clustered near to the existing site development which confines the built-form to one area, leaving the remainder of the site in open space. The site is elevated above the Clutha River and State Highway but is still at a relatively low elevation in comparison to the Pisa Range in the background. Potential adverse effects on landscape values are able to be mitigated by the proposed dark, recessive and natural cladding, site topography, landscaping and distance to public roads. It is considered that the proposed development will not compromise the landscape values of prominent hillsides, terraces, and skylines.

The skyline breach is of a very minor nature and limited to a public viewing window of approximately 50m of road. It is also seen in the context of several other skyline breaches, of greater nature, on adjoining land.

4. *Colours of buildings*

The buildings comprise recessive materials and colours in shades of brown and grey.

5. *Cumulative effects*

The site was created via subdivision consent RC150364. The potential for future dwellings on the surrounding sites was anticipated by the granting of the subdivision consent (being for rural residential purposes), in which cumulative effects would have been a consideration. Landscape and design controls are enforced by way of Consent Notice which ensures that development will be satisfactorily absorbed in the landscape. The likely effects of buildings on each of the surrounding lots would not be cumulatively adverse in a visual sense given the separation distances, surrounding topography and large lot sizes.

The proposed development is of a large scale, however the underlying subdivision set a maximum building footprint of 500m², and the proposal meets this requirement. Therefore, it is considered that the residence and guest loft are within a scale anticipated by this Rural Resource Area subdivision.

6. *Objectives & Policies*

Objectives and policies that are relevant are discussed in the next section.

7. *Reverse sensitivity, screening, landscaping, noise control*

The proposed dwelling meets the required side and rear yard setbacks from neighbouring lots therefore providing adequate separation distances. An existing consent notice on the

subject site Title provides for reverse sensitivity issues with any nearby pastoral farming or horticultural property.

8. *Services*

The dwelling will utilise an existing access and driveway. There are existing connections for water and power on the site. Wastewater and stormwater disposal can be adequately provided for on-site within the lot. The development can be appropriately serviced, and there are no adverse environmental effects in this regard.

The existing water tanks have been cut into the slope at the top of the lot and are already partially obscured by planting for mitigation. The tanks were sited there to provide the best pressure head to gravity feed for planting, and to provide direct access for firefighting from hard standing on the street. They are also dark green, blending into the surrounding environment.

Second Residential Activity

The application includes a small one-bedroom guest loft (78m² in area) above the garage which is attached to the dwelling. It is considered that the inclusion of the guest loft provides for the applicant's social and economic wellbeing. It is important to note that from views outside of the site the dwelling and guest loft will be seen as one coherent building, rather than separate structures. Further, any activity associated with the guest loft will be within the same area as the dwelling. The parking is to be located behind the dwelling so that views of vehicle clutter and site activity are not generally visible from public viewpoints. Sufficient room has been proposed on-site for vehicle parking, with enclosed garaging for three cars and a large forecourt/driveway area. The proposed guest loft is only likely to create a very minor increase in vehicle movements to and from the site, given that it is only one-bedroom. Noise, vibration and lighting from vehicles is unlikely to be an issue given the layout of the site buildings, parking, and garaging in relation to adjoining properties. Significant distance and screening is provided. A single vehicle entrance will service the site and the low speed environment, given the no-exit road, will aid in maintaining driver and pedestrian safety. It is not considered the guest loft will adversely affect the amenity values of neighbouring properties given the site design and layout, good distances to other dwellings, and small nature of the one-bedroom loft.

Despite being defined as a second residential activity, I do not consider that a small one-bedroom loft addition to this site, given its location within the same building as the main dwelling, has negative impacts on the maintenance of rural productive land.

The proposed development is of a large scale, however the underlying subdivision set a maximum building footprint associated with any dwelling to be 500m². The proposal meets this requirement. The District Plan definition of a dwelling is:

“Dwelling’ means one detached self-contained building used or capable of being used solely or principally for residential purposes and occupied or intended to be occupied exclusively as the home or residence of not more than one household unit.”

The guest loft is not detached, and combined with the main dwelling, the footprint is 495m². Therefore, it is considered that the residence and guest loft are within the scale anticipated by this Rural Resource Area subdivision.

Summary of Effects

The rules and standards for which consent is sought, and need consideration, are as follows:

- Single residential activity
- Second residential activity
- Earthworks
- Skyline protrusion
- Water tanks in front yard (road) setback.

The residential activity, including the guest loft, complies with scale of residential activity anticipated for these Queensberry lots in the Rural Resource Area, as the footprint meets the 500m² consent notice restriction, and the height is less than the required 7.5m. The guest loft, by the nature of small scale, design and location, does not in my opinion increase the level of residential activity to a point that is inappropriate.

Proposed earthworks could achieve the District Plan standards, however the applicant proposes to re-use all earth on-site and this triggers the standards to what is considered a minor degree, given the large rural lot size. Significant planting has been undertaken already by the applicant, and with irrigation and pest control, this will provide good visual mitigation, combined with the built development and finished contours. Further planting is also proposed.

The skyline breach is of a very minor scale in the context of the short viewing opportunity to the public and the other existing, much greater, skyline breaches in close vicinity.

The front yard setback intrusion of the water tanks is required for practical reasons, and is of a minor nature, given these structures are consistent with the Rural Resource Area land uses.

I do not consider that the cumulative effects of these minor breaches will compromise the Rural Resource Area landscape in this location, given the surrounding context of consented developments. Overall, in terms of the proposed residential activity on the site, the actual and potential effects on the environment are considered to be no more than minor.

8.0 Section 104 Assessment

8.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 7 of this report.

8.2 Objectives and Policies of District Plan (s104(1)(b)(vi))

The relevant Objectives and Policies which require consideration for this proposal are contained within the Rural Resource Area (Section 4) of the District Plan.

Section 4: Rural Resource Area

The Objectives and Policies deemed most relevant to this proposal are:

Objective 4.3.1 Needs of the District's People and Communities

Objective 4.3.2 and Policy 4.4.1 Outstanding Natural Landscapes & Features

Objective 4.3.3 and Policy 4.4.2 Landscape and Amenity Values

Objective 4.3.5 and Policy 4.4.4 Water Resources

Objective 4.3.7 and Policy 4.4.5 Soil Resource

Policy 4.4.8 Adverse Effects on the Amenity Values of Neighbouring Properties

Policy 4.4.10 Rural Subdivision and Development

Maintenance of the open natural character of the hills and ranges is important within the objectives and policies of the Rural Resource Area. This proposal does not affect the prominent slopes of the Pisa Range and the site sits at a relatively low elevation. The proposed site development is located away from those areas recognised as having significant landscape sensitivity. The subject site area is not located within an outstanding natural landscape, or on an outstanding natural feature.

The building is clustered near to existing site development, which confines the built-form to one area, leaving the remainder of the site in open space. Potential adverse effects on landscape values are able to be mitigated by the proposed dark, recessive and natural cladding, site topography, landscaping and distance to public roads.

The potential for future dwellings on these sites was anticipated by the granting of the underlying subdivision consent, which was for rural residential purposes. The decision states the following: *“The objectives place emphasis on maintaining the open natural character of the hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces. In this instance the subdivision will occur on the foothills below the Pisa Range. The subdivision will not compromise the landscape and amenity values of prominent hillsides and terraces.”*

The public view of the dwelling from Pukerangi Drive, where it will breach the skyline, is evident for approximately 50m of road length, so a very narrow viewing window. The location of the view is approximately 470m distant to the north west of the dwelling, alongside a road culvert. Photos have been previously supplied in relation to this view. Directly behind the proposed dwelling in this view is an existing shed on a neighbouring property which already breaches the skyline. Just to the left, the existing house roof on this same property, also breaches the skyline. Significant earthworks on that neighbouring property have modified the ridge to some degree, which appears to reduce the skyline breach from the proposed dwelling on the subject site. Given these existing skyline breaches in the same public view, the uneven topography, and the proposed dark roof colour (Metalcraft Kahu Ironsand cladding (LRV 8%)), it is considered that the proposed dwelling will not dominate the skyline in this public view. The wall claddings are also dark and natural in appearance being Vertical dark stained cedar; Schist cladding; profiled metal, Ironsand (LRV 8%); and Corten steel panels. Refer to the materials panel on the Elevation plans Sheet A1-301. These materials will blend in well with the surrounding landscape of kanuka and schist rock. In comparison to some of the other consented skyline breaches within the same subdivision, this

proposal is of a very minor nature, and it is not considered it will be a dominant feature on the skyline. A set of photographs has been previously supplied showing some of the other examples in the vicinity.

The applicant has planted approximately 3000 trees across the subject site, and their adjoining lot to the east, which will provide partial screening of the development with more growth.

The application includes a small one-bedroom guest loft (78m² in area) above the garage which is attached to the dwelling. It is considered that the inclusion of the guest loft provides for the applicant's social and economic wellbeing. From views outside of the site the dwelling and guest loft will be seen as one coherent building, rather than separate structures. Any activity associated with the guest loft will be within the same area as the dwelling. The parking is to be located behind the dwelling so that views of vehicle clutter and site activity are not generally visible from public viewpoints. Sufficient room has been proposed on-site for vehicle parking, with enclosed garaging for three cars and a large forecourt/driveway area. The proposed guest loft is only likely to create a very minor increase in vehicle movements to and from the site, given that it is only one-bedroom. Noise, vibration and lighting from vehicles is unlikely to be an issue given the layout of the site buildings, parking, and garaging in relation to adjoining properties. Significant distance and screening is provided. A single vehicle entrance will service the site and the low speed environment, given the no-exit road, will aid in maintaining driver and pedestrian safety. Overall, it is not considered the guest loft will adversely affect the amenity values of neighbouring properties given the site design and layout, good distances to other dwellings, and small nature of the one-bedroom loft.

These above mitigation measures ensure environmental quality and rural amenity is maintained.

Given the relatively small lot size in terms of the productive potential of the land, it is not considered that the addition of a dwelling and guest loft compromises the District's soil resources.

The proposal will not compromise the ability to use the surrounding land. Suitable separation distances to neighbouring boundaries provide a buffer for activities, and the Title contains a reverse sensitivity condition.

The residential activity is located away from those areas recognised as having significant landscape sensitivity.

The proposed earthworks are to be expected on a sloping site and are not out of context considering the large land area and topography. It is anticipated that consent conditions imposed would manage and mitigate any potential adverse effects and nuisance effects. Good practice in site management will minimise adverse effects.

I believe the site can absorb the development, and the proposal is therefore not contrary to the above policies and objectives.

8.3 Part 2 of the RMA

The proposal will promote the purpose and principles of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The overall design features, topography and landscaping ensure the character and amenity of the rural residential environment is maintained. The development avoids or mitigates adverse effects on the environment through design, management and mitigation measures.

9.0 Conclusion

This proposal is to undertake earthworks and construct a residential unit, with attached guest loft, on a rural property at Pukerangi Drive in Queensberry.

The lot can accommodate the building due to the existing and proposed landscaping, and surrounding topography. Distances to public roads and places, the dark, natural cladding and benching in of the dwelling within the slope, will mitigate potential adverse visual effects. The dwelling can be appropriately serviced.

Overall, in terms of the residential activity, the actual and potential effects on the environment are considered to be no more than minor.



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