

## APPENDIX 27

### Objectives and Policies Assessment - Partially Operative Otago Regional Policy Statement 2019

Partially Operative Otago Regional Policy Statement 2019 - Objectives and Policies		Assessment
<b>Objective 1.1</b>	<b><i>Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities</i></b>	
<i>Policy 1.1.1</i>	<i>Economic wellbeing</i> <i>Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.</i>	The proposed development represents the resilient and sustainable use and development of natural and physical resources and will make a significant contribution to the social, cultural and economic wellbeing of Otago's people and communities (and their health and safety).
<i>Policy 1.1.2</i>	<i>Social and cultural wellbeing and health and safety</i> <i>Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:</i> <i>a) Recognising and providing for Kāi Tahu values;</i> <i>b) Taking into account the values of other cultures;</i> <i>c) Taking into account the diverse needs of Otago's people and communities;</i> <i>d) Avoiding significant adverse effects of activities on human health;</i> <i>e) Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing;</i> <i>f) Promoting good quality and accessible infrastructure and public services.</i>	In addition Kāi Tahu values have been recognised and provided for along with the diverse needs of the community and taking into account potential effects on human health.  The proposal will promote community resilience and will help support good quality and accessible infrastructure and public services.
		It is considered that the proposal is consistent with Objective 1.1 and its associated policies.

<b>Objective 1.2</b>	<b>Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago</b>	
Policy 1.2.1	<p><i>Integrated resource management</i></p> <p><i>Achieve integrated management of Otago’s natural and physical resources, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Coordinating the management of interconnected natural and physical resources;</i></li> <li><i>b) Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment;</i></li> <li><i>c) Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest;</i></li> <li><i>d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary;</i></li> <li><i>e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits.</i></li> <li><i>f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement.</i></li> <li><i>g) Promoting healthy ecosystems and ecosystem services;</i></li> <li><i>h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits.</i></li> </ul>	An integrated approach has been taken to the design, assessment and management of the effects of the proposed development.
		It is therefore considered that the proposal is consistent with Objective 1.2 and its associated policy.
<b>Objective 2.1</b>	<b>The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions</b>	
Policy 2.1.1	<p><i>Treaty obligations</i></p> <p><i>Promote awareness and understanding of the obligations of local authorities in regard to the principles of Te Tiriti o Waitangi, tikaka Māori and kaupapa Māori.</i></p>	The principles of Te Tiriti o Waitangi, tikaka Māori and kaupapa Māori have been taken into consideration in the preparation of

<p><i>Policy 2.1.2</i></p>	<p><i>Treaty principles</i></p> <p><i>Ensure that local authorities exercise their functions and powers, by:</i></p> <ul style="list-style-type: none"> <li><i>a) Recognising Kāi Tahu’s status as a Treaty partner; and</i></li> <li><i>b) Involving Kāi Tahu in resource management processes implementation;</i></li> <li><i>c) Taking into account Kāi Tahu values in resource management decision-making processes and implementation;</i></li> <li><i>d) Recognising and providing for the relationship of Kāi Tahu’s culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taoka;</i></li> <li><i>e) Ensuring Kāi Tahu have the ability to:</i> <ul style="list-style-type: none"> <li><i>i. Identify their relationship with their ancestral lands, water, sites, wāhi tapu, and other taoka;</i></li> <li><i>ii. Determine how best to express that relationship;</i></li> </ul> </li> <li><i>f) Having particular regard to the exercise of kaitiakitaka;</i></li> <li><i>g) Ensuring that district and regional plans:</i> <ul style="list-style-type: none"> <li><i>i. Give effect to the Ngāi Tahu Claims Settlement Act 1998;</i></li> <li><i>ii. Recognise and provide for statutory acknowledgement areas in Schedule 2;</i></li> <li><i>iii. Provide for other areas in Otago that are recognised as significant to Kāi Tahu;</i></li> </ul> </li> <li><i>h) Taking into account iwi management plans.</i></li> </ul>	<p>the consent application and through consultation with iwi and the preparation of a Cultural Impact Assessment for the project.</p>
		<p>It is therefore considered that the proposal is consistent with Objective 2.1 and its associated policies.</p>
<p><b>Objective 2.2</b></p>	<p><b><i>Kāi Tahu values, interests and customary resources are recognised and provided for</i></b></p>	
<p><i>Policy 2.2.1</i></p>	<p><i>Kāi Tahu wellbeing</i></p>	

	<p><i>Manage the natural environment to support Kāi Tahu wellbeing by all of the following:</i></p> <p><i>a) Recognising and providing for their customary uses and cultural values in Schedules 1A and B;</i></p> <p><i>and,</i></p> <p><i>b) Safeguarding the life-supporting capacity of natural resources.</i></p>	<p>As outlined above consultation has been undertaken with Kāi Tahu and the proposal has been assessed in terms of its cultural impacts. The recommendations of the CIA have been incorporated into the proposed conditions of consent where practicable.</p>
Policy 2.2.2	<p><i>Recognising sites of cultural significance</i></p> <p><i>Recognise and provide for the protection of wāhi tūpuna, by all of the following:</i></p> <p><i>a) Avoiding significant adverse effects on those values that contribute to the identified wāhi tūpuna being significant;</i></p> <p><i>b) Avoiding, remedying, or mitigating other adverse effects on the identified wāhi tūpuna;</i></p> <p><i>c) Managing the identified wāhi tūpuna sites in a culturally appropriate manner.</i></p>	
Policy 2.2.3	<p><i>Wāhi tūpuna and associated sites</i></p> <p><i>Enable Kāi Tahu relationships with wāhi tūpuna by all of the following:</i></p> <p><i>a) Recognising that relationships between sites of cultural significance are an important element of wāhi tūpuna;</i></p> <p><i>b) Recognising and using traditional place names.</i></p>	
		<p>It is therefore considered that the proposal is consistent with Objective 2.2 and its associated policies.</p>
<b>Objective 3.1</b>	<p><b><i>The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded</i></b></p>	
Policy 3.1.1	<p><i>Fresh water</i></p> <p><i>Safeguard the life-supporting capacity of fresh water and manage fresh water to:</i></p>	<p>It is considered that the proposal will not compromise (and is likely to enhance) the life supporting capacity of fresh water.</p>

	<p><i>a) Maintain good quality water and enhance water quality where it is degraded, including for:</i></p> <ul style="list-style-type: none"> <li><i>i. Important recreation values, including contact recreation; and,</i></li> <li><i>ii. Existing drinking and stock water supplies;</i></li> </ul> <p><i>b) Maintain or enhance aquatic:</i></p> <ul style="list-style-type: none"> <li><i>i. Ecosystem health;</i></li> <li><i>ii. Indigenous habitats; and,</i></li> <li><i>iii. Indigenous species and their migratory patterns.</i></li> </ul> <p><i>c) Avoid aquifer compaction and seawater intrusion;</i></p> <p><i>d) Maintain or enhance, as far as practicable:</i></p> <ul style="list-style-type: none"> <li><i>i. Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers;</i></li> <li><i>ii. Coastal values supported by fresh water;</i></li> <li><i>iii. The habitat of trout and salmon unless detrimental to indigenous biological diversity;</i></li> </ul> <p style="text-align: center;"><i>and</i></p> <ul style="list-style-type: none"> <li><i>iv. Amenity and landscape values of rivers, lakes, and wetlands;</i></li> </ul> <p><i>e) Control the adverse effects of pest species, prevent their introduction and reduce their spread;</i></p> <p><i>f) Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion; and,</i></p> <p><i>g) Avoid, remedy or mitigate adverse effects on existing infrastructure that is reliant on fresh water.</i></p>	
<p><i>Policy 3.1.2</i></p>	<p><i>Beds of rivers, lakes, wetlands, and their margins</i></p> <p><i>Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to:</i></p>	<p>It is considered that the life supporting capacity of fresh water will be appropriately safeguarded and that the bed and margins of the proposed lake can be appropriately managed to maintain so as to maintain good water quality, bank stability, ecosystem</p>

	<p><i>a) Safeguard the life supporting capacity of fresh water;</i></p> <p><i>b) Maintain good quality water, or enhance it where it has been degraded;</i></p> <p><i>c) Maintain or enhance bank stability;</i></p> <p><i>d) Maintain or enhance ecosystem health and indigenous biological diversity;</i></p> <p><i>e) Maintain or enhance, as far as practicable:</i></p> <ul style="list-style-type: none"> <li><i>i. Their natural functioning and character; and</i></li> <li><i>ii. Amenity values;</i></li> </ul> <p><i>f) Control the adverse effects of pest species, prevent their introduction and reduce their spread; and,</i></p> <p><i>g) Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion.</i></p>	<p>health and indigenous biodiversity. While the lake will be artificial with will be constructed and landscaped to take on a natural function, character and amenity values. In addition potential adverse effects associated with natural hazards can be appropriately avoided or mitigated.</p>
<p><i>Policy 3.1.3</i></p>	<p><i>Water allocation and use</i></p> <p><i>Manage the allocation and use of fresh water by undertaking all of the following:</i></p> <p><i>a) Recognising and providing for the social and economic benefits of sustainable water use;</i></p> <p><i>b) Avoiding over-allocation, and phasing out existing over-allocation, resulting from takes and discharges;</i></p> <p><i>c) Ensuring the efficient allocation and use of water by:</i></p> <ul style="list-style-type: none"> <li><i>i. Requiring that the water allocated does not exceed what is necessary for its efficient use;</i></li> <li><i>ii. Encouraging the development or upgrade of infrastructure that increases efficiency;</i></li> <li><i>iii. Providing for temporary dewatering activities necessary for construction or maintenance.</i></li> </ul>	<p>The proposed development can operate under existing water allocations and will not result in the inefficient use of water.</p>
<p><i>Policy 3.1.4</i></p>	<p><i>Policy 3.1.4 Water shortage</i></p>	<p>Potential water shortage can be managed through conditions of consent applying to the existing water take consents.</p>

	<p><i>Manage for water shortage by undertaking all of the following:</i></p> <p><i>a) Encouraging land management that improves moisture capture, infiltration, and soil moisture holding capacity.</i></p> <p><i>b Encouraging collective coordination and rationing of the take and use of water when river flows or aquifer levels are lowering, to avoid breaching any minimum flow or aquifer level restriction to optimise use of water available for taking;</i></p> <p><i>c Providing for water harvesting and storage, subject to allocation limits and flow management, to reduce demand on water bodies during periods of low flows.</i></p>	
Policy 3.1.6	<p><i>Air quality</i></p> <p><i>Manage air quality to achieve the following:</i></p> <p><i>a) Maintain good ambient air quality that supports human health, or enhance air quality where it has been degraded;</i></p> <p><i>b) Maintain or enhance amenity values.</i></p>	The proposal will result in no discernable adverse effect in terms of air quality.
Policy 3.1.7	<p><i>Soil values</i></p> <p><i>Safeguard the life-supporting capacity of soil and manage soil to:</i></p> <p><i>a) Maintain or enhance as far as practicable</i></p> <p><i>i. Soil biological diversity;</i></p> <p><i>ii. Biological activity in soils;</i></p> <p><i>iii. Soil function in the storage and cycling of water, nutrients, and other elements through the biosphere;</i></p> <p><i>iv. Soil function as a buffer or filter for contaminants resulting from human activities, including aquifers at risk of leachate contamination;</i></p> <p><i>v. Soil fertility where soil is used for primary production;</i></p> <p><i>b) Where a) is not practicable, minimise adverse effects;</i></p> <p><i>c) Recognise that urban and infrastructure development may result in loss of soil values.</i></p> <p><i>d) Control the adverse effects of pest species, prevent their introduction and reduce their spread;</i></p>	While the proposed development will result in part of the site being taken out of agricultural production it is considered that the life-supporting capacity of soil on the wider site will be appropriately safeguarded.

	<p>e) <i>Retain the soil mantle where it acts as a repository of historic heritage objects unless an archaeological authority has been obtained.</i></p>	
<p><i>Policy 3.1.8</i></p>	<p><i>Soil erosion</i></p> <p><i>Minimise soil erosion resulting from activities, by undertaking all of the following:</i></p> <p>a) <i>Using appropriate erosion controls and soil conservation methods;</i></p> <p>b) <i>Maintaining vegetative cover on erosion prone land;</i></p> <p>c) <i>Remediating land where significant soil erosion has occurred;</i></p> <p>d) <i>Encouraging activities that enhance soil retention.</i></p>	<p>Soil erosion will be mimimised through the implementation of the proposed EMP and ESCP and the ongoing management of the site.</p>
<p><i>Policy 3.1.9</i></p>	<p><i>Ecosystems and indigenous biological diversity</i></p> <p><i>Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to:</i></p> <p>a) <i>Maintain or enhance:</i></p> <p style="padding-left: 40px;">i. <i>Ecosystem health and indigenous biological diversity including habitats of indigenous fauna;</i></p> <p style="padding-left: 40px;">ii. <i>Biological diversity where the presence of exotic flora and fauna supports indigenous biological diversity;</i></p> <p>b) <i>Maintain or enhance as far as practicable:</i></p> <p style="padding-left: 40px;">i. <i>Areas of predominantly indigenous vegetation;</i></p> <p style="padding-left: 40px;">ii. <i>Habitats of trout and salmon unless detrimental to indigenous biological diversity;</i></p> <p style="padding-left: 40px;">iii. <i>Areas buffering or linking ecosystems;</i></p> <p>c) <i>Recognise and provide for:</i></p> <p style="padding-left: 40px;">i. <i>Hydrological services, including the services provided by tall tussock grassland;</i></p> <p style="padding-left: 40px;">ii. <i>Natural resources and processes that support indigenous biological diversity;</i></p>	<p>Areas of indigenous vegetation within the site will largely be left undisturbed and where the clearance of vegetation is required the proposed conditions of consent require that a survey is undertaken and indigenous vegetation is translocated and replanted. It is therefore considered that the ecosystem and indigenous biodiversity within the site can be appropriately managed.</p>

	<i>d) Control the adverse effects of pest species, prevent their introduction and reduce their spread.</i>	
<i>Policy 3.1.11</i>	<i>Natural features, landscapes, and seascapes</i> <i>Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.</i>	The proposal will not compromise the values of any ONL or ONF.
<i>Policy 3.1.13</i>	<i>Environmental enhancement</i> <i>Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:</i> <i>a) Improving water quality and quantity;</i> <i>b) Protecting or restoring habitat for indigenous species;</i> <i>c) Regenerating indigenous species;</i> <i>d) Mitigating natural hazards;</i> <i>e) Protecting or restoring wetlands;</i> <i>f) Improving the health and resilience of:</i> <i>    i. Ecosystems supporting indigenous biological diversity;</i> <i>    ii. Important ecosystem services, including pollination;</i> <i>g) Improving access to rivers, lakes, wetlands and their margins, and the coast;</i> <i>h) Buffering or linking ecosystems, habitats and areas of significance that contribute to ecological corridors;</i> <i>Controlling pest species.</i>	The proposed development will include elements of revegetation and regeneration through infill planting within the native hedges and the control of pest species.  In addition the proposal will mitigate natural hazards and will not adversely affect any natural wetland or water body.  The proposal will improve access to the Clutha / Mata Au through the construction of a walking and cycling track in lieu of the unformed legal roads that pass through the site.
		Overall it is considered that the proposed development is generally consistent with Objective 3.1 and its associated policies.
<b>Objective 3.2</b>	<b>Otago's significant and highly-valued natural resources are identified and protected, or enhanced where degraded</b>	

<p><i>Policy 3.2.1</i></p>	<p><i>Identifying significant indigenous vegetation and habitats</i></p> <p><i>Identify areas and values of significant indigenous vegetation and significant habitats of indigenous fauna, using the attributes detailed in Schedule 4.</i></p>	<p>The site is not identified as being an area of significant indigenous vegetation or habitat of indigenous fauna albeit the Ecological Assessment has identified indigenous vegetation of some significance on site.</p>
<p><i>Policy 3.2.2</i></p>	<p><i>Managing significant indigenous vegetation and habitats</i></p> <p><i>Protect and enhance areas of significant indigenous vegetation and significant habitats of indigenous fauna, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) In the coastal environment.....</i></li> <li><i>b) Beyond the coastal environment, and in the coastal environment in significant areas not captured by a) above, maintaining those values that contribute to the area or habitat being significant;</i></li> <li><i>c) Avoiding significant adverse effects on other values of the area or habitat;</i></li> <li><i>d) Remedying when other adverse effects cannot be avoided;</i></li> <li><i>e) Mitigating when other adverse effects cannot be avoided or remedied;</i></li> <li><i>f) Encouraging enhancement of those areas and values that contribute to the area or habitat being significant;</i></li> <li><i>g) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.</i></li> </ul>	<p>The recommendations of the Ecological Assessment, which have been incorporated into the proposed conditions of consent seek to minimise the adverse effects of the proposed development on indigenous vegetation and provide for the relocation and replanting of vegetation that cannot be left undisturbed.</p>
<p><i>Policy 3.2.3</i></p>	<p><i>Identifying outstanding natural features, landscapes and seascapes</i></p> <p><i>Identify areas and values of outstanding natural features, landscapes and seascapes, using the attributes in Schedule 3.</i></p>	<p>The northern boundary of the site has been identified as forming part of the ONL associated with the Clutha / Mata Au.</p>
<p><i>Policy 3.2.4</i></p>	<p><i>Managing outstanding natural features, landscapes and seascapes</i></p> <p><i>Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) In the coastal environment, avoiding adverse effects on the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding;</i></li> </ul>	<p>The ONL will not be affected by the built development proposed with the exception of potential temporary film sets constructed on the back lots. Any such sets and associated works shall be setback from the ONL and will not project into the ONL such that there will be no lasting effect on the ONL and its values will be maintained and adverse effects will be avoided, remedied or mitigated.</p>

	<p>b) <i>Beyond the coastal environment, maintaining the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding;</i></p> <p>c) <i>Avoiding, remedying or mitigating other adverse effects;</i></p> <p>d) <i>Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape.</i></p>	
<i>Policy 3.2.5</i>	<p><i>Identifying highly valued natural features, landscapes and seascapes</i></p> <p><i>Identify natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding, using the attributes in Schedule 3.</i></p>	The proposed development is located in part of the site that has been identified as a highly valued natural landscape (Visual Amenity Landscape/Rural Character Landscape).
<i>Policy 3.2.6</i>	<p><i>Managing highly valued natural features, landscapes and seascapes</i></p> <p><i>Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following:</i></p> <p>a) <i>Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape;</i></p> <p>b) <i>Avoiding, remedying or mitigating other adverse effects;</i></p> <p>c) <i>Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape.</i></p>	Significant adverse effects on the values of the highly valued natural landscape will be avoided with other adverse effects being appropriately avoided remedied or mitigated.
		It is therefore considered that the proposed development is generally consistent with Objective 3.2 and its associated policies.
<b>Objective 4.1</b>	<b><i>Risk that natural hazards pose to Otago's communities are minimised.</i></b>	
<i>Policy 4.1.1</i>	<p><i>Identifying natural hazards</i></p> <p><i>Identify natural hazards that may adversely affect Otago's communities, including hazards of low likelihood and high consequence by considering all of the following:</i></p> <p>a) <i>Hazard type and characteristics;</i></p>	No specific natural hazard has been identified on the application site other than the seismic hazard that applies to the district generally.

	<ul style="list-style-type: none"> <li><i>b) Multiple and cascading hazards;</i></li> <li><i>c) Cumulative effects, including from multiple hazards with different risks;</i></li> <li><i>d) Effects of climate change;</i></li> <li><i>e) Using the best available information for calculating likelihood;</i></li> <li><i>f) Exacerbating factors.</i></li> </ul>	
<p><i>Policy 4.1.4</i></p>	<p><i>Assessing activities for natural hazard risk</i></p> <p><i>Assess activities for natural hazard risk to people, property and communities, by considering all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) The natural hazard risk identified, including residual risk;</i></li> <li><i>b) Any measures to avoid, remedy or mitigate those risks, including relocation and recovery methods;</i></li> <li><i>c) The long-term viability and affordability of those measures;</i></li> <li><i>d) Flow-on effects of the risk to other activities, individuals and communities;</i></li> <li><i>e) The availability of, and ability to provide, lifeline utilities, and essential and emergency services, during and after a natural hazard event.</i></li> </ul>	<p>A geotechnical assessment has been undertaken in relation to the site and the proposed development which confirms that the effects of natural hazards can be appropriately managed through engineering design.</p>
<p><i>Policy 4.1.5</i></p>	<p><i>Natural hazard risk</i></p> <p><i>Manage natural hazard risk to people, property and communities, with particular regard to all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) The risk posed, considering the likelihood and consequences of natural hazard events;</i></li> <li><i>b) The implications of residual risk;</i></li> <li><i>c) The community's tolerance of that risk, now and in the future, including the community's ability and willingness to prepare for and adapt to that risk, and respond to an event;</i></li> <li><i>d) Sensitivity of activities to risk;</i></li> <li><i>e) The need to encourage system resilience;</i></li> </ul>	

	<i>f) The social costs of recovery.</i>	
<i>Policy 4.1.6</i>	<p><i>Minimising increase in natural hazard risk</i></p> <p><i>Minimise natural hazard risk to people, communities, property and other aspects of the environment by:</i></p> <ul style="list-style-type: none"> <li><i>a) Avoiding activities that result in significant risk from natural hazard;</i></li> <li><i>b) Enabling activities that result in no or low residual risk from natural hazard;</i></li> <li><i>c) Avoiding activities that increase risk in areas potentially affected by coastal hazards over at least the next 100 years;</i></li> <li><i>d) Encouraging the location of infrastructure away from areas of hazard risk where practicable;</i></li> <li><i>e) Minimising any other risk from natural hazard.</i></li> </ul>	It is considered that the proposed development will result in low residual risk from natural hazards.
		Overall it is considered that the proposed development is consistent with Objective 4.1 and its associated policies.
<b>Objective 4.2</b>	<b>Otago's communities are prepared for and able to adapt to the effects of climate change</b>	
<i>Policy 4.2.2</i>	<p><i>Climate change</i></p> <p><i>Ensure Otago's people and communities are able to mitigate and adapt to the effects of climate change, over no less than 100 years, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Taking into account the effects of climate change, including by using the best relevant climate change data;</i></li> <li><i>b) Applying a precautionary approach when assessing and managing the effects of climate change where there is scientific uncertainty and potentially significant or irreversible effects;</i></li> <li><i>c) Encouraging activities that assist to reduce or mitigate the effects of climate change.</i></li> <li><i>d) Encouraging system resilience.</i></li> </ul>	It is considered that the effects of climate change on the operation of the proposed development can be appropriately managed.

		It is considered that the proposal is consistent with Objective 4.2 and its associated policy.
<b>Objective 4.3</b>	<b>Infrastructure is managed and developed in a sustainable way</b>	
<i>Policy 4.3.2</i>	<p><i>Nationally and regionally significant infrastructure</i></p> <p><i>Recognise the national and regional significance of all of the following infrastructure:</i></p> <ul style="list-style-type: none"> <li><i>a) Renewable electricity generation activities, where they supply the National Grid or local distribution network;</i></li> <li><i>b) National Grid;</i></li> <li><i>c) Electricity sub-transmission infrastructure;</i></li> <li><i>d) Telecommunication and radiocommunication facilities;</i></li> <li><i>e) Roads classified as being of national or regional importance;</i></li> <li><i>f) Ports and airports and associated navigation infrastructure;</i></li> <li><i>g) Defence facilities;</i></li> <li><i>h) Rail infrastructure;</i></li> <li><i>i) Municipal infrastructure.</i></li> </ul>	The proposed development is located adjacent to and has the potential to result in adverse effects on State Highway 6 and the Wānaka Airport.
<i>Policy 4.3.5</i>	<p><i>Protecting infrastructure with national or regional significance</i></p> <p><i>Protect infrastructure with national or regional significance, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Restricting the establishment of activities that may result in reverse sensitivity effects;</i></li> <li><i>b) Avoiding significant adverse effects on the functional needs of such infrastructure;</i></li> <li><i>c) Avoiding, remedying or mitigating other adverse effects on the functional needs of such infrastructure;</i></li> </ul>	It is considered that the proposed development will not result in reverse sensitivity or compromise the ongoing operational safety and efficiency of the Wānaka Airport (and the State Highway).

	d) <i>Protecting infrastructure corridors from activities that are incompatible with the anticipated effects of that infrastructure, now and for the future.</i>	
		It is considered that the proposal is consistent with Objective 4.3 and its associated policies.
<b>Objective 4.4</b>	<b><i>Energy resources and supplies are secure, reliable and sustainable</i></b>	
<i>Policy 4.4.1</i>	<p><b><i>Renewable electricity generation</i></b></p> <p><i>Provide for renewable electricity generation activities, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Recognising the benefits associated with those activities;</i></li> <li><i>b) Recognising the functional needs of those activities;</i></li> <li><i>c) Recognising the importance of the resource needs of those activities;</i></li> <li><i>d) Promoting the efficient use of existing structures or facilities; and</i></li> <li><i>e) Providing for activities associated with the investigation, identification, and development of potential renewable electricity generation sites and sources.</i></li> </ul>	The proposed development will include onsite renewable electricity generation that will make a significant contribution to the energy needs of the operation and smooth peak demand while avoiding, remedying or mitigating adverse environmental effects.
<i>Policy 4.4.2</i>	<p><b><i>Small and community scale renewable electricity generation</i></b></p> <p><i>Promote small and community scale renewable electricity generation activities that both:</i></p> <ul style="list-style-type: none"> <li><i>a) Increase the local community's resilience and security of energy supply; and</i></li> <li><i>b) Avoid, remedy or mitigate adverse effects from that activity.</i></li> </ul>	
<i>Policy 4.4.6</i>	<p><b><i>Energy efficient transport</i></b></p> <p><i>Enable energy efficient and sustainable transport for Otago's communities, by all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Encouraging the development of compact and well integrated urban areas, to reduce travel needs within those areas;</i></li> </ul>	
		The proposed development, while outside of the urban extents of Wānaka, is well placed in relation to the urban centres of the Upper Clutha and will contribute to the integration of the wider urban area. In addition the proposal will provide for active transport options and has the potential to support public transport options in the wider community.

	<p>b) <i>Ensuring that transport infrastructure in urban areas has good connectivity, both within new urban areas and between new and existing urban areas, by all of the following:</i></p> <ul style="list-style-type: none"> <li>i. <i>Placing a high priority on walking, cycling, and public transport, where appropriate;</i></li> <li>ii. <i>Maximising pedestrian and cycling networks connectivity, and integration with public transport;</i></li> <li>iii. <i>Having high design standards for pedestrian and cyclist safety and amenity;</i></li> </ul> <p>c) <i>Enabling the development or upgrade of transport infrastructure and associated facilities that both:</i></p> <ul style="list-style-type: none"> <li>i. <i>Increase freight efficiency; and</i></li> <li>ii. <i>Foster the uptake of new technologies for more efficient energy uses, and renewable or lower emission transport fuels.</i></li> </ul> <p>d) <i>Fostering uptake of public transportation through provision of safe, reliable and well sheltered alternatives to private transport.</i></p>	<p>The centralised approach to film making will also result in efficiencies in terms of transport.</p>
		<p>It is therefore considered that the proposed development is consistent with Objective 4.4 and its associated policies.</p>
<p><b>Objective 4.5</b></p>	<p><b><i>Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments</i></b></p>	
<p><i>Policy 4.5.1</i></p>	<p><i>Providing for urban growth and development</i></p> <p><i>Provide for urban growth and development in a strategic and co-ordinated way, including by:</i></p> <ul style="list-style-type: none"> <li>a) <i>Ensuring future urban growth areas are in accordance with any future development strategy for that district.</i></li> <li>b) <i>Monitoring supply and demand of residential, commercial and industrial zoned land;</i></li> </ul>	<p>The proposed development is unique and could not realistically have been anticipated or provided for through zoning for urban growth.</p> <p>The proposal will however make a significant contribution to the supply of business land in the district and in a sector that is not currently well provide for.</p>

	<p>c) <i>Ensuring that there is sufficient housing and business land development capacity available in Otago;</i></p> <p>d) <i>Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6</i></p> <p>e) <i>Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way.</i></p> <p>f) <i>Having particular regard to:</i></p> <ul style="list-style-type: none"> <li><i>i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production;</i></li> <li><i>ii. Minimising competing demands for natural resources;</i></li> <li><i>iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i></li> <li><i>iv. Maintaining important cultural or historic heritage values;</i></li> <li><i>v. Avoiding land with significant risk from natural hazards;</i></li> </ul> <p>g) <i>Ensuring efficient use of land;</i></p> <p>h) <i>Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;</i></p> <p>i) <i>Requiring the use of low or no emission heating systems where ambient air quality is:</i></p> <ul style="list-style-type: none"> <li><i>i. Below standards for human health; or</i></li> <li><i>ii. Vulnerable to degradation given the local climatic and geographical context;</i></li> </ul> <p>j) <i>Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.</i></p>	<p>The proposal can be serviced in terms of water supply and wastewater from Council infrastructure (subject to any upgrades being undertaken at the applicant's expense).</p> <p>While the proposal will result in a reduction in primary production land it is considered that the socio economic benefits it will bring will outway those losses.</p> <p>The proposal will not compromise the values of the ONL or the wider highly valued landscape and will not result in adverse effects on cultural or heritage values.</p> <p>In addition the adverse effects of natural hazards can be appropriately managed.</p> <p>It is considered that the proposal will not result in adverse reverse sensitivity effects, either on the operation of the Wānaka Airport or the wider rural environment.</p>
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<p><i>Policy 4.5.3</i></p>	<p><i>Urban design</i></p> <p><i>Design new urban development with regard to:</i></p> <ul style="list-style-type: none"> <li><i>a) A resilient, safe and healthy community;</i></li> <li><i>b) A built form that relates well to its surrounding environment;</i></li> <li><i>c) Reducing risk from natural hazards;</i></li> <li><i>d) Good access and connectivity within and between communities;</i></li> <li><i>e) A sense of cohesion and recognition of community values;</i></li> <li><i>f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;</i></li> <li><i>g) Areas where people can live, work and play;</i></li> <li><i>h) A diverse range of housing, commercial, industrial and service activities;</i></li> <li><i>i) A diverse range of social and cultural opportunities.</i></li> </ul>	<p>It is considered that the proposal will support a resilient, safe and healthy community and will result in built form that relates well to the surrounding environment (through the use of topography and vegetation to contain the development within the landscape).</p> <p>The effects of natural hazards can be appropriately managed.</p> <p>Good access and connectivity between communities will be available and the development seeks to achieve a sense of cohesion and recognition of the community's values.</p> <p>The proposal will recognise and celebrate the physical and cultural identity of the community and the New Zealand film industry.</p> <p>The creation on a high quality development in a location where people want to live, work and play has been a primary goal for the development.</p> <p>The proposal will provide a diverse range of social and cultural opportunities both on site and in the wider community.</p>
<p><i>Policy 4.5.4</i></p>	<p><i>Low impact design</i></p> <p><i>Encourage the use of low impact design techniques in subdivision and development to reduce demand on stormwater, water and wastewater infrastructure and reduce potential adverse environmental effects.</i></p>	<p>The proposed stormwater system will incorporate low impact design techniques.</p>
<p><i>Policy 4.5.5</i></p>	<p><i>Warmer buildings</i></p> <p><i>Encourage the design of subdivision and development to reduce the adverse effects of the region's colder climate, and higher demand and costs for energy, including maximising passive solar gain.</i></p>	<p>The proposed buildings will be appropriately insulated and where possible will take advantage of passive solar gain.</p>
<p><i>Policy 4.5.6</i></p>	<p><i>Designing for public access</i></p> <p><i>Design and maintain public spaces, including streets and open spaces, to meet the reasonable access and mobility needs of all sectors.</i></p>	<p>The public spaces within the site will be designed to meet the access and mobility needs of all sectors of the community.</p>

		Overall it is considered that the proposal is generally consistent with Objective 4.5 and its associated policies.
<b>Objective 4.6</b>	<b><i>Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago</i></b>	
<i>Policy 4.6.4</i>	<i>Identifying contaminated land</i> <i>Identify sites of known or potentially contaminated land in Otago.</i>	HAIL activities have been undertaken on site.
<i>Policy 4.6.5</i>	<i>Managing contaminated land</i> <i>Ensure contaminated or potentially contaminated land does not pose an unacceptable risk to people and the environment, by:</i> <i>a) Assessing and, if required, monitoring contaminant levels and environmental risks;</i> <i>b) Protecting human health in accordance with regulatory requirements;</i> <i>c) Minimising adverse effects of the contaminants on the environment.</i>	A PSI has been undertaken for the site and has established that the change of use is not likely to result in risk to human health but that earthworks on part of the site will need to be carried out in accordance with a CSMP. This is carried through to the proposed conditions of consent.
<i>Policy 4.6.7</i>	<b><i>Waste minimisation responses</i></b> <i>Encourage activities to give effect to the waste minimisation hierarchy of responses, by:</i> <i>a) Giving preference to reducing waste generated; then</i> <i>b) Reusing waste; then</i> <i>c) Recycling waste; then</i> <i>d) Recovering resources from waste; then</i> <i>e) Treatment; then</i> <i>f) Disposing residual waste to a disposal facility.</i>	The comprehensive approach to film making proposed will help to minimise waste with temporary, interchangeable sets and facades able to be reused on multiple projects.
		It is therefore considered that the proposal is consistent with Objective 4.6 and its associated policies.

<b>Objective 5.1</b>	<b>Public access to areas of value to the community is maintained or enhanced.</b>	
Policy 5.1.1	<p><i>Public access</i></p> <p><i>Maintain or enhance public access to the natural environment, including to the coast, lakes, rivers and their margins and where possible areas of cultural or historic significance, unless restricting access is necessary for one or more of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Protecting public health and safety;</i></li> <li><i>b) Protecting the natural heritage and ecosystem values of sensitive natural areas or habitats;</i></li> <li><i>c) Protecting identified sites and values associated with historic heritage or cultural significance to Kāi Tahu;</i></li> <li><i>d) Ensuring a level of security consistent with the operational requirements of a lawfully established activity.</i></li> </ul>	<p>The proposal will enhance public access through the formation of a public walking and cycling track in lieu of the unformed legal roads that pass through the site.</p>
		<p>It is therefore considered that the proposal is consistent with Objective 5.1 and its associated policy.</p>
<b>Objective 5.2</b>	<b>Historic heritage resources are recognised and contribute to the region’s character and sense of identity</b>	
Policy 5.2.1	<p><i>Recognising historic heritage</i></p> <p><i>Recognise all the following elements as characteristic or important to Otago’s historic heritage:</i></p> <ul style="list-style-type: none"> <li><i>a) Residential and commercial buildings;</i></li> <li><i>b) Māori cultural and historic heritage values;</i></li> <li><i>c) 19th and early 20th century pastoral sites;</i></li> <li><i>d) Early surveying, communications and transport, including roads, bridges and routes;</i></li> <li><i>e) Early industrial historic heritage, including mills and brickworks;</i></li> </ul>	<p>No items or sites of significance have been identified on or in the vicinity of the application site and it is considered that the proposal is not likely to result in adverse effects on historic heritage.</p>

	<ul style="list-style-type: none"> <li>f) <i>Gold and other mining systems and settlements;</i></li> <li>g) <i>Dredge and ship wrecks;</i></li> <li>h) <i>Coastal historic heritage, particularly Kāi Tahu occupation sites and those associated with early European activity such as whaling;</i></li> <li>i) <i>Memorials;</i></li> <li>j) <i>Trees and vegetation.</i></li> </ul>	
<b>Policy 5.2.3</b>	<p><i>Managing historic heritage</i></p> <p><i>Protect and enhance places and areas of historic heritage, by all of the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Recognising that some places or areas are known or may contain archaeological sites, wāhi tapu or wāhi taoka which could be of significant historic or cultural value;</i></li> <li>b) <i>Applying these provisions immediately upon discovery of such previously unidentified archaeological sites or areas, wāhi tapu or wāhi taoka;</i></li> <li>c) <i>Avoiding adverse effects on those values that contribute to the area or place being of regional or national significance;</i></li> <li>d) <i>Minimising significant adverse effects on other values of areas and places of historic heritage;</i></li> <li>e) <i>Remedying when adverse effects on other values cannot be avoided;</i></li> <li>f) <i>Mitigating when adverse effects on other values cannot be avoided or remedied;</i></li> <li>g) <i>Encouraging the integration of historic heritage values into new activities;</i></li> <li>h) <i>Enabling adaptive reuse or upgrade of historic heritage places and areas where historic heritage values can be maintained.</i></li> </ul>	
		It is therefore considered that the proposal is consistent with Objective 5.2 and its associated policies.
<b>Objective 5.3</b>	<b>Sufficient land is managed and protected for economic production</b>	

<p><b>Policy 5.3.1</b></p>	<p><i>Rural activities</i></p> <p><i>Manage activities in rural areas, to support the region’s economy and communities, by:</i></p> <ul style="list-style-type: none"> <li><i>a) Enabling primary production and other rural activities that support that production;</i></li> <li><i>b) Providing for mineral exploration, extraction and processing;</i></li> <li><i>c) Minimising the loss of significant soils;</i></li> <li><i>d) Restricting the establishment of incompatible activities in rural areas that are likely to lead to reverse sensitivity effects;</i></li> <li><i>e) Minimising the subdivision of productive rural land into smaller lots that may result in a loss of its productive capacity or productive efficiency;</i></li> <li><i>f) Providing for other activities that have a functional need to locate in rural areas.</i></li> </ul>	<p>The proposed development is not a traditionally rural activity but does require the space afforded by a rural setting in which to operate. The proposal will not result in a significant loss of productive soils and will not result in adverse reverse sensitivity effects given the separation from property boundaries, shelter planting on the boundaries and the presence of rural living properties on three sides.</p> <p>The proposal does not involve any subdivision and the majority of the land (85%) could continue to support rural productive activities.</p>
<p><b>Policy 5.3.2</b></p>	<p><i>Distribution of commercial activities</i></p> <p><i>Manage the distribution of commercial activities by:</i></p> <ul style="list-style-type: none"> <li><i>a) Enabling a wide variety of commercial, social and cultural activities in central business districts, and town and commercial centres;</i></li> <li><i>b) Enabling smaller commercial centres to service local community needs;</i></li> <li><i>c) Restricting commercial activities outside of a) and b) when such activities are likely to undermine the vibrancy and viability of those centres;</i></li> <li><i>d) Encouraging the adaptive reuse of existing buildings.</i></li> </ul>	<p>The proposed development is an addition to the local economy and includes activities not currently well provided for within the District. The proposal will not compete with, but rather support, the commercial centres.</p>
		<p>It is therefore considered that the proposal is consistent with Objective 5.3 and its associated policies.</p>
<p><b>Objective 5.4</b></p>	<p><b><i>Adverse effects of using and enjoying Otago’s natural and physical resources are minimised</i></b></p>	

<p><i>Policy 5.4.1</i></p>	<p><i>Offensive or objectionable discharges</i></p> <p><i>Manage offensive or objectionable discharges to land, water and air by:</i></p> <ul style="list-style-type: none"> <li><i>a) Avoiding significant adverse effects of those discharges;</i></li> <li><i>b) Avoiding significant adverse effects of discharges of human or animal waste directly, or in close proximity, to water or mahika kai sites;</i></li> <li><i>c) Avoiding, remedying or mitigating other adverse effects of those discharges.</i></li> </ul>	<p>The proposed development will not result in offensive or objectionable discharges.</p>
<p><i>Policy 5.4.5</i></p>	<p><i>Pest plants and animals</i></p> <p><i>Control the adverse effects of pest species, prevent their introduction, reduce their spread and enable the removal and destruction of material for biosecurity purposes, to safeguard all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) The viability of indigenous species and habitats for indigenous species;</i></li> <li><i>b) Ecosystem services that support economic activities;</i></li> <li><i>c) Water quality and water quantity;</i></li> <li><i>d) Soil quality;</i></li> <li><i>e) Human and animal health;</i></li> <li><i>f) Recreation values;</i></li> <li><i>g) Landscapes, seascapes and natural character;</i></li> <li><i>h) Primary production.</i></li> </ul>	<p>Pest plants and animals will be managed on site through the proposed conditions of consent.</p>
<p><i>Policy 5.4.6</i></p>	<p><i>Offsetting for indigenous biological diversity</i></p> <p><i>Consider indigenous biological diversity offsetting, when:</i></p> <ul style="list-style-type: none"> <li><i>a) Residual adverse effects of activities cannot be avoided, remedied or mitigated;</i></li> <li><i>b) The offset achieves no net loss and preferably a net gain in indigenous biological diversity;</i></li> </ul>	<p>Biodiversity offsets are not considered necessary given that the adverse effects of the proposal can be appropriately avoided, remedied or mitigated.</p>

	<p>c) <i>The offset ensures there is no loss of individuals of Threatened taxa other than kānuka (Kunzea robusta and Kunzea serotina), and no reasonably measurable loss within the ecological district to an At Risk-Declining taxon, other than mānuka (Leptospermum scoparium), under the New Zealand Threat Classification System (“NZTCS”);</i></p> <p>d) <i>The offset is undertaken where it will result in the best ecological outcome, preferably;</i></p> <ul style="list-style-type: none"> <li><i>i. Close to the location of development; or</i></li> <li><i>ii. Within the same ecological district or coastal marine biogeographic region;</i></li> </ul> <p>e) <i>The offset is applied so that the ecological values being achieved are the same or similar to those being lost;</i></p> <p>f) <i>The positive ecological outcomes of the offset last at least as long as the impact of the activity, preferably in perpetuity;</i></p> <p>g) <i>The offset will achieve biological diversity outcomes beyond results that would have occurred if the offset was not proposed;</i></p> <p>h) <i>The delay between the loss of biological diversity through the proposal and the gain or maturation of the offset’s biological diversity outcomes is minimised.</i></p>	
<p><i>Policy 5.4.6A</i></p>	<p><i>Biological Diversity Compensation</i></p> <p><i>Consider the use of biological diversity compensation:</i></p> <p><i>a) When:</i></p> <ul style="list-style-type: none"> <li><i>i. Adverse effects of activities cannot be avoided, remedied, mitigated or offset; and</i></li> <li><i>ii. The residual adverse effects will not result in</i> <ul style="list-style-type: none"> <li><i>1. The loss of an indigenous taxon (excluding freshwater fauna and flora) or of any ecosystem type from an ecological district or coastal marine biogeographic region;</i></li> </ul> </li> </ul>	<p>Biodiversity compensation is not considered necessary given that the adverse effects of the proposal can be appropriately avoided, remedied or mitigated.</p>

	<ol style="list-style-type: none"> <li>2. <i>Removal or loss of viability of habitat of a threatened or at risk indigenous species of fauna or flora under the New Zealand Threat Classification System (“NZTCS”);</i></li> <li>3. <i>Removal or loss of viability of an originally rare or uncommon ecosystem type that is associated with indigenous vegetation or habitat of indigenous fauna;</i></li> <li>4. <i>Worsening of the NZTCS conservation status of any threatened or at risk indigenous freshwater fauna.</i></li> </ol> <p><i>b) By applying the following criteria:</i></p> <ol style="list-style-type: none"> <li><i>i. The compensation is proportionate to the adverse effect;</i></li> <li><i>ii. The compensation is undertaken where it will result in the best practicable ecological outcome, preferably;</i> <ol style="list-style-type: none"> <li><i>1. Close to the location of development;</i></li> <li><i>2. Within the same ecological district or coastal marine biogeographic region;</i></li> </ol> </li> <li><i>iii. The compensation will achieve positive biological diversity outcomes that would not have occurred without that compensation;</i></li> <li><i>iv. The positive ecological outcomes of the compensation last for at least as long as the adverse effects of the activity; and</i></li> <li><i>v. The delay between the loss of biological diversity through the proposal and the gain or maturation of the compensation’s biological diversity outcomes is minimised.</i></li> </ol>	
		<p>It is therefore considered that the proposed development is consistent with Objective 5.4 and its associated policies.</p>
<p><b>Overall Assessment</b></p> <p>Having assessed the proposed development against the relevant objectives and policies of the Partially Operative Otago Regional Policy Statement 2019 it is considered that the proposal is generally consistent with those provisions.</p>		