

## APPENDIX 29

### Objectives and Policies Assessment - Proposed Otago Regional Policy Statement - June 2021

Proposed Otago Regional Policy Statement - June 2021 - Objectives and Policies		Assessment
<b>Objective</b>	<p><b>MW-O1 – Principles of Te Tiriti o Waitangi</b></p> <p><i>The principles of Te Tiriti o Waitangi are given effect in resource management processes and decisions, utilising a partnership approach between councils and Papatipu Rūnaka to ensure that what is valued by mana whenua is actively protected in the region.</i></p>	
<b>Policies</b>	<p><b>MW-P1 – Treaty obligations</b></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>	Kāi Tahu have been consulted as part of the preparation of this application and a CIA has been provided.
	<p><b>MW-P2 – Treaty principles</b></p> <p><i>Local authorities exercise their functions and powers in accordance with Treaty principles, by:</i></p> <ol style="list-style-type: none"> <li><i>(1) recognising the status of Kāi Tahu and facilitating Kāi Tahu involvement in decision-making as a Treaty partner,</i></li> <li><i>(2) including Kāi Tahu in resource management processes and implementation to the extent desired by mana whenua,</i></li> <li><i>(3) recognising and providing for Kāi Tahu values and resource management issues, as identified by mana whenua, in resource management decision-making processes and plan implementation,</i></li> <li><i>(4) recognising and providing for the relationship of Kāi Tahu culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other</i></li> </ol>	

	<p><i>taoka by ensuring that Kāi Tahu have the ability to identify these relationships and determine how best to express them,</i></p> <p><i>(5) ensuring that regional and district plans recognise and provide for Kāi Tahu relationships with Statutory Acknowledgement Areas, tōpuni, nohoaka and customary fisheries identified in the NTCSA 1998, including by actively protecting the mauri of these areas,</i></p> <p><i>(6) having particular regard to the ability of Kāi Tahu to exercise kaitiakitaka,</i></p> <p><i>(7) actively pursuing opportunities for:</i></p> <p style="padding-left: 40px;"><i>(a) delegation or transfer of functions to Kāi Tahu, and</i></p> <p style="padding-left: 40px;"><i>(b) partnership or joint management arrangements, and</i></p> <p><i>(8) taking into account iwi management plans when making resource management decisions.</i></p>	
	<p><i>MW-P3 – Supporting Kāi Tahu well-being</i></p> <p><i>The natural environment is managed to support Kāi Tahu well-being by:</i></p> <p><i>(1) protecting customary uses, Kāi Tahu values and relationships of Kāi Tahu to resources and areas of significance, and restoring these uses and values where they have been degraded by human activities,</i></p> <p><i>(2) safeguarding the mauri and life-supporting capacity of natural resources, and</i></p> <p><i>(3) working with Kāi Tahu to incorporate mātauraka in resource management.</i></p>	<p>The applicant will continue to work with Kāi Tahu to develop a relationship and the ensure that their wellbeing is provided for.</p>
<p><b>Objective</b></p>	<p><b><i>IM-O1 – Long term vision</i></b></p> <p><b><i>The management of natural and physical resources in Otago, by and for the people of Otago, including Kāi Tahu, and as expressed in all resource management plans and decision making, achieves healthy, resilient, and safeguarded natural systems, and the ecosystem services they offer, and supports the well-being of present and future generations, mō tātou, ā, mō kā uri ā muri ake nei.</i></b></p>	

<b>Objective</b>	<p><b>IM–O2 – Ki uta ki tai</b></p> <p><i>Natural and physical resource management and decision making in Otago embraces ki uta ki tai, recognising that the environment is an interconnected system, which depends on its connections to flourish, and must be considered as an interdependent whole.</i></p>	<p>A holistic and comprehensive approach has been taken to the design of the proposed development, taking into considerations effects on the wider environment.</p>
<b>Objective</b>	<p><b>IM–O3 – Environmentally sustainable impact</b></p> <p><i>Otago’s communities carry out their activities in a way that preserves environmental integrity, form, function, and resilience, so that the life-supporting capacities of air, water, soil, ecosystems, and indigenous biodiversity endure for future generations.</i></p>	<p>It is considered that the proposed development can be undertaken while preserving the environmental integrity, form function and resilience of the wider environment and responding to climate change.</p>
<b>Objective</b>	<p><b>IM–O4 – Climate change</b></p> <p><i>Otago’s communities, including Kāi Tahu, understand what climate change means for their future, and climate change responses in the region, including adaptation and mitigation actions, are aligned with national level climate change responses and are recognised as integral to achieving the outcomes sought by this RPS.</i></p>	
<b>Policy</b>	<p><b>IM–P1 – Integrated approach</b></p> <p><i>The objectives and policies in this RPS form an integrated package, in which:</i></p> <ul style="list-style-type: none"> <li><i>(1) all activities are carried out within the environmental constraints of this RPS,</i></li> <li><i>(2) all provisions relevant to an issue or decision must be considered,</i></li> <li><i>(3) if multiple provisions are relevant, they must be considered together and applied according to the terms in which they are expressed, and</i></li> <li><i>(4) notwithstanding the above, all provisions must be interpreted and applied to achieve the integrated management objectives IM–O1 to IM–O4.</i></li> </ul>	<p>Policies IM-P1 and IM-P2 set out a high level approach to the assessment of projects and decision making.</p>
<b>Policy</b>	<p><b>IM–P2 – Decision priorities</b></p> <p><i>Unless expressly stated otherwise, all decision making under this RPS shall:</i></p>	

	<p>(1) firstly, secure the long-term life-supporting capacity and mauri of the natural environment,</p> <p>(2) secondly, promote the health needs of people, and</p> <p>(3) thirdly, safeguard the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</p>	
Policy	<p><b>IM-P3 – Providing for mana whenua cultural values in achieving integrated management</b> Recognise and provide for Kāi Tahu’s relationship with natural resources by:</p> <p>(1) enabling mana whenua to exercise rakatirataka and kaitiakitaka,</p> <p>(2) facilitating active participation of mana whenua in resource management decision making,</p> <p>(3) incorporating mātauraka Māori in decision making, and</p> <p>(4) ensuring resource management provides for the connections of Kāi Tahu to wāhi tūpuna, water and water bodies, the coastal environment, mahika kai and habitats of taoka species.</p>	<p>Kāi Tahu have been consulted as part of the preparation of this application and a CIA has been provided and the applicant will continue to work with Kāi Tahu to build relationships and enable the exercise of rakatirataka and kaitiakitaka.</p>
Policy	<p><b>IM-P4 – Setting a strategic approach to ecosystem health</b></p> <p>Healthy ecosystems and ecosystem services are achieved through a planning framework that:</p> <p>(1) protects their intrinsic values,</p> <p>(2) takes a long-term strategic approach that recognises changing environments,</p> <p>(3) recognises and provides for ecosystem complexity and interconnections, and</p> <p>(4) anticipates, or responds swiftly to, changes in activities, pressures, and trends.</p>	<p>It is considered that ecosystem health will be appropriately provided for and maintained.</p>
Policy	<p><b>IM-P5 – Managing environmental interconnections</b></p>	<p>It is considered that environmental interconnections can be appropriately managed such that the effects of the proposal</p>

	<p><i>Coordinate the management of interconnected natural and physical resources by recognising and providing for:</i></p> <ol style="list-style-type: none"> <li><i>(1) situations where the value and function of a natural or physical resource extends beyond the immediate, or directly adjacent, area of interest,</i></li> <li><i>(2) the effects of activities on a natural or physical resource as a whole when that resource is managed as sub-units, and</i></li> <li><i>(3) the impacts of management of one natural or physical resource on the values of another, or on the environment.</i></li> </ol>	<p>on and beyond the boundaries of the site will not be significant or inappropriate.</p>
Policy	<p><b><i>IM-P6 – Acting on best available information</i></b></p> <p><i>Avoid unreasonable delays in decision-making processes by using the best information available at the time, including but not limited to mātauraka Māori, local knowledge, and reliable partial data.</i></p>	<p>The CIA and consultation with Kāi Tahu has, along with the other assessments and reports, informed the preparation of this application and is considered appropriate to enable sound decision making.</p>
Policy	<p><b><i>IM-P8 – Climate change impacts</i></b></p> <p><i>Recognise and provide for climate change processes and risks by identifying climate change impacts in Otago, including impacts from a te ao Māori perspective, assessing how the impacts are likely to change over time and anticipating those changes in resource management processes and decisions.</i></p>	<p>Potential climate change impacts have been and will continue to be taken into consideration in the design and operation of the proposed development such that changing climatic conditions can be adapted to and mitigated.</p>
Policy	<p><b><i>IM-P9 – Community response to climate change impacts</i></b></p> <p><i>By 2030 Otago’s communities have established responses for adapting to the impacts of climate change, are adjusting their lifestyles to follow them, and are reducing their greenhouse gas emissions to achieve net-zero carbon emissions by 2050.</i></p>	
Policy	<p><b><i>IM-P10 – Climate change adaptation and mitigation</i></b></p> <p><i>Identify and implement climate change adaptation and mitigation methods for Otago that:</i></p> <ol style="list-style-type: none"> <li><i>(1) minimise the effects of climate change processes or risks to existing activities,</i></li> </ol>	

	<p>(2) <i>prioritise avoiding the establishment of new activities in areas subject to risk from the effects of climate change, unless those activities reduce, or are resilient to, those risks, and</i></p> <p>(3) <i>provide Otago’s communities, including Kāi Tahu, with the best chance to thrive, even under the most extreme climate change scenarios.</i></p>	
Policy	<p><b>IM-P11 – Enhancing environmental resilience to effects of climate change</b>  <i>Enhance environmental resilience to the adverse effects of climate change by facilitating activities that reduce human impacts on the environment.</i></p>	It is considered that the proposed development will be appropriately resilient to the effects of climate change.
Policy	<p><b>IM-P13 – Managing cumulative effects</b>  <i>Otago’s environmental integrity, form, function, and resilience, and opportunities for future generations, are protected by recognising and specifically managing the cumulative effects of activities on natural and physical resources in plans and explicitly accounting for these effects in other resource management decisions.</i></p>	It is considered that the proposal will not result in significant or unacceptable cumulative effects.
Policy	<p><b>IM-P14 – Human impact</b>  <i>Preserve opportunities for future generations by:</i></p> <p>(1) <i>identifying limits to both growth and adverse effects of human activities beyond which the environment will be degraded,</i></p> <p>(2) <i>requiring that activities are established in places, and carried out in ways, that are within those limits and are compatible with the natural capabilities and capacities of the resources they rely on, and</i></p> <p>(3) <i>regularly assessing and adjusting limits and thresholds for activities over time in light of the actual and potential environmental impacts.</i></p>	It is considered that the proposal can be constructed and carried out without significantly degrading the environment for future generations.
Policy	<p><b>IM-P15 – Precautionary approach</b>  <i>Adopt a precautionary approach towards proposed activities whose effects are uncertain, unknown or little understood, but could be significantly adverse, particularly where the areas and values within Otago have not been identified in plans as required by this RPS.</i></p>	It is considered that the effects of the proposed development and ongoing activities have been and can be adequately assessed such that a precautionary approach is not necessary.
<b>Part 3 Domains and Topics</b>		

<p><b>Domains</b></p> <p><b>LF - Land and freshwater</b></p> <p><b>LF-WAI - Te Mana o te Wai</b></p>		
<p><b>Objective</b></p>	<p><b>LF-WAI-O1 – Te Mana o te Wai</b></p> <p><i>The mauri of Otago’s water bodies and their health and well-being is protected, and restored where it is degraded, and the management of land and water recognises and reflects that:</i></p> <ul style="list-style-type: none"> <li>(1) <i>water is the foundation and source of all life – na te wai ko te hauora o ngā mea katoa,</i></li> <li>(2) <i>there is an integral kinship relationship between water and Kāi Tahu whānui, and this relationship endures through time, connecting past, present and future,</i></li> <li>(3) <i>each water body has a unique whakapapa and characteristics,</i></li> <li>(4) <i>water and land have a connectedness that supports and perpetuates life, and</i></li> <li>(5) <i>Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports.</i></li> </ul>	<p>It is considered that through consultation with iwi, the detailed design of the development and its implementation in accordance with EMPs the proposal will not compromise the health and wellbeing of waterbodies and freshwater.</p>
<p><b>Policy</b></p>	<p><b>LF-WAI-P1 – Prioritisation</b></p> <p><i>In all management of fresh water in Otago, prioritise:</i></p> <ul style="list-style-type: none"> <li>(1) <i>first, the health and well-being of water bodies and freshwater ecosystems, te hauora o te wai and te hauora o te taiao, and the exercise of mana whenua to uphold these,</i></li> <li>(2) <i>second, the health and well-being needs of people, te hauora o te tangata; interacting with water through ingestion (such as drinking water and consuming harvested resources) and immersive activities (such as harvesting resources and bathing), and</i></li> <li>(3) <i>third, the ability of people and communities to provide for their social, economic, and cultural well- being, now and in the future.</i></li> </ul>	
<p><b>Policy</b></p>	<p><b>LF-WAI-P2 – Mana whakahaere</b></p>	

	<p><i>Recognise and give practical effect to Kāi Tahu rakatirataka in respect of fresh water by:</i></p> <ol style="list-style-type: none"> <li><i>(1) facilitating partnership with, and the active involvement of, mana whenua in freshwater management and decision-making processes,</i></li> <li><i>(2) sustaining the environmental, social, cultural and economic relationships of Kāi Tahu with water bodies,</i></li> <li><i>(3) providing for a range of customary uses, including mahika kai, specific to each water body, and</i></li> <li><i>(4) incorporating mātauraka into decision making, management and monitoring processes.</i></li> </ol>	
Policy	<p><b><i>LF-WAI-P3 – Integrated management/ki uta ki tai</i></b></p> <p><i>Manage the use of fresh water and land in accordance with tikaka and kawa, using an integrated approach that:</i></p> <ol style="list-style-type: none"> <li><i>(1) recognises and sustains the connections and interactions between water bodies (large and small, surface and ground, fresh and coastal, permanently flowing, intermittent and ephemeral),</i></li> <li><i>(2) sustains and, wherever possible, restores the connections and interactions between land and water, from the mountains to the sea,</i></li> <li><i>(3) sustains and, wherever possible, restores the habitats of mahika kai and indigenous species, including taoka species associated with the water body,</i></li> <li><i>(4) manages the effects of the use and development of land to maintain or enhance the health and well-being of fresh water and coastal water,</i></li> <li><i>(5) encourages the coordination and sequencing of regional or urban growth to ensure it is sustainable,</i></li> <li><i>(6) has regard to foreseeable climate change risks, and</i></li> <li><i>(7) has regard to cumulative effects and the need to apply a precautionary approach where there is limited available information or uncertainty about potential adverse effects.</i></li> </ol>	<p>It is considered that through consultation with iwi, the detailed design of the development and its implementation in accordance with EMPs the proposal will not compromise the health and wellbeing of waterbodies and freshwater.</p>
Policy	<p><b><i>LF-WAI-P4 – Giving effect to Te Mana o te Wai</i></b></p>	<p>Te Mana o te Wai will be upheld and given effect to through the construction and operation of the proposed development.</p>

	<p><i>All persons exercising functions and powers under this RPS and all persons who use, develop or protect resources to which this RPS applies must recognise that LF-WAI-O1, LF-WAI-P1, LF-WAI-P2 and LF-WAI-P3 are fundamental to upholding Te Mana o te Wai, and must be given effect to when making decisions affecting fresh water, including when interpreting and applying the provisions of the LF chapter.</i></p>	
<p><b>LF-VM – Visions and management</b></p>		
<p><i>Objective</i></p>	<p><b>LF-VM-O2 – Clutha Mata-au FMU vision</b></p> <p><i>In the Clutha Mata-au FMU:</i></p> <p>(1) <i>management of the FMU recognises that:</i></p> <p>(a) <i>the Clutha Mata-au is a single connected system ki uta ki tai, and</i></p> <p>(b) <i>the source of the wai is pure, coming directly from Tawhirimatea to the top of the mauka and into the awa,</i></p> <p>(2) <i>fresh water is managed in accordance with the LF-WAI objectives and policies,</i></p> <p>(3) <i>the ongoing relationship of Kāi Tahu with wāhi tūpuna is sustained,</i></p> <p>(4) <i>water bodies support thriving mahika kai and Kāi Tahu whānui have access to mahika kai,</i></p> <p>(5) <i>indigenous species migrate easily and as naturally as possible along and within the river system,</i></p> <p>(6) <i>the national significance of the Clutha hydro-electricity generation scheme is recognised,</i></p> <p>(7) <i>in addition to (1) to (6) above:</i></p> <p>(a) <i>in the Upper Lakes rohe, the high quality waters of the lakes and their tributaries are protected, recognising the significance of the purity of these waters to Kāi Tahu and to the wider community,</i></p> <p>(8) <i>the outcomes sought in (7) are to be achieved within the following timeframes:</i></p> <p>a) <i>by 2030 in the Upper Lakes rohe</i></p>	<p>It is considered that the proposed development will not result in adverse effects on the Clutha Mata-Au or interconnected groundwater or surface waterbodies.</p>
<p><i>Objective</i></p>	<p><b>LF-VM-O7 – Integrated management</b></p>	

	<i>Land and water management apply the ethic of ki uta ki tai and are managed as integrated natural resources, recognising the connections and interactions between fresh water, land and the coastal environment, and between surface water, groundwater and coastal water.</i>	
<b>LF-FW - Fresh Water</b>		
<i>Objective</i>	<p><b>LF-FW-08 – Fresh water</b></p> <p><i>In Otago’s water bodies and their catchments:</i></p> <ul style="list-style-type: none"> <li><i>(1) the health of the wai supports the health of the people and thriving mahika kai,</i></li> <li><i>(2) water flow is continuous throughout the whole system,</i></li> <li><i>(3) the interconnection of fresh water (including groundwater) and coastal waters is recognised,</i></li> <li><i>(4) native fish can migrate easily and as naturally as possible and taoka species and their habitats are protected, and</i></li> <li><i>(5) the significant and outstanding values of Otago’s outstanding water bodies are identified and protected.</i></li> </ul>	It is considered that the proposed development will not result in adverse effects on the Clutha Mata-Au or interconnected groundwater or surface waterbodies.
<i>Objective</i>	<p><b>LF-FW-09 – Natural wetlands</b></p> <p><i>Otago’s natural wetlands are protected or restored so that:</i></p> <ul style="list-style-type: none"> <li><i>(1) mahika kai and other mana whenua values are sustained and enhanced now and for future generations,</i></li> <li><i>(2) there is no decrease in the range and diversity of indigenous ecosystem types and habitats in natural wetlands,</i></li> <li><i>(3) there is no reduction in their ecosystem health, hydrological functioning, amenity values, extent or water quality, and if degraded they are improved, and</i></li> <li><i>(4) their flood attenuation capacity is maintained.</i></li> </ul>	The proposed development will not affect any natural wetland and wetland plants that have established around the margins of the irrigation reservoir will be relocated and replanted.
<i>Objective</i>	<b>LF-FW-010 – Natural character</b>	

	<i>The natural character of wetlands, lakes and rivers and their margins is preserved and protected from inappropriate subdivision, use and development.</i>	The natural character and the water quality of the Clutha / Mata-Au will not be adversely affected by the proposal.
<i>Policy</i>	<p><b><i>LF-FW-P7 – Fresh water</i></b></p> <p><i>Environmental outcomes, attribute states (including target attribute states) and limits ensure that:</i></p> <ul style="list-style-type: none"> <li><i>(1) the health and well-being of water bodies is maintained or, if degraded, improved,</i></li> <li><i>(2) the habitats of indigenous species associated with water bodies are protected, including by providing for fish passage,</i></li> <li><i>(3) specified rivers and lakes are suitable for primary contact within the following timeframes:</i> <ul style="list-style-type: none"> <li><i>1. (a) by 2030, 90% of rivers and 98% of lakes, and</i></li> <li><i>2. (b) by 2040, 95% of rivers and 100% of lakes, and</i></li> </ul> </li> <li><i>(4) mahika kai and drinking water are safe for human consumption,</i></li> <li><i>(5) existing over-allocation is phased out and future over-allocation is avoided, and</i></li> <li><i>(6) fresh water is allocated within environmental limits and used efficiently.</i></li> </ul>	
<i>Policy</i>	<p><b><i>LF-FW-P8 – Identifying natural wetlands</i></b></p> <p><i>Identify and map natural wetlands that are:</i></p> <ul style="list-style-type: none"> <li><i>(1) 0.05 hectares or greater in extent, or</i></li> <li><i>(2) of a type that is naturally less than 0.05 hectares in extent (such as an ephemeral wetland) and known to contain threatened species.</i></li> </ul>	The site does not include any natural wetland.
<i>Policy</i>	<p><b><i>LF-FW-P13 – Preserving natural character</i></b></p> <p><i>Preserve the natural character of lakes and rivers and their beds and margins by:</i></p> <ul style="list-style-type: none"> <li><i>(1) avoiding the loss of values or extent of a river, unless:</i></li> </ul>	The natural character of the Clutha / Mata-Au will be preserved.

	<p>(a) there is a functional need for the activity in that location, and</p> <p>(b) the effects of the activity are managed by applying:</p> <p style="padding-left: 40px;">(i) for effects on indigenous biodiversity, either ECO-P3 or ECO-P6 (whichever is applicable), and</p> <p style="padding-left: 40px;">(ii) for other effects, the effects management hierarchy,</p> <p>(2) not granting resource consent for activities in (1) unless Otago Regional Council is satisfied that:</p> <p style="padding-left: 40px;">(a) the application demonstrates how each step of the effects management hierarchies in (1)(b) will be applied to the loss of values or extent of the river, and</p> <p style="padding-left: 40px;">(b) any consent is granted subject to conditions that apply the effects management hierarchies in (1)(b),</p> <p>(3) establishing environmental flow and level regimes and water quality standards that support the health and well-being of the water body,</p> <p>(4) wherever possible, sustaining the form and function of a water body that reflects its natural behaviours,</p> <p>(5) recognising and implementing the restrictions in Water Conservation Orders,</p> <p>(6) preventing the impounding or control of the level of Lake Wanaka,</p> <p>(7) preventing modification that would reduce the braided character of a river, and</p> <p>(8) controlling the use of water and land that would adversely affect the natural character of the water body.</p>	
Policy	<p><b>LF-FW-P15 – Stormwater and wastewater discharges</b></p> <p>Minimise the adverse effects of direct and indirect discharges of stormwater and wastewater to fresh water by:</p> <p>(1) except as required by LF-VM-O2 and LF-VM-O4, preferring discharges of wastewater to land over discharges to water, unless adverse effects associated with a discharge to land are greater than a discharge to water, and</p>	<p>Stormwater will be appropriately managed on site with no stormwater from the impervious areas of the site being discharged beyond the boundaries of the site.</p> <p>In addition the proposal will be connected to existing Council infrastructure and wastewater will be appropriately disposed of through Project Pure.</p>

	<p>(2) requiring:</p> <p>(a) all sewage, industrial or trade waste to be discharged into a reticulated wastewater system, where one is available,</p> <p>(b) all stormwater to be discharged into a reticulated system, where one is available,</p> <p>(c) implementation of methods to progressively reduce the frequency and volume of wet weather overflows and minimise the likelihood of dry weather overflows occurring for reticulated stormwater and wastewater systems,</p> <p>(d) on-site wastewater systems to be designed and operated in accordance with best practice standards,</p> <p>(e) stormwater and wastewater discharges to meet any applicable water quality standards set for FMUs and/or rohe, and</p> <p>(f) the use of water sensitive urban design techniques to avoid or mitigate the potential adverse effects of contaminants on receiving water bodies from the subdivision, use or development of land, wherever practicable, and</p> <p>(3) promoting the reticulation of stormwater and wastewater in urban areas.</p>	
<b>LF-LS – Land and soil</b>		
<i>Objective</i>	<p><b>LF-LS-O11 – Land and soil</b></p> <p><i>The life-supporting capacity of Otago’s soil resources is safeguarded and the availability and productive capacity of highly productive land for primary production is maintained now and for future generations.</i></p>	The productive capacity of the site will largely be maintained with approximately 85% of the site being managed as balance land.
<i>Objective</i>	<p><b>LF-LS-O12 – Use of land</b></p> <p><i>The use of land in Otago maintains soil quality and contributes to achieving environmental outcomes for fresh water.</i></p>	The proposed development will appropriately maintain soil quality and will contribute the achieving environmental outcomes for fresh water.
<i>Policy</i>	<b>LF-LS-P16 – Integrated management</b>	

	<p><i>Recognise that maintaining soil quality requires the integrated management of land and freshwater resources including the interconnections between soil health, vegetative cover and water quality and quantity.</i></p>	
<p><i>Policy</i></p>	<p><b><i>LF-LS-P17 – Soil values</i></b></p> <p><i>Maintain the mauri, health and productive potential of soils by managing the use and development of land in a way that is suited to the natural soil characteristics and that sustains healthy:</i></p> <ul style="list-style-type: none"> <li><i>(1) soil biological activity and biodiversity,</i></li> <li><i>(2) soil structure, and</i></li> <li><i>(3) soil fertility.</i></li> </ul>	<p>The mauri, health and productive potential of soil will be appropriately maintained.</p>
<p><i>Policy</i></p>	<p><b><i>LF-LS-P18 – Soil erosion</i></b></p> <p><i>Minimise soil erosion, and the associated risk of sedimentation in water bodies, resulting from land use activities by:</i></p> <ul style="list-style-type: none"> <li><i>(1) implementing effective management practices to retain topsoil in-situ and minimise the potential for soil to be discharged to water bodies, including by controlling the timing, duration, scale and location of soil exposure,</i></li> <li><i>(2) maintaining vegetative cover on erosion-prone land, and</i></li> <li><i>(3) promoting activities that enhance soil retention.</i></li> </ul>	<p>Erosion and sedimentation will be minimised through the proposed EMP and the ongoing management of the site to retain appropriate vegetative cover.</p>
<p><i>Policy</i></p>	<p><b><i>LF-LS-P19 – Highly productive land</i></b></p> <p><i>Maintain the availability and productive capacity of highly productive land by:</i></p> <ul style="list-style-type: none"> <li><i>(1) identifying highly productive land based on the following criteria:</i> <ul style="list-style-type: none"> <li><i>(a) the capability and versatility of the land to support primary production based on the Land Use Capability classification system,</i></li> <li><i>(b) the suitability of the climate for primary production, particularly crop production, and</i></li> <li><i>(c) the size and cohesiveness of the area of land for use for primary production, and</i></li> </ul> </li> </ul>	<p>The proposed development will not compromise the productive capacity of highly productive land.</p>

	<p>(2) <i>prioritising the use of highly productive land for primary production ahead of other land uses, and</i></p> <p>(3) <i>managing urban development in rural areas, including rural lifestyle and rural residential areas, in accordance with UFD–P4, UFD–P7 and UFD–P8.</i></p>	
Policy	<p><b>LF–LS–P20 – Land use change</b>  <i>Promote changes in land use or land management practices that improve:</i></p> <p>(1) <i>the sustainability and efficiency of water use,</i></p> <p>(2) <i>resilience to the impacts of climate change, or</i></p> <p>(3) <i>the health and quality of soil.</i></p>	<p>The proposal is likely to improve the sustainability and efficiency of water use, will be resilient to the impacts of climate change and will maintain the health and quality of soil on the wider site.</p>
Policy	<p><b>LF–LS–P21 – Land use and fresh water</b>  <i>Achieve the improvement or maintenance of fresh water quantity or quality to meet environmental outcomes set for Freshwater Management Units and/or rohe by:</i></p> <p>(1) <i>reducing direct and indirect discharges of contaminants to water from the use and development of land, and</i></p> <p>(2) <i>managing land uses that may have adverse effects on the flow of water in surface water bodies or the recharge of groundwater.</i></p>	<p>The proposal does not include discharges of contaminants to water and will not result in adverse effects in the flow of waterbodies or the recharge of groundwater.</p>
Policy	<p><b>LF–LS–P22 – Public access</b>  <i>Provide for public access to and along lakes and rivers by:</i></p> <p>(1) <i>maintaining existing public access,</i></p> <p>(2) <i>seeking opportunities to enhance public access, including by mana whenua in their role as kaitiaki and for gathering of mahika kai, and</i></p> <p>(3) <i>encouraging landowners to only restrict access where it is necessary to protect:</i></p> <p>(a) <i>public health and safety,</i></p> <p>(b) <i>significant natural areas,</i></p> <p>(c) <i>areas of outstanding natural character,</i></p> <p>(d) <i>outstanding natural features and landscapes,</i></p>	<p>Public access to the Clutha / Mata-Au will be enhanced.</p>

	<p>(e) places or areas with special or outstanding historic heritage values, or</p> <p>(f) places or areas of significance to takata whenua, including wāhi tapu and wāhi tūpuna.</p>	
<p><b>Topics</b></p> <p><b>Eco - Ecosystems and indigenous biodiversity</b></p>		
Objective	<p><b>ECO–01 – Indigenous biodiversity</b>  <i>Otago’s indigenous biodiversity is healthy and thriving and any decline in quality, quantity and diversity is halted.</i></p>	<p>Indigenous biodiversity will be appropriately maintained and the applicant will continue to work with Kāi Tahu to establish relationships and acknowledge their role as kaitiaki of Otago’s indigenous biodiversity.</p>
Objective	<p><b>ECO–02 – Restoring or enhancing</b>  <i>A net increase in the extent and occupancy of Otago’s indigenous biodiversity results from restoration or enhancement.</i></p>	
Objective	<p><b>ECO–03 – Kaitiakiaka and stewardship</b>  <i>Mana whenua are recognised as kaitiaki of Otago’s indigenous biodiversity, and Otago’s communities are recognised as stewards, who are responsible for:</i></p> <p style="padding-left: 40px;">(1) <i>te hauora o te koiora (the health of indigenous biodiversity), te hauora o te taoka (the health of species and ecosystems that are taoka), and te hauora o te taiao (the health of the wider environment), while</i></p> <p style="padding-left: 40px;">(2) <i>providing for te hauora o te takata (the health of the people).</i></p>	
Policy	<p><b>ECO–P1 – Kaitiakitaka</b>  <i>Recognise the role of Kāi Tahu as kaitiaki of Otago’s indigenous biodiversity by:</i></p> <p style="padding-left: 40px;">(1) <i>involving Kāi Tahu in the management of indigenous biodiversity and the identification of indigenous species and ecosystems that are taoka,</i></p> <p style="padding-left: 40px;">(2) <i>incorporating the use of mātauraka Māori in the management and monitoring of indigenous biodiversity, and</i></p>	

	<p>(3) <i>providing for access to and use of indigenous biodiversity by Kāi Tahu, including mahika kai, according to tikaka.</i></p>	
Policy	<p><b>ECO-P2 – Identifying significant natural areas and taoka Identify:</b></p> <p>(1) <i>the areas and values of significant natural areas in accordance with APP2, and</i></p> <p>(2) <i>indigenous species and ecosystems that are taoka in accordance with ECO-M3.</i></p>	The application site does not include any identified SNA or taoka.
Policy	<p><b>ECO-P3 – Protecting significant natural areas and taoka</b>  <i>Except as provided for by ECO-P4 and ECO-P5, protect significant natural areas and indigenous species</i>  <i>and ecosystems that are taoka by:</i></p> <p>(1) <i>avoiding adverse effects that result in:</i></p> <p style="padding-left: 40px;">(a) <i>any reduction of the area or values (even if those values are not themselves significant) identified under ECO-P2(1), or</i></p> <p style="padding-left: 40px;">(b) <i>any loss of Kāi Tahu values, and</i></p> <p>(2) <i>after (1), applying the biodiversity effects management hierarchy in ECO-P6, and</i></p> <p>(3) <i>prior to significant natural areas and indigenous species and ecosystems that are taoka being identified in accordance with ECO-P2, adopt a precautionary approach towards activities in accordance with IM-P15.</i></p>	
Policy	<p><b>ECO-P6 – Maintaining indigenous biodiversity</b></p> <p><i>Maintain Otago’s indigenous biodiversity (excluding the coastal environment and areas managed under ECO-P3) by applying the following biodiversity effects management hierarchy in decision-making on applications for resource consent and notices of requirement:</i></p> <p>(1) <i>avoid adverse effects as the first priority,</i></p>	Indigenous biodiversity will be maintained in accordance with the biodiversity effects management hierarchy.

	<p>(2) where adverse effects demonstrably cannot be completely avoided, they are remedied,</p> <p>(3) where adverse effects demonstrably cannot be completely avoided or remedied, they are mitigated,</p> <p>(4) where there are residual adverse effects after avoidance, remediation, and mitigation, then the residual adverse effects are offset in accordance with APP3, and</p> <p>(5) if biodiversity offsetting of residual adverse effects is not possible, then:</p> <p style="padding-left: 40px;">(a) the residual adverse effects are compensated for in accordance with APP4, and</p> <p style="padding-left: 40px;">(b) if the residual adverse effects cannot be compensated for in accordance with APP4, the activity is avoided.</p>	
Policy	<p><b>ECO-P8 – Enhancement</b></p> <p>The extent, occupancy and condition of Otago’s indigenous biodiversity is increased by:</p> <p>(1) restoring and enhancing habitat for indigenous species, including taoka and mahika kai species,</p> <p>(2) improving the health and resilience of indigenous biodiversity, including ecosystems, species, important ecosystem function, and intrinsic values, and</p> <p>(3) buffering or linking ecosystems, habitats and ecological corridors.</p>	<p>There are opportunities for indigenous biodiversity enhancement, including infill planting in the existing native hedges and the propagation and replanting of vegetation on site and the applicant will continue to work with Kāi Tahu to ensure that opportunities for enhancement are realised.</p>
Policy	<p><b>ECO-P9 – Wilding conifers</b></p> <p>Reduce the impact of wilding conifers on indigenous biodiversity by:</p> <p>(1) avoiding afforestation and replanting of plantation forests with wilding conifer species listed in APP5 within:</p> <p style="padding-left: 40px;">(a) areas identified as significant natural areas, and</p> <p style="padding-left: 40px;">(b) buffer zones adjacent to significant natural areas where it is necessary to protect the significant natural area, and</p>	<p>No trees of wilding potential will be planted as part of the proposed development.</p>

	<p>(2) supporting initiatives to control existing wilding conifers and limit their further spread.</p>	
Policy	<p><b>ECO-P10 – Integrated management</b></p> <p>Implement an integrated and co-ordinated approach to managing Otago’s ecosystems and indigenous biodiversity that:</p> <ul style="list-style-type: none"> <li>(1) ensures any permitted or controlled activity in a regional or district plan rule does not compromise the achievement of ECO-O1,</li> <li>(2) recognises the interactions <i>ki uta ki tai</i> (from the mountains to the sea) between the terrestrial environment, fresh water, and the coastal marine area, including the migration of fish species between fresh and coastal waters,</li> <li>(3) promotes collaboration between individuals and agencies with biodiversity responsibilities,</li> <li>(4) supports the various statutory and non-statutory approaches adopted to manage indigenous biodiversity,</li> <li>(5) recognises the critical role of people and communities in actively managing the remaining indigenous biodiversity occurring on private land, and</li> <li>(6) adopts regulatory and non-regulatory regional pest management programmes.</li> </ul>	<p>An integrated approach to the management of indigenous biodiversity will be taken through the implementation and operation of the proposed development.</p>
<p><b>Topics</b></p> <p><b>EIT - Energy, infrastructure and transport</b></p>		
Objective	<p><b>EIT-EN-O1 – Energy and social and economic well-being</b></p> <p>Otago’s communities and economy are supported by renewable energy generation within the region that is safe, secure, and resilient.</p>	<p>The proposed development will make a contribution to renewable energy generation in the region.</p>
Objective	<p><b>EIT-EN-O2 – Renewable electricity generation</b></p> <p>The generation capacity of renewable electricity generation activities in Otago:</p> <ul style="list-style-type: none"> <li>(1) is maintained and, if practicable maximised, within environmental limits, and</li> </ul>	

	<i>(2) contributes to meeting New Zealand’s national target for renewable electricity generation.</i>	
<i>Objective</i>	<p><b><i>EIT–EN–O3 – Energy use</i></b></p> <p><i>Development is located and designed to facilitate the efficient use of energy and to reduce demand if possible, minimising the contribution that Otago makes to total greenhouse gas emissions.</i></p>	The proposal will be designed and operated to be energy efficient and minimise greenhouse gas emissions with the goal of onsite operations being fossil fuel free.
<i>Policy</i>	<p><b><i>EIT–EN–P2 – Recognising renewable electricity generation activities in decision making</i></b></p> <p><i>Decisions on the allocation and use of natural and physical resources, including the use of fresh water and development of land:</i></p> <p><i>(1) recognise the national, regional and local benefits of existing renewable electricity generation activities,</i></p> <p><i>(2) take into account the need to at least maintain current renewable electricity generation capacity, and</i></p> <p><i>(3) recognise that the attainment of increases in renewable electricity generation capacity will require significant development of renewable electricity generation activities.</i></p>	The proposed development will make a contribution to renewable energy generation in the region.
<i>Policy</i>	<p><b><i>EIT–EN–P3 – Development and upgrade of renewable electricity generation activities</i></b></p> <p><i>The security of renewable electricity supply is maintained or improved in Otago through appropriate provision for the development or upgrading of renewable electricity generation activities and diversification of the type or location of electricity generation activities.</i></p>	
<i>Policy</i>	<p><b><i>EIT–EN–P4 – Identifying new sites or resources</i></b></p> <p><i>Provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation and, when selecting a site for new renewable electricity generation, prioritise those where adverse effects on highly valued natural and physical resources and mana whenua values can be avoided or, at the very least, minimised.</i></p>	

Policy	<p><b>EIT–EN–P6 – Managing effects</b>  <i>Manage the adverse effects of renewable electricity generation activities by:</i></p> <p>(1) <i>applying EIT–INF–P13,</i></p> <p>(2) <i>having regard to:</i></p> <p style="padding-left: 40px;">(a) <i>the functional need to locate renewable electricity generation activities where resources are available,</i></p> <p style="padding-left: 40px;">(b) <i>the operational need to locate where it is possible to connect to the National Grid or electricity sub-transmission infrastructure, and</i></p> <p style="padding-left: 40px;">(c) <i>the extent and magnitude of adverse effects on the environment and the degree to which unavoidable adverse effects can be remedied or mitigated, or residual adverse effects are offset or compensated for; and</i></p> <p>(3) <i>requiring consideration of alternative sites, methods and designs, and offsetting or compensation measures (in accordance with any specific requirements for their use in this RPS), where adverse effects are potentially significant or irreversible.</i></p>	The effects of the proposed small scale renewable energy generation can be appropriately managed.
Policy	<p><b>EIT–EN–P8 – Small and community scale distributed electricity generation</b>  <i>Provide for small and community scale distributed electricity generation activities that increase the local community’s resilience and security of energy supply.</i></p>	The proposal includes small scale renewable electricity generation and will increase the resilience of the wider community in terms of energy supply.
Policy	<p><b>EIT–EN–P9 – Energy conservation and efficiency</b>  <i>Development is designed, including through roading, lot size, dimensions, layout, and orientation so that energy use is efficient, energy waste is minimised, and solar gain is optimised.</i></p>	The proposal will be designed and operated to be energy efficient and minimise greenhouse gas emissions with the goal of onsite operations being fossil fuel free.
<p><b>Topics</b></p> <p><b>INF - Infrastructure</b></p>		
Objective	<p><b>EIT–INF–O4 – Provision of infrastructure</b></p>	The proposed development can be appropriately serviced with connections to Council infrastructure where available.

	<i>Effective, efficient and resilient infrastructure enables the people and communities of Otago to provide for their social and cultural well-being, their health and safety, and supports sustainable economic development and growth within the region within environmental limits.</i>	
<i>Policy</i>	<p><b>EIT-INF-P11 – Operation and maintenance</b></p> <p><i>Except as provided for by ECO-P4, allow for the operation and maintenance of existing nationally and regionally significant infrastructure while:</i></p> <p><i>(1) avoiding, as the first priority, significant adverse effects on the environment, and</i></p> <p><i>(2) if avoidance is not practicable, and for other adverse effects, minimising adverse effects.</i></p>	The proposed development will not compromise the safety or efficiency of the Wānaka Airport or the State Highway and will not generate reverse sensitivity effects in that regard.
<i>Policy</i>	<p><b>EIT-INF-P15 – Protecting nationally or regionally significant infrastructure</b></p> <p><i>Seek to avoid the establishment of activities that may result in reverse sensitivity effects on nationally or regionally significant infrastructure, and/or where they may compromise the functional or operational needs of nationally or regionally significant infrastructure.</i></p>	
<i>Policy</i>	<p><b>EIT-INF-P17 – Urban growth and infrastructure</b></p> <p><i>Provide for development infrastructure and additional infrastructure required to service existing, planned and expected urban growth demands in the short, medium and long term, taking in account UFD-P1 to UFD-P10.</i></p>	The proposed development can be appropriately serviced with connections to Council infrastructure subject to modelling and any necessary upgrading to be undertaken by the application.
<b>Topics</b>		
<b>TRAN - Transport</b>		
<i>Objective</i>	<p><b>EIT-TRAN-O8 – Transport system</b></p> <p><i>The transport system within Otago supports the movement of people, goods and services, is integrated with land use, provides a choice of transport modes and is adaptable to changes in demand.</i></p>	The proposed development will not compromise the safety or efficiency of the Wānaka Airport or the State Highway.

Objective	<p><b>EIT-TRAN-09 – Effects of the transport system</b>  <i>The contribution of transport to Otago’s greenhouse gas emissions is reduced and communities are less reliant on fossil fuels for transportation.</i></p>	<p>The centralised approach to film making will reduce transport requirements and the goal of onsite operations being fossil fuel free (including transport where practicable) will reduce greenhouse gas emissions.</p>
Policy	<p><b>EIT-TRAN-P18 – Integration of the transport system</b>  <i>The transport system contributes to the social, cultural and economic well-being of the people of Otago through:</i></p> <ul style="list-style-type: none"> <li><i>(1) integration with land use activities and across transport modes, and</i></li> <li><i>(2) provision of transport infrastructure that enables service delivery as demand requires.</i></li> </ul>	<p>The proposed development will not compromise the safety or efficiency of the Wānaka Airport or the State Highway such that the contribution the transport system makes to the social, cultural and economic wellbeing of the community will not be compromised.</p>
Policy	<p><b>EIT-TRAN-P20 – Public transport</b>  <i>Plans and proposals for maintenance and development of the transport system enhance the uptake of public transport by:</i></p> <ul style="list-style-type: none"> <li><i>(1) providing safe and reliable alternatives to private vehicle transport,</i></li> <li><i>(2) including measures to ensure pedestrian and cyclist safety and amenity, and</i></li> <li><i>(3) taking into consideration the accessibility needs of the community.</i></li> </ul>	<p>The proposal has the potential to support public transport options in the wider community.</p>
Policy	<p><b>EIT-TRAN-P21 – Operation of the transport system</b>  <i>The efficient and effective operation of the transport system is maintained by:</i></p> <ul style="list-style-type: none"> <li><i>(1) avoiding adverse effects of activities on the functioning of the transport system,</i></li> <li><i>(2) avoiding the impacts of incompatible activities, including those that may result in reverse sensitivity effects,</i></li> <li><i>(3) avoiding development that forecloses an opportunity to adapt, upgrade or develop the transport system to meet future transport demand,</i></li> </ul>	<p>The proposed development will not compromise the safety or efficiency of the Wānaka Airport or the State Highway.</p>

	<p>(4) <i>promoting the development and use of transport hubs that enable an efficient transfer of goods for transport and distribution across different freight and people transport modes,</i></p> <p>(5) <i>promoting methods that provide more efficient use of, or reduce reliance on, private motor vehicles, including ridesharing, park and ride facilities, demand management and alternative transport modes, and</i></p> <p>(6) <i>encouraging a shift to using renewable energy sources.</i></p>	
<i>Policy</i>	<p><b>EIT-TRAN-P22 – Sustainable transportation</b></p> <p><i>Sustainable transport networks that enhance the uptake of new technologies and reduce reliance on fossil fuels are developed throughout Otago.</i></p>	Silverlight Studios will encourage and incorporate sustainable transport options wherever possible.
<p><b>Topics</b></p> <p><b>HAZ - Hazards and Risks</b></p>		
<i>Objective</i>	<p><b>HAZ-NH-O1 – Natural hazards</b></p> <p><i>Levels of risk to people, communities and property from natural hazards within Otago do not exceed a tolerable level.</i></p>	The proposed development will incorporate appropriate engineering design such that it will not be adversely affected by natural hazards.
<i>Objective</i>	<p><b>HAZ-NH-O2 – Adaption</b></p> <p><i>Otago’s people, property and communities are prepared for and able to adapt to the effects of natural hazards, including climate change.</i></p>	
<i>Policy</i>	<p><b>HAZ-NH-P1 – Identifying areas subject to natural hazards</b></p> <p><i>Identify areas where natural hazards may adversely affect Otago’s people, communities and property by assessing:</i></p> <p>(1) <i>the hazard type and characteristics,</i></p> <p>(2) <i>multiple and cascading hazards, where present,</i></p> <p>(3) <i>any cumulative effects,</i></p> <p>(4) <i>any effects of climate change,</i></p>	

	<p>(5) likelihood, using the best available information, and</p> <p>(6) any other exacerbating factors.</p>	
Policy	<p><b>HAZ–NH–P2 – Risk assessments</b></p> <p>Assess the level of natural hazard risk by determining a range of natural hazard event scenarios and their potential consequences in accordance with the criteria set out within APP6.</p>	The level of natural hazard risk has been appropriately assessed and it has been determined that the proposal will not be adversely affected by natural hazards.
Policy	<p><b>HAZ–NH–P3 – New activities</b></p> <p>Once the level of natural hazard risk associated with an activity has been determined in accordance with HAZ–NH–P2, manage new activities to achieve the following outcomes:</p> <ul style="list-style-type: none"> <li>(1) when the natural hazard risk is significant, the activity is avoided,</li> <li>(2) when the natural hazard risk is tolerable, manage the level of risk so that it does not become significant, and</li> <li>(3) when the natural hazard risk is acceptable, maintain the level of risk.</li> </ul>	
Policy	<p><b>HAZ–NH–P5 – Precautionary approach to natural hazard risk</b></p> <p>Where the natural hazard risk, either individually or cumulatively, is uncertain or unknown, but potentially significant or irreversible, apply a precautionary approach to identifying, assessing and managing that risk by adopting an avoidance or adaptive management response to diminish the risk and uncertainty.</p>	
	<p><b>HAZ–NH–P7 – Mitigating natural hazards</b></p> <p>Prioritise risk management approaches that reduce the need for hard protection structures or similar engineering interventions, and provide for hard protection structures only when:</p> <ul style="list-style-type: none"> <li>(1) hard protection structures are essential to manage risk to a level the community is able to tolerate,</li> <li>(2) there are no reasonable alternatives that result in reducing the risk exposure,</li> </ul>	Natural hazards can be mitigated on site through suitable engineering design.

	<p>(3) <i>hard protection structures would not result in an increase in risk to people, communities and property, including displacement of risk off-site,</i></p> <p>(4) <i>the adverse effects of the hard protection structures can be adequately managed, and</i></p> <p>(5) <i>the mitigation is viable in the reasonably foreseeable long term or provides time for future adaptation methods to be implemented, or</i></p> <p>(6) <i>the hard protection structure protects a lifeline utility, or a facility for essential or emergency services.</i></p>	
<p><b>Topics</b></p> <p><b>HAZ-CL - Contaminated Land</b></p>		
Objective	<p><b>HAZ-CL-O3 – Contaminated land</b></p> <p><i>Contaminated land and waste materials are managed to protect human health, mana whenua values and the environment in Otago.</i></p>	<p>HAIL activities have been undertaken on site historically and a PSI has been prepared which assesses that the proposed change of use will not pose a risk to human health but that earthworks in the areas where contamination is present must be completed in accordance with the CSMP. It is therefore considered that contaminants and risks to human health can be appropriately managed.</p>
Policy	<p><b>HAZ-CL-P13 – Identifying contaminated land</b></p> <p><i>Identify sites of known or potentially contaminated land in Otago using the Ministry for the Environment’s Hazardous Activities and Industries List.</i></p>	
Policy	<p><b>HAZ-CL-P14 – Managing contaminated land</b></p> <p><i>Actively manage contaminated or potentially contaminated land so that it does not pose an unacceptable risk to people and the environment, by:</i></p> <p>(1) <i>assessing and monitoring contaminant levels and environmental risks,</i></p> <p>(2) <i>protecting human health in accordance with regulatory requirements,</i></p> <p>(3) <i>avoiding, as the first priority, and only where avoidance is not practicable, mitigating or remediating, adverse effects of the contaminants on the environment, and</i></p>	

	<i>(4) requiring closed landfills to be managed in accordance with a closure plan that sets out monitoring requirements and, where necessary, any remedial actions required to address ongoing risks.</i>	
<b>Topics</b> <b>HCV - Historical and cultural values</b> <b>HCV-WT - Wāhi Tūpuna</b>		
<i>Objective</i>	<b>HCV–WT–O1 – Kāi Tahu cultural landscapes</b> <i>Wāhi tūpuna and their associated cultural values are identified and protected.</i>	The CIA does not identify cultural values that will be adversely affected by the proposed development and makes recommendations in terms of the establishment of an ongoing relationship to ensure that cultural values are recognised and provided for. The applicant is committed to establishing an ongoing relationship with Kāi Tahu to achieve this.
<i>Objective</i>	<b>HCV–WT–O2 – Rakatirataka</b> <i>The rakatirataka of mana whenua over wāhi tūpuna is recognised, and mana whenua are able to exercise kaitiakitaka within these areas.</i>	
<i>Policy</i>	<b>HCV–WT–P1 – Recognise and identify wāhi tūpuna</b> <i>Kāi Tahu relationships with wāhi tūpuna are sustained, including by:</i> <ol style="list-style-type: none"> <li><i>(1) identifying as wāhi tūpuna any sites and areas of significance to mana whenua, along with the cultural values that contribute to each wāhi tūpuna being significant,</i></li> <li><i>(2) recognising the rakatirataka of mana whenua over wāhi tūpuna and providing for their ability to exercise kaitiakitaka within these areas,</i></li> <li><i>(3) recognising and providing for connections and associations between different wāhi tūpuna, and</i></li> <li><i>(4) recognising and using traditional place names.</i></li> </ol>	
<i>Policy</i>	<b>HCV–WT–P2 – Management of wāhi tūpuna</b> <i>Wāhi tūpuna are protected by:</i> <ol style="list-style-type: none"> <li><i>(1) avoiding significant adverse effects on the cultural values associated with identified wāhi tūpuna,</i></li> </ol>	

	<p>(2) where adverse effects demonstrably cannot be completely avoided, remedying or mitigating adverse effects in a manner that maintains the values of the wāhi tūpuna,</p> <p>(3) managing identified wāhi tūpuna in accordance with tikaka Māori,</p> <p>(4) avoiding any activities that may be considered inappropriate in wāhi tūpuna as identified by Kāi Tahu, and</p> <p>(5) encouraging the enhancement of access to wāhi tūpuna to the extent compatible with the particular wāhi tūpuna.</p>	
<b>HCV-HH - Historic Heritage</b>		
<i>Objective</i>	<p><b>HCV-HH-O3 – Historic heritage resources</b>  <i>Otago’s unique historic heritage contributes to the region’s character, sense of identity, and social, cultural and economic well-being, and is preserved for future generations.</i></p>	The application site and immediate area does not include any sites or items of historic or heritage significance. It is therefore considered that the proposal will not compromise such values.
<i>Policies</i>	<p><b>HCV-HH-P3 – Recognising historic heritage</b>  <i>Recognise that Otago’s historic heritage includes:</i></p> <ul style="list-style-type: none"> <li>(1) Māori cultural and historic heritage values,</li> <li>(2) archaeological sites,</li> <li>(3) residential and commercial buildings,</li> <li>(4) pastoral sites,</li> <li>(5) surveying equipment, communications and transport, including roads, bridges and routes,</li> <li>(6) industrial historic heritage, including mills and brickworks,</li> <li>(7) gold and other mining systems and settlements,</li> <li>(8) dredge and ship wrecks,</li> <li>(9) ruins,</li> <li>(10) coastal historic heritage, particularly Kāi Tahu occupation sites and those associated with early European activities such as whaling,</li> </ul>	

	<p>(11) memorials, and</p> <p>(12) trees and vegetation.</p>	
Policies	<p><b>HCV-HH-P4 – Identifying historic heritage</b>  <i>Identify the places and areas of historic heritage in Otago in accordance with APP8 and categorise them as:</i></p> <p>(1) <i>places and areas with special or outstanding historic heritage values or qualities, or</i></p> <p>(2) <i>places and areas with historic heritage values or qualities.</i></p>	<p>The application site and immediate area does not include any sites or items of historic or heritage significance. It is therefore considered that the proposal will not compromise such values.</p>
Policies	<p><b>HCV-HH-P5 – Managing historic heritage</b>  <i>Protect historic heritage by:</i></p> <p>(1) <i>requiring the use of accidental discovery protocols,</i></p> <p>(2) <i>avoiding adverse effects on areas or places with special or outstanding historic heritage values or qualities,</i></p> <p>(3) <i>avoiding significant adverse effects on areas or places with historic heritage values or qualities, 178</i></p> <p>(4) <i>avoiding, as the first priority, other adverse effects on areas or places with historic heritage values or qualities,</i></p> <p>(5) <i>where adverse effects demonstrably cannot be completely avoided, remedying or mitigating them, and</i></p> <p>(6) <i>recognising that for infrastructure, EIT-INF-P13 applies instead of HCV-HH-P5(1) to (5).</i></p>	
Policy	<p><b>HCV-HH-P6 – Enhancing historic heritage</b>  <i>Enhance places and areas of historic heritage wherever possible through the implementation of plan provisions, decisions on applications for resource consent and notices of requirement and non-regulatory methods.</i></p>	

Policy	<p><b>HCV-HH-P7 – Integration of historic heritage</b>  <i>Maintain historic heritage values through the integration of historic heritage values into new activities and the adaptive reuse or upgrade of historic heritage places and areas.</i></p>	<p>The potential for the integration of historic heritage into the development is limited although the tourism elements will celebrate New Zealand’s film making achievements which contribute to the more recent history of the area.</p>
<p><b>Topics</b>  <b>NFL - Natural features and landscapes</b></p>		
Objective	<p><b>NFL-O1 – Outstanding and highly valued natural features and landscapes</b>  <i>The areas and values of Otago’s outstanding and highly valued natural features and landscapes are identified, and the use and development of Otago’s natural and physical resources results in:</i></p> <ul style="list-style-type: none"> <li><i>(1) the protection of outstanding natural features and landscapes, and</i></li> <li><i>(2) the maintenance or enhancement of highly valued natural features and landscapes.</i></li> </ul>	<p>The values of the adjoining ONL will be protected while the values of the wider RCL will be appropriately maintained.</p>
Policy	<p><b>NFL-P2 – Protection of outstanding natural features and landscapes</b>  <i>Protect outstanding natural features and landscapes by:</i></p> <ul style="list-style-type: none"> <li><i>(1) avoiding adverse effects on the values that contribute to the natural feature or landscape being considered outstanding, even if those values are not themselves outstanding, and</i></li> <li><i>(2) avoiding, remedying or mitigating other adverse effects.</i></li> </ul>	
Policy	<p><b>NFL-P3 – Maintenance of highly valued natural features and landscapes</b>  <i>Maintain or enhance highly valued natural features and landscapes by:</i></p> <ul style="list-style-type: none"> <li><i>(1) avoiding significant adverse effects on the values of the natural feature or landscape, and</i></li> <li><i>(2) avoiding, remedying or mitigating other adverse effects.</i></li> </ul>	

Policy	<p><b>NFL-P4 – Restoration</b></p> <p><i>Promote restoration of the areas and values of outstanding and highly valued natural features and landscapes where those areas or values have been reduced or lost.</i></p>	<p>The retention of existing indigenous vegetation within the ONL and associated passive revegetation is likely to contribute to the restoration of landscape values.</p>
Policy	<p><b>NFL-P5 – Wilding conifers</b></p> <p><i>Reduce the impact of wilding conifers on outstanding and highly valued natural features and landscapes by:</i></p> <p><i>(1) avoiding afforestation and replanting of plantation forests with wilding conifer species listed in APP5 within:</i></p> <p><i>(a) areas identified as outstanding natural features or landscapes, and</i></p> <p><i>(b) buffer zones adjacent to outstanding natural features and landscapes where it is necessary to protect the outstanding natural feature or landscape, and</i></p> <p><i>(2) supporting initiatives to control existing wilding conifers and limit their further spread.</i></p>	<p>No trees of wilding potential will be planted as part of the development.</p>
<p><b>Topics</b></p> <p><b>UFD - Urban form and development</b></p>		
Objective	<p><b>UFD-O1 – Form and function of urban areas</b></p> <p><i>The form and functioning of Otago’s urban areas:</i></p> <p><i>(1) reflects the diverse and changing needs and preferences of Otago’s people and communities, now and in the future, and</i></p> <p><i>(2) maintains or enhances the significant values and features identified in this RPS, and the character and resources of each urban area.</i></p>	<p>The proposed development will include urban elements which reflect the changing needs of the community while maintaining the values and features of the site.</p>
Objective	<p><b>UFD-O2 – Development of urban areas</b></p> <p><i>The development and change of Otago’s urban areas:</i></p>	<p>While the proposed development is not contained within an existing urban area it is considered that it will:</p>

	<p>(1) improves housing choice, quality, and affordability,</p> <p>(2) allows business and other non-residential activities to meet the needs of communities in appropriate locations,</p> <p>(3) respects and wherever possible enhances the area's history, setting, and natural and built environment,</p> <p>(4) delivers good urban design outcomes, and improves liveability,</p> <p>(5) improves connectivity within urban areas, particularly by active transport and public transport,</p> <p>(6) minimises conflict between incompatible activities,</p> <p>(7) manages the exposure of risk from natural hazards in accordance with the HAZ-NH – Natural hazards section of this RPS,</p> <p>(8) results in sustainable and efficient use of water, energy, land, and infrastructure,</p> <p>(9) achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure,</p> <p>(10) achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region's urban growth and change, and</p> <p>(11) is guided by the input and involvement of mana whenua.</p>	<ul style="list-style-type: none"> <li>• provide for businesses to meet the needs of the community,</li> <li>• respect and celebrate the history, setting and natural character of the District,</li> <li>• deliver good environmental outcomes,</li> <li>• provide good connectivity and active and public transport options,</li> <li>• minimise conflict between incompatible activities,</li> <li>• managed the effects of natural hazards,</li> <li>• use water, energy, land and infrastructure sustainably,</li> <li>• integrate with existing infrastructure,</li> <li>• will be guided by the input and involvement of mana whenua.</li> </ul>
<p>Objective</p>	<p><b>UFD–03 – Strategic planning</b></p> <p>Strategic planning is undertaken in advance of significant development, expansion or redevelopment of urban areas to ensure that</p> <p>(1) there is sufficient development capacity supported by integrated infrastructure provision for Otago's housing and business needs in the short, medium and long term,</p>	<p>The proposed development represents an opportunity in the short term that could not have been realistically anticipated or provided for in strategic planning documents.</p>

	<p>(2) development is located, designed and delivered in a way and at a rate that recognises and provides for locationally relevant regionally significant features and values identified by this RPS, and</p> <p>(3) the involvement of mana whenua is facilitated, and their values and aspirations are provided for.</p>	
Objective	<p><b>UFD–04 – Development in rural areas</b></p> <p>Development in Otago’s rural areas occurs in a way that:</p> <p>(1) avoids impacts on significant values and features identified in this RPS,</p> <p>(2) avoids as the first priority, land and soils identified as highly productive by LF–LS–P19 unless there is an operational need for the development to be located in rural areas,</p> <p>(3) only provides for urban expansion, rural lifestyle and rural residential development and the establishment of sensitive activities, in locations identified through strategic planning or zoned within district plans as suitable for such development; and</p> <p>(4) outside of areas identified in (3), maintains and enhances the natural and physical resources that support the productive capacity, rural character, and long-term viability of the rural sector and rural communities.</p>	<p>The proposal has an operational need to locate in the rural environment and will avoid significant impacts on values and features identified in the RPS. In addition natural and physical resources that support the productive capacity, rural character, and long-term viability of the wider rural environment will be appropriately maintained.</p>
Objective	<p><b>UFD–05 – Urban development and climate change</b></p> <p>The impacts of climate change are responded to in the development and change of Otago’s urban areas so that:</p> <p>(1) the contributions of current communities and future generations to climate change impacts are reduced,</p> <p>(2) community resilience increases,</p> <p>(3) adaptation to the effects of climate change is facilitated,</p> <p>(4) energy use is minimised, and energy efficiency improves, and</p> <p>(5) establishment and use of small and community-scale distributed electricity generation is enabled.</p>	<p>The proposed development will be designed such that it can appropriately respond to climate change and be resilient to its effects.</p>

<p>Policy</p>	<p><b>UFD–P1 – Strategic planning</b></p> <p><i>Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and:</i></p> <ul style="list-style-type: none"> <li><i>(1) ensure integration of land use and infrastructure, including how, where and when necessary development infrastructure and additional infrastructure will be provided, and by whom,</i></li> <li><i>(2) demonstrate at least sufficient development capacity supported by integrated infrastructure provision for Otago’s housing and business needs in the short, medium and long term,</i></li> <li><i>(3) maximise current and future opportunities for increasing resilience, and facilitating adaptation to changing demand, needs, preferences and climate change,</i></li> <li><i>(4) minimise risks from and improve resilience to natural hazards, including those exacerbated by climate change, while not increasing risk for other development,</i></li> <li><i>(5) indicate how connectivity will be improved and connections will be provided within urban areas,</i></li> <li><i>(6) provide opportunities for iwi, hapū and whānau involvement in planning processes, including in decision making, to ensure provision is made for their needs and aspirations, and cultural practices and values,</i></li> <li><i>(7) facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities, and</i></li> <li><i>(8) identify, maintain and where possible, enhance important features and values identified by this RPS.</i></li> </ul>	<p>The proposed development represents an opportunity in the short term that could not have been realistically anticipated or provided for in strategic planning documents.</p>
<p>Policy</p>	<p><b>UFD–P2 – Sufficiency of development capacity</b></p> <p><i>Sufficient urban area housing and business development capacity in urban areas, including any required competitiveness margin, is provided in the short, medium and long term by:</i></p> <ul style="list-style-type: none"> <li><i>(1) undertaking strategic planning in accordance with UFD–P1</i></li> </ul>	<p>The proposed development will service an industry that is not currently well provided for in the District, providing development capacity for the film industry while not taking up land that would otherwise be occupied by more traditional businesses and industries.</p>

	<p>(2) identifying areas for urban intensification in accordance with UFD–P3,</p> <p>(3) identifying areas for urban expansion in accordance with UFD–P4,</p> <p>(4) providing for commercial and industrial activities in accordance with UFD–P5 and UFD–P6</p> <p>(5) responding to any demonstrated insufficiency in housing or business development capacity by increasing development capacity or providing more development infrastructure as required, as soon as practicable, and</p> <p>(6) requiring Tier 2 urban environments to meet, at least, the relevant housing bottom lines in APP10.</p>	
<p>Policy</p>	<p><b>UFD–P4 – Urban expansion</b></p> <p>Expansion of existing urban areas is facilitated where the expansion:</p> <p>(1) contributes to establishing or maintaining the qualities of a well-functioning urban environment,</p> <p>(2) will not result in inefficient or sporadic patterns of settlement and residential growth,</p> <p>(3) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way,</p> <p>(4) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents,</p> <p>(5) manages adverse effects on other values or resources identified by this RPS that require specific management or protection,</p> <p>(6) avoids, as the first priority, highly productive land identified in accordance with LF–LS–P19,</p> <p>(7) locates the new urban/rural zone boundary interface by considering:</p> <p>(a) adverse effects, particularly reverse sensitivity, on rural areas and existing or potential productive rural activities beyond the new boundary, and</p> <p>(b) key natural or built barriers or physical features, significant values or features identified in this RPS, or cadastral boundaries that will result in a permanent, logical and defensible long- term limit beyond which further urban expansion is</p>	<p>The proposed development is located in rural environment but has been designed such that it is well contained and will not appear as sporadic or sprawling urban growth.</p> <p>Despite its rural location the site is still easily accessible from the urban centres of the Upper Clutha and can take advantage of existing servicing infrastructure.</p> <p>The issues of concern to iwi have been taken into consideration and provided for.</p> <p>The proposal will not result in significant reverse sensitivity effects on established rural activities.</p>

	<p><i>demonstrably inappropriate and unlikely, such that provision for future development infrastructure expansion and connectivity beyond the new boundary does not need to be provided for, or</i></p> <p><i>(c) reflects a short or medium term, intermediate or temporary zoning or infrastructure servicing boundary where provision for future development infrastructure expansion and connectivity should not be foreclosed, even if further expansion is not currently anticipated.</i></p>	
Policy	<p><b>UFD-P5 – Commercial activities</b></p> <p><i>Provide for commercial activities in urban areas by:</i></p> <p><i>(1) enabling a wide variety and scale of commercial activities, social activities and cultural activities in central business districts, town centres and commercial areas, especially if they are highly accessible by public transport and active transport,</i></p> <p><i>(2) enabling smaller local and neighbourhood centres and rural settlements to accommodate a variety of commercial activities, social activities and cultural activities of a scale appropriate to service local community needs,</i></p> <p><i>(3) providing for the expansion of existing areas or establishment of new areas identified in (1) and (2) by first applying UFD-P1 and UFD-P2, and</i></p> <p><i>(4) outside the areas described in (1) and (2), allow for small scale retail and service activities, home occupations and community services to establish within or close to the communities they serve.</i></p>	<p>The proposed development will include commercial activity which is accessible to the urban centres of the Upper Clutha. The development will serve the needs of an industry not currently well provided for in the district and will support and complement the existing town centres.</p>
	<p><b>UFD-P7 –Rural Areas</b></p> <p><i>The management of rural areas:</i></p> <p><i>(1) provides for the maintenance and, wherever possible, enhancement of important features and values identified by this RPS,</i></p> <p><i>(2) outside areas identified in (1), maintains the productive capacity, amenity and character of rural areas,</i></p> <p><i>(3) enables primary production particularly on land or soils identified as highly productive in accordance with LF-LS-P19,</i></p>	<p>The proposed development will appropriate maintain the values of the wider rural area including its productive capacity, amenity and character.</p>

	<p><i>(4) facilitates rural industry and supporting activities,</i></p> <p><i>(5) directs rural residential and rural lifestyle development to areas zoned for that purpose in accordance with UFD-P8,</i></p> <p><i>(6) restricts the establishment of residential activities, sensitive activities, and non-rural businesses which could adversely affect, including by way of reverse sensitivity, the productive capacity of highly productive land, primary production and rural industry activities, and</i></p> <p><i>(7) otherwise limits the establishment of residential activities, sensitive activities, and non-rural businesses to those that can demonstrate an operational need to be located in rural areas.</i></p>	
		<p>Overall it is considered that the proposed development is generally consistent with the relevant provisions of the Proposed Otago Regional Policy Statement - June 2021</p>