

APPENDIX 29

Objectives and Policies Assessment - Operative District Plan

| Operative District Plan - Objectives and Policies | | Assessment |
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| <i>Part 4 - District Wide Issues</i> | | |
| <i>4.1 - Natural Environment</i> | | |
| <i>4.1.4</i> | <i>Objectives and Policies</i> | |
| <i>Objective 1</i> | <p><i>Nature Conservation Values</i></p> <p><i>The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.</i></p> <p><i>Improved opportunity for linkages between the habitat communities.</i></p> <p><i>The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.</i></p> <p><i>The protection of outstanding natural features and natural landscapes.</i></p> <p><i>The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.</i></p> <p><i>The protection of the habitat of trout and salmon.</i></p> | |
| <i>Policy 1.1</i> | <i>To encourage the long-term protection of indigenous ecosystems and geological features.</i> | The Ecological Assessment has identified that the site includes indigenous vegetation of some significance. The indigenous vegetation within the site will largely be undisturbed and where it cannot be left undisturbed it will be replanted and relocated within the site. It is therefore considered that the proposal will |
| <i>Policy 1.2</i> | <i>To promote the long term protection of sites and areas with significant nature conservation values.</i> | |

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| Policy 1.4 | <i>To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.</i> | protect the indigenous vegetation to the extent possible while still enabling the development and that the proposed conditions of consent will mitigate adverse effects associated with the clearance of vegetation where it cannot be avoided. |
| Policy 1.5 | <i>To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.</i> | The proposed conditions of consent restrict the planting of species with wilding potential and also include provisions to remove existing pest plants from the native hedgerows. |
| Policy 1.6 | <i>To allow development which maintains or enhances the quality of the environment in areas identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of outstanding significance to the nation.</i> | It is considered that overall the proposal will maintain the quality of the environment and that adverse effects on the rare or endangered plants identified in the Ecological Assessment can be mitigated through translocation and replanting. |
| Policy 1.7 | <i>To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.</i> | The majority of the indigenous vegetation on site will remain untouched and the proposed conditions of consent include provision for further native planting in addition to the translocation and replanting of the indigenous vegetation with will be disturbed. |
| Policy 1.10 | <i>To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.</i> | The proposed conditions of consent require the survey and translocation of rare or endangered native plants that will be disturbed as a result of the proposed earthworks. This includes the provision of a schedule and methodology for the translocation and replanting which is intended to ensure that the survival chances of the plants to be disturbed are maintained. |
| Policy 1.13 | <i>To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.</i> | The irrigation reservoir is an artificial waterbody and as such its natural character is limited. The proposed development will however maintain the nature conservation values of the wetland plants that have established around the margins of the reservoir through the survey and translocation of those plants to suitable location within the site. |

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| Policy 1.16 | <i>To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.</i> | <p>The existing indigenous vegetation on the escarpment face, which drops down to the margins of the Clutha / Mata-Au will be maintained such that passive revegetation and regeneration is likely to occur.</p> <p>In addition planting around the margins of the proposed lake is likely to include indigenous species in addition to the translocated and replanted species.</p> |
| Policy 1.17 | <i>To encourage the retention and planting of trees, and their appropriate maintenance.</i> | The existing trees on site will largely be retained with a program of maintenance and successional planting to be implemented. |
| | | Overall it is considered that the proposal is generally consistent with Objective 1 and its associated policies. |
| 4.2 – Landscape and Visual Amenity | | |
| 4.2.5 | Objectives and Policies | |
| | Objective: Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values. | |
| Policies | <p><i>1 - Future Development</i></p> <p>(a) <i>To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.</i></p> <p>(b) <i>To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</i></p> | <p>The application site and wider Rural General Zone is an area of the District where landscape and visual amenity values are vulnerable to degradation however it is that the adverse effects if the proposed development on those values will be appropriately avoided, remedied or mitigated.</p> <p>Based on the landscape assessment it is considered that the proposed development is located within an area that has greater potential to absorb the proposed change than other, more sensitive locations on the application site or in the wider area.</p> |

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| | <p>(c) <i>To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</i></p> | <p>It is considered that the proposed development adequately harmonises with the topography and ecological systems and nature conservation values of the site and wider environment.</p> <p>It is therefore considered that the proposed development is consistent with Policy 1 - Future Development</p> |
| | <p>4 – <i>Visual Amenity Landscapes</i></p> <p>(a) <i>To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:</i></p> <ul style="list-style-type: none"> • <i>highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and</i> • <i>visible from public roads.</i> <p>(b) <i>To mitigate loss of or enhance natural character by appropriate planting and landscaping.</i></p> <p>(c) <i>To discourage linear tree planting along roads as a method of achieving (a) or (b) above.</i></p> | <p>The proposed development has been positioned and designed such that it will not be highly visible from public places and will largely be invisible from the adjoining public road. In addition it is considered that the adverse effects on the visual amenity landscape will be appropriately avoided or mitigated.</p> <p>It is consider that any loss of natural character will be appropriately mitigated through the proposed landscaping which includes bunding carefully shaped to complement the existing landforms of the site and additional planting that is consistent with the established character of the site.</p> <p>While the proposal does include some linear tree planting to mitigate visibility that tree planting is not along the road and is consistent with the existing linear tree planting within the site.</p> <p>It is therefore considered that the proposed development is consistent with Policy 4 - Visual Amenity Landscapes</p> |
| | <p>6 - <i>Urban Development</i></p> <p>(a) <i>To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.</i></p> <p>(b) <i>To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.</i></p> | <p>The proposal involves development at a scale and intensity that is urban in character. The urban development proposed is however setback from the ONL associated with the Clutha/Mata Au and set into the landform such that it will be well screened and contained by topography. It is therefore considered that the proposal will not compromise the open character of the ONL at the northern end of the site. In addition it is considered that given the containment and screening provided by the landform and existing vegetation the proposal will not appear as sprawl</p> |

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| | <p><i>(c) To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:</i></p> <ul style="list-style-type: none"> <i>- maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;</i> <i>- ensuring that the subdivision and development does not sprawl along roads.</i> <p><i>(d) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.</i></p> | <p>along the State Highway and adverse effects of the urban development on the visual amenity landscape will be appropriately avoided, remedied or mitigated.</p> |
| | <p><i>8 – Avoiding Cumulative Degradation</i></p> <p><i>In applying the policies above the Council's policy is:</i></p> <ul style="list-style-type: none"> <i>(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.</i> <i>(b) to encourage comprehensive and sympathetic development of rural areas.</i> | <p>It is considered that the density of development proposed can be accommodated within the landform of the site such that the proposal will not result in over domestication of the wider landscape and significant adverse effects in this regard.</p> |
| | <p><i>9 – Structures</i></p> <p><i>To preserve the visual coherence of:</i></p> <ul style="list-style-type: none"> <i>(a) outstanding natural landscapes and features and visual amenity landscapes by:</i> <ul style="list-style-type: none"> <i>• encouraging structures which are in harmony with the line and form of the landscape;</i> <i>• avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;</i> <i>• encouraging the colour of buildings and structures to complement the dominant colours in the landscape;</i> | <p>The proposed buildings and structures have been positioned where they can be accommodated within the topography of the site to limit visibility and adverse effects on the wider landscape. In this regard it is considered that the buildings and structures associated with the proposed development will be in harmony with the line and form of the landscape and that no long term adverse effects will arise from structures being located on any skyline, ridge, prominent slope or hilltop.</p> |

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| | <ul style="list-style-type: none"> • <i>encouraging placement of structures in locations where they are in harmony with the landscape;</i> • <i>promoting the use of local, natural materials in construction.</i> <p><i>(b) visual amenity landscapes</i></p> <ul style="list-style-type: none"> • <i>by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and</i> | <p>In addition it is considered that buildings outside of the central basin will generally complement the dominant colours of the landscape.</p> <p>The proposal uses existing and proposed vegetation (and landform) to screen structures and buildings from public view such that the naturalness of the environment will be appropriately maintained.</p> |
| | <p><i>12 – Transport Infrastructure</i></p> <p><i>To preserve the open nature of the rural landscape by:</i></p> <ul style="list-style-type: none"> • <i>encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.</i> • <i>encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.</i> • <i>by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.</i> • <i>discouraging roads and tracks on highly visible slopes.</i> • <i>requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.</i> • <i>requiring that all disturbed areas be revegetated at the end of construction. encouraging where appropriate car parks to be screened from view.</i> • <i>requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.</i> | <p>The proposed roads, tracks and car parks largely follow the existing networks of roads and farm tracks on site and the existing landform and vegetation patterns.</p> <p>Any shoreline structures (on the artificial lake) will be visually contained by the topography of the central basin.</p> <p>The proposed roading includes a range of carriageway widths, surface materials and grass berms and swales.</p> <p>The proposed roading network avoids highly visible slopes and the proposed public walking and cycling track follows the alignment of an existing farm track on the river escarpment face.</p> <p>Cut and fill batters associated with the proposed roading have been minimised through the alignment of the roading to follow existing farm tracks and/or follow the contour of the existing topography where possible.</p> <p>All disturbed areas will be appropriately revegetated upon completion of construction and the proposed parking areas are screened from view.</p> |

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| | | The proposed parking areas will be broken up with planting and rain gardens as part of the detailed engineering and landscape design. |
| | <p><i>17 - Land Use</i></p> <p><i>To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.</i></p> | It is considered that adverse effects on the open character and visual coherence of the wider landscape will be appropriately minimised. |
| | | Overall it is considered that the proposal is generally consistent with Objective 4.2.5 and its associated policies. |
| 4.3 - Takata Whenua | | |
| Objective 1 | <p><i>Kaitiakitanga (Guardianship)</i></p> <p><i>Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District.</i></p> | |
| <i>Policy 1.1</i> | <i>To ensure the kaitiaki role of iwi, via the appropriate Runanga, is achieved through on-going consultation on policy development relating to the natural and physical resources of the District.</i> | Consultation has been undertaken with Kai Tahu and a Cultural Impact Assessment has been prepared for the proposal which addresses, among other things, the relevant iwi management plans. |
| <i>Policy 1.2</i> | <i>To incorporate communication protocols for ensuring appropriate kaitiaki runanga are consulted on all relevant cultural matters in the District in accordance with Section 93 of the Act.</i> | |
| <i>Policy 1.3</i> | <i>To recognise the “Kai Tahu Ki Otago: Natural Resource Management Plan” as a resource which can form the basis for consultation between Kai Tahu Runanga and Council (Section 74 of the Act).</i> | |
| Objective 3 | <p><i>Waahi Tapu and Waahi Taoka</i></p> <p><i>Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu.</i></p> | |

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| <i>Policy 3.1</i> | <i>To recognise waahi tapu and waahi taoka, and protect them from disturbance and interference from modification through earthworks, mining, and other development.</i> | As outlined above consultation has been undertaken with Kai Tahu and the Cultural Impact Assessment does not identify any burial places, other waahi tapu or waahi taoka on the application site or within the vicinity of the site that may be affected by the proposed development. It is considered that accidental discovery protocols can be implemented through the conditions of consent in order that adverse effects on any material of significance unearthed during works is minimised. |
| <i>Policy 3.2</i> | <i>Should any koiwi takata (Maori bone remains) be unearthed, to implement procedures for the management of such finds and unearthings consistent with the Kai Tahu policy for the management of koiwi takata.</i> | |
| <i>Policy 3.3</i> | <i>To establish appropriate communication contact points between the Council and the kaitiaki runanga for the District to ensure information and consultation occurs.</i> | |
| Objective(s) 4 | <p>Mahika Kai</p> <p>1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use.</p> <p>2 The limitation of the spread of weeds, such as wilding trees.</p> | |
| <i>Policy 4.1</i> | <i>To recognise, by Council policy and decision-making, the importance of mahika kai to the culture and relationship Kai Tahu share with the indigenous resources traditionally gathered in the District.</i> | The Cultural Impact Assessment makes recommendations regarding the incorporation of mahika kai species in any indigenous vegetation to be planted on site and the proposed conditions of consent include the requirement to development any such landscape plans in partnership with kā rūnaka. In addition the proposed conditions restrict the planting of wilding species and require the removal of pest plants from areas of existing indigenous vegetation. The proposal also makes provision for enhanced public access to the Clutha / Mata-Au through the formation of a public walking and cycling track in lieu of the unformed legal roads that pass through the site. |
| <i>Policy 4.3</i> | <i>To encourage the protection of indigenous ecosystems, by assisting in the provision of information to the community, recreationalists, land managers and local landholder groups concerning the location of significant areas of indigenous vegetation and habitat and the appropriateness of land management practices.</i> | |
| <i>Policy 4.4</i> | <i>To encourage land uses and management practices which ensure the vegetation cover is maintained in order to assist in sustaining the life supporting capacity of the soil.</i> | |
| <i>Policy 4.5</i> | <i>To encourage control of noxious plants.</i> | |
| <i>Policy 4.8</i> | <i>To maintain and enhance public access to the District's public forests and lakes and rivers and wetlands, having regard to their traditional importance as mahika kai.</i> | |

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| Objective 5 | <p>Wai (Water)</p> <p><i>The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.</i></p> | |
| <i>Policy 5.1</i> | <i>To recognise the importance of the concept of mauri (life force) as it applies to lakes and rivers.</i> | <p>It is proposed that wastewater from the development will be disposed of to Project Pure and Council have provided approval in principal to do so.</p> <p>In addition the proposed conditions of consent require the preparation and implementation of an Environmental Management Plan and an Erosion and Sediment Control Plan which will avoid or mitigate adverse effects on water quality that may arise during earthworks.</p> <p>The existing wetland plants will be translocated to appropriate locations around the margins of the lake.</p> |
| <i>Policy 5.2</i> | <i>In the development and upgrading of public sewage treatment and disposal systems and in the development of new and extended settlements.</i> | |
| <i>Policy 5.3</i> | <i>To adopt performance standards or require resource consents for land use activities, including mining, in order to minimise the adverse effects on the quality of the District's water resources and associated habitat.</i> | |
| <i>Policy 5.4</i> | <i>To encourage, where appropriate, the creation and enhancement of wetlands.</i> | |
| Objective 6 | <p>Repo Rauo (Wetlands)</p> <p><i>The maintenance and enhancement of existing wetlands and their re-establishment, where practicable.</i></p> | |
| <i>Policy 6.1</i> | <i>To recognise the important part wetlands play in maintaining the health of lakes and rivers and habitat for plant and fish life.</i> | <p>While the proposed lake is unlikely to act as a wetland the existing wetland plants will be relocated and replanted in the overflow areas associated with the lake, re-establishing wetland functions in those locations.</p> |
| <i>Policy 6.2</i> | <i>To encourage the re-establishment of wetlands where practicable.</i> | |
| Objective(s) 9 | <p>Protection of Water Resources</p> <p>1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District.</p> <p>2 Minimising the quantities of waste requiring disposal within the District.</p> <p>3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers.</p> | |

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| | 4 To avoid, remedy or mitigate the adverse effects of eutrophication. | |
| Policy 9.2 | <i>To ensure all waste is treated to a high standard.</i> | As outlined above it is proposed that wastewater will be disposed of by way of a connection to Project Pure and will therefore be treated to a high standard. In addition the balance land will be managed such that eutrophication of the lake does not occur. |
| Policy 9.3 | <i>To recognise and promote land use regimes that do not contribute to the eutrophication of the District's lakes and rivers.</i> | |
| | | Overall it is considered that the proposed development is consistent with Objectives 1, 3, 4, 5, 6 and 9 above and their associated policies. |
| 4.4 - Open Space and Recreation | | |
| 4.4.3 | Objectives and Policies | |
| Objective 2 | Environmental Effects <i>Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.</i> | |
| Policy 2.1 | <i>To avoid, remedy or mitigate the adverse effects of commercial recreational activities on the natural character, peace and tranquillity of the District.</i> | It is considered that the proposed recreational (tourism) activities can be appropriately managed such that effects on the natural character, peace and tranquillity of the District can be avoided, remedied or mitigated and that the scale and location of buildings, noise and lighting is such that appropriate levels of amenity will be maintained in the surrounding environment. |
| Policy 2.2 | <i>To ensure the scale and location of buildings, noise and lighting associated with recreational activities are consistent with the level of amenity anticipated in the surrounding environment.</i> | |
| Policy 2.3 | <i>To ensure the adverse effects of the development of buildings and other structures, earthworks and plantings in areas of open space or recreation on the District's outstanding natural features and landscapes or significant natural conservation values are avoided, remedied or mitigated.</i> | It is considered that the proposed development will not result in any lasting adverse effects on areas of open space and recreational values of the ONL with adverse effects being limited to temporary and intermittent effects associated with outdoor filming activities in proximity to the ONL at the northern end of the site. |

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| <i>Policy 2.4</i> | <i>To avoid, remedy or mitigate any adverse effects commercial recreation may have on the range of recreational activities available in the District and the quality of the experience of people partaking of these opportunities.</i> | The proposed development will add to rather than limit or adversely affect the range of recreational activities available in the District and the quality of the experience. |
| <i>Policy 2.5</i> | <i>To ensure the development and use of open space and recreational facilities does not detract from a safe and efficient system for the movement of people and goods or the amenity of adjoining roads.</i> | The proposed development can be appropriately accessed and effects on the safety and efficiency of the roading network can be appropriately avoided, remedied or mitigated. |
| <i>Policy 2.6</i> | <i>To maintain and enhance open space and recreational areas so as to avoid, remedy or mitigate any adverse effects on the visual amenity of the surrounding environment, including its natural, scenic and heritage values.</i> | It is considered that the visual amenity of the surrounding environment will be appropriately maintained. |
| <i>Policy 2.7</i> | <i>To avoid, remedy or mitigate the adverse effects of commercial recreation activities on the District's indigenous vegetation.</i> | The commercial recreation (tourism) activities will in themselves result in no adverse effects on indigenous vegetation and effects on indigenous vegetation resulting from the implementation of the development as a whole can be appropriately avoided, remedied or mitigated. |
| Objective 3 | Effective Use Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors. | |
| <i>Policy 3.3</i> | <i>To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District's residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.</i> | The proposed development includes the provision of recreational facilities and the environmental effects of those recreational activities and facilities can be appropriately managed. |
| | | Overall it is considered that the proposed development is consistent with Objectives 2 and 3 and their associated policies. |
| 4.5 - Energy | | |
| Objective 1 | Efficiency | |

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| | <i>The conservation and efficient use of energy and the use of renewable energy sources.</i> | |
| <i>Policy 1.1</i> | <i>To promote compact urban forms, which reduce the length of and need for vehicle trips and increase the use of public or shared transport.</i> | While the application site is located outside of the urban area of Wānaka it is considered that it is well positioned and easily accessible from the population centres of the Upper Clutha. In addition it is considered that, given the number of people that will be employed and/or visit the site, there is scope for the proposal to support public transport links in the wider community. |
| <i>Policy 1.2</i> | <i>To promote the compact location of community, commercial, service and industrial activities within urban areas, which reduce the length of and need for vehicle trips.</i> | |
| <i>Policy 1.5</i> | <i>To encourage and support investigations into alternative and further public transport options both within the urban areas and throughout the District.</i> | |
| <i>Policy 1.6</i> | <i>To promote increased awareness of the need for energy conservation and efficient use of energy resources, particularly solar energy, active and passive.</i> | The proposed development will incorporate renewable electricity generation through the installation of PV panels on the Sound Stage buildings. |
| <i>Policy 1.8</i> | <i>To promote “carbon sinks” by encouraging the retention of remaining areas of indigenous forest vegetation and minimising the restrictions on the plantings of exotic trees to those necessary to avoid any significant adverse visual effects on the environment.</i> | Existing native and exotic trees will be retained and appropriately maintained. |
| | | Overall it is considered that the proposal is consistent with Objective 1 and its associated policies. |
| <i>4.8 - Natural Hazards</i> | | |
| <i>Objectives</i> | <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i> | |
| <i>Policy 1.4</i> | <i>To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.</i> | The geotechnical assessment confirms that the effects of natural hazards on the proposed development can be appropriately avoided, remedied or mitigated through engineering design. |
| <i>Policy 1.5</i> | <i>To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.</i> | |

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| | | It is considered that the proposal is consistent with the above objective relating to Natural Hazards and its associated policies. |
| 4.9 - Urban Growth | | |
| Objective 1 | Natural Environment and Landscape Values Growth and development consistent with the maintenance of the quality of the natural environment and landscape values. | |
| Policy 1.1 | <i>To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.</i> | It is considered that the proposed development will appropriately protect visual amenity and will not result in the urbanisation of any ONL or ONF or land of particular ecological significant. In addition the proposal will not compromise the values of the margins of any river or lake. In addition it is considered that adverse effects on the life supporting capacity of soils on the site will be relatively minor (85% of the land area remaining as balance land). |
| Policy 1.2 | <i>To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.</i> | |
| Objective 4 | Business Activity and Growth A pattern of land use which promotes a close relationship and good access between living, working and leisure environments. | |
| Policy 4.1 | <i>To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.</i> | The proposed development will support the existing town centres as the principal foci for commercial, visitor and cultural activities while being easily accessible to the surrounding residential environments. |
| Policy 4.2 | <i>To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.</i> | |
| Objective 9 | Sustainable Management of Development The scale and distribution of urban development is effectively managed. | |
| Policy 9.1 | <i>To enable urban development to be maintained in a way and at a rate that meets the identified needs of the community at the same time as maintaining the life supporting</i> | The proposed development will meet the needs of the community in terms of the creation of employment and the |

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| | <i>capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects on the environment.</i> | transition to a more sustainable and resilient economy while appropriately maintaining the life supporting capacity of air, water, soil and ecosystems and avoiding remedying or mitigating adverse effects on the environment. |
| <i>Policy 9.2</i> | <i>To provide for the majority of urban development to be concentrated at the two urban centres of Queenstown and Wanaka.</i> | The majority of urban development in the District will continue to be concentrated in the existing urban centres. |
| <i>Policy 9.3</i> | <i>To enable the use of Urban Growth Boundaries to establish distinct and defensible urban edges in order to maintain a long term distinct division between urban and rural areas.</i> | The proposed development is located outside of the Urban Growth Boundary however it could not realistically be accommodated within the Urban Growth Boundary given the land area required in which to operate. |
| <i>Policy 9.4</i> | <i>To include land within an Urban Growth Boundary where appropriate to provide for and contain existing and future urban development, recognising that an Urban Growth Boundary has a different function from a zone boundary.</i> | |
| <i>Policy 9.5</i> | <i>To avoid sporadic and/or ad hoc urban development in the rural area generally. To strongly discourage urban extensions in the rural areas beyond the Urban Growth Boundaries.</i> | |
| Objective 10 | Wanaka Airport Maintain and promote the on-going operation of the airport while managing reverse-sensitivity effects on surrounding land uses. | |
| <i>Policy 10.1</i> | <i>Ensure appropriate noise boundaries are established and maintained to enable operations at Wanaka Airport to continue and to expand over time.</i> | The proposed development does not include the location of any noise sensitive activities within the Outer Control Boundary of the Wanaka Airport. |
| <i>Policy 10.2</i> | <i>To prohibit all new activity sensitive to aircraft noise within the Outer Control Boundary in the Rural Zone around Wanaka Airport.</i> | |
| | | Overall I consider that the proposed development is generally consistent with Objectives 1, 4, 9 and 10 and their associated policies albeit that there is some inconsistency with Policies 9.3, 9.4 and 9.5 in terms of development outside of the urban growth boundaries. |

| Part 5 - Rural Areas | | | |
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| 5.2 | Rural General and Ski Area Sub-Zone – Objectives and Policies | | |
| | Objective 1 - Character and Landscape Value <i>To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.</i> | | |
| <i>Policies</i> | <i>1.1</i> | <i>Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.</i> | The district wide landscape objectives and policies have been considered above. |
| | <i>1.2</i> | <i>Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.</i> | It is considered that the proposed development represents an sustainable use of the soil resource of the rural area and will not compromise the potential value for rural productive activities on the balance of the site. |
| | <i>1.3</i> | <i>Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.</i> | |
| | <i>1.4</i> | <i>Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.</i> | It is considered that the proposed development is located where the character of the rural area will not be adversely impacted to an unacceptable degree. |
| | <i>1.6</i> | <i>Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.</i> | It is consider that the adverse effects of the proposed development on landscape values will be appropriately avoided, remedied or mitigated and that the proposal is located in an area of the site and the wider landscape that has the potential to absorb the proposed change. |
| | <i>1.7</i> | <i>Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.</i> | |
| | <i>1.8</i> | <i>Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.</i> | As outlined above built development, other than temporary structures, will not breach any skyline, ridge, hill or prominent slope and should any temporary structure breach a skyline etc the effects will be for a relatively short duration. |

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| | | Overall it is considered that the proposed development is consistent with Objective 1 - Character and Landscape Values and its associated policies. |
| Objective 2 - Life Supporting Capacity of Soils | | |
| Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations. | | |
| <i>Policies</i> | 2.1 <i>Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.</i> | The proposed development will not compromise the life supporting capacity of soils on the wider site. |
| | 2.4 <i>Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.</i> | The proposal will not result in adverse effects on soil and vegetation cover. |
| | | Overall it is considered that the proposed development is consistent with Objective 2 - Life Supporting Capacity of Soils and its associated policies. |
| Objective 3 - Rural Amenity Avoiding, remedying or mitigating adverse effects of activities on rural amenity. | | |
| <i>Policy 3.1</i> | <i>Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.</i> | It is considered that the proposed development is setback from property boundaries a sufficient distance to ensure that reverse sensitivity effects on established rural activities will not arise. |
| <i>Policy 3.2</i> | <i>Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.</i> | It is considered that the proposed development will not result in any significant loss of rural amenity values and that the adverse effects of the proposed development will be appropriately avoided, remedied or mitigated. |
| <i>Policy 3.3</i> | <i>To avoid, remedy or mitigate adverse effects of activities located in rural areas.</i> | |

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| Policy 3.6 | <i>To prohibit all new activity sensitive to aircraft noise on any Rural zoned land within the Outer Control Boundary at Wanaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.</i> | The proposal does not include any activity sensitive to aircraft noise within the Outer Control Boundary of the Wanaka Airport. |
| | | Overall it is considered that the proposed development is consistent with Objective 3 - Rural Amenity and its associated policies. |
| Objective 4 | Life Supporting Capacity of Water To safeguard the life supporting capacity of water through the integrated management of the effects of activities. | |
| Policy 4.1 | <i>In conjunction with the Otago Regional Council:</i> <ul style="list-style-type: none"> • <i>To encourage activities which use water efficiently, thereby conserving water quality and quantity.</i> • <i>To discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.</i> | The proposal will not result in adverse effects on the quantity or quality of water. |
| Policy 4.2 | <i>To encourage buildings, earthworks and landscaping to be located or carried out a sufficient distance from irrigation infrastructure.</i> | The proposed development will be appropriately set back from irrigation infrastructure albeit that an existing bore on site needs to be relocated clear of the proposed earthworks area. |
| | | Overall it is considered that the proposed development is consistent with Objective 4 and its associated policies. |
| Objective 7 | Buffer Land for Airports Retention of a greenfields area or at Queenstown Airport an area for Airport related activities or where appropriate an area for activities not sensitive to aircraft noise within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities. | |
| Policy 7.1 | <i>To retain a greenfields area within the Outer Control Boundary of airports in order to provide a buffer, particularly for safety and noise measures, between the airport and other activities.</i> | The proposed development will retain a greenfield area within the Outer Control Boundary of the Wanaka Airport and does not include any activity sensitive to aircraft noise within the OCB. |

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| Policy 7.2 | <i>To prohibit the location of any new activity sensitive to aircraft noise on land within the Outer Control Boundary around Wanaka Airport.</i> | |
| | | It is considered that the proposal is consistent with Objective 7 and its associated policy. |
| Part 14 - Transport | | |
| Objective 1 | Efficiency <i>Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation.</i> | |
| Policy 1.1 | <i>To encourage efficiency in the use of motor vehicles.</i> | The efficient use of motor vehicles can be promoted through the operation of the proposed activities including through the provision of bus services for crew and visitors. |
| Policy 1.3 | <i>To promote the efficient use of roads by ensuring that the nature of activities alongside roads are compatible with road capacity and function.</i> | It is considered that adverse effects on the safety and efficiency of the roading network can be appropriately avoided, remedied or mitigated through the proposed access upgrades. |
| Policy 1.4 | <i>To protect the safety and efficiency of traffic on State Highways and arterial roads, particularly State Highway 6A, by restricting opportunities for additional access points off these roads and by ensuring access to high traffic generating activities is adequately designed and located.</i> | |
| Policy 1.5 | <i>To promote the efficient use of fuel for transport purposes, by providing for a District wide policy of consolidated urban areas, townships, retail centres and residential environments.</i> | As outlined above the efficient use of fuel for transport purposes can be promoted through the operation of the proposed activities. |
| Policy 1.8 | <i>To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means.</i> | It is considered that there is scope for the proposal to support public transport options in the wider community. |
| Policy 1.9 | <i>To require off-road parking and loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads.</i> | Adequate off road parking and loading will be provided as part of the development. |

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| <i>Policy 1.10</i> | <i>To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.</i> | The proposed access will be upgraded as necessary such that it will be of appropriate size, location and type at each phase of the development. |
| Objective 2 | <i>Safety and Accessibility</i> <i>Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.</i> | |
| <i>Policy 2.1</i> | <i>To maintain and improve safety and accessibility by adopting and applying a road hierarchy with associated design, parking and access standards based on the intended function.</i> | The proposed access arrangements are considered appropriate and will maintain the safety and accessibility of the wider roading network. |
| <i>Policy 2.2</i> | <i>To ensure the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and pedestrian safety.</i> | The nature and intensity of the proposed development is considered compatible with the capacity and function of the roading network. |
| <i>Policy 2.6</i> | <i>To ensure intersections and accessways are designed and located so:</i> <ul style="list-style-type: none"> • <i>good visibility is provided.</i> • <i>they can accommodate vehicle manoeuvres.</i> • <i>they prevent reverse manoeuvring onto arterial roads; and</i> • <i>are separated so as not to adversely affect the free flow of traffic on arterial roads.</i> | The proposed access arrangements will ensure that good visibility, manoeuvring and separation between intersections is maintained through each phase of the development and that vehicles will not be able to reverse onto the State Highway. |
| Objective 3 | <i>Environmental Effects of Transportation</i> <i>Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.</i> | |
| <i>Policy 3.1</i> | <i>To protect the amenities of specified areas, particularly residential and pedestrian orientated town centres from the adverse effects of transportation activities.</i> | It is considered that the traffic associated with the proposed development will not inappropriately affect the amenity of the wider area or result in adverse environmental effects generally. |
| <i>Policy 3.2</i> | <i>To discourage traffic in areas where it would have adverse environmental effects.</i> | |

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| <i>Policy 3.3</i> | <i>To support the development of pedestrian and similar links within and between settlements and the surrounding rural areas, in order to improve the amenity of the settlements and their rural environs.</i> | The proposal includes the provision of pedestrian links. |
| <i>Policy 3.4</i> | <i>To ensure new roads and vehicle accessways are designed to visually complement the surrounding area and to mitigate visual impact on the landscape.</i> | The proposed access arrangements have been designed to visually complement the surrounding area and mitigate landscape effects. |
| <i>Policy 3.5</i> | <i>To maintain and enhance the visual appearance and safety of arterial roads which are gateways to the main urban centres.</i> | The proposal will not compromise the visual appearance or safety of the State Highway as the gateway to the urban centre of Wānaka. |
| Objective 5 | <i>Parking and Loading - General</i> <i>Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.</i> | |
| <i>Policy 5.1</i> | <i>To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements.</i> | The proposed activities are not provided for in the minimum parking requirements however it is considered that the proposed parking and loading provision (including the provision of accessible parking spaces) is adequate. |
| <i>Policy 5.2</i> | <i>To ensure business uses have provision for suitable areas for loading vehicles on-site.</i> | |
| <i>Policy 5.3</i> | <i>To ensure car parking is available, convenient and accessible to users including people with disabilities.</i> | |
| <i>Policy 5.4</i> | <i>To require all off-street parking areas to be designed and landscaped in a manner which will mitigate any adverse visual effect on neighbours, including outlook and privacy.</i> | The parking provision will be appropriately designed and landscaped to mitigate adverse effects on neighbours. |
| <i>Policy 5.6</i> | <i>To require the design of parking areas to ensure the safety of pedestrians as well as vehicles.</i> | The parking design will ensure the safety of pedestrians. |
| Objective 6 | <i>Pedestrian and Cycle Transport</i> <i>Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.</i> | |

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| Policy 6.1 | <i>To develop and support the development of pedestrian and cycling links in both urban and rural areas.</i> | Safe pedestrian and cycling links will be provided as part of the development. |
| Policy 6.2 | <i>To require the inclusion of safe pedestrian and cycle links where appropriate in new subdivisions and developments.</i> | |
| Objective 7 | Public and Visitor Transport Recognition of public transport needs of people and provision for meeting those needs. | |
| Policy 7.1 | <i>To plan and encourage an efficient pattern of public transport.</i> | There is scope for the proposal to support public transport options in the wider community including tourist transport options. |
| Policy 7.4 | <i>To support the development and operation of various types of tourist transport.</i> | |
| Objective 8 | Air Transport Effective and controlled airports for the District, which are able to be properly managed as a valuable community asset in the long term. | |
| Policy 8.8 | <i>To manage noise sensitive activities in areas with existing urban development surrounding the airport, while ensuring future noise sensitive activities in areas currently undeveloped and adjacent to airports are restricted.</i> | The proposal does not involve the establishment of noise sensitive activities in proximity to the Wānaka Airport or its OCB. |
| | | Overall it is considered that the proposed development is consistent with relevant objectives and policies of the Transport chapter. |
| Part 15 - Subdivision, Development & Financial Contributions | | |
| | Objective 1 - Servicing The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments. | |

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| <i>Policy 1.1</i> | <i>To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.</i> | It is considered that the proposed access arrangements are safe, efficient and appropriate to the level of proposed traffic movements. |
| <i>Policy 1.2</i> | <i>To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.</i> | |
| <i>Policy 1.3</i> | <i>To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.</i> | The proposal will provide improved pedestrian and cycling access. |
| <i>Policy 1.4</i> | <i>To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.</i> | It is considered that the proposed development roading has been designed and aligned to avoid adverse visual and physical effects. |
| <i>Policy 1.5</i> | <i>To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.</i> | The proposed development will be provided with adequate potable and fire fighting water supplies. |
| <i>Policy 1.6</i> | <i>To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.</i> | The proposed development be appropriately serviced in terms of water supply and stormwater and wastewater disposal with any necessary upgrades being completed at the developer's expense. |
| <i>Policy 1.8</i> | <i>To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.</i> | Stormwater disposal will be provided via pre-treatment and discharge to the proposed lake such that water quality is maintained with overflow areas provided in order to avoid any inundation of the proposed development. |
| <i>Policy 1.9</i> | <i>To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.</i> | Wastewater can be disposed of by way of a connection to Project Pure. |
| <i>Policy 1.10</i> | <i>To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.</i> | The proposed development will be provided with connections to reticulated water and wastewater systems. |

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| Policy 1.11 | <i>To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.</i> | Underground reticulated electricity and telecommunications connections will be provided to the proposed development. |
| Policy 1.12 | <i>To ensure the requirements of other relevant agencies are fully integrated into the subdivision/development process.</i> | The requirements of other agencies (including Waka Kotahi / NZ Transport Agency) are integrated into the development process. |
| | | Overall it is considered that the proposed development is consistent with Objective 1 - Servicing and its associated policies. |
| Objective 2 | <p>Cost of Services to be Met by Subdividers</p> <p><i>The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.</i></p> | |
| Policy 2.1 | <p><i>To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:</i></p> <ul style="list-style-type: none"> • <i>Roading and access;</i> • <i>Water supply;</i> • <i>Sewage collection, treatment and disposal;</i> • <i>Stormwater collection, treatment and disposal;</i> • <i>Trade waste disposal;</i> • <i>Provision of energy;</i> • <i>Provision of telecommunications</i> | The applicant will meet the cost of the provision of roading and services. |
| Policy 2.2 | <i>Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy.</i> | The proposed development will generate development contributions. |

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| | | It is considered that the proposed development is consistent with Objective 2 and its associated policies. |
| Objective 4 | Outstanding Natural Features, Landscapes and Nature Conservation Values The recognition and protection of outstanding natural features, landscapes and nature conservation values. | |
| <i>Policy 4.2</i> | <i>To ensure works associated with land subdivision and development avoid or mitigate the adverse effects on the natural character and qualities of the environment and on areas of significant conservation value.</i> | It is considered that the proposed development will appropriately avoid, remedy or mitigate adverse effects on the natural character and qualities of the environment (including conservation, landscape and visual amenity values). |
| <i>Policy 4.3</i> | <i>To avoid any adverse effects on the landscape and visual amenity values, as a direct result of land subdivision and development.</i> | |
| | | Overall it is considered that the proposed development is generally consistent with Objective 4 and its associated policies. |
| Objective 5 | Amenity Protection The maintenance or enhancement of the amenities of the built environment through the subdivision and development process. | |
| <i>Policy 5.5</i> | <i>To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.</i> | The proposed development will not adversely affect the safety or efficiency of services or roads. |
| <i>Policy 5.6</i> | <i>To encourage the identification of archaeological sites and sites of cultural significance.</i> | The site does not include any archaeological site or site of cultural significance other than the wāhi tūpuna area identified through the Proposed District Plan. |
| | | It is considered that the proposed development is consistent with Objective 5 and its associated policies. |
| Part 18 - Signs | | |
| Objective 1 | Signs | |

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| | <i>Signs which convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District's important landscape, streetscape, cultural heritage and water area visual amenity values.</i> | |
| <i>Policy 1</i> | <i>To ensure the number, size, location and design of signs in different areas are compatible with the character and amenity of those areas.</i> | It is considered that the number, size, location and design of signage will be compatible with the character and amenity established on the application site and will not compromise character and amenity in the wider environment. |
| <i>Policy 2</i> | <p><i>When located on buildings, to ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to:</i></p> <ul style="list-style-type: none"> <i>• lettering design</i> <i>• location on the building</i> <i>• relationship to the architectural features of the building and any adjacent buildings</i> <i>• the number, area and height of signs</i> <i>• ensuring signs are designed in a way that is compatible with and sympathetic to the amenity, visual, heritage and streetscape values of the surrounding area</i> <i>• the effect of illumination on adjoining properties and public places.</i> | All signage attached to buildings will be designed to be complementary to the intended look and feel of the building and the wider precinct or village. |
| <i>Policy 3</i> | <i>To ensure the design and display of signs does not adversely affect traffic safety by causing confusion or distraction to, or obstructing the views of, motorists or pedestrians.</i> | All signage will be internalised within the site (unless required to serve a specific safety or directional purpose) and the design and display of signage will not adversely affect traffic safety. |
| <i>Policy 7</i> | <i>To ensure signs relating to a particular activity and/or the use of land or buildings are located on the site of that activity, land or building.</i> | All signage will be located on the application site. |
| <i>Policy 12</i> | <i>To provide, in limited circumstances, for signs on commercial buildings of a size or dimension which exceeds that otherwise anticipated in the area where the increased size is visually compatible with the surrounding environment and the scale and character of the building to which it relates.</i> | The proposed signage will be designed to complement the intended look and feel of the buildings to which they are attached. |

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| | | Overall it is considered that the proposal is consistent with Objective 1 and its associated policies. |
| Objective 2 | <i>Signs on Waterfronts, Wharves and Jetties</i> <i>Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) that convey necessary information while preserving a high standard of amenity and public views.</i> | |
| <i>Policy 1</i> | <i>To provide for signs that convey information regarding commercial activities and services that operate from or adjacent to the wharf, jetty or waterfront on which the sign is located.</i> | All signage of wharfs and jetties will be internalised within the site and will be designed in accordance with the precinct or village in which they are located. |
| <i>Policy 2</i> | <i>To ensure that waterfront signs provide only essential information directly associated with activities based on the surface of lakes and rivers or undertaken within buildings located on wharves and jetties and/or the waterfront.</i> | |
| <i>Policy 3</i> | <i>To ensure that signs on wharves, jetties and waterfronts do not detract from the views and amenity of the foreshore and of the lakes and rivers through inappropriate placement, size and colour.</i> | |
| | | Overall it is considered that the proposal is consistent with Objective 2 and its associated policies. |
| Part 22 - Earthworks | | |
| Objective 1 | <i>Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.</i> | |
| <i>Policy 1.1</i> | <i>Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.</i> | The proposed earthworks will provide safe and stable building sites and access and where visible from beyond the boundaries of the site will be sympathetic to natural topography. |
| <i>Policy 1.2</i> | <i>Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.</i> | |

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| <i>Policy 1.3</i> | <i>Require remedial works and re-vegetation to be implemented in a timely manner.</i> | The effects of the proposed earthworks can be appropriately managed through the proposed Environmental Management Plan and Erosion and Sediment Control Plan. |
| <i>Policy 1.4</i> | <i>Avoid, remedy or mitigate the long term adverse effects of unfinished projects.</i> | |
| <i>Policy 1.5</i> | <i>Recognise that earthworks associated with infrastructure can positively contribute to the social and economic wellbeing and the health and safety of people and communities within the District.</i> | The proposed earthworks are associated with a project that will provide a significant contribution to the social and economic wellbeing of the people and communities of the District. |
| Objective 2 | <i>Avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas.</i> | |
| <i>Policy 2.1</i> | <i>Avoid, where practicable, or remedy or mitigate adverse effects of earthworks on Outstanding Natural Features and Outstanding Natural Landscapes.</i> | The proposed earthworks will not affect any ONL or ONF or any visually prominent slopes, landforms or ridgelines. |
| <i>Policy 2.2</i> | <i>Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.</i> | |
| <i>Policy 2.3</i> | <i>Ensure cuts and batters are sympathetic to the line and form of the landscape.</i> | Where visible from beyond the boundaries of the site cut and fill batters will be sympathetic to the line and form of the landscape. |
| <i>Policy 2.4</i> | <i>Ensure remedial works and re-vegetation mitigation are effective, taking into account altitude and the alpine environment.</i> | Remedial works and re-vegetation will be effective. |
| Objective 3 | <i>Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.</i> | |
| <i>Policy 3.1</i> | <i>Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.</i> | The proposed earthworks will not compromise the stability of adjoining sites or exacerbate the effects of flooding on any adjoining property. In addition the effects on stability of batter slopes within the site can be appropriately managed. |
| <i>Policy 3.2</i> | <i>Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering.</i> | |
| <i>Policy 3.3</i> | <i>Avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, to</i> | |

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| | <i>ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.</i> | |
| Objective 6 | <i>Maintain or improve water quality of rivers, lakes and aquifers.</i> | |
| <i>Policy 6.1</i> | <i>Avoid the adverse effects of earthworks in close proximity to water bodies, where practicable. Where these cannot be avoided, ensure that sediment control techniques are put in place to avoid, remedy or mitigate sediment run-off.</i> | The proposal will involve earthworks in proximity to the existing irrigation reservoir however it is expected that the reservoir will be emptied in advance of the earthworks. In addition the proposed earthworks are not expected to result in adverse effects on any aquifer. |
| <i>Policy 6.2</i> | <i>Avoid earthworks adversely affecting water aquifers including the Hawea Basin, Wanaka Basin, Cardrona alluvial ribbon and Wakatipu Basin aquifers and other lesser aquifers.</i> | |
| Objective 7 | <i>Protect cultural heritage, including waahi tapu, waahi taonga, archaeological sites and Heritage Landscapes from the adverse effects of earthworks.</i> | |
| <i>Policy 7.1</i> | <i>Ensure that iwi are consulted regarding earthworks that may affect sites of significance to Maori, including Statutory Acknowledgement Areas.</i> | Iwi have been consulted and have provided a Cultural Impact Assessment for the proposal. No areas of significance were identified that might be affected by the proposed earthworks and it is considered that the effects of the proposed earthworks in terms of accidental discovery can be appropriately managed through standard conditions of consent. |
| <i>Policy 7.2</i> | <i>Consult with Heritage New Zealand where proposed earthworks may affect any archaeological sites.</i> | |
| <i>Policy 7.3</i> | <i>Recognise and protect the values of Heritage Landscapes from the adverse effects of earthworks.</i> | |
| <i>Policy 7.4</i> | <i>Protect heritage buildings and structures from potential undermining and vibration effects resulting from earthworks on the same site or from sites in close proximity.</i> | |
| | | Overall it is considered that the proposal is consistent with the relevant objectives and policies of the Earthworks Chapter. |
| <p>Overall Conclusion:</p> <p>Having assessed the proposed development against the relevant objectives and policies of the Operative District Plan it is considered that the proposal is generally consistent with, and not contrary to, those provisions.</p> | | |