

## APPENDIX 30

### Objectives and Policies Assessment - Proposed District Plan

Proposed District Plan - Objectives and Policies		Assessment
The following assessment is based on the provisions of the Proposed District Plan as amended by the interim decisions of the Environment Court on Appeal Topics 1 'A Resilient Economy' and Topic 2 'Rural Landscapes'		
<b>Chapter 3 - Strategic Direction</b>		
<b>Strategic Objectives</b>		
<b>3.2.1</b>	<b><i>The development of a prosperous, resilient and equitable economy in the District (addresses Issue 1)</i></b>	The proposal will make a significant contribution to a prosperous, resilient and equitable economy.
3.2.1.1	<i>The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.</i>	The proposal includes visitor industry places, facilities and services that will generate significant socio economic benefits.
3.2.1.2	<i>The Queenstown and Wānaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.</i>	The proposed development will support the Wānaka town centre as the hub of the Upper Clutha economy.
3.2.1.5	<i>Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wānaka town centres, Frankton and Three Parks, are sustained.</i>	The proposal will provide employment functions outside of the Wānaka town centre and Three Parks.
3.2.1.6	<i>Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.</i>	The proposal will establish a substantial, innovative and sustainable entrprise wthin the District which will make a significant contribution of the diversification of the District's economy.
3.2.1.7	<i>Agricultural land uses are enabled provided those uses are consistent with:</i>	

	<ul style="list-style-type: none"> <li>a. <i>The protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i></li> <li>b. <i>The maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and</i></li> <li>c. <i>The maintenance of significant nature conservation values.</i></li> </ul>	The balance of the land will be managed and could continue to support primary production while the area of land covered by the proposed development will result in the diversification of land use in the rural area while maintaining landscape character, conservation and cultural values.
3.2.1.8	<p><i>Diversification of land use in rural areas beyond traditional activities, including farming is enabled provided that:</i></p> <ul style="list-style-type: none"> <li>a. <i>The landscape values of Outstanding Natural Features and Outstanding Natural Landscape are protected;</i></li> <li>b. <i>The landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i></li> <li>c. <i>Significant nature conservation values and Ngai Tahu values, interests and customary resources, are maintained.</i></li> </ul>	
3.2.1.9	<i>Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs in a sustainable way. (also elaborates on S.O. 3.2.2 following)</i>	Existing infrastructure can be upgraded (at the applicant's expense) to meet the needs of the development.
<b>3.2.2</b>	<b><i>Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)</i></b>	Given the scale and nature of the proposed development it should be considered urban growth despite it's rural location.
3.2.2.1	<p><i>Urban development occurs in a logical manner so as to:</i></p> <ul style="list-style-type: none"> <li>a. <i>promote a compact, well designed and integrated urban form;</i></li> <li>b. <i>build on historical urban settlement patterns;</i></li> <li>c. <i>achieve a built environment that provides desirable, healthy and safe places to live, work and play;</i></li> <li>d. <i>minimise the natural hazard risk, taking into account the predicted effects of climate change;</i></li> <li>e. <i>protect the District's rural landscapes from sporadic and sprawling urban development;</i></li> </ul>	<p>While the application site is located outside of the existing urban areas it well located in proximity to the urban centres and will contribute to a wider built environment that provides desirable, healthy and safe places to live, work and play.</p> <p>The effects of natural hazards and climate change can be appropriately managed on site and given the proposal is well contained within the existing landform and vegetation on site it is considered that the proposal will not appear as urban sprawl.</p> <p>While the proposal will not contribute to the supply or mix of housing in the district it will be a significant source of employment in a well paying sector such that it has the potential</p>

	<p><i>f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;</i></p> <p><i>g. contain a high quality network of open spaces and community facilities; and.</i></p> <p><i>h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure. (also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)</i></p>	<p>to contribute to the overall affordability of the district as a place in which to live.</p> <p>The proposal will also contribute to the existing networks of open spaces and community facilities.</p> <p>In addition Council have confirmed that, in principal, the development can be serviced by way of existing reticulated infrastructure subject to modelling and any necessary upgrades.</p>
<b>3.2.3</b>	<b><i>A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)</i></b>	The quality of the built environment that will be created will be consistent with the quality of the built environment of the wider community albeit that the character will be quite different, seeking to take on the character of the various cities and villages to be recreated.
3.2.3.1	<i>The District's important historic heritage values are protected by ensuring development is sympathetic to those values.</i>	The proposed development will not result in adverse effects on important historic values, there being no sites and items of significance identified on or in the vicinity of the site.
3.2.3.2	<i>Built form integrates well with its surrounding urban environment.</i>	The proposed development will be somewhat removed from the surrounding urban environment however the built form has been designed and located so as to integrate well with the landform and vegetation of the site and the surrounding rural environment.
<b>3.2.4</b>	<b><i>The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)</i></b>	It is considered that the distinctive natural environments and ecosystems of the District can be appropriately protected.
3.2.4.1	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	The proposed development will appropriately sustain the life supporting capacity of air, water, soil and ecosystems and overall will maintain indigenous biodiversity.
3.2.4.2	<i>The spread of wilding exotic vegetation is avoided.</i>	The planting of species with wilding potential is restricted by the conditions of consent including the removal of exotic pest species from areas of existing indigenous vegetation.

3.2.4.3	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	The proposal involves the modification and extension of an existing irrigation reservoir which by definition is a lake albeit an artificial lake with limited natural character. The wetland plants that have established around the margins of the lake however will be disturbed in order to enable the formation of the lake and will be relocated and replanted in suitable locations around the site. It is considered that elements of natural character associated with the reservoir will be preserved.
3.2.4.4	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	The existing reservoir will be altered to form the proposed lake and the lake and wider development will be managed to maintain high levels of water quality in order to achieve the desired amenity for the lake.
3.2.4.5	<i>Public access to the natural environment is maintained or enhanced.</i>	Public access to the natural environment will be enhanced as a result of the proposal
3.2.4.6	<i>The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.</i>	The Ecological Assessment has identified indigenous vegetation of some significance on the application site. Where that vegetation cannot be left undisturbed it will be translocated and replanted in appropriate locations around the site selected to maximise the survival chances of the disturbed vegetation.
3.2.4.7	<i>The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.</i>	
<b>3.2.5</b>	<b><i>The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)</i></b>	
	<b><i>Outstanding Natural Features and Outstanding Natural Landscapes</i></b>	
3.2.5.x	<i>The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and landscape capacity are identified.</i>	While the District's ONFs and ONLs have been identified their values and capacity have yet to be scheduled.
3.2.5.xx	<i>Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i>  <i>a. Where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected;</i>	The values of the ONL associated with the Clutha / Mata Au have not been scheduled and the assessment methodology for identifying those values has yet to be defined however no works associated with the proposal will occur within the ONL except for the construction of the walking and cycling track which follows the alignment of an existing farm track and is consented under

	<p>b. Where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP [x.x.x.y][the intended new SP on assessment methodology] are protected.</p>	<p>the 35 lot subdivision consent. It is therefore considered that the values of the ONL will be suitably protected.</p>
	<p><b>Rural Character Landscapes</b></p>	
3.2.5.2	<p>Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:</p> <p>a. Landscape character is maintained; and</p> <p>b. Visual amenity values are maintained or enhanced.</p>	<p>Based on the landscape assessment submitted as part of this application it is considered that the landscape character of the wider RCL will be maintained and that visual amenity values will be maintained or enhanced.</p>
3.2.5.iv	<p>In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.</p>	<p>Similarly it is considered that the development within the RCL will not compromise the values of the ONL at the northern extent of the site.</p>
3.2.5.v	<p>In Rural Character Landscapes in the Upper Clutha Basin;</p> <p>a. Priority Areas of Rural Zoned Rural Character Landscapes are identified, including by mapping; and</p> <p>b. Associated landscape character and visual amenity values are identified.</p>	<p>The mapping of priority areas of the Rural Character Landscapes and the scheduling of their associated landscape character and visual amenity values will be undertaken by Council in due course.</p>
3.2.6	<p><b>The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)</b></p>	<p>The proposed development will make a significant contribution to the social, cultural and economic wellbeing of the people and communities of the district and will appropriately provide for their health and safety through the management of natural hazards and the effects of climate change while promoting recreation and active transport options.</p>
3.2.6.1	<p>The accessibility needs of the District's residents and communities to places, services and facilities are met.</p>	<p>The accessibility needs of the community will be factored into the detailed design of the proposal.</p>
3.2.6.2	<p>A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.</p>	<p>The proposal will provide spaces and opportunities for arts, culture, recreation and events.</p>

3.2.6.3	<i>The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.</i>	The proposal will provide unique social, recreational and cultural facilities and activities for the use and enjoyment of the community.
<b>3.2.7</b>	<b><i>The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).</i></b>	
3.2.7.1	<i>Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.</i>	Collaboration and consultation with Ngāi Tahu has been undertaken through the preparation of this consent application and its accompanying CIA.
3.2.7.2	<i>The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.</i>	
<b>3.3</b>	<b><i>Strategic Policies</i></b> <b><i>Visitor Industry</i></b>	
3.3.1	<i>Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)</i>	The proposal includes a significant element of visitor industry attractions, facilities and services albeit outside of the existing urban centres of the Upper Clutha.
3.3.1A	<i>In Rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the district's landscapes provided that those activities are located and designed and are of a nature that:</i>  <i>a. Protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i>  <i>b. Maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.</i>	The proposed development will appropriately maintain the landscape character and visual amenity values of the wider RCL and will protect the values of the ONL at the northern extent of the site. While the primary focus of the tourism activities is not the enjoyment of the landscape per se the RCL in which it is located provides an important and attractive setting and the enjoyment of the RCL and ONL will be enabled by the formation of the public walking and cycling track albeit that component of the development will be available for use outside of the proposed commercial recreation/tourism activities.
	<b><i>Climate Change</i></b>	
3.3.12	<i>Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.</i>	The opportunities and risks associated with climate change have been recognised and will be factored into the detailed

		engineering design of the development such that it will be resilient to potential changes.
	<b>Urban Development</b>	
3.3.13	<i>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements. (relevant to S.O. 3.2.2.1)</i>	The application site and the proposed development are located outside of the UGBs associated with Wānaka and Albert Town. The proposal will involve development to urban densities and consequently is inconsistent with these policies.
3.3.14	<i>Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)</i>	
3.3.15	<i>Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)</i>	
	<b>Natural Environment</b>	
3.3.17	<i>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs). (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)</i>	The application site does not include any identified SNAs.
3.3.18	<i>Protect SNAs and encourage enhanced indigenous biodiversity outcomes. (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)</i>	
3.3.19	<i>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable. (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)</i>	The application site includes an artificial irrigation reservoir which is of limited natural character. However wetland plants have established around the margins of the reservoir and there are outcrops of remnant indigenous vegetation within the central basin, being the focus for the development works. The proposal will involve the disturbance of the wetland plants in order that the lake can be constructed however those plants will be translocated. The end result will be the formation of a lake that will have its own life-supporting capacity which, while artificial, will take on an appearance of natural character.

	<i>Rural Activities</i>	
3.3.20	<p><i>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:</i></p> <ul style="list-style-type: none"> <li><i>a. Protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes;</i></li> <li><i>b. Maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscape; or</i></li> <li><i>c. Maintenance of significant conservation values or Ngāi Tahu values, interests or customary resources.</i></li> </ul>	<p>The balance of the site will be managed and can continue to support ongoing farming activities. The ongoing farming activities will not encroach into the ONL and the landscape character and visual amenity values of the balance land will be maintained, largely as they currently are.</p> <p>It is considered that the ongoing management of the balance land, which is likely to include some form of farming activities will appropriately maintain conservation values and will not adversely affect Ngāi Tahu values, interests or customary rights.</p>
3.3.25	<p><i>Provide for non-residential development with a functional need to locate in the rural environment through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)</i></p>	<p>The proposal has a functional need to locate in the rural environment in that the proposed activities require space and privacy in order that they can be undertaken.</p>
3.3.26	<p><i>That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)</i></p>	<p>The proposal has been and will continue to be designed in accordance with best practice land use management to avoid adverse effects on the water quality of the proposed lake (and that of the Clutha / Mata Au).</p>
3.3.27	<p><i>Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)</i></p>	<p>The proposed conditions of consent restrict the planting of species with wilding potential and requires the removal of existing pest species from the native hedges.</p>
3.3.28	<p><i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to S.O.3.2.4.6)</i></p>	<p>The proposal will provide for enhanced public access through the site.</p>
	<b>Landscapes</b>	
3.3.29	<p><i>Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application. (relevant to S.O.3.2.5.1)</i></p>	<p>The ONL associated with the Clutha / Mata Au is located at the northern end of the site.</p>

3.3.29x	<p><i>For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:</i></p> <ul style="list-style-type: none"> <li><i>a. In Schedule 21.22 where applicable and otherwise through assessment processes; and</i></li> <li><i>b. In accordance with the landscape assessment matters in SP[x.x.x.y] and sound landscape assessment methodology.</i></li> </ul>	<p>The values and capacity of the ONL are yet to be identified however the effects of the proposal have been assessed through sound landscape assessment methodology and it is considered that the values of the ONL will be appropriately protected.</p>
3.3.30	<p><i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</i></p>	
3.3.31	<p><i>Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2).</i></p>	<p>The remainder of the site is classified as RCL and while the values and capacity of the RCL have yet to be scheduled the landscape assessment has been undertaken in accordance with sound landscape assessment methodology and based on that assessment it is considered that the landscape character and visual amenity values of the wider RCL will be appropriately maintained.</p>
3.3.31X	<p><i>For Rural Character Landscapes, identify landscape character to be maintained and visual amenity values to be maintained or enhanced and related landscape capacity;</i></p> <ul style="list-style-type: none"> <li><i>a. In Schedule 21.22 where applicable and otherwise through assessment processes;</i></li> <li><i>b. In accordance with the landscape assessment matters in SP x.x.x.x and sound landscape assessment methodology; and</i></li> <li><i>c. Through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.</i></li> </ul>	
<b>Cultural Environment</b>		
3.3.33	<p><i>Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)</i></p>	<p>Consultation has been undertaken with mana whenua and the proposed development will not adversely affect the wāhi tūpuna identified in association with the Clutha / Mata Au.</p>
3.3.34	<p><i>Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)</i></p>	
3.3.35	<p><i>Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to S.O.3.2.7.1 and 3.2.7.2)</i></p>	

	<b>Regionally Significant Infrastructure</b>	
3.3.36	<i>Provide for the functional needs of regionally significant infrastructure while managing its adverse effects on the environment. (relevant to S.O. 3.2.1.9)</i>	It is considered that the proposed development will not compromise the ongoing operation or the safety and efficiency of the Wānaka Airport or the adjoining State Highway and will not generate reverse sensitivity effects.
3.3.37	<i>Protect regionally significant infrastructure by managing the adverse effects of incompatible activities. (relevant to S.O. 3.2.1.9)</i>	
		Overall it is considered that the proposal is generally consistent with the strategic objectives and policies of the Proposed District Plan except for those relating to the location of urban development within UGBs.
<b>Chapter 4 - Urban Development</b>		
<b>4.2 - Objectives and Policies</b>		
<b>4.2.1</b>	<b><i>Objective - Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges. (from Policies 3.3.13 and 3.3.14)</i></b>	
4.2.1.1	<i>Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.</i>	The proposal is located outside of the UGBs associated with Wānaka and Albert Town and consequently is inconsistent with the objectives and policies relating to Urban Development.
4.2.1.2	<i>Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.</i>	
4.2.1.3	<i>Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.</i>	
4.2.1.4	<i>Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:</i> <i>a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form;</i>	It is noted however that it is unlikely that the proposed development could be accommodated within the existing UGB of Wānaka and is of a nature that could not be readily anticipated or provided for through the identification of the UGBs. The proposal will provide a significant amount of business land and

	<ul style="list-style-type: none"> <li>b. <i>ensuring the ongoing availability of a competitive land supply for urban purposes;</i></li> <li>c. <i>the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;</i></li> <li>d. <i>the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;</i></li> <li>e. <i>a compact and efficient urban form;</i></li> <li>f. <i>avoiding sporadic urban development in rural areas;</i></li> <li>g. <i>minimising the loss of the productive potential and soil resource of rural land; and</i></li> <li>h. <i>a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity.</i></li> </ul>	<p>activity, can be serviced from existing infrastructure and will provide for the efficient operation of film industry activities as well as a range of community activities and facilities.</p> <p>Within the site itself the development will achieve a compact and efficient urban form and will be well contained by topography and vegetation such that the appearance of sporadic urban development in rural areas will not be readily apparent.</p> <p>There will be a loss in the primary productive potential of some of the rural land on which the development is located however it is considered that land will be used for productive purposes that will make a far greater contribution to the economy of the district.</p> <p>A Spatial Plan is being prepared by Council and submissions were made seeking that acknowledgement of the Silverlight Studios site and its potential is acknowledged in the plan.</p>
<b>4.2.2 A</b>	<p><b><i>Objective - A compact, integrated and well designed urban form within the Urban Growth Boundaries that:</i></b></p> <ul style="list-style-type: none"> <li><b><i>i. is coordinated with the efficient provision, use and operation of infrastructure and services; and</i></b></li> <li><b><i>ii. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.</i></b></li> </ul>	<p>While the proposal is not located within a UGB it can be serviced from existing infrastructure and will not compromise the ongoing operation of the Wānaka Airport (which would presumably be a consideration if the UGB did extend as far as the application site).</p>
<b>4.2.2 B</b>	<p><b><i>Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)</i></b></p>	<p>While the proposal is outside of the UGBs environmental and rural amenity values will be maintained and the values of the ONL will be protected.</p>
4.2.2.1	<p><i>Integrate urban development with existing or proposed infrastructure so that:</i></p> <ul style="list-style-type: none"> <li><i>a. Urban development is serviced by infrastructure of sufficient capacity; and</i></li> <li><i>b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and</i></li> </ul>	<p>The proposal can serviced from existing infrastructure.</p>

	<p>c. <i>in the case of the National Grid, reverse sensitivity effects avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised.</i></p>	
4.2.2.4	<p><i>Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.</i></p>	<p>The proposal will enhance connections to public recreation facilities, reserves, open space and active transport networks.</p>
4.2.2.5	<p><i>Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.</i></p>	<p>The proposed development has been and will continue to be comprehensively designed.</p>
4.2.2.6	<p><i>Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.</i></p>	<p>The proposal will incorporate energy and water efficiency opportunities, waste reduction (when compared to traditional film industry activities) and sustainable building design.</p>
4.2.2.10	<p><i>Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.</i></p>	<p>The lighting within the development will be controlled in order to avoid adverse effects on views of the night sky.</p>
	<p><b><i>Upper Clutha Basin Specific Policies</i></b></p>	
4.2.2.21	<p><i>Define the Urban Growth Boundaries for Wānaka and Lake Hāwea Settlement, as shown on the District Plan web mapping application that:</i></p> <ul style="list-style-type: none"> <li><i>a. are based on existing urbanised areas;</i></li> <li><i>b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;</i></li> <li><i>c. have community support as expressed through strategic community planning processes;</i></li> <li><i>d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wānaka; and</i></li> <li><i>e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.</i></li> </ul>	<p>The proposal involves urban development that could not realistically have been anticipated when defining UGBs and the proposal is contained by landform and vegetation such that it will not appear as sprawling and sporadic urban development.</p>

4.2.2.22	<i>Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.</i>	The proposed development is unlikely to have been considered feasible through a plan change process.
		The proposed development is generally inconsistent with the objectives and policies relating to Urban Development by virtue of its location outside of the UGB. That being said there is some consistency in terms of the objectives and policies relating to the urban design and community outcomes sought for urban development.
<b>Chapter 5 - Tangata Whenua</b>		
<b>5.3.1</b>	<b><i>Objective - Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies</i></b>	Consultation has been undertaken with Ngāi Tahu in the preparation of this consent application and its accompanying CIA.
5.3.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision- making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.	
5.3.1.2	<i>Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.</i>	
5.3.1.3	<i>When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account iwi management plans.</i>	
5.3.1.4	<i>Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.</i>	
<b>5.3.2</b>	<b><i>Objective - Ngāi Tahu have a presence in the built environment</i></b>	
5.3.2.1	<i>Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material. Enable the sustainable use of Māori land.</i>	The proposed conditions of consent incorporate the recommendations of the CIA in terms of collaboration with iwi in regard to native revegetation and planting.

<b>5.3.3</b>	<b>Objective - Ngāi Tahu taonga species and related habitats are protected.</b>	
5.3.3.1	<i>Where adverse effects on taonga species and habitats of significance to Ngāi Tahu cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative</i>	The indigenous plants that will be disturbed in order to accommodate the proposal will be relocated on site in accordance with the recommendations of the Ecological Assessment and the CIA.
<b>5.3.5</b>	<b>Objective - Wāhi tūpuna and all their components are appropriately managed and protected</b>	
5.3.5.1	<i>Identify wāhi tūpuna and all their components on the District Plan web mapping application in order to facilitate their protection from adverse effects of subdivision, use and development.</i>	The proposed development will not adversely affect the wāhi tūpuna associated with the Clutha / Mata Au, which lies to the north of the site.
5.3.5.2	<i>Pending their identification on the District Plan web mapping application, encourage direct consultation with tangata whenua when iwi management plans indicate that proposals may adversely affect sites of cultural significance.</i>	
5.3.5.3	Identify threats to wāhi tūpuna and their components in this District Plan.	
5.3.5.4	<i>Enable Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.</i>	
5.3.5.5	<i>Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.</i>	
<b>Chapter 6 - Landscapes and Rural Character</b>		
<b>6.3.2</b>	<b>Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone</b>	

6.3.2.1	<i>Avoid urban development and subdivision to urban densities in the rural zones (3.2.2.1, 3.2.5, 3.3.13-15, 3.3.30, 3.3.32A).</i>	The proposal involves urban development in the rural zone.
6.3.2.2	<i>Ensure that the location and direction of lights does not cause excessive glare and avoid unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5, 3.3.19, 3.3.20, 3.3.30).</i>	The proposed conditions of consent will control the location, direction and intensity of lighting and will ensure that lighting does not cause excessive glare, degrade views of the night sky or compromise landscape character.
6.3.2.4	<i>Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character. (3.2.1.7, 3.2.5, 3.3.20).</i>	The majority of the application site will be managed and able to support farming activities.
6.3.2.5	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes. (3.2.1.8, 3.2.5, 3.3.19, 3.3.30, 3.3.32A).</i>	The proposed development does not involve the clearance of indigenous vegetation that would degrade the visual character or qualities of the RCL to a noticeable degree.
6.3.2.6	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5, 3.3.1A, 3.3.19, 3.3.20, 3.3.30, 3.3.32A)</i>	The proposed development includes indigenous biodiversity protection and regeneration that will appropriately maintain or enhance landscape and nature conservation values of the wider landscape.
6.3.2.7	<i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.</i>	It is considered that the proposed development will not compromise the landscape values of the ONL.
6.3.2.8	<i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5, 3.3.30, 3.3.32A).</i>	The proposed landscaping will be ecologically viable (with the exception of the artificial trees) and will be consistent with the established character of the area which includes mixed exotic shelter planting.
<b>6.3.4</b>	<b><i>Managing Activities in Rural Character Landscapes</i></b>	

6.3.4.1	<i>Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, A, B, 3.3.20 - 24, 3.3.32A).</i>	As outlined in this assessment it is considered that overall the proposed development is generally consistent with the objectives and policies of the Proposed District Plan.
6.3.4.4	<i>Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, A, B, 3.3.1 A-C, 3.3.24-25, 3.3.32A).</i>	The proposed development is well contained by topography and vegetation such that it will not appear as sprawl along roads.
6.3.4.5	<i>Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, A, B, 3.3.1 A-C, 3.3.24, 3.3.32A).</i>	The proposed landscaping has been designed to integrate with the existing shelterbelt and native vegetation on and adjacent to the application site and will not degrade landscape quality or character or important views.
6.3.4.6	<p><i>Avoid adverse effects on visual amenity from subdivision, use and development that:</i></p> <ul style="list-style-type: none"> <li><i>a) is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or</i></li> <li><i>b) forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, A, B, 3.2.5.2, A, B, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).</i></li> </ul>	<p>The proposed development will not be highly visible and effects on visual amenity will be kept to an acceptable level.</p> <p>While the proposed development is in the vicinity of an ONL and will be visible in the context of the ONL.</p>
6.3.4.8	<i>In the upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where that is the existing character of the Rural Character Landscape. (3.2.1.1, 3.2.1.8, 3.2.5.2, A, B, 3.3.1A-C, 3.3.20, 3.3.24-26, 3.3.32A).</i>	Adverse effects on the open landscape character have been addressed in the landscape assessment which finds that the proposal will not result in significant adverse effects in this regard.
6.3.4.9	<i>Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.1A-C, 3.3.24, 3.3.32).</i>	The proposed development is focused around the central basin within the site and while the natural landform of that basin will be altered reasonably significantly that will enable the development to be contained within the wider natural landform avoiding disruption to the wider landform and rural character.
<b>6.3.5</b>	<b><i>Managing Activities on Lakes and Rivers</i></b>	

6.3.5.1	<i>Manage the location, intensity and scale of structures on the surface and margins of water bodies including jetties, wharves, moorings and infrastructure recognising the functional needs of these activities, and the importance of lakes and rivers, including as a commercial recreation, tourism, transport and recreational resource, and ensure these structures are at a scale or in a location that, as far as practicable maintain or enhance the landscape quality and character, and amenity values.</i>	Jetties and wharves on the proposed lake will be internalised within the site and will not compromise the landscape quality, character and amenity values of the wider landscape.
		Overall it is considered that the proposal is generally consistent with the objectives and policies of Chapter 6, the exception being policy 6.3.2.1 as the proposal constitutes urban development in the rural areas.
<b>Chapter 21 - Rural</b>		
<b>21.2.1</b>	<b><i>Objective - A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</i></b>	
21.2.1.3	<i>Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.</i>	The proposed buildings will be appropriately setback from property boundaries and adverse effects on landscape character, visual amenity and the outlook from neighbouring properties will be appropriately mitigated. In addition the proposed location of built development centrally within the site will avoid potential reverse sensitivity effects resulting from rural activities on adjoining properties.
21.2.1.4	<i>Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.</i>	Dust associated with the proposal will be managed through the proposed EMP while the visual effects of the development will largely be contained by the existing topography and vegetation. Noise will be managed through suitable noise management plans and the proposal will result in no adverse effect in terms of odour.
21.2.1.5	<i>Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or views of the night sky.</i>	The proposed lighting will be designed and installed in order that it does not cause glare or compromise views of the night sky.

21.2.1.6	<i>Avoid adverse cumulative impacts on ecosystem services and nature conservation values.</i>		The proposed development will not result in unacceptable cumulative effects on ecosystem services and nature conservation values.
21.2.1.7	<i>Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.</i>		The proposed development has been kept clear of the identified wāhi tūpuna area to the north of the site and iwi have been consulted.
21.2.1.8	<i>Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.</i>		The proposed development is not likely to be at significant risk of fire.
21.2.1.9	<i>Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.</i>		Firefighting water storage will be provided within the proposed lake and conditions of consent will ensure that adequate volume and fire service access is provided as part of this.
21.2.1.10	<i>Commercial activities in the Rural Zone should have a genuine link with the rural land or water resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.</i>		A rural setting was sought for the proposed development in order that there is sufficient space and opportunities to work within while maintaining appropriately levels of privacy. The rural setting will also provide an attractive backdrop for the tourism and film making activities. It is considered that the proposed development will appropriately protect or maintain the rural character, amenity and landscape values of the wider area.
21.2.1.11	<i>Provide for the establishment of commercial, retail and industrial activities only where these would protect, maintain or enhance rural character, amenity values and landscape values.</i>		
21.2.1.15	<i>Ensure traffic from new commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.</i>		It is considered that the traffic associated with the proposed development will not diminish rural amenity or compromise the safety or efficiency of the roading networks.
<b>21.2.2</b>	<b>Objective – The life supporting capacity of soils is sustained.</b>		
<i>Policies</i>	21.2.2.1	<i>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.</i>	Overall it is considered that the proposed development will utilise the soil resource in a sustainable manner.
	21.2.2.2	<i>Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</i>	The majority of the site (85%) will be retained as balance land that could support ongoing farming activities and the site will be managed to maintain appropriate soil and vegetation cover.

	21.2.2.3	<i>Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the establishment of identified wilding exotic trees with the potential to spread and naturalise.</i>	The clearance of indigenous vegetation will be minimised and there will be no planting of wilding species. In addition the effects of earthworks on the soil resource can be appropriately avoided or mitigated.
<b>21.2.3</b>	<b><i>Objective – The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.</i></b>		
<i>Policies</i>	24.2.4.1	<i>In conjunction with the Otago Regional Council, regional plans and strategies:</i>  <i>a) encourage activities that use water efficiently, thereby conserving water quality and quantity;</i> <i>b) discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.</i>	It is considered that the proposed development will not adversely affect the quantity, quality or life supporting capacity of water and associated ecosystems.
21.2.4	<b><i>Objective - Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.</i></b>		
<i>Policies</i>	21.2.4.1	<i>New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.</i>	It is considered that the proposed development will not result in significant reverse sensitivity effects given the location of development and activities centrally within the site and the prevalence of rural living properties rather than farming properties in the wider area.
	21.2.4.2	<i>Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities.</i>	
<b>21.2.7</b>	<b><i>Objective - An area that excludes activities which are sensitive to aircraft noise, is retained within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.</i></b>		
21.2.7.1	<i>Prohibit all new activities sensitive to aircraft noise on Rural Zoned land within the Outer Control Boundary at Queenstown Airport and Wānaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.</i>		The proposed development will not introduce activities sensitive to aircraft noise (Silverlight Studios having described how film

		making activities can be undertaken within proximity to airports) within or close to the OCB of the Wānaka Airpoit.
21.2.7.3	<i>Retain open space within the outer control boundary of airports in order to provide a buffer, particularly for safety and noise purposes, between the airport and other activities.</i>	Open space will be retained within the OCB.
21.2.7.4	<i>Require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.</i>	Ventilation and acousitc insulation will be installed within the Sound Stages and all Critical Listening Environments on the application site.
<b>21.2.9</b>	<b><i>Objective - Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.</i></b>	
21.2.9.1	<i>Encourage revenue producing activities that can support the long-term sustainability of the rural areas of the district and that maintain or enhance landscape values and rural amenity.</i>	The balance of the land will continue to be available for farming purposes if desired and the proposal will appropriately maintain landscape quality, character, rural amenity and natural resources.
21.2.9.2	<i>Ensure that revenue producing activities utilise natural and physical resources (including existing buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural resources</i>	
21.2.9.3	<i>Provide for the establishment of activities such as tourism, commercial recreation or visitor accommodation located within farms where these enable landscape values and indigenous biodiversity to be sustained in the longer term.</i>	
<b>21.2.10</b>	<b><i>Objective – Commercial Recreation in the Rural Zone is of a nature and scale that is commensurate to the amenity values of the location.</i></b>	

21.2.10.1	<i>The group size of commercial recreation activities will be managed so as to be consistent with the level of amenity anticipated in the surrounding environment.</i>	The proposed commercial recreation/tourism activities will be undertaken in a manner that maintains appropriate levels of amenity on site and in the surrounding environment while appropriately maintaining rural quality, character, visual amenity and landscape values in the wider area.  The proposal will make a significant contribution to the recreational/tourism opportunities available in the district and the effects of the proposed building and lighting and associated noise can be effectively managed such that the level of amenity existing and anticipated in the surrounding environment is maintained.
21.2.10.2	<i>To manage the adverse effects of commercial recreation activities so as not to degrade rural quality or character or visual amenities and landscape values.</i>	
21.2.10.3	<i>To avoid, remedy or mitigate any adverse effects commercial activities may have on the range of recreational activities available in the District and the quality of the experience of the people partaking of these opportunities.</i>	
21.2.10.4	<i>To ensure the scale and location of buildings, noise and lighting associated with commercial recreation activities are consistent with the level of amenity existing and anticipated in the surrounding environment.</i>	
<b>21.2.12</b>	<b><i>Objective - The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.</i></b>	
21.2.12.1	<i>Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.</i>	The proposal includes the formation of an artificial lake and activities on that lake. It is considered that the formation of the lake and associated activities will have no adverse effects on identified wāhi tūpuna, spiritual beliefs or cultural traditions.
21.2.12.2	<i>Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.</i>	The proposed lake will form part of the recreational experience of visitors to the site.
21.2.12.3	<i>Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.</i>	Any use of the lake is likely to be low intensity and the use of motorised craft will be minimal.
21.2.12.5	<i>Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to</i>	The proposal will not adversely affect the natural character or conservation values of the adjoining river.

	<i>nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.</i>	
21.2.12.6	<i>Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.</i>	The proposal will enhance public access to the Clutha/Mata Au.
21.2.12.7	<i>Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.</i>	The visual effects of any structures or facilities associated with the proposed lake will be internalised within the site and will not result in conflict with recreational users.
		Overall it is considered that the proposed development is generally consistent with the relevant objectives and policies of the Rural Chapter.
<b>Chapter 25 - Earthworks</b>		
<b>25.2.1</b>	<b><i>Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.</i></b>	
25.2.1.1	<i>Ensure earthworks minimise erosion, land instability, and sediment generation and off- site discharge during construction activities associated with subdivision and development.</i>	The proposed earthworks will not compromise the stability of land and erosion and sediment will be controlled through the proposed EMP.
25.2.1.2	<p><i>Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:</i></p> <p><i>a. Protects the values of Outstanding Natural Features and Landscapes;</i></p> <p><i>b. Maintains the amenity values of Rural Character Landscapes;</i></p> <p><i>c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;</i></p> <p><i>d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers;</i></p> <p><i>Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</i></p>	<p>The proposed earthworks will not adversely affect the ONL and can be managed so as to maintain amenity values of the RCL.</p> <p>The exposure of aquifers will not occur and values of significance to Māori will be protected.</p> <p>The proposed earthworks will not adversely affect heritage values or access to or along rivers.</p>

	<p><i>e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;</i></p> <p><i>f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and</i></p> <p><i>g. Maintains public access to and along lakes and rivers.</i></p>	
25.2.1.3	<i>Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.</i>	The proposed earthworks will not affect any visually prominent slope, landform or ridgeline.
25.2.1.4	<i>Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.</i>	Amenity values will be maintained throughout the implementation of the earthworks through the proposed EMP and CNVMP.
25.2.1.5	<i>Design earthworks to recognise the constraints and opportunities of the site and environment.</i>	The earthworks have been designed to recognise the constraints and opportunities of the site.
25.2.1.6	<i>Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.</i>	The effects on infrastructure (in particular the water main that follows the alignment of the unformed legal road) can be avoided and the proposed earthworks will not affect the stability of adjoining sites.
25.2.1.7	<i>Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.</i>	The extent of exposed earth will be managed through the EMP.
25.2.1.8	<i>Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.</i>	The proposed earthworks will not result in adverse effects on cultural or heritage values and should accidental discovery occur the appropriate protocols will be followed.
25.2.1.9	<i>Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.</i>	
25.2.1.10	<i>Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.</i>	The proposed earthworks will involve minimal traffic on the adjoining road and that traffic will not degrade amenity values or the quality of the surrounding land.

25.2.1.11	<i>Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.</i>	The earthworks will be completed such that the effects of natural hazards are minimised.
25.2.2	<b>Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks</b>	
25.2.2.1	<p><i>Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:</i></p> <ul style="list-style-type: none"> <li><i>a. Nationally and Regionally Significant Infrastructure;</i></li> <li><i>b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;</i></li> <li><i>c. minimising the risk of natural hazards;</i></li> <li><i>d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and</i></li> <li><i>e. the use and enjoyment of land for recreation, including public walkways and trails; and</i></li> <li><i>f. maintaining or enhancing the operational efficiency of existing infrastructure.</i></li> </ul>	The proposed earthworks form part of a development that will provide a significant contribution to the wellbeing of the community.
		It is therefore considered that the proposal is consistent with the relevant objectives and policies of the Earthworks Chapter.
<b>Chapter 27 - Subdivision &amp; Development</b>		
27.2.5	<b>Objective - Infrastructure and services are provided to new subdivisions and developments.</b>	
<b>Transport, Access and Roads</b>		

Policies	27.2.5.1	<p><i>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.</i></p> <p><i>For the purposes of this policy, reference to ‘expected traffic levels’ refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.</i></p>	The proposed access arrangements are considered appropriate and will be approved by NZTA prior to implementation.
	27.2.5.2	<p><i>Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.</i></p>	Safe and efficient access will be provided to the development. In addition there will be an overall improvement in the safety and efficiency of public access (pedestrian and cycle) as a result of the formation of a separate walking and cycling track.
	27.2.5.3	<p><i>Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.</i></p>	The proposed development will improve the existing trail, walking and cycling network.
	27.2.5.4	<p><i>Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.</i></p>	The existing farm roads will be used wherever possible and internal access roads have been aligned to follow existing topographic features such as shelterbelts.
	27.2.5.5	<p><i>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:</i></p> <ul style="list-style-type: none"> <li><i>a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;</i></li> <li><i>b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;</i></li> <li><i>c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;</i></li> </ul>	The proposed access arrangements, including the formation of the public walking and cycling track, will be appropriately designed and constructed.
<b>Water supply, stormwater, wastewater</b>			

	27.2.5.6	<i>All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.</i>	The development will be serviced by way of connections to water supply and wastewater reticulation.
	<b>Water</b>		
	27.2.5.7	<i>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 water supplies are of sufficient capacity.
	27.2.5.8	<i>Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.</i>	There is sufficient water available to provide for potable water and irrigation.
	27.2.5.9	<i>Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.</i>	The proposed stormwater system will capture run off and use it to recharge the lake following appropriate pre-treatment.
	27.2.5.10	<i>Ensure appropriate water supply, design and installation by having regard to:</i>  <i>a. the availability, quantity, quality and security of the supply of water to the lots being created;</i> <i>b. water supplies for fire fighting purposes;</i> <i>c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;</i> <i>d. any initiatives proposed to reduce water demand and water use.</i>	As above the development can be appropriately serviced in terms of domestic and fire fighting water supplies.
	<b>Stormwater</b>		
	27.2.5.11	<i>Ensure appropriate stormwater design and management by having regard to:</i>	It proposed stormwater design is considered appropriate.

		<ul style="list-style-type: none"> <li>a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;</li> <li>b. the capacity of existing and proposed stormwater systems;</li> <li>c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;</li> <li>d. the location, scale and construction of stormwater infrastructure;</li> <li>e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.</li> </ul>	
	<b>Wastewater</b>		
	27.2.5.13	<p><i>Treat and dispose of sewage in a manner that:</i></p> <ul style="list-style-type: none"> <li>a. maintain public health;</li> <li>b. avoids adverse effects on the environment in the first instance; and</li> <li>c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.</li> </ul>	The proposed wastewater arrangements are considered appropriate and a connection to Council services will avoid additional discharges to land associated with onsite treatment.
	27.2.5.14	<p><i>Ensure appropriate sewage treatment and disposal by having regard to:</i></p> <ul style="list-style-type: none"> <li>a. the method of sewage treatment and disposal;</li> <li>b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;</li> <li>c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.</li> </ul>	
	27.2.5.15	<i>Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.</i>	The detailed design of infrastructure will account for all phases of the proposed development.

	<b>Energy Supply and Telecommunications</b>	
27.2.5.16	<p><i>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:</i></p> <ul style="list-style-type: none"> <li><i>a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;</i></li> <li><i>b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;</i></li> <li><i>c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</i></li> </ul>	Adequate electricity and telecommunications can be provided to the development.
	<b>Easements</b>	
27.2.5.17	<i>Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.</i>	All necessary easements will be granted and reserved and will be of appropriate size, location and length to fulfil their intended purpose.
27.2.5.18	<i>Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.</i>	
		Based on the above it is considered that the proposal is consistent with the relevant objectives and policies of the Subdivision and Development Chapter.
<b>Chapter 29 - Transport</b>		
<b>29.2.1</b>	<b>Objective - An integrated, safe, and efficient transport network that:</b> <ul style="list-style-type: none"> <li><b>a. provides for all transport modes and the transportation of freight;</b></li> </ul>	

	<ul style="list-style-type: none"> <li><b>b. provides for future growth needs and facilitates continued economic development;</b></li> <li><b>c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;</b></li> <li><b>d. contributes towards addressing the effects on climate change;</b></li> <li><b>e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and</b></li> <li><b>f. Enables the significant benefits arising from public walking and cycling trails.</b></li> </ul>	
29.2.1.1	<p><i>Require that transport networks including active transport networks, are well-connected and specifically designed to:</i></p> <ul style="list-style-type: none"> <li><i>a. enable an efficient public transport system;</i></li> <li><i>b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and</i></li> <li><i>c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.</i></li> </ul>	The proposed development has the potential to support public transport options and will provide safe, attractive and practical walking and cycling routes.
29.2.1.5	<p><i>Enable and encourage the provision of electric vehicle (EV) charging points/ parking spaces within non-accessory parking, within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.</i></p>	Internal transport within the site will be provided by way of electric golf carts and it is likely that EV charging points will be provided as part of the development.
29.2.1.6	<p><i>Facilitate private coach transport as a form of large scale shared transport, through:</i></p> <ul style="list-style-type: none"> <li><i>a. enabling the establishment of off-site or non-accessory coach parking in specified zones;</i></li> <li><i>b. allowing visitor accommodation activity to provide coach parking off-site;</i></li> <li><i>c. recognising that off-site or non-accessory coach parking is anticipated in the commercial precincts of the Settlement zones provided that it is appropriately located and designed; and</i></li> <li><i>d. providing for off-site or non-accessory coach parking seeking to establish outside of specified zones only where the site location and design measures</i></li> </ul>	The proposal includes the provision of bus transport options for crew and visitors.

	<i>mitigate adverse effects on the transport network, amenity of neighbouring sites, and the quality of the streetscape and pedestrian environment.</i>	
29.2.1.8	<i>Acknowledge the benefits of drop-off and pickup areas for shared transport, public transport and active transport, where appropriately located.</i>	The proposed parking arrangements include drop-off/pick up areas.
<b>29.2.2</b>	<p><b><i>Objective - Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:</i></b></p> <ul style="list-style-type: none"> <li><b><i>a. providing a safe and efficient transport network;</i></b></li> <li><b><i>b. compact urban growth;</i></b></li> <li><b><i>c. economic development;</i></b></li> <li><b><i>d. facilitating an increase in walking and cycling and the use of public transport; and</i></b></li> <li><b><i>e. achieving the level of residential amenity and quality of urban design anticipated</i></b></li> <li><b><i>f. in the zone.</i></b></li> </ul>	
29.2.2.1	<p><i>Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</i></p> <ul style="list-style-type: none"> <li><i>a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;</i></li> <li><i>b. is compatible with the classification of the road by:</i> <ul style="list-style-type: none"> <li><i>i. ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;</i></li> <li><i>ii. avoiding heavy vehicles reversing off or onto any roads; and</i></li> <li><i>iii. ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or</i></li> </ul> </li> </ul>	The parking provision is considered adequate for the intended use of the site and projected staff and visitor numbers.

	<p><i>off roads in situations where it will compromise the effective, efficient, and safe operation of roads.</i></p> <ul style="list-style-type: none"> <li><i>c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;</i></li> <li><i>d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;</i></li> <li><i>e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;</i></li> <li><i>f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;</i></li> <li><i>g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and</i></li> <li><i>h. provides adequate vehicle access width and manoeuvring for all emergency vehicles.</i></li> </ul>	
29.2.2.11	<p><i>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.</i></p>	<p>The proposed access arrangements, including the staged upgrade of the existing vehicle crossing/intersection, are considered appropriate and will not compromise the safety or efficiency of the State Highway</p>
29.2.4	<p><b>Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that:</b></p> <ul style="list-style-type: none"> <li><b>a. supports improvements to active and public transport networks;</b></li> <li><b>b. promotes an increase in the use of active and public transport networks and shared transport;</b></li> <li><b>c. reduces traffic generation; and</b></li> </ul>	

	<b>d. <i>manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.</i></b>	
29.2.4.2	<i>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</i>	Adequate parking will be provided onsite.
29.2.4.3	<i>Promote the uptake of public and active transport by requiring that specific large scale commercial, health, community, and educational activities provide bicycle parking, showers, and changing facilities/ lockers while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity.</i>	Public and active transport options will be provided for and encouraged.
29.2.4.4	<i>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.</i>	
29.2.4.6	<i>Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.</i>	It is considered that the proposed development and associated activities are compatible with the classification of the adjoining road and the location and design of the proposed access onto the State Highway is considered appropriate.
29.2.4.7	<i>Control the number, location, and design of additional accesses onto the State Highway and arterial roads.</i>	
29.2.4.10	<i>Enable the construction or implementation of the active and public transport networks to reduce traffic congestion and improve transport choice.</i>	Public and active transport options will be provided for and encouraged.
		Overall it is considered that the proposed development is consistent with the relevant objectives and policies of the Transport Chapter.

<b>Chapter 30 - Energy and Utilities</b>		
<b>30.2.3</b>	<b>Objective - Energy resources are developed and electricity is generated, in a manner that minimises adverse effects on the environment.</b>	
30.2.3.1	<i>Promote the incorporation of Small and Community-Scale Distributed Electricity Generation structures and associated buildings (whether temporary or permanent) as a means to improve efficiency and reduce energy demands.</i>	The proposed development will incorporate Small Scale Electricity Generation which will improve efficiency, reduce energy demands and smooth peak demand.
<b>30.2.4</b>	<b>Objective - Subdivision layout, site layout and building design takes into consideration energy efficiency and conservation.</b>	
30.2.4.1	<i>Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.</i>	The proposed development incorporates renewable energy generation.
30.2.4.2	<i>Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.</i>	The proposed buildings will include energy efficient materials and construction and where possible will take advantage of passive solar gain.
30.2.4.3	<i>Encourage Small and Community-Scale Distributed Electricity Generation and Solar Water Heating structures within new or altered buildings.</i>	The proposed development will incorporate Small Scale Electricity Generation.
		It is therefore considered that the proposal is consistent with the provisions of the Energy and Utilities Chapter.
<b>Chapter 31 - Signs</b>		
<b>31.2.1</b>	<b>Objective - Signage which is of a scale and extent that maintains the character and amenity values of the District and enhances access.</b>	
31.2.1.1	<i>Ensure the number, size, location, design and appearance of signs maintain the character and amenity values anticipated for the site, street scene and surrounding environment.</i>	Signage will largely be internalised within the site and the character and amenity values of the wider environment will be maintained which the desired character and amenity for each precinct is achieved through building design, including the design and location of signage.

31.2.1.2	<i>When considering the character and amenity values that apply to the site and surrounding environment, consider the character and amenity values anticipated by any relevant District Plan Zone, or in the case of signs proposed within the road, consider the character and amenity values anticipated by the nearest adjoining Zone.</i>	The character and amenity values created within the site will be quite different to what is anticipated in the Rural zone and the extent and design of signage will reflect that while being internalised within the site and not compromising the anticipated character and amenity values of the wider environment.
31.2.1.3	<i>Encourage signs to be located on the site of the related activity.</i>	All proposed signage is located onsite.
31.2.1.7	<i>Ensure that any lighting in conjunction with signs does not lead to adverse effects on the receiving environment.</i>	Lighting associated with any signage will be designed and oriented so as to avoid adverse effects on the wider receiving environment.
31.2.1.11	<i>Avoid, remedy or mitigate the adverse effects of signs located on an Outstanding Natural Feature or within an Outstanding Natural Landscape through applying the relevant assessment matters in part 21.21 of the District Plan.</i>	The proposal will not involve the display of signage in the ONL.
31.2.1.13	<i>Avoid adverse effects from the following signs and sign types:</i> <i>a. flashing, moving or animated signs and signs that create an optical illusion;</i> <i>b. roof signs;</i> <i>c. signs displaying sexually explicit, lewd or otherwise offensive content;</i> <i>d. stationary sign-written trailers, vehicles or permanently moored vessels or signs attached to stationary trailers, vehicles or permanently moored vessels which are visible from any road or public place for the purpose of advertising; and</i> <i>e. signs imitating any traffic direction and safety sign as required by the New Zealand Transport Agency.</i>	The proposed conditions of consent restrict flashing, moving and animated signage unless it forms part of a temporary set required to achieve a specific scene. In those circumstances such signage is not considered to be signage as defined in the District Plan and any adverse effects associated with such signage will be temporary and internalised within the site.
31.2.2	<b>Objective –Signs have limited adverse effects on public safety, including the safety of pedestrians and users of the transport network.</b>	
31.2.2.1	<i>Avoid adverse effects of signs that obstruct access to or through a pedestrian thoroughfare or the transport network.</i>	No signage will obstruct access.

31.2.2.2	<i>Ensure the design and location of signs does not adversely affect traffic safety by causing confusion or distraction, or obstructing the sight lines of road users.</i>	The proposed signage will not adversely affect pedestrian or traffic safety.
31.2.2.5	<i>Ensure that any lighting in conjunction with signs does not adversely affect pedestrian, traffic and navigational safety.</i>	
31.2.2.6	<i>Limit the number of off-site signs that are designed and located to attract the attention of users of the transport network, with the exception of off-site signs installed by a road controlling authority or the harbourmaster that are for the purpose of assisting users of roads, lakes or rivers and promoting traffic or navigation safety.</i>	No off site signage is proposed.
31.2.2.7	<i>Limit the duration of off-site signs when future landuse and/or transport network changes are likely to result in the off-site sign being inappropriate from a site development and/or traffic safety perspective.</i>	
<b>31.2.3</b>	<b><i>Objective - Signs are complementary to, or do not detract from, the design values of the building they are attached to and are sympathetic to the design values of nearby developments and public places.</i></b>	
31.2.3.1	<p><i>Ensure the design and display of signs is complementary to the overall design of the building through attention to:</i></p> <ul style="list-style-type: none"> <li><i>a. the number, size, height and elevation of signs;</i></li> <li><i>b. lettering design;</i></li> <li><i>c. colours and materials;</i></li> <li><i>d. the location of the sign on the building;</i></li> <li><i>e. the relationship of the sign to any architectural features of the building and any adjacent buildings or development; and</i></li> <li><i>f. the effect of illumination of the sign on the host site, adjoining sites and public places (including roads).</i></li> </ul>	Signage will be integral to achieving the look and feel of the individual buildings and precincts in general and will be designed in general accordance with the signage examples shown on the approved facade references.

31.2.3.2	<i>Ensure the design of signs attached to buildings is compatible with and maintains the amenity, visual, heritage, landscape and streetscape values of the site and surrounding environment.</i>	The proposed signage will be compatible with the intended amenity, visual and streetscape values of the site.
31.2.3.3	<p><i>For signs attached to buildings that exceed the sign size or dimension limits specified in this chapter, only provide approval where the sign:</i></p> <ul style="list-style-type: none"> <li><i>a. is well integrated with the building design;</i></li> <li><i>b. is compatible with the character of surrounding development;</i></li> <li><i>c. ...</i></li> <li><i>d. does not create adverse effects on the quality of a streetscape or a public place, including creating visual dominance; and</i></li> <li><i>e. is visually compatible with the wider surrounding environment.</i></li> </ul>	Signage attached to buildings is likely to exceed the size and dimension limits for the Rural zone however they will be well integrated into the building design, compatible with the character to be created and will not result in adverse effects on the quality of the streetscape. Signage will be internalised within the site such that the amenity of the wider environment will be maintained.
<b>31.2.4</b>	<b><i>Objective - Signs located on waterfronts, wharves and jetties (including signs on buildings on wharves and jetties) convey necessary and interpretive information while preserving a high standard of amenity and public views.</i></b>	
31.2.4.1	<i>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>	Signage may be included on wharfs and jetties however any such signage will be internalised within the site and consistent with the designed character for the precinct in which it is located.
31.2.4.2	<i>Ensure that waterfront signs provide only information directly associated with activities based on the surface of lakes and rivers or undertaken within spaces and buildings located on wharves and jetties and/or the waterfront.</i>	
31.2.4.3	<i>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 proposed development is consistent with the provisions of the Signs Chapter.
<i>Chapter 33 - Indigenous Vegetation and Biodiversity</i>		

33.2.1	<i>Objective – The District’s indigenous biodiversity is protected, maintained or enhanced.</i>	
33.2.1.1	<i>Identify and protect the District’s Significant Natural Areas and schedule them in the District Plan, including the ongoing identification and protection of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.8.</i>	The application site does not include any SNA.
33.2.1.2	<i>Provide standards in the District Plan for indigenous vegetation that is not identified as a Significant Natural Area, which are practical to apply and that permit the clearance of a limited area of indigenous vegetation in specified circumstances.</i>	The disturbance of indigenous vegetation will be required to accommodate the proposed development.
33.2.1.3	<i>Have regard to and take into account kaitiakitanga and the values of indigenous vegetation, taonga species and habitats. and biodiversity to tangata whenua.</i>	Ngāi Tahu have been consulted and have prepared a CIA which addresses kaitiakitanga and the values of indigenous vegetation, taonga species and habitats and biodiversity to tangata whenua.
33.2.1.4	<i>Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as covenants administered under the Queen Elizabeth II National Trust Act 1977, Reserves Act, or Conservation Act and other protective mechanisms.</i>	No covenants are currently proposed.
33.2.1.5	<i>Undertake activities involving the clearance of indigenous vegetation in a manner that ensures the District’s indigenous biodiversity is protected, maintained or enhanced.</i>	The indigenous vegetation to be disturbed will be translocated and replanted such that indigenous biodiversity will be appropriately maintained or enhanced.
33.2.1.6	<i>Manage the adverse effects of activities on indigenous biodiversity by:</i> <i>a. avoiding adverse effects as far as practicable;</i> <i>b. requiring remediation where adverse effects cannot be avoided;</i> <i>c. requiring mitigation where adverse effects on the areas identified above cannot be avoided or remediated;</i> <i>d. requiring any residual adverse effects on significant indigenous vegetation or indigenous fauna to be offset through protection, restoration and</i>	The majority of the indigenous vegetation on site will be maintained and where it cannot be left undisturbed it will be translocated and replanted, effectively mitigating adverse effects resulting from its disturbance.

	<p><i>enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values, having particular regard to:</i></p> <ul style="list-style-type: none"> <li><i>i. limits to biodiversity offsetting due the affected biodiversity being irreplaceable or vulnerable;</i></li> <li><i>ii. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain;</i></li> <li><i>iii. Schedule 33.10 – Framework for the use of Biodiversity Offsets;</i></li> </ul> <p><i>e. enabling any residual adverse effects on other indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to:</i></p> <ul style="list-style-type: none"> <li><i>i. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain;</i></li> <li><i>ii. Schedule 33.10 – Framework for the use of Biodiversity Offsets.</i></li> </ul>	
33.2.1.7	<i>Protect the habitats of indigenous fauna, and in particular, birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration.</i>	The application site has not been identified as a significant habitat for indigenous fauna and while the management of the site will discourage waterfowl from settling on the lake it is considered that such measures are required so as not to compromise the operational safety of the Wānaka Airport.
<b>33.2.3</b>	<b><i>Objective - Land use and development maintains indigenous biodiversity values</i></b>	
33.2.3.1	<i>Ensure the clearance of indigenous vegetation within the margins of water bodies does not reduce natural character and indigenous biodiversity values, or create erosion.</i>	The proposal will involve the clearance of indigenous vegetation from the margins of the existing irrigation reservoir. Being an artificial waterbody it has limited natural character but some indigenous biodiversity values. The indigenous biodiversity values present on the margins of the irrigation reservoir will be maintained through the translocation and replanting of wetland plants in appropriate locations.

33.2.3.2	<i>Encourage opportunities to address adverse effects through the retention, rehabilitation or protection of the same indigenous vegetation community elsewhere on the site, subject to Policy 33.2.1.6(d) and (e).</i>	Indigenous vegetation will be retained elsewhere on the site and the proposed landscaping includes infill planting and the management of pest species within the native hedgerows on site. In addition the indigenous vegetation that will be disturbed will be relocated within the site.
33.2.3.3	<i>Encourage the retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, or connectivity and particularly where productive values are low, or in riparian areas or gullies.</i>	
		Overall it is considered that the proposed development is generally consistent with the relevant provisions of Chapter 33 - Indigenous Vegetation and Biodiversity.
<b>Chapter 35 - Temporary Activities and Relocated Buildings</b>		
<b>35.2.1</b>	<b><i>Objective – Temporary Events and Filming are encouraged and are undertaken in a manner that ensures the activity is managed to minimise adverse effects.</i></b>	
35.2.1.1	<i>Recognise and encourage the contribution that temporary events and filming make to the social, economic and cultural wellbeing of the District’s people and communities.</i>	The proposal will include temporary filming activities which will make a significant contribution to the social, economic and cultural wellbeing of the community.
35.2.1.5	<i>Require adequate infrastructure, waste minimisation, traffic management, emergency management, security, and sanitation facilities to be available to cater for anticipated attendants at large-scale temporary events and filming.</i>	Infrastructure, waste minimisation, traffic management, emergency management, security and sanitation will be provided as part of the overall development of the site.
35.2.1.7	<i>Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.</i>	Noise from temporary filming activities will be appropriately managed.
35.2.1.9	<i>Require all structures associated with temporary events and filming to be removed at the completion of the activity, and any damage in public spaces to be remediated.</i>	All structures associated with temporary filming activities will be removed in accordance with the requirements for temporary filming activities set out in the proposed conditions of consent.
		Overall it is considered that the proposal is consistent with the relevant provisions of Chapter 35 - Temporary Activities and Relocated Buildings.

<b>Chapter 36 - Noise</b>		
<b>36.2.1</b>	<b><i>Objective - The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.</i></b>	
36.2.1.1	<i>Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.</i>	Noise associated with the proposed development (construction and ongoing operational noise) can be appropriately managed such that adverse effects are avoided, remedied or mitigated and the proposal will not result in adverse reverse sensitivity effects.
36.2.1.2	<i>Avoid, remedy or mitigate adverse noise reverse sensitivity effects.</i>	
		It is therefore considered that the proposal is consistent with the relevant provisions of the Noise Chapter.
<b>Chapter 39 - Wāhi Tūpuna</b>		
<b>39.2.1</b>	<b><i>Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.</i></b>	
39.2.1.1	<i>Recognise that the following activities may have effects that are incompatible with Manawhenua values where they occur within identified wāhi tūpuna areas;</i> <ul style="list-style-type: none"> <li><i>a. Mining and mining activities, including gravel extraction;</i></li> <li><i>b. Landfills;</i></li> <li><i>c. Cemeteries and crematoria;</i></li> <li><i>d. Forestry;</i></li> <li><i>e. Removal of indigenous vegetation from significant natural areas (SNA); and</i></li> <li><i>f. Wastewater treatment plants.</i></li> </ul>	The proposal does not include any of the activities listed and will not adversely affect the identified wāhi tūpuna area.
39.2.1.2	<i>Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.</i>	

39.2.1.3	<p><i>Within identified wāhi tūpuna areas:</i></p> <ul style="list-style-type: none"> <li><i>a. avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and</i></li> <li><i>b. avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas where potential threats have not been identified in Schedule 39.6.</i></li> </ul>	The proposal does not include any of the activities listed and will not adversely affect the identified wāhi tūpuna area.
39.2.1.4	<p><i>Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.</i></p>	Consultation has been undertaken with Ngāi Tahu and a CIA has been prepared.
		It is therefore considered that the proposed development is consistent with the provisions of the Wāhi Tūpuna Chapter.
<p><b>Overall Assessment</b></p> <p>Having assessed the proposed development against the relevant objectives and policies of the Proposed District Plan it is considered that, overall, the proposal is generally consistent with those provisions and while there is some inconsistency with provisions relating to urban development being located within UGBs or avoided in rural areas it is considered that the proposal is not contrary to the provisions of the Proposed District Plan.</p>		