

PLAN CHANGE 5

GLENORCHY TOWNSHIP ZONE BOUNDARY

- THE BIBLE TERRACE -

Prepared: August 2001 updated February 2005

QUEENSTOWN LAKES PARTIALLY OPERATIVE DISTRICT PLAN

Introduction

This Plan Change to the Partially Operative District Plan has been prepared as a means to achieve the purpose of the Act, which is expressed in Section 5 as follows:

"(1) The purpose of this Act is to promote the sustainable management of natural and physical resources".

Section 74 of the Act requires that the Plan Change be in accordance with the Council's functions under Section 31, the provisions of Part II, its duty under Section 32, and relevant regulations. In addition, regard must be given to various other plans and documents.

Section 75 requires that the District Plan not be inconsistent with the Regional Policy Statement or Plan. The relevant issues, objectives, and policies contained within the Regional Policy Statement (RPS) are attached to this report as Appendix 1. Having considered the content of the Regional Policy Statement for Otago (RPS), the Council is confident that the Proposed Plan Change is consistent with this.

Section 31 of the Act sets out the functions of territorial authorities and Section 32 sets out the Council's duty to consider alternatives, assess benefits and costs before adopting any objective, policy, rule or other method. This Variation relates specifically to Council's functions under Section 31(a) and (b), which read:

"(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:

(b) The control of any actual or potential effects of the use, development, or protection of land..."

Section 32

Section 32 requires that before adopting any objective, policy, rule, or other method, the Council shall have regard to its necessity and any alternatives, and evaluate benefits and costs. In turn, the Council shall be satisfied that the proposed provision or other method is necessary in achieving the purpose of the Act, and is the most appropriate means of carrying out that function having regard to its efficiency and effectiveness relative to other means.

This report is a living document that is likely to change throughout the consultation process, up until the point at which the Plan Change is adopted by the Council and notified.

Terms of reference

This report relates to a section 32 analysis of the proposed Plan Change to the Plan to amend the south-eastern boundary of the Glenorchy Township zone to correspond with the base of the Bible Terrace. The purpose of this is to ensure inappropriate urban development of Bible Terrace.

**SECTION 32 REPORT
FOR PLAN CHANGE NO. 5**

**GLENORCHY TOWNSHIP ZONE BOUNDARY
- THE BIBLE TERRACE -**

QUEENSTOWN-LAKES PROPOSED DISTRICT PLAN

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1.0 Background

This report has been prepared to fulfil the requirements of Section 32(4) of the Resource Management Act 1991 (RMA) namely, to prepare a record of the action taken and the documentation prepared in the process of formulating this Plan Change. It accompanies Plan Change 5 to the Queenstown-Lakes Partially Operative District Plan, which seeks to amend the southern Township boundary in the vicinity of 'The Bible Terrace', Glenorchy (see map attached as Attachment 1).

This report provides a record of the fulfilment of the Queenstown-Lakes District Council's duties provided for in Section 32(1) of the RMA. These duties include an assessment of the alternative methods of achieving the desired outcome as stated above.

It is noted that, in 1993, the Glenorchy Community Association advised the Council that the boundary of the Township zone should be at the base of the Bible Terrace. When the Proposed District Plan was notified in 1995, the Association submitted that they were happy with the boundary [1632/1], assuming that this had been amended as requested to follow the base of the hill. This assumption was incorrect in that the zone boundary shown on the Notified Proposed District Plan was not located at the base of the hill as requested. Therefore, no submission was made seeking any change to the Township Zone boundary in this area.

Since then, through consultation undertaken during the formulation of the Glenorchy Community Plan, the community has expressed a desire to protect the Bible Terrace as an important feature of Glenorchy.

The Community Plan outlines a number of key strategies for the approach to Glenorchy, including:

"The gateway created by the natural features i.e. the Bible terrace, beech and river to function as the entrance to Glenorchy

...

Avoid urbanisation and domestication by inappropriate rural subdivision and development along the approach."

Key factors were identified as giving rise to the characteristics of the town that the need to be retained to fulfil the community's vision, including:

"4.2 Key Factors that contribute to the vision for the Town:

- Proximity to the lake, riverbed and wetland and associated open space*
- Dominance of the surrounding mountains and rural landscape.*

The high value that the community places on the peaceful and rural atmosphere of the town and the features outlined above was highlighted and confirmed by the results of the rate payer resident survey."

In Part 4.32 of the Community Plan, a number of relevant key strategies are identified in respect of rural land on the outskirts of town, as follows:

"The rural character on the outskirts of the town and on the northern and southern approaches must be retained.

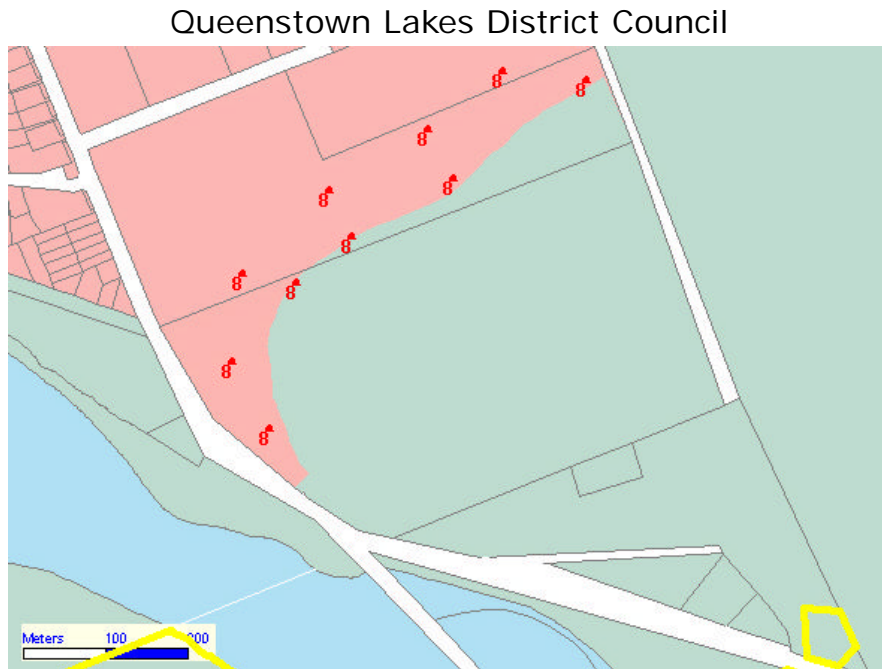
Avoid inappropriate urbanisation and domestication i.e. inappropriate rural subdivision.

Retain the natural undeveloped character of the town backdrop.

Revegetation of parts of this backdrop would enhance the rural wilderness character of the town.

No tree planting or revegetation should occur at the 'spine of the book' on the Bible terrace and terrace face or where it would disrupt the formation denoting a book."

The location of the Bible Terrace as shown on Planning Map 25 is included below:



Cadastral information derived from the Land Information New Zealand's Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED. Digital Licence No. DN 141180/23.

2.0 Purpose of the Plan Change

The purpose of this Plan Change is to amend the south-eastern boundary of the Glenorchy Township zone to correspond with the base of the Bible Terrace, so as to protect against inappropriate urban development of the Bible Terrace.

3.0 Necessity of the Plan Change in achieving the purpose of the Act

When we talk about "necessity" we are asking:

"Is the Plan Change somewhere in the scale of necessity between 'expedient' and 'desirable' in terms of achieving sustainable Management within the district?"

Under section 5(2) of the Act "sustainable management" has the following meaning:

"managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The Partially Operative District Plan seeks to protect the outstanding natural landscapes and visual amenity landscapes of the District through its Part 4 objectives and policies and rules recently confirmed by the Environment Court's Decision C75/2001. Consultation to date indicates that the community considers the Bible Terrace to be within an outstanding natural landscape. Regardless of whether the Bible Terrace is confirmed as being within an Outstanding Natural Landscape or a Visual Amenity Landscape, it is considered necessary to protect the terrace from urban development.

Under Part 4 of the Plan District Wide Issues: Objective 1 states;

Natural Environment and Landscape Values

Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

This is supported by policy 1.1:

To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of lakes and rivers.

Bible Terrace could be assessed in terms of being of outstanding landscape quality.

4.0 Process used in the development of the Plan Change, including public consultation undertaken

The statutory process followed for this Plan Change is outlined in the First Schedule of the Resource Management Act 1991.

The First Schedule to the RMA requires the Council to consult with 'any affected party' in the development of a Plan Change.

The following parties/ individuals have been consulted in the process of preparing this Plan Change.

Party	Methodology
The current owners of the affected site	Through meetings, site visits, and written correspondence (September, October 2001)
The wider Glenorchy public	Through the Community Plan process (August 2001)
Glenorchy Community Association	Through meetings with the Steering Committee and Consultants managing the Community Plan (Blakely Wallace Associates) (May, August 2001)

WESI	By letter (July 2001)
Ministry for the Environment	By letter (July 2001)
The Department of Conservation	By letter (July 2001)
The Otago Regional Council	By letter (July 2001)
Ngai Tahu and Kai Tahu ki Otago	By letter (July 2001)

It is noted that no further targeted consultation was considered necessary with any other individuals as it was determined that the only person/ party who could potentially be adversely effected by the Proposed Plan Change (as compared to the current provisions) was the landowner. That party has been integrally involved in the preparation of this Plan Change through meetings with Council staff.

5.0 **Analysis: Assessment of Principal Alternative Methods of achieving the desired outcome**

Alternatives

1. Rely solely on the free market, i.e provide no protection of the terrace.
2. Retain the current provisions in the District Plan, i.e Township zoning extends up the terrace.
3. Retain the Township Zoning, but confirm the exact location of the "Bible Terrace", which is currently listed and described somewhat vaguely as Landscape Feature #8 in Appendix 3 - Inventory of Protected Features
4. Retain the Township Zoning, but add a Building Restriction Area over that part of the Terrace Bible that is visible from the Glenorchy Queenstown Road.
5. Amend the Township boundary to follow the base of the Bible terrace (as surveyed on the ground) and zone all that area above this boundary as Rural General.
6. As in Option 5, but designate the area as a reserve, with ownership being transferred to the Council.
7. As in Option 5, but also add a Building Restriction Area over that part of the Bible Terrace that is visible from the Glenorchy-Queenstown Road and include a reference to the Glenorchy Community Plan (2001) in the District Plan as an other method of implementation.

5.1 **Option 1: Rely solely on the free market**

Effectiveness

Relying solely on the free market to determine the use of the terrace and terrace riser would be ineffective in terms of protecting the area from inappropriate development. In the absence of regulation, the market price for developing that land for residential purposes is likely to be unrealistically low in that the environmental (external) costs such as the reduction in amenity and landscape values would not be factored into the price. In turn, under the free market, the land is likely to be developed for residential purposes, having a significant effect on the environment. This method will not achieve the purpose of the Resource Management Act or the objectives and policies of the partially Operative District Plan and is therefore not considered appropriate.

As this method is considered to be unacceptably ineffective, no further cost-benefit analysis is undertaken for the purpose of this report.

Conclusion

This option should be discarded as being ineffective in that the free market would fail to internalise the external environmental costs of developing the Bible, which would result in an inefficient level of development.

5.2 **Option 2: Retain the current provisions**

Effectiveness

The current provisions are summarised as follows:

- i. Proposed District Plan enables residential subdivision and development within the Glenorchy Township zone to a density of 800m² as a permitted activity (Rules 15.2.6.3 and 9.2.3.1);
- ii. The Bible Terrace is listed as a Landscape Feature (#8) within the Inventory of Protected Features and therefore, subject to Rules 13.2.3.2(ii) and 15.2.3.3(ii), any subdivision, earthworks (altering the physical shape of the land), tree planting, or building on the feature requires discretionary resource consent.

Whilst these rules would, on the face of it, provide some protection from unsuitable development, the description of the "Bible Terrace" as a landscape feature is vague in that the area of the feature has not been surveyed or mapped. It is therefore considered that the rules relating specifically to the "Bible Terrace" - as a Landscape Feature, can not be relied upon and would not be effective in protecting the Bible Terrace.

As this method is considered to be unacceptably ineffective, no further cost-benefit analysis is undertaken for the purpose of this report.

Conclusion

Option 2 (the status quo) should be discarded as being too inefficient, in that the Township zone provisions provide no protection whilst the rules relating to the Bible Terrace as a recognised Landscape Feature are ambiguous and limited in terms of the effects that they aim to address. This option is also considered to be against the policies and objectives of the partially Operative District Plan and the Glenorchy Community Plan.

5.3 Option 3: Retain the Township Zoning, but confirm the exact location of the "Bible Terrace", currently listed and described somewhat vaguely as Landscape Feature #8 in Appendix 3 - Inventory of Protected Features

Effectiveness

This method would involve surveying and clearly identifying (through mapping and/or legal descriptions) the extent of the Bible Terrace - which would clearly need to include the Terrace riser (this was undertaken in preparation of the bible Terrace Plan Change).

Once this ambiguity is removed, this method would be effective in triggering a discretionary resource consent for any subdivision or development within the landscape feature, under the rules of Part 13 (Heritage) and Part 15 (Subdivision). However, the effectiveness of this method is significantly restricted by the objectives of those parts of the Plan. For instance, the relevant objective of the Heritage section is:

"The conservation and enhancement of the District's natural, physical, and cultural heritage values in order that the character and history of the District can be preserved."

The Council considers that this method is ineffective in terms of addressing broader concerns such as amenity issues. The option does not provide the level of protection required to achieve the objectives and policies of the District Plan and Part II of the Resource Management Act. As this method is considered ineffective, the costs and benefits of this option have not been further considered.

Conclusion

This option should be discarded as being too ineffective and, in turn, inefficient.

5.4 Option 4: Retain the Township Zoning, but add a building line restriction over that part of the Bible Terrace that is visible from the Glenorchy-Queenstown Road

Effectiveness

This option would be relatively effective at protecting the area above the base of the Bible Terrace and, in turn, protecting the amenity values of the Township and the surrounding Rural General zones.

However, whilst an application for residential development within the Building Restriction Area would be non-complying, it is likely that it would be entirely consistent with the objectives and policies of the Township Zone of the Plan, unless these are amended. In this respect, it is likely that some inappropriate development of the terrace could occur over time.

Environmental Benefits

- The Building Restriction Area would provide an indication that buildings on that part of the terrace that is within view of the Queenstown-Glenorchy Road are inappropriate;
- It is likely that buildings would not be approved on the Building Restriction Area therefore avoiding adverse effects.

Environmental Costs

- Some buildings could still be approved on the Bible Terrace, regardless of the Building Restriction Area, due to the underlying Township zoning;
- The Bible Terrace is likely to be domesticated if it is included in the Township Zone (with manicured gardens, fences, and so on) which is likely to reduce the legibility and natural character of the feature.

Incidental Benefits

- Better maintenance of amenity values for those living in close proximity to the Bible Terrace who currently enjoy the open space of the Bible Terrace;
- On a wider scale, better maintenance of amenity values and social well-being, that come from the rural backdrop currently provided by the Bible Terrace;

Incidental Costs

- The reduction in the size of the buildable area within the Township zone would reduce the number of houses able to be built within the Township zone.
- The development potential of the land would be less than under the current zoning, resulting in an economic cost on the landowner/ developer and, to a lesser extent, a flow-on economic costs to the wider community from the reduction in construction and development;
- The method would remove or at least reduce the opportunity for people to live on the Bible Terrace, which would afford good views and sunshine within close proximity to the township;
- Increased compliance and implementation costs (to applicants and the Council) in the event that an applicant applies to develop in the area above the base of the terrace;
- In the short term, relatively high cost of undertaking the Plan Change due to the need to survey the Building Restriction Area and the likelihood that there would be some public opposition because the public want to see the zone changed to reflect the importance of the Bible Terrace.

Efficiency

On balance, adding a building line restriction over the Township Zone is likely to be an inefficient method of protecting the Bible Terrace. A number of applications for buildings within the Building Restriction Area could be lodged and approved based on the fact that the objectives and policies of the Township zone encourage residential development. In this respect the Building Restriction Area would be something of an anomaly and is not a particularly transparent method of restricting urban development within that area.

It is considered that the environmental and incidental costs outweigh the benefits that are likely to result.

Conclusion

This option is not considered appropriate as it wouldn't achieve a level of protection because of uncertainty as to whether it could ensure no development.

5.5 Option 5: Amend the Township zone boundary to generally follow the base of the Bible Terrace and re-zone all that land above as Rural General

Effectiveness

This option would be effective at protecting the area above the base of the Bible Terrace and in turn protect the amenity values of the Township and the surround Rural General area. This option would be effective in enabling urban development to occur below the Bible Terrace and ensuring that residential development above this occurs only where suitable, as determined in accordance with the Rural General provisions (refer C75/2001), through a discretionary resource consent process.

Environmental Benefits

- The urban edge (as defined by the township boundary) would have a logical and coherent boundary, reinforced by the landscape;
- Development would be unlikely to occur on the terrace riser, and its landscape values would therefore be protected;
- The amenity values of the properties in the adjacent township area (derived in part from views of the Bible Terrace) would be better preserved;
- The scenic values enjoyed from the Glenorchy-Queenstown Road would be better preserved.

Environmental Costs

- Zoning the area as Rural General would not encourage active planting of the Bible Terrace and, if not grazed, the land may revert to broom and other weeds.
- There is still the possibility of resource consents being lodged and granted under Rural General zoning.

Incidental Benefits

- A less domesticated/ less developed backdrop to the Town (and foreground to the mountains beyond) is consistent with the existing character and 'feel' of the Town, which contributes to the sense of place in Glenorchy. The community has expressed that they wish to retain this "last frontier" character (refer to the Community Plan);
- Social well-being and increased pride in the area from maintaining an uncluttered view of the mountains beyond the Bible Terrace;
- Increased certainty that the rural character of the Bible Terrace (and the uncluttered views which this affords) would be retained;
- Increased certainty to those living in the immediately adjacent Township zone, that development is unlikely on the adjacent Rural General zone. This is likely to increase the land values of those properties;
- Relatively low level of opposition to the Plan Change from the wider public (and therefore lower costs) due to the greater level of protection over the Bible Terrace.

Incidental Costs

- The reduction in the size of the Township zone would reduce the number of houses able to be built within the Township zone, which could increase the average price of properties in the township;
- The development potential of the land is less than under the current zoning, resulting in an economic cost on the landowner/ developer and, to a lesser extent, a flow-on economic costs to the wider community from the reduction in construction and development;
- The method could remove the opportunity for people to live on the terrace, which would afford good views and sunshine within close proximity to the township;
- Increased compliance and implementation costs (to applicants and the Council) in the event that an applicant applies to develop in the area above the base of the Bible Terrace;
- Less income generated from the sale and development of urban properties above the base of the Bible Terrace, affecting the landowner's profits and the wider community through flow-on effects.

Efficiency

On balance, lowering the Township Zone boundary generally to the base of the Bible Terrace and zoning that area above as Rural General is likely to be a relatively efficient method of protecting the area above the Bible Terrace, in that the costs incurred would be justified by the maintenance of landscape and scenic values of the Bible Terrace.

The environmental benefits (which would be enjoyed by the wider public) outweigh the economic costs (which would fall predominantly on the landowner) and, in the Council's view, would be sufficient to justify the Plan Change.

Conclusion

The option does not provide the level of protection required to achieve the objectives and policies of the District Plan and Part II of the Resource Management Act. As this method is considered ineffective, the costs and benefits of this option have not been further considered and this option should be discarded.

5.6 Option 6: As in Option 5, but designate the area as a reserve, with ownership being transferred to the Council.

In this scenario, the land within the Building Restriction Area would become a scenic reserve and this area would be owned by the Council.

Effectiveness

This option would be effective in protecting the area above the base of the Bible Terrace and, in turn, would protect the amenity values of the township and the surrounding rural general zone. The non-complying consent process required to erect a building within the Building Restriction Area is likely to be more effective than relying solely on Rural General zoning (ie: the discretionary resource consent process).

Environmental Benefits

This option would be effective in protecting the Bible from development and allow its use for recreational purposes for the good of the community. The Council would need to identify a use for the Bible Terrace before it was protected, however if the Bible Terrace does not meet the requirements of community or a neighbourhood reserve (defined by the Council in Reserve Management Plan) then this may be problematic. Weed and pest control work may be undertaken as the asset would be managed by the Council.

Environmental Costs

Unless protected this option may not protect the Bible Terrace from weeds and plant pests.

Incidental Benefits

This would provide an additional recreational area for Glenorchy, this could be used for walking and picnicking. Views of the Bible Terrace will be protected in perpetuity.

Incidental Costs

This option could be expensive and may mean that the purchase of other recreational areas in Glenorchy can not occur in the future if required by additional growth. The purchase of this area of land has not been considered in any reserve asset management plans.

The Bible Terrace would not create an all purpose reserve as the steepness of the terrain may prevent less able users from utilising the reserve.

Efficiency

This could afford the protection of the Bible Terrace, however it's cost to the Council and the community could mean that it is unachievable and if it occurred it may result in the purchase of other community assets in the Glenorchy not being possible.

Conclusion

This option should be discarded unless the Council has the necessary funds to purchase the Bible without compromising other community assets for the Glenorchy area.

5.7 Option 7: As in Option 5, but also add a building line restriction over that part of the Bible Terrace that is visible from the Glenorchy Queenstown Road and include a reference to the Glenorchy Community Plan (2001) in the District Plan as an other method of implementation.

In this scenario, a small amount of the land contained within the Building Restriction Area would have an underlying Township zoning and the rest (the majority) would have an underlying Rural General zoning. An additional “other method” in implementing the policies and objectives in Part 4 of the Plan would alert Plan users to the Glenorchy Community Plan and promote it's recognition.

Effectiveness

This option would be effective in protecting the area above the base the Bible Terrace, and in turn, would protect the amenity values of the township and the surrounding Rural General zone. The non-complying consent process required to erect a building within the Building Restriction Area is likely to be more effective than relying solely on Rural General zoning (ie: the discretionary resource consent process). The Glenorchy Community Plan provides discussion and guidance on what the community considers as appropriate development.

Environmental Benefits

As listed for Option 5, but with the following additional benefits:

- It would provide better protection of the Bible Terrace, through the non-complying status of development in that area, plus implementation of the assessment matters for discretionary activities within the Rural General zone;
- It would recognise a hierarchy of absorption capacity. This method would accept that some building/ development may be appropriate at the rear of the terrace (set back from the terrace riser and out of view of the Glenorchy-Queenstown Road) as a discretionary activity. Also, although it would recognise that buildings are not appropriate, it would recognise that some 'domestication' of the lower north-facing terrace is acceptable. Finally, it would recognise that building is not acceptable on the terrace riser or at the immediate top of that riser.
- Users of the District Plan will be alerted to the existence of the Glenorchy Community Plan and can refer to it when making and assessing resource consent and plan change applications.

Environmental Costs

- Zoning the area as Rural General would not encourage active planting of the Bible Terrace and, if not grazed, the land may revert to broom and other weeds.

Incidental Benefits

As for Option 5 above, with the additional benefit of:

- Providing greater certainty as to what level of development is acceptable in various parts of the site;
- Provides a very clear indication that buildings on the steep terrace riser (within view of the Queenstown-Glenorchy Road) are inappropriate;
- Enables a thorough and transparent assessment.

Incidental Costs

As for Option 5 above, with the addition that:

- There may be an added cost to any applicant wanting to develop within the Building Restriction Area, in that this would be a non-complying activity, rather than discretionary.

Efficiency

On balance, adding a Building Restriction Area over the extended Rural General zone is likely to be an efficient method of protecting the Bible Terrace. The costs of applying for a non-complying resource consent for any development on the terrace riser is justified in order to protect the landscape and scenic values of the Bible Terrace and the views of the mountains

beyond. It is considered that the additional benefits of imposing a Building Restriction Area outweigh the additional cost (to the applicant and to the landowner) and, in turn, justify the additional "layer" of regulation.

Conclusion

This method should be adopted by Council and proposed as the most effective and efficient method of protecting the Bible Terrace from urban development. It is considered that the level of regulation and the costs incurred are justified by the significance of the values associated with the Bible Terrace and would result in the efficient use of the terrace. The resulting Plan Change encompassing this option is considered necessary and appropriate in terms of the Resource Management Act, the Glenorchy Community Plan and the partially Operative District Plan to protect the Bible Terrace from inappropriate development.

6.0 Conclusion

In the Council's view, Option 7 (involving lowering the Township boundary and adding a Building Restriction Area over the terrace riser) should be adopted in this Plan Change. The level of regulation considered necessary is efficient and justified, and will effectively meet the community's desire to protect the Bible as an important element of the approach to Glenorchy; as a foreground to the mountains beyond; and as a backdrop to the Township. This is the most effective and efficient way of protecting the Bible Terrace from inappropriate development.

RELEVANT PARTS OF THE RPS:

Issue 5.3.4 -

Objectives 5.4.2 and 5.4.3,
Policy 5.5.6,
Methods 5.6.20,

Issue 9.3.1 -

Objectives 9.4.2, 9.4.3,
Policy 9.5.4(d)(vi), 9.5.5, and Methods 9.6.10

MATRIX OF ALTERNATIVES

Alternative Methods	Effectiveness	Environmental Benefits	Environmental Costs	Incidental Benefits	Incidental Costs	Efficiency
Rely solely on the Free Market	Not considered effective					Not efficient
Retain the current provisions	Not considered effective					Not efficient
Retain current zoning & clarify location of Bible Terrace as a Landscape Feature	Not considered effective					Not efficient
Retain current zoning but imposing Building Restriction Area	Relatively effective at protecting the area	Likely that buildings would not be erected on the terrace	<ul style="list-style-type: none"> - Some buildings may still be approved; - Terrace domesticated with private gardens, etc 	<ul style="list-style-type: none"> - Amenity values better maintained (if remains free of buildings) - Social wellbeing from protecting backdrop 	<ul style="list-style-type: none"> - Reduced development potential within the township zone ? increase in prices; - Less development potential of the site; - Less opportunity to people wanting sunny site with good views; - Increased compliance & implementation costs; - Less income generated (flow on effects). 	Not efficient
Lower the township boundary to the base of the terrace riser	Relatively effective at protecting the area	<ul style="list-style-type: none"> - Logical, coherent boundary; - Development of riser unlikely; - Amenity & scenic values 	<ul style="list-style-type: none"> - Rural General zoning of the terrace riser may ? weeds etc 	<ul style="list-style-type: none"> - Preserved rural backdrop; - ? Social well-being; - increased certainty that terrace will be preserved; - Anticipated low level of public opposition 	<ul style="list-style-type: none"> - Reduced development potential within the township zone ? increase in prices; - Less development potential of the site; - Less opportunity to people wanting sunny site with good views; 	Relatively efficient

Alternative Methods	Effectiveness	Environmental Benefits	Environmental Costs	Incidental Benefits	Incidental Costs	Efficiency
		- better preserved.			- Increased compliance & implementation costs; - Less income generated (flow on effects).	
As above, but also add a Building Restriction Area	Effective at protecting the values of the area	- As above, but also: - Better protection of the terrace and riser; - Recognise a hierarchy of absorption capacity.	- As above. - There are no adverse environmental effects directly arising from imposing the Building Restriction Area.	- As above, but also: - Greater certainty; - Very clear indication that buildings are inappropriate; - Enables thorough assessment; - Transparent and effects-based approach	- As above but also: - May be an added cost due to the non-complying nature of building on the Building Restriction Area	Efficient method, whereby the costs are justified by the environmental and incidental benefits that will result

PROPOSED PLAN CHANGE 5**GLENORCHY TOWNSHIP ZONE BOUNDARY (THE BIBLE TERRACE)****QUEENSTOWN-LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN****The Amendments**

1. Add the following Zone Standard to the Rural General provisions:

"5.3.5.2 Zone Standard (x)**Building Line Restriction**

No building shall be erected upon the Bible Terrace within the Building Restriction Area as shown on Map 25"

2. Amend the Planning Maps in accordance with the attached Plan, marked as "Amended Map 25"
3. Add the following additional reference to the Glenorchy Community Plan, as follows:

Part 5

" Objective 1 - Character and Landscape Value

Implementation Methods

(ii) Other Methods

...

(c) Recognition of the Glenorchy Community Plan (2001) and any amendments thereto"

" Objective 3 - Rural Amenity

Implementation Methods

(ii) Other Methods

...

(c) Recognition of the Glenorchy Community Plan (2001) and any amendments thereto"

Part 15

Add notation (a) to the existing method, then add the following:

" Part 15.1.3

Implementation Methods

(a)...

(b) Recognition and consideration of the Glenorchy Community Plan and any amendments thereto, when assessing subdivisions within the Glenorchy area."

4. Add an additional Assessment Matter to Part 5 (Rural) and Part 15 (Subdivision development and financial contributions) of the Proposed District Plan, as follows:

"5.4.3.4 Assessment Matters General

(New (iii)) General - Consistency with the Glenorchy Community Plan

In considering whether or not to grant consent or impose conditions with respect to development within the Glenorchy area, the Council shall have regard to:

Whether and to what extent the application is consistent with the Glenorchy-Head of the Lake Community Plan (and any amendments thereto)."

"15.2.7.2 Assessment Matters for resource consents -

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following: ...

(viii) With respect to subdivision within the Glenorchy Township Zone and surrounding rural zones, whether and to what extent the application is consistent with the Glenorchy- Head of the Lake Community Plan (and any amendments thereto)."

"15.2.16.2 Assessment Matters for resource consents -

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following: ...

(v) With respect to subdivision within the Glenorchy Township Zone and surrounding rural zones, whether and to what extent the application is consistent with the Glenorchy- Head of the Lake Community Plan (and any amendments thereto)."

Make the changes to Planning Map 25 of the Queenstown Lakes District Council partially Operative District Plan as shown on the following map.

