

**ATTACHMENT 2: EVALUATION OF OPTIONS AGAINST THE PURPOSE OF THE RMA, AS REFLECTED IN THE SETTLED OBJECTIVES AND POLICIES OF THE PARTIALLY OPERATIVE DISTRICT PLAN**

The following table identifies each of the objectives and policies within Part 4 of the District Plan that are relevant to the consideration of this Plan Change. Each of the key options are evaluated in terms of their effectiveness in achieving each settled objective or policy.

Objective/Policy of Part 4 of the District Plan	Option 1: Status Quo – provide for future growth within Kingston Township Zone	Option 2: Plan Change to expand Township as put forward in Kingston 2020	Option 3: Plan Change within the Plan Change site
<b>Part 4.1 – Nature Conservation Values</b>			
<b>Objectives</b>			
<i>The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.</i>	There is a risk that without providing reticulated servicing within the township that water quality, both of the ground water and of the lake, will be adversely affected, and therefore their natural character degraded.	If this option were to enable the provision of reticulated services then it could be effective in achieving the policy. However, this depends on whether the scale of development would be enough to provide a population that would enable the cost effective provision of reticulated services. The development area includes an area of sedgeland (at the eastern end of the golf course), and therefore care would need to be taken when designing the subdivision in order to ensure appropriate management of this area.	Undertaking a plan change to provide for development across the Kingston Village site enables the township to grow to a size where the provision of reticulated services would become cost effective; this is positive in terms of preserving the natural character of the lake and streams.  Wet areas have been identified within this site and would be drained as a result of the development. In addition, the stream located in the south western end of the site would be realigned. Because the existing quality of the stream and wet areas is limited it is appropriate that they are drained and realigned, subject to enhancement of other wet areas within the site, including swale areas and stormwater attenuation areas. Appropriate management of stormwater can ensure the natural character of the lake is preserved, through ensuring that water quality is not degraded as a result of the development.
	<b>Not effective</b>	<b>Partially effective</b>	<b>Partially effective.</b>
<i>The management of the land resources of the District in such a way as to maintain and, where</i>	As above	As above	As above. The realignment of the stream and relocation of wet areas provides an opportunity to improve water quality and the site can be developed so that it is

<i>possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.</i>	<b>Partially effective</b>	<b>Partially effective</b>	stormwater neutral. <b>Effective</b>
<i>The protection of the habitat of trout and salmon.</i>	Lake Wakatipu is a habitat for trout. Continued development of Kingston without the provision of reticulated sewage and water has the potential to adversely affect this habitat.  <b>Not effective</b>	As identified above, this option would be effective if the additional development enabled a population size necessary to enable cost effective provision of reticulated services.  <b>Partially effective</b>	While the plan change concept proposes to realign the stream, and relocate wet areas, it proposes to use a system of open swales, plantings and the creation of new wet areas associated with stormwater attenuation areas. These proposals will assist in protecting the water quality of the Lake, and therefore the habitat of trout. The Plan Change enables a population size necessary to enable the cost effective provision of reticulated services.  <b>Effective</b>
<b>Policies</b>			
<i>1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread</i>	The existing provisions for the Township Zone prohibits the planting of wilding species.  <b>Effective</b>	The Plan Change could be drafted such that wilding species are prohibited.  <b>Effective</b>	The Plan Change could be drafted such that wilding species are prohibited. In addition, guidance can be provided for subdivision and planting of open space areas that use plant species as recommended within the Ecological Report (Appendix 2.4). The stands of douglas fir and other exotic species would be removed.  <b>Effective</b>
<i>1.13 To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.</i>	Providing for growth within the existing town does not require the realignment of any stream or water course.  <b>Effective</b>	The area of land to be rezoned contains a sedge land. While this contains little natural character or nature conservation values care would need to be taken when designing subdivision and development to recognise and provide for the values that it does contain.  <b>Effective</b>	This option proposes to relocate wet areas and realign the existing stream. The stream and wet areas are in a degraded state, and it appears that the stream has been channelised in the past, and has been affected by stock access. Providing for the stream within a buffer area, to be planted and separated from development, with no stock access provides an opportunity for enhancement. Therefore this option is not effective in maintaining the natural character of the existing stream, but it provides an opportunity for overall enhancement.  <b>Partially effective</b>

<i>1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.</i>	Retaining the existing zoning does not provide opportunity for reinstatement of indigenous vegetation.  <b>Not relevant.</b>	As above, the area of land to be rezoned contains an area of sedge land. Indigenous planting could be incorporated into the development.  <b>Effective</b>	Planting of indigenous vegetation within stream margins, and within wetland areas is possible through the Plan Change. See recommendations of the ecological assessment.  <b>Effective</b>
<i>1.17 To encourage the retention and planting of trees, and their appropriate maintenance.</i>	Retaining development in the township avoids any need to remove trees.  <b>Effective</b>	While this option could involve the planting of trees it is likely that the golf course would be used for urban development, in which case the existing trees within the golf course would be removed.  <b>Partially effective</b>	There are a number of existing and mature trees within the site. Upon first considering the master plan for the site it was proposed that the stands of douglas fir and pines, and the shelterbelt of eucalypts be retained and assist in the overall design of the site. However in consultation with an arborist and an ecologist, it has been recognised that these are exotic species and their retention is not appropriate. It is therefore better to retain trees within the golf course, remove the other trees as and when needed (they should be retained as long as possible to provide amenity value as the development progresses) and replace with indigenous species.  <b>Effective</b>

Objective/Policy of Part 4 of the District Plan	Option 1: Status Quo – provide for future growth within Kingston Township Zone	Option 2: Plan Change to expand Township as put forward in Kingston 2020	Option 3: Plan Change within the Plan Change site
<b>Part 4.2 Landscape and visual amenity</b>			
<b>Objectives</b>			
<i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	While retaining the existing boundaries of the township can assist in reducing effects of urban development on the landscape values that surround Kingston, this does not stop resource consent applications being lodged for development within the Rural General Zone. It is better to manage growth through providing for urban expansion where it can be absorbed, and therefore avoiding demand for growth where it can not be absorbed.  <b>Partially effective.</b>	This option provides for future growth of Kingston towards the south, in a location where such growth can be absorbed from a landscape perspective. However, the new boundary of the development would not be based on any landscape features, and it may be difficult to stop further ad hoc urban spread into the future.  <b>Partially effective.</b>	The Landscape Assessment of the site and its surrounds finds that the site can absorb development. The site is bounded by the state highway, the railway line and the Eyre mountains to the west. It is noted that further work may be required on determining an urban growth boundary around Kingston so that the rural land surrounding the township remains rural. It is understood that this work will be undertaken as a separate plan change.  <b>Partially effective.</b>

Policy Provisions			
Future Development			
(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.	<p>Retaining the existing zone relies on the resource consent process for the rural general zone to manage future growth beyond the existing township boundary. The provisions of Parts 4 and 5 of the Plan are effective in ensuring development is located where visual amenity values are not vulnerable to degradation. However, they may not be as effective in ensuring good linkage and connectivity between the existing township and new development. For example, applications could be approved that locate development on the eastern side of the state highway.</p> <p><b>Partially effective</b></p>	<p>Land to the south of the township is not vulnerable to degradation, and providing for development adjacent to the existing township, and on the western side of the state highway is appropriate from a landscape perspective. Rezoning provides an opportunity for comprehensive development. Development proposals outside the new zoned area would be considered on their merits against parts 4 and 5 of the Plan. There is a risk that the development area will not provide adequately for all of Kingston's future growth, potentially placing pressure on those areas around the township that have less capacity to absorb development.</p> <p><b>Partially effective.</b></p>	<p>The Landscape Assessment finds that the site can absorb development. Providing comprehensively for long term growth ensures that high visual amenity values can be achieved as the site is developed. However, as per options 1 and 2 this plan change does not avoid the ability for resource consent applications to be lodged for development beyond the zone boundaries. It does however provide for Kingston's long term growth, reducing pressure on other areas of land that may be vulnerable to degradation as a result of urban development.</p> <p><b>Partially effective.</b></p>
(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detraction from landscape and visual amenity values.	<p>Retaining the existing zoning assumes that future growth can be absorbed within the existing township boundaries. Thus, this option fails to encourage further subdivision and development in locations where it can be absorbed, giving less direction into the future.</p> <p><b>Not effective.</b></p>	<p>This option provides greater direction for the future of Kingston by encouraging development where it can be absorbed however the limited capacity of this area and poorly defined boundary reduces the effectiveness of this option.</p> <p><b>Partially effective.</b></p>	<p>This option provides greater direction for the future of Kingston by encouraging development where it can be absorbed.</p> <p><b>Effective.</b></p>
(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.	<p>Future development beyond that enabled within the existing zone would be undertaken on an ad hoc basis through the resource consent or private plan change process. The objectives and policies for nature conservation values would assist in ensuring that development harmonises with topography and ecological systems.</p>	<p>The new zoned area could be designed so that it harmonises with local topography and ecological systems.</p>	<p>The zone can be designed to harmonise with topography and ecological systems of the site. The master plan proposes to utilize open swales throughout the site to provide both amenity and a stormwater management function, and to incorporate native planting within those swales and open space areas. The site is largely flat to undulating and therefore there are limited constraints in terms of the design and location of development. Ecological values of streams and wet areas within the site are limited, and the plan changes offers the opportunity to relocate and enhance wet areas.</p>

	<b>Effective.</b>	<b>Effective.</b>	<b>Effective.</b>
<b>Visual Amenity Landscapes</b>			
(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are: <ul style="list-style-type: none"> <li>• highly visible from public places and other places which are frequented by members of the public generally; and</li> <li>• visible from public roads.</li> </ul>	New development outside the township zone would be assessed on a case by case basis against these policies.	The development area enables development that would be visible from the state highway and the Kingston Flyer. Planting and setbacks could be used to reduce any potential adverse effects.	Development would be enabled across the Kingston Village site, extending out to the south eastern corner where it would be situated alongside the state highway and Kingston Flyer. A 6m reserve around the edge of the development enables the planting of trees to assist in mitigation of visual effects. Development on the south western corner of the site would be visible from the state highway as one travels south towards Kingston. This would be viewed in the context of the existing township, and would sit behind the golf course. Again, planting along street boundaries and within swale areas could assist in mitigating the effects on visual amenity values.
	<b>Effective.</b>	<b>Partially effective.</b>	<b>Partially effective.</b>
(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.	Any development beyond the township boundary would be assessed on its merits, and planting and landscaping could be used to mitigate loss of natural character.	Provisions requiring planting and landscaping could be imposed in order to mitigate effects and or enhance natural character.	As per option 2. This could be achieved through requirements for mitigation planting, or through planting plans for reserve areas, specifically the 6m reserve around the boundary of the site, the swales and the green linkage park. This planting could be used to both mitigate effects and to enhance the natural character of the site.
	<b>Effective.</b>	<b>Effective.</b>	<b>Effective.</b>
(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.	Linear tree planting is a permitted activity within the Rural General Zone.	As above, provisions could be applied that manage planting and landscaping. It is noted that linear planting may be appropriate within the urban environment, subject to avoiding the blocking of views and shading of homes.	As per option 2. Because of the shape of the site, and the topography where the site is closest to the state highway it is not possible or necessary to use linear planting to screen development. Such screening would block views across the site to the township and the lake. Instead, planting would be located within the reserve that extends around the edge of the site, and along roads within the site in an informal clustering of amenity plantings to reflect the character of the area.
	<b>Not effective.</b>	<b>Effective.</b>	

			<b>Effective.</b>
<i>Urban Development</i> <i>(b) To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.</i>	Retaining the existing boundaries achieves this Policy.  <b>Effective.</b>	This option would provide for urban development in the visual amenity landscape.  <b>Not effective.</b>	As per option 2; this option enables development within the visual amenity landscape; thus failing to discourage such development.  <b>Not effective.</b>
<i>(d) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.</i>	Any future out of zone development proposals would be assessed on their merits, but by not providing for growth there will be greater pressure for expansion on zone boundaries.  <b>Not relevant.</b>	Subdivision enabled by this plan change would not sprawl along any roads. There is a risk that once this area is developed further subdivision applications may be lodged that result in sprawl to the south, with larger sections and less efficiency in terms of land area required to provide for future growth.  <b>Partially effective.</b>	The comprehensive development of the site enables the provision of a range of sections, providing for long term growth in a compact form. While the site is bounded to the east by the state highway it does not constitute sprawl along this road, given that it is sited within the curve of the railway line and is set back from the state highway boundary.  <b>Partially effective.</b>
<i>Urban Edges</i> <i>To identify clearly the edges of:</i> <i>(a) Existing urban areas;</i> <i>(b) Any extensions to them; and</i> <i>(c) Any new urban areas</i> <i>• by design solutions and to avoid sprawling development along the roads of the district</i>	While the existing edges of the township are well defined in physical terms by the state highway to the east, the Kingston Flyer railway to the south, and the mountains to the west, from a zoning perspective it may be difficult to avoid spread of development from the existing urban edges, particularly if future growth demands are not provided for. The Rural General Zone provisions would be used to avoid sprawling development along roads; this may be effective to some extent, but may not result in a clearly defined urban edge.  <b>Partially effective.</b>	Design solutions could be used to establish a clear urban boundary to the extension area. However, given that the new southern boundary of the township would not be based on any clear physical landform, it may be difficult to reject additional applications to extend the township further to the south. Thus this would not result in a clearly defined urban edge.  <b>Not effective.</b>	The site is clearly demarcated by the railway line on three sides and the mountains to the west. The proposed zoning coupled with clear physical boundaries enables the establishment of clear urban edges. However, this could be further improved through the establishment of a clear urban growth boundary, this would assist in avoiding the spread of development beyond the new urban boundary. It is understood that a separate plan change will be undertaken for this purpose.  <b>Partially effective.</b>
<b>4.2.5(8) Avoiding Cumulative Degradation</b> <i>In applying the policies above the Council's policy is:</i> <i>(b) to encourage comprehensive and sympathetic development of rural areas.</i>	Although this option does not envisage development within the rural area, providing capacity for planned growth reduces the pressure for expansion into the rural areas.  <b>Partially effective.</b>	This option would enable comprehensive development of some of the site. However, as the boundaries of this area are not well defined expansion beyond the edges of the new zone into the rural area could occur in an ad hoc manner.  <b>Partially effective.</b>	The plan change enables the comprehensive and sympathetic development of the site, which is currently a rural area. Providing capacity and well defined boundaries reduces justification, and therefore potential, for expansion beyond the urban edge.  <b>Effective.</b>

4.2.5(9) Structures - <i>To preserve the visual coherence of:</i>			
<p>(a) <i>outstanding natural landscapes and features and visual amenity landscapes by:</i></p> <ul style="list-style-type: none"> <li>• <i>encouraging structures which are in harmony with the line and form of the landscape;</i></li> <li>• <i>avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;</i></li> <li>• <i>encouraging the colour of buildings and structures to complement the dominant colours in the landscape;</i></li> <li>• <i>encouraging placement of structures in locations where they are in harmony with the landscape;</i></li> <li>• <i>promoting the use of local, natural materials in construction.</i></li> </ul>	<p>Not relevant given that this option does not envisage development within the rural area.</p> <p><b>Not relevant.</b></p>	<p>The site can absorb development from a landscape perspective, being tucked in behind the existing township. Because of the topography of the site there is no risk of buildings or structures being located on the skyline or ridgelines.</p> <p><b>Effective.</b></p>	<p>Most of the site comprises gentle topography. The Landscape Assessment identifies that the south western corner rises in elevation, however, while buildings located in this area may be more visible (when viewed from the north) they would not appear to sit on the skyline, or on top of the ridgeline, given that the topography continues to rise to the south beyond the site.</p> <p>Guidelines can be established that control colours and materials of buildings.</p> <p><b>Effective.</b></p>
<p>(b) <i>visual amenity landscapes</i></p> <ul style="list-style-type: none"> <li>• <i>by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and</i></li> </ul>	<p>As above.</p> <p><b>Not relevant.</b></p>	<p>Planting could be used to screen development from the south; this would provide visual screening as well as shelter from the southerly wind.</p> <p><b>Effective.</b></p>	<p>Planting within the 6m reserve area running around the edge of the site could be used to provide for screening from the state highway.</p> <p><b>Effective.</b></p>
<p>(c) <i>All Rural Landscapes by</i></p> <ul style="list-style-type: none"> <li>• <i>limiting the size of signs, corporate images and logos</i></li> <li>• <i>providing for greater development setbacks from public roads to</i></li> </ul>	<p>Signs are controlled under the Rural General Zone and the Township Zone, and any application would be assessed on its merits.</p>	<p>Signs would be managed under the District Plan. Development would be set back from the state highway.</p>	<p>As per option 2. While some development would be located close to the state highway, the 6m reserve around the edge of the development enables the planting of trees to assist in creating a natural edge to the development, in addition to shelter from the southerly wind. Because of the</p>

<i>maintain and enhance amenity values associated with the views from public roads</i>	<b>Effective.</b>	<b>Effective.</b>	local topography the development would not appear as sprawl along the road but an extension of the existing township.  <b>Partially effective.</b>
4.2.5(12) Transport Infrastructure <i>To preserve the open nature of the rural landscape by:</i> <ul style="list-style-type: none"> <li>• encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns. (...)</li> <li>• by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.</li> <li>• discouraging roads and tracks on highly visible slopes.</li> <li>• requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.</li> <li>• requiring that all disturbed areas be revegetated at the end of construction.</li> <li>• encouraging where appropriate car parks to be screened from view.</li> <li>• requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.</li> </ul>	As above.   <b>Not relevant.</b>	The development would enable the location of roads within an area that can absorb development. Imaginative road designs could be applied, and earthworks provisions applied to reduce effects of cut and fill.   <b>Effective.</b>	As per option 2; the site can absorb development, and enables the provision of roads where they avoid location on highly visible slopes. The south western corner comprises steeper topography and therefore roads should be kept away from this area as much as possible. The master plan proposes imaginative road designs that incorporate open swales. It is proposed that car parking areas utilize gobi blocks; these provide some permeability and avoiding the adverse effects associated with large areas of impermeable surfaces.  <b>Effective.</b>

4.2.5(17) Land use <i>To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape</i>	While this option involves retaining the existing urban boundaries of Kingston, without further consideration of how to manage potential growth beyond those boundaries development could begin to sprawl beyond the existing boundary through individual resource consents or private plan changes.  <b>Partially effective.</b>	The development would reduce the existing open character of the rural land to the south of the township. However, by providing for growth within this location the open character of the rural land surrounding Kingston may be better retained. However, the absence of clear boundaries to define the parameters of growth reduces the effectiveness of this option.  <b>Partially effective.</b>	The plan change provides for the comprehensive development of the site; within a clearly defined area (defined by the railway line, the mountains to the west, and the state highway to the east). Providing comprehensively for future growth reduces the potential for development to spread beyond the township boundaries.  <b>Effective.</b>
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Objective/Policy of Part 4 of the District Plan	Option 1: Status Quo – provide for future growth within Kingston Township Zone	Option 2: Plan Change to expand Township as put forward in Kingston 2020	Option 3: Plan Change within the Plan Change site
<b>Part 4.5.3 Energy</b>			
1.1 To promote compact urban forms, which reduce the length of and need for vehicle trips and increase the use of public or shared transport.	Retaining growth within Kingston ensures a compact urban form is retained. However, this relies on the ability to retain the current township boundaries, which could be difficult given that the boundary could be extended through resource consents or private plan changes.  <b>Partially effective.</b>	The expansion area would provide a compact urban form, with business and industrial activities located in close proximity to the State Highway. However, the area within which development could be provided is unlikely to achieve the critical mass needed for Kingston's long term growth, or for the provision of cost effective infrastructure. If the site were planned comprehensively for long term growth better provision could be made for public transport and location of activities to ensure efficiency.  <b>Partially effective.</b>	While the Plan Change encompasses a larger area than options 1 or 2 it provides for Kingston's long term growth within a clear urban boundary, reducing the potential for development to spread further into the rural area. All of the development would be within a 20 minute walk, and the road design can accommodate walking and cycling, potentially reducing vehicle movements within the township. Comprehensive planning for the site enables the implementation of an efficient and effective transportation network and the location of activities that reduces the need for vehicle movements. Public transport routes can be planned for within the road network. Enabling higher density provides for a compact urban form.  <b>Effective.</b>
1.2 To promote the compact	This option provides no opportunity for business and industrial activities, and	While this option locates business and industrial activities where they are easily	The Plan Change offers the opportunity to establish a critical mass within Kingston,

<i>location of community, commercial, service and industrial activities within urban areas, which reduce the length of and need for vehicle trips.</i>	does not provide for future growth and therefore the ability for Kingston to become more self sufficient.	accessed by the existing and future residential areas, this plan change would not provide the critical mass necessary for Kingston to become more self sufficient. This means that the local residents would still have to travel beyond the township for key services.	thus increasing its self sufficiency and reducing the need for residents to commute to other centres for services and employment. Providing an employment area that is within walking distance of the residential areas reduces the need for vehicle movements, as does the location of a school and community facilities within the centre of the site where they are easily accessible to the surrounding community.
	<b>Not effective.</b>	<b>Partially effective.</b>	<b>Effective.</b>

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<b>Part 4.9.3 Urban Growth</b>			
<i>Objective 1 Growth and development consistent with the maintenance of the quality of the natural environment and landscape values</i>	<p>Retaining growth within the existing township boundaries would be effective in maintaining the surrounding landscape values. However, this is subject to being able to maintain the existing boundaries, which may be difficult given the potential for resource consents and private plan changes to be lodged requesting extensions to the urban boundary.</p> <p>The quality of the natural environment is, and will continue to be, at risk from the effects of septic tanks. Retaining the existing zoning limits the ability to provide reticulated services in a timely and cost effective manner.</p>	<p>Extending the township boundary to the south would be consistent with maintaining the landscape values of the surrounding environment. However, the scale of development may not be adequate to enable the establishment of cost effective reticulated services. As per option 1, discharge from septic tanks is potentially affecting the quality of the natural environment.</p>	<p>The Landscape Assessment (Appendix 1) has identified that the site can absorb urban development. Providing an open swale system for the management of stormwater, and providing reticulated services, helps ensure that the development would be consistent with the maintenance of the natural environment and landscape values.</p>
<i>1.1 To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.</i>	<b>Partially effective.</b>	<b>Partially effective.</b>	<b>Effective.</b>
	If Kingston's future growth is not provided for pressure may be placed on surrounding land that is of greater landscape or ecological value than the land to the south of the township. For instance, land along the Lake margin could be under pressure to absorb future growth pressures.	This option provides for Kingston's future growth where it can be absorbed from a landscape and ecological perspective, providing for growth in a location away from the lake edge. However, if the golf course were to be rezoned for urban growth this would reduce the amenity values of the surrounding environment significantly given the mature landscape and associated amenity that the golf	This enables growth within a site where it can be absorbed, enabling the retention of the golf course and its associated amenity values, and providing for growth in a location separated from the Lake. There are no significant ecological values within the site, and the site can absorb development from a landscape perspective.

	Partially effective.	course provides. Partially effective.	Effective.
<b>Existing urban areas and communities</b>			
<i>Objective 2: Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic wellbeing.</i>	<p>Accommodating future growth within the existing township zone could result in a reduction in character and amenity values, given that infill would likely occur, increasing density and built form from what is seen today. Efforts to retain the character of the township would conflict with providing for growth, consequently this option does not provide for the future social, economic and cultural wellbeing of the local community. Further it does not assist in providing cost effective reticulated services.</p> <p><b>Not effective.</b></p>	<p>The plan change would enable consideration to be given to retaining the character currently found in Kingston, and through extending the township boundary into an area that can absorb development reduces the pressure for potential infill. However, to achieve an economy of scale it would likely involve removing the golf course and its associated amenity values. A plan change of this size would be unlikely to establish a population base big enough to provide reticulated services, or for the township to become more self sufficient. Therefore this option may not be successful in enabling the community to provide for their social and economic wellbeing.</p> <p><b>Not effective.</b></p>	<p>Through careful site design and the adoption of Plan provisions and guidelines that can be used to avoid development that is out of context with the local Kingston environment it can be assured that the urban growth has regard to the built character and amenity of Kingston. An important component of retaining amenity is the retention of the golf course. A critical mass that enables the provision of cost effective reticulated services and a more self sufficient community assists in enabling the community to provide for its social and economic wellbeing.</p> <p><b>Effective.</b></p>
<i>2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.</i>	<p>As above, this option may place pressure on the existing township to cater for future growth pressures. The character of the existing township is derived from low density and holiday cribs, and this character may be reduced if infill occurs.</p> <p><b>Partially effective.</b></p>	<p>Enabling new growth to the south of the existing township would assist in retaining the existing character of the township, avoiding pressure from activities or uses that are incompatible with the existing township character. For example, the plan change would accommodate business and industrial uses in a location separated from the existing township.</p> <p><b>Effective.</b></p>	<p>This plan change would remove any potential pressure on the existing township to accommodate future growth, providing for business and industrial and education activities where they can best be absorbed.</p> <p><b>Effective.</b></p>
<b>Residential Growth</b>			
<i>3.1 To enable urban consolidation to occur where appropriate.</i>	<p>The Council's adopted Growth Management Strategy (November 2006) recommends a review of existing zoning to allow smaller settlements to grow to around 800-1000 dwellings or 2,000 people to enable the development of community water and wastewater systems. Retaining the existing zoning would encourage its consolidation but does not provide for future growth.</p>	<p>While this option would enable development to occur beyond the existing township boundary, thus spreading development, this would occur in a relatively consolidated form. The boundary of the new zone may be difficult to defend, particularly from a landscape perspective, and therefore it may be difficult to retain the consolidated urban form into the future.</p>	<p>As per option 2, this option involves extending the township boundary. However, it provides for a compact urban form, and higher density ensures that long term growth is contained within a clear urban boundary while enabling Kingston to grow to a level anticipated by the Growth Management Strategy.</p>

	<p>However, this does not avoid the potential for resource consents and private plan changes to be lodged, which could spread development beyond the existing township boundary.</p> <p><b>Effective.</b></p>		
3.2 To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities, e.g. residential, schools, shopping	<p>Because the existing zoning is retained this option does not provide for higher density residential development, or the integration of a range of activities.</p> <p><b>Not effective.</b></p>	<p>Because of the restricted land area available to provide for urban development this option does not enable the provision of a range of activities, or the retention of the golf course, which is an important community asset. Provisions could be adopted that achieve higher density development that is imaginative.</p> <p><b>Partially effective.</b></p>	<p>Providing for Kingston's long term growth through comprehensive analysis of the site and its surrounds enables controls and guidance to be put in place that encourage new development in a form, character and scale that provides higher density living environments and is imaginative. Provision of a structure plan enables the integration of a range of different activities, including education, residential and employment activities.</p> <p><b>Effective.</b></p>
<b>Business Activity and Growth</b>			
Objective 4 A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.	<p>The existing zoning provides only for residential development and existing commercial activities (given that there is no commercial precinct) and there is not scope to provide industrial or business activities. Without an increased population Kingston is still reliant on Queenstown or other nearby settlements for all services and employment. Therefore while the township is relatively compact there is little scope to provide opportunities for employment.</p> <p><b>Not effective.</b></p>	<p>This option provides a business and industrial area where it is in walking distance from residential activities. Because of the close proximity of different activities, there would be good access between living, working and leisure activities. However, it is questionable as to whether the scale of development would be enough to provide the critical mass needed to make Kingston more self sufficient.</p> <p><b>Partially effective.</b></p>	<p>This option enables the provision of a range of activities all within walking distance. The boundaries of the urban environment would all be in walking distance, and providing walking and cycling connections through the zone means that residential, working and leisure environments would all have a close relationship. The scale of the development would enable Kingston to become more self sufficient.</p> <p><b>Effective.</b></p>
4.1 To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.	<p>Retaining existing zoning maintains the existing commercial areas as the principle foci for the township. However, without a larger population Kingston does not have the critical mass needed to become a foci for commercial, visitor accommodation and cultural activities.</p>	<p>As per option 1, while this option would retain the existing commercial areas as the principle foci for the township it would not provide the critical mass needed for Kingston to establish additional economic activities necessary to become more self sufficient.</p> <p><b>Partially effective.</b></p>	<p>By enabling a scale of development that achieves a critical mass that can support future commercial, visitor accommodation and cultural activities this option is effective. It does not separate existing commercial activities, but provides for residential growth that can support the existing and future commercial activities located within the existing township zone.</p>

	<b>Partially effective.</b>		<b>Effective.</b>
<i>4.2 To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.</i>	<p>This option retains the existing commercial centres, which are easily accessed. However, because of the low population base within Kingston these centres do not meet the needs of the local residents.</p> <p><b>Partially effective.</b></p>	<p>This option would reinforce the existing commercial areas, and would enable Kingston's population to increase further so that future growth of the commercial activities could be supported. However this does not enable the provision of a school site, which would assist in increasing population to a level that supports increased commercial activity.</p> <p><b>Partially effective.</b></p>	<p>This option enables the growth of Kingston to a level that would support increased commercial activities. It aims to reinforce the existing commercial areas, providing for residential, employment and educational facilities that would support the existing and future commercial activities.</p> <p><b>Effective.</b></p>