

Appendix Two

Statutory Plans

Resource Management Act 1991

- 1.1. The Resource Management Act 1991 (“RMA” or “the Act”) requires an integrated planning approach and direction to promote the sustainable management of natural and physical resources. Section 5 of the act sets out the purpose and principles of the act. Section 5 is given further elaboration in, sections 6, 7 and 8 of Part 2 of the Act. Sections 6, 7 and 8 supplement the core purpose of sustainable management by stating the particular obligations of those administering the RMA in relation to the various matters identified:

5 Purpose

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

(2) In this Act, sustainable management means 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 well-being 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.*

- 1.2. Section 6 of the RMA sets out a number of matters of national importance that are to be recognised and provided for. The following section 6 matters are relevant:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

- 1.3. Section 7 lists “other matters” that Council shall have particular regard to and those most relevant to the TPLM Zone Chapter include the following:

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
 - (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (f) maintenance and enhancement of the quality of the environment:*

(g) any finite characteristics of natural and physical resources:

(i) the effects of climate change:

1.4. Section 8 requires that Council take into account the principles of the Te Tiriti o Waitangi or Treaty of Waitangi (“the Treaty”). The principles as they relate to resource management derive from the treaty itself and from resource management case law and practice. They can be summarised as follows:

- a) The active protection of the **Partnership** between the two parties;
- b) The **Protection** of resources of importance to tangata whenua from adverse effects;
- c) The active **Participation** by tangata whenua in resource management decision making;
- d) The obligation to reasonably, honourably and in good faith towards each other; and
- e) The obligation to make informed decisions on matters that affect the interests of Māori.

1.5. Section 31 of the RMA states:

31 Functions of territorial authorities under this Act

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

- (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:*
- (aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*
- (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
 - (i) the avoidance or mitigation of natural hazards; and*
 - (ii) [Repealed]*
 - (ia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
 - (iii) the maintenance of indigenous biological diversity:*
 - (c) [Repealed]*
 - (d) the control of the emission of noise and the mitigation of the effects of noise:*
 - (e) the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
 - (f) any other functions specified in this Act.*
- (2) The methods used to carry out any functions under subsection (1) may include the control of subdivision*

National Policy Statement – Urban Development 2020

- 1.6. A district plan must give effect to a National Policy Statement.
- 1.7. The Council is a tier 2 local authority under the NPS-UD. The relevant provisions are set out in the table below.

National Policy Statement on Urban Development: Provisions
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: (a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-serviced by existing or planned public transport (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.
Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
Objective 6: Local authority decisions on urban development that affect urban environments are: (a) integrated with infrastructure planning and funding decisions; (b) and strategic over the medium term and long term; and (c) responsive, particularly in relation to proposals that would supply significant development capacity
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.
Objective 8: New Zealand’s urban environments: (a) support reductions in greenhouse gas emissions; and (b) are resilient to the current and future effects of climate change.
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: (b) meet the needs, in terms of type, price, and location, of different households; and (c) (enable Māori to express their cultural traditions and norms; and (d) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (e) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

National Policy Statement on Urban Development: Provisions

- (f) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- (g) support reductions in greenhouse gas emissions;
- (h) and are resilient to the likely current and future effects of climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services;
- (b) or relative demand for housing and business use in that location

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - (ii) are not, of themselves, an adverse effect
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- (e) the likely current and future effects of climate change.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or
- (b) out-of-sequence with planned land release.

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and
- (d) operate in a way that is consistent with iwi participation legislation.

National Policy Statement on Urban Development: Provisions
<p>Policy 10: Tier 1, 2, and 3 local authorities:</p> <p>(a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and</p> <p>(b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and</p> <p>(c) engage with the development sector to identify significant opportunities for urban development.</p>

Regional Policy Statement

- 1.8. Section 75 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The Partially Operative Otago Regional Policy Statement 2019 (**PORPS 19**) is relevant.
- 1.9. Section 74 of the Act requires that the district plan must have regard to any Proposed Regional Policy Statement. The 2021 proposed Regional Policy Statement (**PRPS 21**) is relevant .
- 1.10. The objectives and policies from the PORPS19 and PRPS 21 in the table below are relevant.

Partially Operative Regional Policy Statement 2019	
Reference	Detail
Chapter 1 - Resource management in Otago is integrated	
Objective 1.1	Otago’s resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities
Policy 1.1.1	<p>Economic wellbeing</p> <p>Provide for the economic wellbeing of Otago’s people and communities by enabling the resilient and sustainable use and development of natural and physical resources.</p>
Policy 1.1.2	<p>Social and cultural wellbeing and health and safety</p> <p>Provide for the social and cultural wellbeing and health and safety of Otago’s people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:</p> <p>a) Recognising and providing for Kāi Tahu values;</p> <p>b) Taking into account the values of other cultures;</p> <p>c) Taking into account the diverse needs of Otago’s people and communities;</p> <p>d) Avoiding significant adverse effects of activities on human health;</p> <p>e) Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing;</p> <p>f) Promoting good quality and accessible infrastructure and public services.</p>
Objective 1.2	Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago
Policy 1.2.1	<p>Integrated resource management</p> <p>Achieve integrated management of Otago’s natural and physical resources, by all of the following:</p> <p>a) Coordinating the management of interconnected natural and physical resources;</p>

Partially Operative Regional Policy Statement 2019

Reference	Detail
	<ul style="list-style-type: none"> b) Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment; c) Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest; d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary; e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits. f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement. g) Promoting healthy ecosystems and ecosystem services; h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits.
Objective 4.5	Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments
Policy 4.5.1	<p>Providing for urban growth and development</p> <p>Provide for urban growth and development in a strategic and co-ordinated way, including by:</p> <ul style="list-style-type: none"> a) Ensuring future urban growth areas are in accordance with any future development strategy for that district. b) Monitoring supply and demand of residential, commercial and industrial zoned land; c) Ensuring that there is sufficient housing and business land development capacity available in Otago; d) Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6 e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way. f) Having particular regard to: <ul style="list-style-type: none"> i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production; ii. Minimising competing demands for natural resources; iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna; iv. Maintaining important cultural or historic heritage values; v. Avoiding land with significant risk from natural hazards; g) Ensuring efficient use of land; h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;

Partially Operative Regional Policy Statement 2019

Reference	Detail
	<ul style="list-style-type: none"> i) Requiring the use of low or no emission heating systems where ambient air quality is: <ul style="list-style-type: none"> i. Below standards for human health; or ii. Vulnerable to degradation given the local climatic and geographical context; j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.
Policy 4.5.2	<p>Integrating infrastructure with land use</p> <p>Achieve the strategic integration of infrastructure with land use, by undertaking all of the following:</p> <ul style="list-style-type: none"> a) Recognising and providing for the functional needs of infrastructure; b) Locating and designing infrastructure to take into account all of the following: <ul style="list-style-type: none"> i. Actual and reasonably foreseeable land use change; ii. The current population and projected demographic changes; iii. Actual and reasonably foreseeable change in supply of, and demand for, infrastructure services; iv. Natural and physical resource constraints; v. Effects on the values of natural and physical resources; vi. Co-dependence with other infrastructure; vii. The effects of climate change on the long-term viability of that infrastructure; viii. Natural hazard risk. c) Coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.
Policy 4.5.3	<p>Urban design</p> <p>Design new urban development with regard to:</p> <ul style="list-style-type: none"> a) A resilient, safe and healthy community; b) A built form that relates well to its surrounding environment; c) Reducing risk from natural hazards; d) Good access and connectivity within and between communities; e) A sense of cohesion and recognition of community values; f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;] g) Areas where people can live, work and play; h) A diverse range of housing, commercial, industrial and service activities; i) A diverse range of social and cultural opportunities

Proposed Regional Policy Statement 2021	
Reference	Detail
Part 2- Integrated Management	
Objective IM-O1	<p>Long term vision</p> <p>The management of natural and physical resources in Otago, by and for the people of Otago, including Kāi Tahu, and as expressed in all resource management plans and decision making, achieves healthy, resilient, and safeguarded natural systems, and the ecosystem services they offer, and supports the well-being of present and future generations, <i>mō tātou, ā, mō kā uri ā muri ake nei</i>.</p>
Objective IM-O2	<p>Ki uta ki tai</p> <p>Natural and physical resource management and decision making in Otago embraces ki uta ki tai, recognising that the environment is an interconnected system, which depends on its connections to flourish, and must be considered as an interdependent whole.</p>
Objective IM-O3	<p>Environmentally sustainable impact</p> <p>Otago's communities carry out their activities in a way that preserves environmental integrity, form, function, and resilience, so that the life-supporting capacities of air, water, soil, ecosystems, and indigenous biodiversity endure for future generations.</p>
Objective IM-O4	<p>Climate change</p> <p>Otago's communities, including Kāi Tahu, understand what climate change means for their future, and climate change responses in the region, including adaptation and mitigation actions, are aligned with national level climate change responses and are recognised as integral to achieving the outcomes sought by this RPS.</p>
Policy IM-P2	<p>Decision priorities</p> <p>Unless expressly stated otherwise, all decision making under this RPS shall:</p> <ol style="list-style-type: none"> 1) firstly, secure the long-term life-supporting capacity and mauri of the natural environment, 2) secondly, promote the health needs of people, 3) thirdly, safeguard the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
Policy IM-P3	<p>Providing for <i>mana whenua</i> cultural values in achieving integrated management</p> <p>Recognise and provide for Kāi Tahu's relationship with natural resources by:</p> <ol style="list-style-type: none"> 1) enabling <i>mana whenua</i> to exercise <i>rakatirataka</i> and <i>kaitiakitaka</i>, 2) facilitating active participation of <i>mana whenua</i> in resource management decision making, 3) incorporating <i>mātauraka Māori</i> in decision making, and 4) ensuring resource management provides for the connections of Kāi Tahu to <i>wāhi tūpuna</i>, <i>water</i> and <i>water bodies</i>, the coastal environment, <i>mahika kai</i> and habitats of taoka species.
Policy IM-P4	<p>Setting a strategic approach to ecosystem health</p> <p>Healthy ecosystems and ecosystem services are achieved through a planning framework that:</p> <ol style="list-style-type: none"> 1) protects their <i>intrinsic values</i>, 2) takes a long-term strategic approach that recognises changing <i>environments</i>,

Proposed Regional Policy Statement 2021	
Reference	Detail
	3) recognises and provides for ecosystem complexity and interconnections, and 4) anticipates, or responds swiftly to, changes in activities, pressures, and trends.
Policy IM-P5	Managing environmental interconnections Coordinate the management of interconnected <i>natural and physical resources</i> by recognising and providing for: <ol style="list-style-type: none"> 1) situations where the value and function of a <i>natural or physical resource</i> extends beyond the immediate, or directly adjacent, area of interest, 2) the effects of activities on a <i>natural or physical resource</i> as a whole when that resource is managed as sub-units, and 3) the impacts of management of one <i>natural or physical resource</i> on the values of another, or on the <i>environment</i>.
Policy IM-P6	Acting on best available information Avoid unreasonable delays in decision-making processes by using the best information available at the time, including but not limited to mātauraka Māori, local knowledge, and reliable partial data.
Policy IM-P8	<i>Climate change</i> impacts Recognise and provide for <i>climate change</i> processes and <i>risks</i> by identifying <i>climate change</i> impacts in Otago, including impacts from a te ao Māori perspective, assessing how the impacts are likely to change over time and anticipating those changes in resource management processes and decisions.
Policy IM-P9	Community response to <i>climate change</i> impacts By 2030 Otago's communities have established responses for adapting to the impacts of <i>climate change</i> , are adjusting their lifestyles to follow them, and are reducing their <i>greenhouse gas</i> emissions to achieve net-zero carbon emissions by 2050.
Policy IM-P10	<i>Climate change</i> adaptation and mitigation Identify and implement <i>climate change</i> adaptation and mitigation methods for Otago that: <ol style="list-style-type: none"> 1) minimise the effects of <i>climate change</i> processes or <i>risks</i> to existing activities, 2) prioritise avoiding the establishment of new activities in areas subject to <i>risk</i> from the effects of <i>climate change</i>, unless those activities reduce, or are resilient to, those <i>risks</i>, and 3) provide Otago's communities, including Kāi Tahu, with the best chance to thrive, even under the most extreme <i>climate change</i> scenarios.
Policy IM-P11	Enhancing environmental <i>resilience</i> to effects of <i>climate change</i> Enhance environmental resilience to the adverse effects of <i>climate change</i> by facilitating activities that reduce human impacts on the <i>environment</i> .
Policy IM-P13	Managing cumulative effects Otago's environmental integrity, form, function, and <i>resilience</i> , and opportunities for future generations, are protected by recognising and specifically managing the cumulative effects of activities on natural and physical resources in plans and explicitly accounting for these effects in other resource management decisions.
UFD- Urban form and development	

Proposed Regional Policy Statement 2021

Reference	Detail
Objective UFD-O1	<p>Form and function of urban areas</p> <p>The form and functioning of Otago’s urban areas:</p> <ol style="list-style-type: none"> 1) reflects the diverse and changing needs and preferences of Otago’s people and communities, now and in the future, and 2) maintains or enhances the significant values and features identified in this RPS, and the character and resources of each urban area.
Objective UFD-O2	<p>Development of urban areas</p> <p>The development and change of Otago’s urban areas:</p> <ol style="list-style-type: none"> 1) improves housing choice, quality, and affordability, 2) allows business and other non-residential activities to meet the needs of communities in appropriate locations, 3) respects and wherever possible enhances the area’s history, setting, and natural and built environment, 4) delivers good urban design outcomes, and improves liveability, 5) improves connectivity within urban areas, particularly by active transport and public transport, 6) minimises conflict between incompatible activities, 7) manages the exposure of risk from natural hazards in accordance with the HAZ–NH – Natural hazards section of this RPS, 8) results in sustainable and efficient use of water, energy, land, and infrastructure, 9) achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure, 10) achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region’s urban growth and change, and 11) is guided by the input and involvement of mana whenua.
Objective UFD-O3	<p>Strategic planning</p> <p>Strategic planning is undertaken in advance of significant development, expansion or redevelopment of urban areas to ensure that</p> <ol style="list-style-type: none"> 1) there is sufficient development capacity supported by integrated infrastructure provision for Otago’s housing and business needs in the short, medium and long term, 2) development is located, designed and delivered in a way and at a rate that recognises and provides for locationally relevant regionally significant features and values identified by this RPS, and 3) the involvement of mana whenua is facilitated, and their values and aspirations are provided for.
Objective UFD-O4	<p>Development in rural areas</p> <p>Development in Otago’s rural areas occurs in a way that:</p> <ol style="list-style-type: none"> 1) avoids impacts on significant values and features identified in this RPS, 2) avoids as the first priority, land and soils identified as highly productive by LF–LS–P19 unless there is an operational need for the development to be located in rural areas,

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Reference	Detail
	<p>3) only provides for urban expansion, rural lifestyle and rural residential development and the establishment of sensitive activities, in locations identified through strategic planning or zoned within district plans as suitable for such development; and</p> <p>4) outside of areas identified in (3), maintains and enhances the natural and physical resources that support the productive capacity, rural character, and long-term viability of the rural sector and rural communities.</p>
<p>Objective UFD-O5</p>	<p>Urban development and climate change</p> <p>The impacts of climate change are responded to in the development and change of Otago’s urban areas so that:</p> <ol style="list-style-type: none"> 1) the contributions of current communities and future generations to climate change impacts are reduced, 2) community resilience increases, 3) adaptation to the effects of climate change is facilitated, 4) energy use is minimised, and energy efficiency improves, and 5) establishment and use of small and community-scale distributed electricity generation is enabled.
<p>Policy UFD-P1</p>	<p>Strategic planning</p> <p>Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and:</p> <ol style="list-style-type: none"> 1) ensure integration of land use and infrastructure, including how, where and when necessary development infrastructure and additional infrastructure will be provided, and by whom, 2) demonstrate at least sufficient development capacity supported by integrated infrastructure provision for Otago’s housing and business needs in the short, medium and long term, 3) maximise current and future opportunities for increasing resilience, and facilitating adaptation to changing demand, needs, preferences and climate change, 4) minimise risks from and improve resilience to natural hazards, including those exacerbated by climate change, while not increasing risk for other development, 5) indicate how connectivity will be improved and connections will be provided within urban areas, 6) provide opportunities for iwi, hapū and whānau involvement in planning processes, including in decision making, to ensure provision is made for their needs and aspirations, and cultural practices and values, 7) facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities, and 8) identify, maintain and where possible, enhance important features and values identified by this RPS.
<p>Policy UFD-P2</p>	<p>Sufficiency of development capacity</p> <p>Sufficient urban area housing and business development capacity in urban areas, including any required competitiveness margin, is provided in the short, medium and long term by:</p> <ol style="list-style-type: none"> 1) undertaking strategic planning in accordance with UFD–P1 2) identifying areas for urban intensification in accordance with UFD–P3,

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Reference	Detail
	<ul style="list-style-type: none"> 3) identifying areas for urban expansion in accordance with UFD-P4, 4) providing for commercial and industrial activities in accordance with UFD-P5 and UFD-P6 5) responding to any demonstrated insufficiency in housing or business development capacity by increasing development capacity or providing more development infrastructure as required, as soon as practicable, and 6) requiring Tier 2 urban environments to meet, at least, the relevant housing bottom lines in APP10.
<p>Policy UFD-P4</p>	<p>Urban expansion</p> <p>Expansion of existing urban areas is facilitated where the expansion:</p> <ul style="list-style-type: none"> 1) contributes to establishing or maintaining the qualities of a well-functioning urban environment, 2) will not result in inefficient or sporadic patterns of settlement and residential growth, 3) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way, 4) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents, 5) manages adverse effects on other values or resources identified by this RPS that require specific management or protection, 6) avoids, as the first priority, highly productive land identified in accordance with LF-LS-P19, 7) locates the new urban/rural zone boundary interface by considering: <ul style="list-style-type: none"> (a) adverse effects, particularly reverse sensitivity, on rural areas and existing or potential productive rural activities beyond the new boundary, and (b) key natural or built barriers or physical features, significant values or features identified in this RPS, or cadastral boundaries that will result in a permanent, logical and defensible long- term limit beyond which further urban expansion is demonstrably inappropriate and unlikely, such that provision for future development infrastructure expansion and connectivity beyond the new boundary does not need to be provided for, or (c) reflects a short or medium term, intermediate or temporary zoning or infrastructure servicing boundary where provision for future development infrastructure expansion and connectivity should not be foreclosed, even if further expansion is not currently anticipated.
<p>Policy UFD-P5</p>	<p>Commercial activities</p> <p>Provide for commercial activities in urban areas by:</p> <ul style="list-style-type: none"> 1) enabling a wide variety and scale of commercial activities, social activities and cultural activities in central business districts, town centres and commercial areas, especially if they are highly accessible by public transport and active transport, 2) enabling smaller local and neighbourhood centres and rural settlements to accommodate a variety of commercial activities, social activities and cultural activities of a scale appropriate to service local community needs,

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Reference	Detail
	<p>3) providing for the expansion of existing areas or establishment of new areas identified in (1) and (2) by first applying UFD-P1 and UFD-P2, and outside the areas described in (1) and (2), allow for small scale retail and service activities, home occupations and community services to establish within or close to the communities they serve.</p>
<p>Policy UFD-P7</p>	<p>Rural Areas</p> <p>The management of rural areas:</p> <ol style="list-style-type: none"> 1) provides for the maintenance and, wherever possible, enhancement of important features and values identified by this RPS, 2) outside areas identified in (1), maintains the productive capacity, amenity and character of rural areas, 3) enables primary production particularly on land or soils identified as highly productive in accordance with LF-LS-P19, 4) facilitates rural industry and supporting activities, 5) directs rural residential and rural lifestyle development to areas zoned for that purpose in accordance with UFD-P8, 6) restricts the establishment of residential activities, sensitive activities, and non-rural businesses which could adversely affect, including by way of reverse sensitivity, the productive capacity of highly productive land, primary production and rural industry activities, and 7) otherwise limits the establishment of residential activities, sensitive activities, and non-rural businesses to those that can demonstrate an operational need to be located in rural areas.
<p>Policy UFD-P10</p>	<p>Criteria for significant development capacity</p> <p>'Significant development capacity' is provided for where a proposed plan change affecting an urban environment meets all of the following criteria:</p> <ol style="list-style-type: none"> 1) the location, design and layout of the proposal will positively contribute to achieving a well- functioning urban environment, 2) the proposal is well-connected to the existing or planned urban area, particularly if it is located along existing or planned transport corridors, 3) required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on planned development infrastructure provision to, or reduction in development infrastructure capacity available for, other feasible, likely to be realised developments, in the short-medium term, 4) the proposal makes a significant contribution to meeting a need identified in a Housing and Business Development Capacity Assessment, or a shortage identified in monitoring for: <ol style="list-style-type: none"> (a) housing of a particular price range or typology, particularly more affordable housing, (b) business space or land of a particular size or locational type, or (c) community or educational facilities, and 5) when considering the significance of the proposal's contribution to a matter in (4), this means that the proposal's contribution: <ol style="list-style-type: none"> (a) is of high yield relative to either the forecast demand or the identified shortfall,

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Reference	Detail
	(b) will be realised in a timely (i.e. rapid) manner, (c) is likely to be taken up, and (d) will facilitate a net increase in district-wide up-take in the short to medium term.

Proposed District Plan

Chapter 3: Strategic Direction		
Reference	Detail	Decision
SO 3.2.1	The development of a prosperous, resilient and equitable economy in the District.	[2021] NZEnvC 29
SO 3.2.1.2	The Queenstown and Wānaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.	[2021] NZEnvC 29
SO 3.2.1.3	The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.	[2021] NZEnvC 29
SO 3.2.1.5	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.	[2021] NZEnvC 29
SO 3.2.1.6	Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	[2021] NZEnvC 29
SO 3.2.1.8	Diversification of land use in rural areas beyond traditional activities, including farming, provided that: <ol style="list-style-type: none"> the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. 	[2021] NZEnvC 155
SO 3.2.1.9*	Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment.	<i>[subject to ongoing discussions]</i>
SO 3.2.2	Urban growth is managed in a strategic and integrated manner.	
SO 3.2.2.1	Urban development occurs in a logical manner so as to: <ol style="list-style-type: none"> promote a compact, well designed and integrated urban form; 	[2021] NZEnvC 155

Chapter 3: Strategic Direction

Reference	Detail	Decision
	<ul style="list-style-type: none"> b. build on historical urban settlement patterns; c. achieve a built environment that provides desirable, healthy and safe places to live, work and play; d. minimise the natural hazard risk, taking into account the predicted effects of climate change; e. protect the District's rural landscapes from sporadic and sprawling urban development; f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in; g. contain a high quality network of open spaces and community facilities; and h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure. 	
SO 3.2.3	A quality built environment taking into account the character of individual communities.	[2021] NZEnvC 155
SO 3.2.3.1	The District's important historic heritage values are protected by ensuring development is sympathetic to those values.	[2021] NZEnvC 155
SO 3.2.3.2	Built form integrates well with its surrounding urban environment.	[2021] NZEnvC 155
SO 3.2.4	The distinctive natural environments and ecosystems of the District are protected.	[2021] NZEnvC 155
SO 3.2.4.1	Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.	[2021] NZEnvC 155
SO 3.2.4.2	The spread of wilding exotic vegetation is avoided.	[2021] NZEnvC 155
SO 3.2.4.3	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.	[2021] NZEnvC 155
SO 3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.	[2021] NZEnvC 155
SO 3.2.4.5	Public access to the natural environment is maintained or enhanced.	[2021] NZEnvC 155
SO 3.2.4.6	The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.	[2021] NZEnvC 155
SO 3.2.4.7	The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.	[2021] NZEnvC 155

Chapter 4: Urban Development		
Reference	Detail	Decision
Objective 4.2.1	Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.	Consent Order dated 20 August 2020
Policy 4.2.1.1	Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.	Consent Order dated 20 August 2020
Policy 4.2.1.2	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 towns and rural settlements.	Consent Order dated 20 August 2020
Policy 4.2.1.3	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.	Consent Order dated 20 August 2020
Policy 4.2.1.4	<p>Ensure Urban Growth Boundaries encompass, at a minimum, sufficient feasible development capacity and urban opportunities consistent with:</p> <ul style="list-style-type: none"> a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form; b. ensuring the ongoing availability of a competitive land supply for urban purposes; c. 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; d. 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; e. a compact and efficient urban form; f. avoiding sporadic urban development in rural areas; g. minimising the loss of the productive potential and soil resource of rural land; and h. A future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity 	Consent Order dated 20 August 2020
Policy 4.2.1.5	When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.	Consent Order dated 20 August 2020
Policy 4.2.1.5a	When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development have particular regard to minimising significant adverse effects on the values of open rural landscapes.	Consent Order dated 20 August 2020
Policy 4.2.1.6	Review and amend Urban Growth Boundaries, as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development (having regard to Policy 4.2.1.4).	Consent Order dated 20 August 2020

Chapter 4: Urban Development

Reference	Detail	Decision
Objective 4.2.2A	A compact and integrated, and well designed urban form within the Urban Growth Boundaries that: <ul style="list-style-type: none"> a. is coordinated with the efficient provision, use and operation of infrastructure and services; and b. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities. 	Consent Order dated 20 August 2020
Objective 4.2.2B	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)	Consent Order dated 20 August 2020
Policy 4.2.2.1	Integrate urban development with existing or proposed infrastructure so that: <ul style="list-style-type: none"> a. urban development is serviced by infrastructure of sufficient capacity; and b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and c. in the case of the National Grid, reverse sensitivity effects are avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised. 	Consent Order dated 20 August 2020
Policy 4.2.2.2	Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to: <ul style="list-style-type: none"> a. its topography; b. its ecological, heritage, cultural or landscape significance if any; c. any risk of natural hazards, taking into account the effects of climate change; d. connectivity and integration with existing urban development; e. convenient linkages with public transport; f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment; . fa the level of existing and future amenity that is sought (including consideration of any identified special character areas); g. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure; h. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible; i. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and j. the need to locate emergency services at strategic locations. 	Consent Order dated 20 August 2020

Chapter 4: Urban Development

Reference	Detail	Decision
Policy 4.2.2.3	Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.	Consent Order dated 20 August 2020
Policy 4.2.2.4	Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.	Consent Order dated 20 August 2020
Policy 4.2.2.5	Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.	Consent Order dated 20 August 2020
Policy 4.2.2.6	Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.	Consent Order dated 20 August 2020
Policy 4.2.2.7	Explore and encourage innovative approaches to design to assist provision of quality affordable housing.	Consent Order dated 20 August 2020
Policy 4.2.2.8	The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.	Consent Order dated 20 August 2020
Policy 4.2.2.9	Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting "Crime Prevention Through Environmental Design".	Consent Order dated 20 August 2020
Policy 4.2.2.10	Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.	Consent Order dated 20 August 2020
Policy 4.2.2.11	Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.	Consent Order dated 20 August 2020