

**ATTACHMENT 1: 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, and evaluates the effectiveness of each option in terms of its ability to achieve each provision.

**Part 4.1.4 Natural Environment**

<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<b>Part 4.1.4 Natural Environment</b>			
<i>Objectives</i>			
<i>The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.</i>	<p>The RVZ extends through Homestead Valley, therefore impacting on the natural functioning of Homestead Creek. Given the proximity of buildings and paved surfaces, the existing zone would not be effective in preserving the remaining natural character.</p> <p><b>Not effective</b></p>	<p>Development would be shifted away from the Homestead Valley, and therefore there would be less impact on the natural functioning of Homestead Creek. However, there would likely be no protection of the Creek from stock access.</p> <p><b>Partially effective</b></p>	<p>Development would be shifted away from Homestead Creek; except development associated with Activity Area 5. The proposed Plan provisions would encourage ecological enhancement of the Creek. However, stock access may still be allowed.</p> <p><b>Partially effective</b></p>
<i>The protection of outstanding natural features and natural landscapes.</i>	<p>The zone anticipates development, and its location is considered inappropriate in landscape terms. There is an ability to place conditions on consent to manage effects, but only to the extent that the controlled activities are not declined. Therefore, the current zone does not protect outstanding natural landscapes. Land surrounding the RVZ would not be protected from the potential for development to spread, given that the character of the landscape development in the RG is a discretionary activity, and the assessment of the landscapes ability to absorb change would have changed, given the extent of development that would have occurred.</p> <p><b>Not effective</b></p>	<p>While adverse effects may be reduced because of the relocation of the zone from its currently prominent location, the zone still enables a development of significant intensity within an outstanding natural landscape. As per option 1, while conditions can be placed on buildings in relation to external appearance, these controls are limited by the level of development that is anticipated by the zone. The issue of potential spread of development into the RG zone also applies.</p> <p><b>Not effective</b></p>	<p>While the zone would still be located within an outstanding natural landscape, there is an opportunity to mitigate adverse effects as much as possible through appropriate location of development, and also through imposing controls on density, external appearance and height. There is an opportunity to protect the outstanding natural landscape that surrounds the development by zoning open space.</p> <p><b>Effective</b></p>
<i>The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers</i>	<p>Through the subdivision provisions of the District Plan the Council has the ability to manage the effects of development on water resources. However, it is noted that</p>	<p>As per option 1.</p>	<p>The plan change provides an opportunity to achieve the principles of SNZHB44:2001.</p>

<p>and wetlands.</p>	<p>discharges are the responsibility of the Regional Council. The District Council has the ability to impose some conditions, however, this is limited to the current provisions of the Plan.</p> <p><b>Effective</b></p>	<p><b>Effective</b></p>	<p><b>Effective</b></p>
<p><i>Policy Provisions</i></p>			
<p>1.5 <i>To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread</i></p>	<p>There is no restriction on planting of species.</p> <p>Controlled activity rule for buildings includes control over landscaping. However assessment matters relate to the ability of landscaping to mitigate adverse effects of buildings, and make no mention of appropriate species to plant.</p> <p><b>Not effective</b></p>	<p>As per option 1</p> <p><b>Not effective</b></p>	<p>The plan provisions can be amended to restrict the planting of inappropriate species, and to control landscaping for the purposes of both amenity, and ensuring wilding species are avoided. Consent notices can be imposed on each certificate of title restricting species to be planted.</p> <p><b>Effective</b></p>
<p>1.7 <i>To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents</i></p>	<p>Conditions can be imposed to avoid or mitigate adverse effects on nature conservation values and the natural character of the environment. However, this does not extend beyond the existing RVZ, and therefore the values associated with the wider environment can not be considered. Additionally, development is anticipated throughout the Zone, and therefore ability to protect nature conservation values may be limited.</p> <p><b>Not effective</b></p>	<p>As per option 1. It is noted that moving the zone onto the terrace would avoid development within Homestead Creek, which is positive in terms of avoiding adverse effects.</p> <p><b>Partially effective</b></p>	<p>The plan change provides an opportunity to manage effects on the natural character, and to avoid developing in overland flow paths, and areas vulnerable to change.</p> <p><b>Effective</b></p>
<p>1.13 <i>To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.</i></p>	<p>Homestead Creek is located within the existing zone, and would likely be altered through implementation of the zone. The Council could impose conditions on consent to reduce effects on the creek, however, these would be limited given that the Plan anticipates development</p>	<p>The zone would be shifted away from Homestead Creek, therefore avoiding adverse effects of development.</p>	<p>Development areas would be shifted away from Homestead Creek. There is an opportunity to enhance the values of Homestead Creek, and also the water races, through imposing an open space zone, and restricting stock access.</p>

	throughout the zone. <b>Not effective</b>	<b>Effective</b>	<b>Effective</b>
<i>1.14 To consider taking appropriate esplanade reserves of adequate width to protect the natural character and nature conservation values around the margins of any of the District's rivers, lakes, wetlands and streams should any subdivision occur of small lots or any development for residential, recreational or commercial purposes.</i>	Consideration of whether to take esplanade reserves provided in Part 15 of the Plan.  <b>Effective</b>	By moving the zone onto the terrace, it is moved away from Homestead Creek, and therefore creation of an esplanade reserve at the time of subdivision unlikely.  <b>Not effective</b>	As per option 1. Plan change provides the potential to consider extent and zoning of reserve areas over and above the provisions in Part 15.  <b>Effective</b>
<i>1.15 To identify areas, in co-operation with land occupiers and owners, the Regional Council, conservation and recreation organisations, for the setting aside of esplanade reserves or strips.</i>	Could be achieved through consideration of subdivision consent.  <b>Effective</b>	Less likely to be achieved given location of zone.  <b>Not effective</b>	Could be achieved through development of plan change.  <b>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>	There is an ability to require landscaping as part of the controlled activity consent for buildings, however, this is for the purposes of mitigating visual effects of buildings, not for nature conservation values.  <b>Not effective</b>	As per option 1.  <b>Not effective</b>	The plan change provides an opportunity to promote the reinstatement of indigenous vegetation within the Homestead gully. Methods to achieve this need to be considered further.  <b>Effective</b>
<i>1.17 To encourage the retention and planting of trees, and their appropriate maintenance.</i>	As above, landscaping for the purposes of mitigating effects of buildings can be considered. However, the Council does not have the ability to restrict the removal of existing vegetation, or management of vegetation outside the RVZ  <b>Not effective</b>	As per option 1.  <b>Not effective</b>	There are opportunities to require the retention of existing vegetation, and ensure appropriate maintenance.  <b>Effective</b>
<i>Air Quality Objectives</i>			
<i>The maintenance and improvement of air quality</i>	The zone provisions contain rules that require that the best practicable options are adopted to minimize emissions of smoke,	As per option 1.	Provisions can be imposed restricting the use of solid fuel burners with the potential for inappropriate emissions.

	and restricts solid fuel burners. It is questionable as to what is meant by the term 'communal living areas', which is not defined in the District Plan. This could be interpreted to mean that open fire places are permitted in any living area  <b>Partially effective</b>		<b>Effective</b>
<b>Partially effective</b>			
<i>Policies</i>			
<i>2.1 To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.</i>	As identified above, the RVZ provisions restrict the use of solid fuel burners. Note that emissions to air are controlled for the most part by the Regional Council through the air quality plan.  <b>Effective in part, depending on interpretation of rules</b>	As per option 1  <b>Partially effective</b>	As above  <b>Effective</b>

<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<b>Part 4.2.5 Landscape and Visual Amenity</b>			
<i>Objective</i>			
<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>	The Zone anticipates significant development in what has been identified as an inappropriate location given its prominence when viewed from the road. Mitigation of the effects of development could be achieved to some extent through imposing conditions on controlled activity consents for buildings. However, this is limited by the fact that the zone anticipates development.  <b>Not effective</b>	While shifting the zoning decreases adverse effects when viewed from the road, the plan provisions would still enable significant development, with adverse effects on the landscape values of the terrace. While the initial development would be contained within the 15 hectares of RVZ, there is no certainty that the land surrounding this zone would be retained as open space, given that it is zoned rural general, and applications would be assessed on their merits.  <b>Not effective</b>	Because of the development rights associated with the site, it is not possible to avoid the effects of development. However, through adopting appropriate boundaries to the zone, and imposing restrictive provisions that ensure adverse effects are remedied or mitigated as far as possible, this objective can be achieved.  <b>Effective</b>
<i>Policy provisions</i>			
<i>Future Development</i>			
<i>(a) To avoid, remedy or mitigate the adverse effects of development and/or</i>	The landscape report has identified that land currently zoned RVZ is vulnerable to	It has been identified that the terrace is less vulnerable to degradation than the	As discussed in option 2, the terrace, while less vulnerable to degradation than the

<p><i>subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.</i></p>	<p>degradation given its location and topography.</p> <p><b>Not effective</b></p>	<p>current location of the RVZ. However, it is noted that it is still part an outstanding natural landscape, and therefore is still vulnerable to degradation. Therefore adverse effects would need to be avoided, remedied or mitigated.</p> <p><b>Effective</b></p>	<p>current location of the RVZ, is within an ONL and therefore careful consideration of zone boundaries and provisions is required in order to avoid, remedy or mitigate adverse effects.</p> <p><b>Effective</b></p>
<p><i>(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</i></p>	<p>As above, the landscape report has identified that the location of the existing zone, coupled with its enabling provisions, would be inappropriate in the environment. It is believed that development of the existing zone would detract from the landscape and visual amenity values of the local environment.</p> <p><b>Not effective</b></p>	<p>As identified above, it has been identified through the landscape assessment that the terrace is better able to absorb development than the current location of the RVZ. However, because of its enabling provisions, it is considered that implementation of the Zone would still detract from landscape and visual amenity values.</p> <p><b>Partially effective</b></p>	<p>As discussed in option 2, the terrace is better able to absorb development than the existing location of the RVZ. The ability to provide for the development rights of the site without detracting from the landscape values depends on the boundaries of the zone, and the form and nature of development that it enables.</p> <p><b>Effective</b></p>
<p><i>(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</i></p>	<p>The zone is currently located so that it extends across terrace faces, and through the Homestead Valley, which contains the Homestead Creek. Therefore, it does not harmonise with local topography, ecological and nature conservation values.</p> <p><b>Not effective</b></p>	<p>Relocating the zone onto the terrace would result in its location better harmonizing with the landscape. However, the form of development provided by the zone would be inappropriate in this landscape, given its density, and the lack of controls on mix of uses, and provision of open space.</p> <p><b>Partially effective</b></p>	<p>There is an opportunity to improve both the location and provisions of the zone. Protection of the rural landscape surrounding the development areas, and the water courses, both ephemeral and permanent, is positive.</p> <p><b>Effective</b></p>
<p><i>Outstanding Natural Landscapes District wide</i></p>			
<p><i>(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.</i></p>	<p>The zone is located within an outstanding natural landscape, extending onto the terrace, which has an open character at present. Therefore, development of the RVZ does not achieve this policy.</p> <p><b>Not effective</b></p>	<p>This option involves relocating all of the RVZ onto the terrace, which is currently part of an open landscape.</p>	<p>This option involves relocating the development rights onto the terrace, which is located within an open landscape. While the landscape is open at present, the development rights associated with the RVZ mean that the permitted baseline is not an open landscape. The protection of the landscape surrounding any development areas would ensure that the open character of the wider landscape is</p>

		<b>Not effective</b>	protected into the future.
			<b>Partially effective</b>
<i>(b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.</i>	Given the topography of the current location of the RVZ and its location alongside the Cardrona Valley Road, it has been found that it has little capacity to absorb change.	It has been identified that the terrace is better able to absorb change than the current location of the RVZ given its topography and distance from the Cardrona Valley Road. While this option is effective in the short term, long term it may place pressure on the surrounding landscape, given that it would retain its rural general zoning, under which future development would be assessed as a discretionary activity.	As per option 2, the terrace is better able to absorb change. However, when identifying zone boundaries, it is important to ensure that those areas sensitive to development are as far as possible protected.
	<b>Not effective</b>	<b>Effective in short term</b>	<b>Effective</b>
<i>(c) To allow limited subdivision and development in those areas with higher potential to absorb change.</i>	There are some areas within the existing RVZ that can better absorb change, such as the part on the terrace, and in the area in proximity to the woolshed. However, as discussed above, there are significant areas of the zone that can not absorb development.	Relocating the zone would be effective in enabling development in those areas that can better absorb change.	Relocating the zone, and amending its provisions would be effective in enabling development within those areas that can better absorb change. This is subject to ensuring appropriate development boundaries are identified.
	<b>Not effective</b>	<b>Effective</b>	<b>Effective.</b>
<i>(d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.</i>	The zone is located alongside a public road, and its development would detract from the amenity values as experienced by those traveling along it. The zone is also visible from the access road to the Wairau snow farm, which is a public road.	Relocating the zone would reduce its effect on the Cardrona Valley Road.	Relocating the zone would reduce its effect on the Cardrona Valley Road.
	<b>Not effective</b>	<b>Partially effective</b>	<b>Partially effective</b>
<b>Urban Development (Policy 4.2.5(6))</b>			
<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>	The zone provides for urban subdivision and development within an ONL.	The development rights associated with the zone mean that it provides for urban subdivision and development within an ONL.	As per option 2. Neither of these options achieve the Policy. However, the development rights already exist.
	<b>Not effective</b>	<b>Not effective</b>	<b>Not effective</b>
<i>(c) To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the</i>	As discussed above, the zone extends onto the terrace, which has an open character at present. Development of the	While the terrace has an open character at present, this is subject to the existing development rights associated with the	As per option 2.

<p><i>other outstanding natural landscapes of the district by:</i></p> <ul style="list-style-type: none"> <li>- maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;</li> <li>- ensuring that the subdivision and development does not sprawl along roads.</li> </ul>	<p>zone in its current location would create the effect of sprawl along the Cardrona Valley Road.</p> <p><b>Not effective</b></p>	<p>RVZ. Relocating the zone avoids the creation of sprawl along the Cardrona Valley Road.</p> <p><b>Partially effective</b></p>	<p><b>Partially effective</b></p>
<p><b>Urban Edges (Policy 4.2.5(7))</b></p>			
<p><b>Urban Edges</b>  <i>To identify clearly the edges of:</i></p> <ul style="list-style-type: none"> <li>(a) Existing urban areas;</li> <li>(b) Any extensions to them; and</li> <li>(c) Any new urban areas</li> </ul> <ul style="list-style-type: none"> <li>• by design solutions and to avoid sprawling development along the roads of the district.</li> </ul>	<p>As above, the zone has the potential to create the feeling of sprawl along the Cardrona Valley Road. The zone is surrounded by Rural General Zone, in which development is a discretionary activity. There is concern that if the existing zone were developed, thereby changing the character of the landscape, that development could start 'bleeding' into the surrounding landscape.</p> <p><b>Not effective</b></p>	<p>The effects of sprawl along the Cardrona Valley Road would be avoided. However, the same issue would apply whereby there is potential in the future for development to 'bleed' out from the RVZ.</p> <p><b>Partially effective</b></p>	<p>The effects of sprawl along the Cardrona Valley Road would be avoided. However, a clear urban boundary could be ensured through the adoption of an open space zone surrounding the development areas. This would ensure that development does not spread into the future.</p> <p><b>Effective</b></p>
<p><b>Avoiding Cumulative Degradation</b>  <i>In applying the policies above the Council's policy is:</i></p> <ul style="list-style-type: none"> <li>(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.</li> <li>(b) to encourage comprehensive and sympathetic development of rural areas.</li> </ul>	<p>The RVZ enables a high level of density. It is considered that in its current location, this level of development is inappropriate, and the effects can not be mitigated through the use of landscaping and planting.</p> <p>The development that could occur in the existing zone is not sympathetic to the development, and there is no assurance that it would be achieved in a comprehensive manner.</p> <p><b>Not effective</b></p>	<p>As per option 1. This is slightly improved through relocating the zone. However, the adverse effects of high density, and lack of control to ensure sympathetic and comprehensive development still apply.</p> <p><b>Not effective</b></p>	<p>There is an opportunity to manage density and form of development to attempt to mitigate effects on the environment. Controls can be imposed to ensure that as far as possible development is sympathetic, and is undertaken in a comprehensive manner.</p> <p><b>Effective</b></p>
<p><b>Structures (Policy 4.2.5(8)) To preserve the visual coherence of</b></p>			
<p>a) <i>outstanding natural landscapes and features and visual amenity landscapes by:</i></p> <ul style="list-style-type: none"> <li>• encouraging structures which are in harmony with the line and form of the landscape;</li> <li>• avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;</li> <li>• encouraging the colour of buildings and</li> </ul>	<p>Given the location and topography of the existing zone, and the height of buildings permitted, buildings are unlikely to be in harmony with the line and form of the landscape. There is potential for structures to be located on the skyline, when viewed from the Cardrona Valley Road.</p> <p>Because buildings are a controlled activity with control reserved over external</p>	<p>Through relocating the zone, buildings can be located to harmonise with the form and character of the landscape. However, because of density and height provisions, some structures may still be inappropriate. As per option 1, the Council would retain control over colour and materials of buildings.</p>	<p>There is an opportunity to locate buildings so that they harmonise with the form of the landscape and avoid creating skyline effects. For instance, avoiding location along the escarpment, or within overland water flows. Controls can be imposed on the colour and materials used on each building.</p>

<p><i>structures to complement the dominant colours in the landscape;</i></p> <ul style="list-style-type: none"> <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>appearance, the Council is able to ensure colours complement those that are dominant in the landscape. Because of the location of the zone, the Council is unable to ensure the appropriate location of buildings in the landscape. The use of local, natural materials can be achieved.</p> <p><b>Not effective</b></p>	<p><b>Partially effective</b></p>	<p><b>Effective</b></p>
<p><i>(c) 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 maintain and enhance amenity values associated with the views from public roads.</i></li> </ul>	<p>The effects of signs and corporate images can be controlled through the existing provisions. The zone is located along the Cardrona Valley Road, and requires a 10 or 20 metre setback from that road (depending on use). This achieves the policy to some extent. However, given the height of buildings within the zone, amenity values associated with views from the road would likely be adversely affected.</p> <p><b>Partially effective</b></p>	<p>As per option 2, the provisions of the Zone control the use of signage, and setbacks from roads. The adverse effects of locating development along the Cardrona Valley Road would be avoided.</p> <p><b>Effective</b></p>	<p>The development will be located away from the Cardrona Valley Road, and therefore effects would be minor. Mechanisms can be adopted to control the use of signs.</p> <p><b>Effective</b></p>
<p><b>Forestry and Amenity Planting (Policy 4.2.5(11))</b></p>			
<p><i>Subject to policy 16, to maintain the existing character of openness in the relevant outstanding natural landscapes and features of the district by:</i></p> <p><i>(a) encouraging forestry and amenity planting to be consistent with patterns, topography and ecology of the immediate landscape.</i></p> <p><i>(b) encouraging planting to be located so that vegetation will not obstruct views from public roads and to discourage linear planting near boundaries of public roads.</i></p>	<p>Forestry activities are a non-complying activity within the RVZ.</p> <p><b>Effective</b></p>	<p>As per option 1.</p> <p><b>Effective</b></p>	<p>It is likely that forestry would be non-complying within any development areas, and also within those areas protected for open space purposes.</p> <p><b>Effective</b></p>
<p><b>Transport Infrastructure (Policy 4.2.5(12))</b></p>			
<p><i>To preserve the open nature of the rural landscape by:</i></p> <ul style="list-style-type: none"> <li>• <i>encouraging the location of roads, car parks and tracks along the edges of</i></li> </ul>	<p>This policy can be achieved through implementation of the subdivision provisions of the Plan. It is noted however that given the location and topography of</p>	<p>As per option 1, this Policy can be achieved through the implementation of the subdivision provisions of the Plan. The topography of the terrace would reduce the</p>	<p>There is an opportunity to create a positive road network within the zone, and linking the zone to the Cardrona Valley Road and the Cardrona ski field road. As per option 2</p>

<p><i>existing landforms and vegetation patterns.</i></p> <ul style="list-style-type: none"> <li>• (...)</li> <li>• <i>by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.</i></li> <li>• <i>discouraging roads and tracks on highly visible slopes.</i></li> <li>• <i>requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.</i></li> <li>• <i>requiring that all disturbed areas be revegetated at the end of construction.</i></li> <li>• <i>encouraging where appropriate car parks to be screened from view.</i></li> <li>• <i>requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.</i></li> </ul>	<p>the zone, the ability to avoid large cuts and batters may be limited. Because of the shape of the zone, it is difficult to design an effective network of connected and legible streets.</p> <p><b>Partially effective.</b></p>	<p>need for significant earthworks. Because of the shape of the zone, it is difficult to design an effective network of connected and legible streets.</p> <p><b>Partially effective</b></p>	<p>the topography helps reduce the amount of earthworks required. Avoidance of roads and tracks on visible slopes will be possible through location of the zone and its boundaries, and controlling location and form of roads and tracks.</p> <p><b>Effective</b></p>
<p><i>Mining (Policy 4.2.5(13))</i></p>			
<p><i>To maintain the rural or natural qualities of the landscape by:</i></p> <ul style="list-style-type: none"> <li>• <i>placing a limit on the size of the open area of any quarry, landfill site, refuse dump, or extraction site.</i></li> <li>• <i>encouraging the activity in suitable areas away from any visually sensitive locations.</i></li> <li>• <i>requiring that the area be progressively restored during the life of the operation.</i></li> <li>• <i>controlling the form of the open area and of any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape.</i></li> <li>• <i>requiring restoration to be finished to a contour sympathetic to the surrounding topography and revegetated with a cover appropriate for the site and setting.</i></li> </ul>	<p>Mining is a non-complying activity within the RVZ.</p> <p><b>Effective</b></p>	<p>Mining is a non-complying activity within the RVZ.</p> <p><b>Effective</b></p>	<p>Mining would be a non-complying activity within the new zone.</p> <p><b>Effective</b></p>
<p><i>Soil Conservation Planting (Policy 4.2.5(14))</i></p>			
<p><i>To minimise any adverse effects on the visual amenity by:</i></p> <ul style="list-style-type: none"> <li>• <i>encouraging the use of a limited range of species for soil conservation and planting.</i></li> <li>• <i>encouraging the use of existing native</i></li> </ul>	<p>The RVZ controls landscaping for the purposes of mitigating the effects of buildings on the landscape, and makes no provision for soil conservation purposes.</p>	<p>As per option 1.</p>	<p>There is an opportunity to manage the planting that occurs throughout the zone.</p>

<i>species for soil conservation and planting.</i>	<b>Not effective</b>	<b>Not effective</b>	<b>Effective</b>
<b>Retention of existing vegetation (Policy 4.2.5(15))</b>			
<i>To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:</i> <i>(a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;</i> <i>(b) Encouraging maintenance of tussock grass-lands and other nature ecosystems<sup>3</sup> in outstanding natural landscapes.</i> <i>3 to Section 4.1 on nature conservation values.</i>	There is limited indigenous vegetation within the RVZ. The RVZ avoids development within any areas containing tussock grassland.  <b>Effective</b>	As per option 1.  <b>Effective</b>	There is limited indigenous vegetation within the site. Care will be needed to ensure that development does not encroach on the native tussock grasslands at the higher levels of the site.  <b>Effective</b>
<b>Wilding Trees (Policy 4.2.5(16))</b>			
<i>To minimise the adverse effect of wilding trees on the landscape by:</i> • <i>supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.</i>	The RVZ provides no control on the planting of species with wilding potential.  <b>Not effective</b>	As per option 1.  <b>Not effective</b>	There is an opportunity to manage the species that can be planted within the plan change area, and to ensure appropriate management if wilding species to occur within the site.  <b>Effective</b>
<b>Land use (Policy 4.2.5(17))</b>			
<i>To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.</i>	The RVZ enables development that would cause adverse effects on the open character and visual coherence of the landscape.  <b>Not effective</b>	The location of the zone would reduce some adverse effects, given that development would be avoided on the steeper faces, and from the skyline. However, the form and nature of development allowed would adversely effect the visual coherence of the landscape.  <b>Partially effective</b>	Development in this location will cause adverse effects on the open character and visual coherence of the landscape. However, it is believed that a plan change to improve the provisions, and to ensure development boundaries better fit with the landscape, will minimize adverse effects, when compared to the existing zone  <b>Effective</b>
<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<b>Part 4.3.4 Takata Whenua</b>			
Objective 3 - Waahi Tapu and Waahi Taoka <i>Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu.</i>			
<i>3.2 Should any koiwi takata (Maori bone remains) be unearthed, to implement procedures for the management of such</i>	This may be achieved to some extent by the existing provisions for the RVZ.	As per option 1.	The cultural assessment undertaken for the site recommends implementation of procedures of bone remains are found. The

<i>finds and unearthings consistent with the Kai Tahu policy for the management of koiwi takata.</i>	<b>Partially effective</b>	<b>Partially effective</b>	plan change can ensure this occurs through inclusion of appropriate provisions. <b>Effective</b>
<b>Objective 4 Mahika Kai</b> <i>The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use.</i> <i>The limitation of the spread of weeds, such as wilding trees</i>			
<i>4.1 To recognise, by Council policy and decision-making, the importance of mahika kai to the culture and relationship Kai Tahu share with the indigenous resources traditionally gathered in the District.</i>	The plan does currently recognise the importance of mahika kai. <b>Effective</b>	As per option 1. <b>Effective</b>	As a result of the cultural assessment received, there is an opportunity to increase recognition of mahika kai. <b>Effective</b>
<i>4.2 To adopt performance standards for land use activities, including mining, which minimise their adverse effects on the landscape.</i>	As discussed above, the existing zone is permissive, and as such allows activities that will have an adverse effect on the landscape. <b>Not effective</b>	As per option 1, however, the adverse effects are reduced somewhat because of the better location. <b>Not effective</b>	Performance standards can be adopted as part of the plan change, ensuring that adverse effects on the from land use activities can be minimized. <b>Effective</b>
<i>4.4 To encourage land uses and management practices which ensure the vegetation cover is maintained in order to assist in sustaining the life supporting capacity of the soil.</i>	There is no restriction on vegetation removal in the RVZ. <b>Not effective</b>	As per option 1. <b>Not effective</b>	Existing vegetation could be protected through implementation of plan or other regulations. <b>Effective</b>
<i>4.5 To encourage control of noxious plants.</i>	There is limited ability to control noxious plants through existing provisions. <b>Not effective</b>	As per option 1. <b>Not effective</b>	Controls can be imposed to achieve control of noxious species; particularly through the management regime for the open space zone. <b>Effective</b>
<i>4.8 To maintain and enhance public access to the District's public forests and lakes and rivers and wetlands, having regard to their traditional importance as mahika kai.</i>	Through the subdivision provisions within the Plan there is a potential opportunity to provide public access along Homestead Creek. However, this would only occur where the creek transects the zone. No access could be provided to the water races. <b>Partially effective</b>	Because the zone would be moved away from Homestead Creek, access alongside the creek at the time of subdivision is unlikely. <b>Not effective</b>	Public access to Homestead Creek and the water races could be provided through implementation of zone provisions, and imposition of access easements. <b>Effective</b>
<b>Objective 5: Wai (Water)</b> <i>The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.</i>			

<p>5.1 To recognise the importance of the concept of mauri (life force) as it applies to lakes and rivers.</p>	<p>A discharge permit has been approved for the RVZ that ensures the quality of water within the Valley is protected.</p> <p><b>Effective</b></p>	<p>As per option 1.</p> <p><b>Effective</b></p>	<p>As per option 1.</p> <p><b>Effective</b></p>
<p>5.2 In the development and upgrading of public sewage treatment and disposal systems and in the development of new and extended settlements.</p>	<p>As identified above, a discharge permit has been approved for the RVZ. This ensures discharge to land, and therefore retention of the values associated with the water bodies in the Valley.</p> <p><b>Effective</b></p>	<p>As per option 1.</p> <p><b>Effective</b></p>	<p>As per option 1.</p> <p><b>Effective</b></p>
<p>5.4 To encourage, where appropriate, the creation and enhancement of wetlands.</p>	<p>The RVZ is located so that it transects Homestead Creek. The current provisions do not consider or promote protection of the stream and its surrounds.</p> <p><b>Not effective</b></p>	<p>The Homestead Creek area would not be subject to development, and its enhancement would be unlikely.</p> <p><b>Not effective</b></p>	<p>The Homestead Creek area would be zoned open space, providing an opportunity for protection and enhancement. In addition, the plan change would apply to the wet areas at the base of the escarpment (bordering the Cardrona Valley Road), and there would be opportunity to enhance these areas.</p> <p><b>Effective</b></p>
<p><i>Objective 6- Repo Raupo (wetlands) The maintenance and enhancement of existing wetlands and their re-establishment, where practicable.</i></p>			
<p>6.1 To recognise the important part wetlands play in maintaining the health of lakes and rivers and habitat for plant and fish life.</p>	<p>As discussed above, there is limited opportunity to improve wetland habitats through implementation of the existing zone.</p> <p><b>Not effective</b></p>	<p>As per option 1.</p> <p><b>Not effective</b></p>	<p>As discussed above, there is an opportunity to recognise the wet areas located within the site and encourage their enhancement.</p> <p><b>Effective</b></p>
<p>6.2 To encourage the re-establishment of wetlands where practicable.</p>	<p>As above.</p> <p><b>Not effective</b></p>	<p>As above.</p> <p><b>Not effective</b></p>	<p>As above, there is an opportunity to enhance the wet areas within the site.</p> <p><b>Effective</b></p>
<p><i>Objective(s) 9- Protection of water resources 1. The collection, treatment, storage and disposal of wastes in a way that minimizes the adverse effects on the natural resources of the District 2. Minimising the quantities of waste</i></p>			

<p>requiring disposal within the District                  3. To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers.                  4. To avoid, remedy or mitigate the adverse effects of eutrophication.</p>			
<p>9.1 To consult with the appropriate Kai Tahu Runanga when developing waste management strategies for the District.</p>	<p>Kai Tahu ki Otago were consulted in the processing of the discharge permit for the RVZ.   <b>Effective</b></p>	<p>As per option 1.   <b>Effective</b></p>	<p>As per option 1.   <b>Effective</b></p>
<p>9.2 To ensure all waste is treated to a high standard.</p>	<p>The discharge permit and conditions that are applied ensure that waste is treated to a high standard.   <b>Effective</b></p>	<p>As per option 1.   <b>Effective</b></p>	<p>As per option 1.   <b>Effective</b></p>
<p><b>Objective/Policy of Part 4 of the District Plan</b></p>	<p>Option 1: Status Quo</p>	<p>Option 2: Relocate Rural Visitor Zoning</p>	<p>Option 3: Relocate development rights, and amend plan provisions</p>
<p><b>Part 4.4.3 Open Space and Recreation</b></p>			
<p>Objective 2- Environmental effects  <i>Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.</i></p>	<p>The introduction to the RVZ identifies the zone as containing important recreation and visitor facilities. This is reflected in the policies, which recognise the recreation facilities in the RVZ, and provide for their continued operation and expansion. It is considered that because of the location and form of development that could occur within the existing zone, there is a potential for adverse effects on the environment will occur as a result of recreational activities associated with the Zone.   <b>Not effective</b></p>	<p>Adverse effects on the environment may be reduced, however, the provisions encouraging recreation activities remain, and because of the permissive provisions, could cause adverse effects.   <b>Not effective</b></p>	<p>A new zone provides the opportunity to ensure that recreational activities are provided for, while ensuring environmental effects are minimized. This can be achieved through both zoning and other mechanisms.   <b>Effective</b></p>
<p>2.1 To avoid, remedy or mitigate the adverse effects of commercial recreational activities on the natural character, peace and tranquility of the District.</p>	<p>Commercial recreation activities are a controlled activity. However, the matters over which control is reserved are not listed. Assessment matters provide some guidance. However, because of the location of the zone and the nature and scale of the buildings that can occur, adverse effects could be caused from commercial recreation activities.</p>	<p>As per option 1. Adverse effects may be reduced because of the improved location. However, controls on activities are still minimal.</p>	<p>The plan change provides an opportunity to manage the effects of activities through adoption of a structure plan, which will enable commercial recreation activities to occur, but only where they are appropriately located, and of a scale that ensures natural character of the surrounding environment can be maintained.</p>

	<b>Not effective</b>	<b>Partially effective</b>	<b>Effective</b>
<i>2.2 To ensure the scale and location of buildings, noise and lighting associated with recreational activities are consistent with the level of amenity anticipated in the surrounding environment.</i>	<p>As discussed above, while buildings are controlled activities, the nature and scale of activities that can occur within them is not controlled, and the density and height of buildings is significant. Therefore there is potential for activities to occur that are inconsistent with the amenity anticipated in the surrounding environment.</p> <p>The zone rules contain a standard controlling noise emissions which is the same as that applied to the Rural General Zone. Similarly, the standards for lighting are the same for RVZ and the Rural General Zone. Therefore, it could be anticipated that noise levels and lighting associated with activities would be consistent with those of the surrounding environment.</p> <p><b>Partially effective</b></p>	<p>As per option 1.</p> <p><b>Partially effective</b></p>	<p>Zone provisions can be adopted that ensure that the nature and scale of recreational activities, including associated buildings, is consistent with the surrounding environment.</p> <p><b>Effective</b></p>
<i>2.3 To ensure the adverse effects of the development of buildings and other structures, earthworks and plantings in areas of open space or recreation on the District's outstanding natural features and landscapes or significant natural conservation values are avoided, remedied or mitigated.</i>	<p>There are no areas of open space or recreation provided by the RVZ; therefore this policy is not relevant.</p> <p>N/A</p>	<p>As per option 1.</p> <p>N/A</p>	<p>Zone provisions can ensure that areas identified for open space and recreation purposes are protected from the adverse effects associated with buildings, earthworks and other structures.</p> <p><b>Effective</b></p>
<i>2.5 To ensure the development and use of open space and recreational facilities does not detract from a safe and efficient system for the movement of people and goods or the amenity of adjoining roads.</i>	<p>Any activities proposed within the zone would require resource consent, at which time safety and efficiency of a movement system would be assessed. It is noted however that access from the zone to the ski field would likely be from the Cardrona Valley Road, potentially compromising safety (compared to providing an access directly between the RVZ and the ski field</p>	<p>As per option 1.</p>	<p>As part of the plan change the provision of access (both pedestrian and vehicular) can be planned comprehensively. The plan change provides an opportunity to provide access directly between the zone and the ski field, thus reducing traffic and potential safety issues on the Cardrona Valley Road.</p>

	access road).  <b>Effective</b>		<b>Effective</b>
2.6 To maintain and enhance open space and recreational areas so as to avoid, remedy or mitigate any adverse effects on the visual amenity of the surrounding environment, including its natural, scenic and heritage values.	Implementation of the RVZ does not enable the provision of additional open space and recreational areas. While reserve contributions would be taken at the time of subdivision, these would likely be used elsewhere.  <b>Not effective</b>	As per option 1  <b>Not effective</b>	The plan change provides an opportunity to zone a significant area of land for open space, and to provide recreational areas throughout. Additionally, walking trails can be provided throughout the zone, linking to future trails in the Valley.  <b>Effective</b>
Objective 3- Effective use <i>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.</i>			
3.1 To recognise and avoid, remedy or mitigate conflicts between different types of recreational activities, whilst at the same time encouraging multiple use of public open space and recreational area wherever possible and practicable.	Given the development potential within the RVZ, the provision of open space is unlikely. Therefore consideration of this policy is not likely within the resource consent process.  <b>Partially effective</b>	As per option 1.  <b>Partially effective</b>	The Plan Change provides an opportunity to create significant areas of open space, and through implementation of a structure plan, to mitigate any potential conflicts, and enable a range of uses.  <b>Effective</b>
3.2 To ascertain and incorporate the needs of communities by encouraging effective public participation in the design, development and management of public open space and recreational areas.	Because of the development potential associated with the RVZ, it is unlikely that any public open space will be provided. Buildings and subdivision are a controlled activity, meaning that notification of any consents is unlikely, limiting the community's opportunities to be involved.  <b>Not effective</b>	Undertaking a plan change enables community input through the consultation process.  <b>Effective</b>	The plan change process enables the community to become involved in identifying open space and recreational needs, and their future design and management.  <b>Effective</b>
3.3 To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District's residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.	As identified above, it is unlikely that any open space, public or private, would be provided as part of the development of this zone.	As per option 1.	As part of the plan change, a significant area of land would be retained in private ownership, but protected as open space, and available to the public for recreational activities.  <b>Effective</b>

	<b>Not effective</b>	<b>Not effective</b>	
<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<b>Part 4.5.3 Energy</b>			
<i>Objective 1: The conservation and efficient use of energy and the use of renewable energy resources.</i>	There is no ability to encourage or require energy conservation under the RVZ provisions.  <b>Not effective</b>	As per option 1.  <b>Not effective</b>	The plan change process provides an opportunity to identify and implement methods that help achieve energy conservation and its efficient use.  <b>Effective</b>
<i>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.</i>	The RVZ provides for a compact urban form, providing for a significant level of development and therefore the ability to provide a critical mass for service provision.  <b>Effective</b>	As per option 1.  <b>Effective</b>	It is important that the development yield that would be provided by the RVZ is applied here, so that the critical mass needed to create a self sustaining village can be achieved.  <b>Effective</b>
<i>1.2 To promote the compact location of community, commercial, service and industrial activities within urban areas, which reduce the length of and need for vehicle trips.</i>	As above, the RVZ is a compact design. However, it does not provide for a complete range of activities, meaning that residents would still rely on the services provided by Wanaka.  <b>Partially effective</b>	As per option 1.  <b>Partially effective</b>	As per option 1. While the site has the capacity to provide some services, its location and the size of development mean that it will still rely on the services of Wanaka. Given that the zoning is already provided in this location, consideration of this policy is not relevant.  <b>Partially effective.</b>
<i>1.3 To encourage residential sites to be large enough to enable buildings to be constructed to take the greatest advantage of solar energy for heating, both active and passive.</i>	The controlled activity rule for buildings retains control over location of buildings. However, consideration of location does not relate to solar access. The lack of minimum lot size rules, or controls on building coverage or density mean that there is potential for overshadowing between buildings.  <b>Not effective</b>	As per option 1. It is noted that the terrace gains good sunshine hours, and therefore relocating the zone may assist in increasing solar gain that could be achieved.  <b>Not effective</b>	Controls on density and minimum allotment size can help ensure that each dwelling is provided with solar access. A structure plan can be used to locate buildings, and ensure that they are oriented towards the sun. Additionally, design guidelines can assist in informing new residents of how best to orientate their buildings.  <b>Effective</b>
<i>1.4 To control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.</i>	There is no minimum allotment size, and no requirement for outdoor living space.	As per option 1.	Plan provisions and other mechanisms can be applied to ensure that impediments to accessing sunlight are removed.

	<b>Not effective</b>	<b>Not effective</b>	<b>Effective</b>
<i>1.6 To promote increased awareness of the need for energy conservation and efficient use of energy resources, particularly solar energy, active and passive.</i>	There are no controls within the Plan that assist in increasing awareness of the need for energy conservation.  <b>Not effective</b>	As per option 1.  <b>Not effective</b>	The plan change can incorporate methods by which to increase awareness of energy conservation techniques.  <b>Effective</b>
<i>1.7 To encourage the use of energy efficient and non-air polluting heat sources in existing and new dwellings and workplaces (e.g. solar energy, effluent enclosed fireboxes).</i>	The existing provisions do not encourage the use of energy efficient heating sources, but do restrict the use of solid fuel burners, which have the potential to cause air pollution.  <b>Partially effective</b>	As per option 1.  <b>Partially effective</b>	There is an opportunity to provide for energy efficiency comprehensively, by encouraging energy efficiency, and also restricting the use of fuel burners that have the potential to cause pollution.  <b>Effective</b>
<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<b>Part 4.8.3– Natural Hazards</b>			
Objective 1- <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards</i>	Any subdivision within the District is a controlled activity with respect to natural hazards. Therefore, when assessing subdivision applications for the RVZ, the Council has the ability to ensure that adverse effects from potential hazards can be avoided or mitigated. It is noted however that if an application were made for a building, without an associated subdivision consent, natural hazards would not be taken into account.  <b>Partially effective</b>	As per option 1.  <b>Partially effective</b>	The plan change process enables a detailed analysis of the site, and any potential hazards. This information can then be used in structure planning for the site, to ensure that any potential hazards are avoided.  <b>Effective</b>
<i>1.4 To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment</i>	As identified above, the potential effect from natural hazards can be assessed through the subdivision process. However, if only land use consent for buildings is applied for, no assessment of natural hazards is required. It is noted that Homestead Creek runs through the site, and that there is potential flooding issue within proximity to its banks.	As per option 1. However, it is noted that relocating the zone removes any potential effects from Homestead Creek.	The plan change process enables detailed analyses of the potential hazard risk of the site as a whole. It has been found that there are no significant hazard risks on the site. There is an ability through structure planning to ensure that development avoids natural overland flow paths, and Homestead Creek.

	<b>Partially effective</b>	<b>Partially effective</b>	<b>Effective</b>
<i>1.6 To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.</i>	As discussed above, the subdivision provisions provide for this matter. It is noted however that it would be more effective to remove the zone from a hazard prone location.	Shifting the zone onto the terrace removes any potential hazard associated with Homestead Creek. However, development would not provide for the overland flow paths located on the terrace. While their potential effect is likely to be minor, they may create some surface flooding in heavy rain events.	The hazards assessments undertaken as part of the plan change research indicate that the terrace is not prone to hazards. The plan change enables development to avoid the overland flow paths located across the terrace, thus reducing potential risk even further.
	<b>Partially effective</b>	<b>Partially effective</b>	<b>Effective</b>
<i>1.7 To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.</i>	As discussed above, there is a potential that buildings could be erected within the Homestead Creek, which has potential flood risk, given that the assessment of buildings can not refer to hazards.	As per option 1. However, the potential for flooding on the terrace is not significant.	The structure plan can identify those areas that are potentially flood prone and ensure that buildings are located elsewhere.
	<b>Not effective</b>	<b>Partially effective</b>	<b>Effective</b>
<b>Objective/Policy of Part 4 of the District Plan</b>	Option 1: Status Quo	Option 2: Relocate Rural Visitor Zoning	Option 3: Relocate development rights, and amend plan provisions
<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>			
<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>	The landscape assessment has found that development of the RVZ in its current form and location would adversely affect visual amenity values. The zone is located within an ONL, and traverses Homestead Creek, which, under the RMA, is included within the definition of river. It must be recognised that the zone exists, and therefore it is debatable as to whether it should be referred to as 'new growth'.	Shifting the zone onto the terrace reduces adverse effects on visual amenity values. It also avoids adverse effects on Homestead Creek. However, the zone would still be located in an ONL, and enables urban development of significant density. As per option 1, these factors are tempered by the fact that the zone provisions exist.	While the zone would still be located within an ONL, there is an opportunity to mitigate effects on the surrounding landscape, ecological values and water courses through appropriate design. As per option 1, because the zone already exists, it is debatable as to whether it is in fact 'new growth'. Because of these factors, it is believed that this option is the most effective in achieving the policy.
	<b>Not effective</b>	<b>Partially effective</b>	<b>Effective</b>
<i>1.2 To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important</i>	A valuation report has been prepared for the subject site, and found that the soils within the site are not of high quality and farming at this scale is not economically viable. It is believed that given the location	As per option 1.	This option has the added benefit of ensuring appropriate management and protection of a wider area surrounding the development zones. As per options 1 and 2, it is considered that because of the low

<p>amenity values.</p>	<p>and size of the Zone, the life supporting capacity of the soils in the wider site would likely be maintained.</p> <p><b>Effective</b></p>	<p><b>Effective</b></p>	<p>quality soil on the site, and the fact that it is uneconomical to farm, development would not adversely affect the life supporting capacity of soils.</p> <p><b>Effective</b></p>
<p>Objective 2 <i>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>	<p>Because of the permissive nature of the RVZ, there is no ability to ensure that development at Mount Cardrona has regard to the existing Cardrona village. Implementation of this Zone does not enable the provision for community housing, nor does it provide for a mix of uses. Thus, it is questionable as to whether the community's social, cultural and economic wellbeing would be provided for.</p> <p><b>Not effective</b></p>	<p>As per option 1.</p> <p><b>Not effective</b></p>	<p>One of the objectives for the plan change is to ensure that the existing village and Mount Cardrona Station development in a complementary manner. Economic analysis undertaken identifies that the plan change is likely to provide positive spin-offs to the existing village. Through the plan change provisions, and also stakeholders agreements, the Council is able to ensure that community housing is provided as part of the plan change, and also that an appropriate mix of uses is provided, including uses such as education and community facilities.</p> <p><b>Effective</b></p>
<p>2.1 <i>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>	<p>Because the RVZ already exists, it is considered an existing urban area. Because of the permissive nature of the RVZ, and its current location, the Council would be unable to ensure that it would enhance the built character and amenity of the existing Cardrona Village.</p> <p><b>Not effective</b></p>	<p>Shifting the location of the zone would to some extent assist in achieving this policy. However, as per option 1, the Council would be unable to ensure the development enhances the existing Cardrona Village.</p> <p><b>Not effective</b></p>	<p>As identified above, one of the objectives of the plan change is to ensure the existing village and Mount Cardrona Station are complementary. While it could be argued that the Valley would be better served by having only one village rather than two, the reality is that the development rights of the existing RVZ within Mount Cardrona can not be shifted from Mount Cardrona Station. The plan change provides an opportunity to improve the existing situation.</p> <p><b>Effective</b></p>
<p>Objective 3 <i>Provision for residential growth sufficient to</i></p>	<p>While development of the existing zone provides for future growth, the purpose of</p>	<p>As per option 1.</p>	<p>The plan change provides an opportunity to provide for a mix of uses, including</p>

<p><i>meet the District's needs</i></p>	<p>the zone is primarily to provide for visitor accommodation, rather than residential growth, and the Council is unable to require provision for residential development within the zone.</p> <p><b>Not effective</b></p>	<p><b>Not effective</b></p>	<p>residential development. An agreement can be reached whereby provision for community housing would be provided for within the site.</p> <p><b>Effective</b></p>
<p><i>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</i></p>	<p>The RVZ provides for new urban development at a high density. The urban design assessment has identified concerns that the existing zone; because of its shape, location and underlying topography, does not provide scope for good urban design. The Zone caters primarily for visitor accommodation activities, with no ability to promote those other activities.</p> <p><b>Not effective</b></p>	<p>As per option 1. The topography on the terrace may be more conducive to enabling good urban design. However, because of the lack of a range in section sizes (because the zone provides for high density development) a mix of uses is unlikely. Likewise, the Council lacks any ability to promote education facilities.</p> <p><b>Not effective</b></p>	<p>The plan change provides an opportunity to offer a range of densities, and therefore promote a range of activities. Good urban design can be achieved through structure planning processes, plan provisions and design guidelines.</p> <p><b>Effective</b></p>
<p><i>Objective 4 A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.</i></p>	<p>The Zone provides an opportunity to offer a close relationship and good access between the ski fields and supporting accommodation and commercial activities. However, because there is no control on community housing, ski field employees may not be catered for within the development.</p> <p>Because of the capacity of the zone, residents and visitors are likely to travel to Wanaka for key services. However, it must be recognised that at present all visitors to the Cardrona ski fields must travel from either Wanaka or Queenstown, and therefore development in this location will likely reduce travel.</p> <p><b>Partially effective</b></p>	<p>As per option 1.</p> <p><b>Partially effective</b></p>	<p>As per options 1 and 2, the plan change provides a pattern of land use that promotes a relationship between the leisure activities of the Cardrona Valley, and residential and visitor accommodation, and commercial activities. Through the plan change, the Council has the ability to ensure some community housing, including worker accommodation, is provided.</p> <p><b>Effective</b></p>
<p><i>4.2 To promote and enhance a network of compact commercial centres which are</i></p>	<p>Commercial activities are a discretionary activity. Therefore it is most likely that the</p>	<p>As per option 1.</p>	<p>The plan change can provide for commercial activities within the structure</p>

<p><i>easily accessible to, and meet the regular needs of, the surrounding residential environments.</i></p>	<p>zone would provide for residential and visitor activities, which are permitted and controlled respectively. It is therefore unlikely that commercial activities that meet the needs of the residents and visitors of the zone would be provided.</p> <p><b>Not effective</b></p>	<p><b>Not effective</b></p>	<p>plan where they are easily accessible, and form part of the village centre. It is noted that because of the size of the development limited commercial activities will locate here. It is noted that the plan change provides an opportunity to ensure that activities within Mount Cardrona Station and the existing village are complementary.</p> <p><b>Effective</b></p>
<p><i>Visitor accommodation Objective 5 To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.</i></p>	<p>The RVZ enables visitor accommodation activities to occur. However, because of the location of the zone and its permissive nature, there is concern that visitor accommodation development within the zone will create adverse effects on amenity values. Visitor accommodation is a controlled activity, with control reserved over access, flood risk, hours of operation, landscaping, screening of outdoor storage areas, and setbacks from roads. Additionally, the buildings in which visitor accommodation activities would be located are a controlled activity. While these provisions do enable the Council to impose conditions on consents, the Council can not decline consent, and the location and form of the RVZ means that the location and potential dominance of buildings is likely.</p> <p><b>Not effective</b></p>	<p>As per option 1, in that visitor accommodation is provided for, and managed through controlled activity provisions. Locating the zone onto the terrace enables the Council to decrease adverse visual effects of visitor accommodation. However, the level of density and height enabled by the zone has the potential to create adverse effects.</p> <p><b>Partially effective</b></p>	<p>The plan change can enable visitor accommodation, but in a structured manner so that its location, density and heights are all managed so as to avoid, remedy or mitigate potential adverse effects. In addition to zone rules, the Council can adopt design guidelines that encourage good design.</p> <p><b>Effective</b></p>
<p><i>5.1 To manage visitor accommodation to avoid any adverse effects on the environment.</i></p>	<p>As above.</p> <p><b>Not effective</b></p>	<p>As above</p> <p><b>Partially effective</b></p>	<p>As above</p> <p><b>Effective</b></p>

**Summary of findings**

The following provides a summary of the above findings. Option 3 is the most effective in achieving the objectives and policies of the Plan. However, it is noted that this is subject to the final plan provisions and other mechanisms that are adopted. Analysis of the alternative mechanisms, and their ability to achieve the objectives and policies of the plan, is provided in Attachment 2 to this Section 32 analysis.

Option 1: RVZ			Option 2: RVZ on terrace			Option 3: Plan Change		
Effective	Partially effective	Not effective	Effective	Partially effective	Not effective	Effective	Partially effective	Not effective
15	15	46	17	28	31	70	5	1