

Section 32 Evaluation Report: Landscape, Rural Zone and Gibbston Character Zone

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

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.*

2. Iwi Management Plans

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The following iwi management plans are relevant:

The Cry of the People, Te Tangi a Tauria: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)

Section 3.4, Takitimu Me Ona Uri: High Country and Foothills contain the following policies that have specific regard to subdivision and development:

3.4.2 High Country Pastoral Farming

Policy 1. Encourage sustainable pastoral farm land management practice whereby impacts on soil, vegetation and water quality are minimised.

3.4.8 Access and Tourism

Policy 2. Development that includes building activity should consider specific landscape and geographical features and the significance of these to Ngāi Tahu Whānui. Activity whereby buildings will protrude above ridgelines or displace site of cultural significance should be avoided.

Part 3.5.10: General Water Policy: includes,
Policies:

3. Protect and enhance the mauri, or life supporting capacity, of freshwater resources throughout Murihiku.

4. Manage our freshwater resources wisely, mō tātou, ā, mō ngā uri ā muri ake nei, for all of us and the generations that follow.

5. Promote the management of freshwater according to the principle of ki uta ki tai, and thus the flow of water from source to sea.

6. Promote catchment management planning (ki uta ki tai), as a means to recognise and provide for the relationship between land and water.

16. Prioritise the restoration of those waterbodies of high cultural value, both in terms of ecological restoration and in terms of restoring cultural landscapes.

17. Ensure that activities in upper catchments have no adverse effect on mahinga kai, water quality and water quantity in lower catchments.

Part 3.5.19: Riparian Zones, includes the following policies:

Policy 6. Avoid stock access to riparian zones and streambeds, except when required for intermittent vegetation control.

Policy 7. Encourage fencing of streams to protect riparian vegetation, and promote healthy riparian establishment.

3.4.14 Protecting Sites of Significance in High Country and Foothill Areas

Policy 6. Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development.

Section 3.5, Southland Plains: Te Rā a Takitimu contains the following policies that have specific regard to subdivision and development:

3.5.2 Wastewater

9. Encourage creative, innovative and sustainable approaches to wastewater disposal that make use of the best technology available, and that adopt principles of waste reduction and cleaner production (e.g. recycling grey water for use on gardens, collecting stormwater for a pond that can then be used for recreation in a new subdivision).

3.5.7 Subdivision and Development

Policies 1- 18 contain a range of policies that are relevant to Subdivision and Development cover iwi involvement in planning processing and plan development, interaction with developers and iwi, particularly where there may be significant effects, long term planning and cumulative effects, avoiding adverse effects on the natural environment and advocating for the use of esplanades reserves.

Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)

Part 10: Clutha/Mata-au Catchments *Te Riu o Mata-au* outlines the issues, and policies for the Clutha/Mata-au Catchments. Included in this chapter is a description of some of the Kāi Tahu ki Otago values associated with the Clutha/Mata-au Catchments. Generic issues, objectives and policies for all catchments across the Otago Region are recorded in Chapter 5 Otago Region.

The following policies are of particular relevance;

5.3.4: Bank Erosion:

Policy 43. To discourage activities on riverbanks that have the potential to cause or increase bank erosion.

Policy 44. To encourage the planting of indigenous vegetation from the local environs to help reduce continual erosion of the edge of rivers.

5.3.4: Land Use and management

Policy 54. To promote land use that suits the type of land and climatic conditions.

Policy 55. To encourage the exclusion of stock from waterways.

Policy 56. To oppose the draining of wetlands. All wetlands are to be protected.

Policy 57. To require a programme to monitor the effect of stock and agricultural activity on groundwater quality be established.

Policy 58. To promote integrated riparian management throughout entire catchments.

Policy 59. To oppose the indiscriminate use of chemicals or poisons in or near waterways.

5.6.4 Cultural Landscapes General Policies

Subdivisions:

1. *To discourage subdivisions and buildings in culturally significant and highly visible landscapes.*
2. *To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following:*
 - i. *All consents related to the subdivision to be sought at the same time.*
 - ii. *Protection of Kāi Tahu ki Otago cultural values.*
 - iii. *Visual amenity.*
 - iv. *Water requirements.*
 - v. *Wastewater and storm water treatment and disposal.*
 - vi. *Landscaping.*
 - vii. *Location of building platforms.*
3. *To require that where any earthworks are proposed as part of a subdivision activity, an accidental discovery protocol is to be signed between the affected papatipu Rūnaka and the Company .*
4. *To require applicants, prior to applying for subdivision consents, to contact Kāi Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory.*
5. *To require public foot access along lakeshores and riverbanks within subdivisions.*

Land Use 10.2.3 Wai Māori Policies in the Clutha/Mata-au Catchment

9. *To encourage the adoption of sound environmental practices, adopted where land use intensification occurs.*
10. *To promote sustainable land use in the Clutha/Mata-au Catchment.*
11. *To encourage all consents related to subdivision and lifestyle blocks are applied for at the same time including, land use consents, water consents, and discharge consents.*

3. Regional Planning Documents

The Regional Policy Statement 1998 (RPS) is currently under review itself, and may be further advanced in that process by the time the District Plan Review is notified. Amendments to this evaluation may be required to accommodate that change. The District Plan (the Plan) must *give effect* to the operative RPS and must *have regard* to any proposed RPS.

The operative RPS contains a number of objectives and policies of relevance to this plan change, specifically Objectives 5.4.1 to 5.4.4 (Land) and related policies which, in broad terms promote the sustainable management of Otago's land resource by:

- Maintaining and enhancing the primary productive capacity and life supporting capacity of land resources;
- Avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource;
- Protect outstanding natural features and landscapes from inappropriate subdivision, use and development.

Objective 9.4.3 (Built Environment) and related policies are relevant and seek to avoid remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources, and promote the sustainable management of infrastructure.

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

4. Resource Management Issues

This review seeks to address a number of key issues (detailed below), whilst also strengthening the existing provisions by providing more targeted objectives and policies, making the Plan easier to understand and improving certainty to what activities are permitted in the zones and whether they require a resource consent.

The resource management issues set out in this section have been identified from the following sources:

- Wanaka Land Demands – Review of the Wanaka Structure Plan (2007)
- Plan Change 05b – Glenorchy Township Zone Boundary 'The Bible Terrace'
- Plan Change 07 – Residential Flats
- Plan Change 09 – Farm Buildings on Outstanding Natural Features
- Plan Change 13 – Kiromoko
- Plan Change 14 – Makarora Rural Lifestyle Zone
- Plan Change 18 – Mt Cardrona
- Plan Change 20 – Wanaka Urban Boundary
- Plan Change 21 – Queenstown Urban Boundary
- Plan Change 24 – Community and Affordable Housing
- Plan Change 28 – Trails
- Plan Change 33 – Non-Residential Activities in the Residential, Rural Living and Township Zones
- Plan Change 48 – Signs
- Plan Change 49 – Earthworks
- Hawea Community Plan 2003
- Luggate Community Plan 2003
- Makarora Community Plan 2003
- Tomorrows Queenstown
- Wanaka 2020
- Rural General Zone Monitoring Report 2009
- Rural Living Zones Monitoring report 2009
- Informal Airports Research Report 2012
- QLDC Liquefaction Hazard 2013, prepared by Tonkin and Taylor Limited
- Otago regional Council Natural hazard reports
- 'When is enough, enough? Dealing with cumulative effects under the Resource Management Act. A paper by Philip Milne for Horizons Regional Council. 2008
- Read Landscapes Limited 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features' 2014.
 - Peer review on the Wakatipu component by Ben Espie landscape planner
 - Peer review on the Wanaka/Upper Clutha component by Anne Steven landscape architect
- Read Landscapes Limited 'Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment' 2014.
- 'High Level Review of Proposed District Plan Provisions – Landscape Issues' Ben Espie Landscape Planner. 20 November 2014.
- National Policy Statement for Renewable Electricity Generation 2011.
- Ministry for the Environment. 2011. *National Policy Statement for Renewable Electricity Generation 2011: Implementation Guide*. Wellington: Ministry for the Environment.
- National Policy Statement for Freshwater Management 2014

- Otago Regional Council Regional Policy Statement 1998
- Kai Tahu ki Otago Natural Resource Management Plan, 2005
- Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008
- Dairy NZ. Sustainable Dairying Water Accord.
- Relevant legislative changes enacted since the Plan became operative

Consultation

Consultation on the District Plan Review and management of the rural zones was initiated in 2010 and included the following:

- Rural Discussion Document and Brochure in 2010, with feedback invited via the Council's website
- A series of articles in the Otago Daily Times titled 'Our Rural Future' in 2010, with opinion pieces from Anne Steven (Landscape Architect), Clive Geddes (Former Mayor), Council staff, Julian Howarth (Upper Clutha Environmental Society), Peter Constantine (Planner) and Richard Burdon (Farmer).
- Meeting with Federated Farmers and farmers at Mt Burke 11 May 2010
- Meeting with Department of Conservation 28 November 2011
- Meeting with Upper Clutha Environmental Society (UCES) 28 November 2011
- Meeting with the Upper Clutha Tracks Trust 10 January 2012
- Meeting with the NZTA 24 May 2012
- Meeting with NZIA and NZILA 30 April 2012
- Meeting with planning commissioners 11 October 2012
- Stall and posters at the Lake Hayes and Wanaka A & P Shows 2012
- Meeting of the Council's Resource Management Focus Group 2014 and 2015
- January 9 – February 10 2015 Draft provisions and Section 32 reports placed on the Council's website and circulated to persons on the Council's District Plan Review distribution list, persons with an interest in the changes and statutory consultation parties required by the RMA
- Written feedback from in the order of 40 persons/groups
- Meeting with Federated Farmers 16 February 2015
- Attended and spoke at the Hawea Community Association Meeting 10 January 2015 at Lake Hawea.
- Invited to meeting with Farmers 10 February 2015 at Wanaka, all from Upper Clutha area except Mark Hasselman from Glenorchy.

The key issues are:

Issue 1: The management of the District's landscapes

Introduction

The District's landscapes are of significant value to the people who live, work or visit the District, and need to be protected from inappropriate subdivision, development and use.

The existing provisions have been operative in the order of ten years. A number of plan changes have resolved issues that have arisen, whilst monitoring reports and decisions on resource consents have identified issues associated with the existing provisions.

The planning rules for managing subdivision and development in the Rural General Zone are unique compared to many other parts of rural New Zealand in that there is no minimum allotment size for landholdings in the Rural General Zone. What this does is prevent any 'development right' for residential subdivision and development, associated with a minimum landholding area, but requires proposals for subdivision and development to prove that the development would be acceptable in terms of effects on the landscape.

Whilst the existing provisions place emphasis on whether a proposal will be acceptable in terms of adverse effects on the landscape resource, on the other hand, the absence of a minimum allotment

size does not establish clear parameters on the potential limit of the capacity of the landscape to absorb development.

When subdivision and development are proposed, the existing provisions require an appraisal of the development site to determine whether the landscape values are one of an 'outstanding natural feature', 'outstanding natural landscape', 'visual amenity landscape' or, 'other rural landscape'. On this basis an assessment of the proposal is undertaken against a prescribed suite of 'assessment criteria'. All such activities generally fall into the class of a 'discretionary' resource consent, which, in broad terms means that the Council can assess any matters relevant to the application, and can decline applications.

The Council's Rural Monitoring Report 2009, examined the effectiveness of the existing operative provisions and reflected on the amount of residential subdivision and development that had been consented in the Rural General Zone.

The Monitoring Report had a particular focus on subdivision and development in the Wakatipu Basin, an area which has received a relatively large number of resource consent applications and approvals for subdivision and development. The Wakatipu Basin has also been subject to Private Plan changes to create rural lifestyle living and resort accommodation opportunities.

A key theme of the Rural Monitoring Report 2009 was whether the existing provisions were managing the matter of cumulative effects of residential subdivision and development. Appendix 1 is a map of the Wakatipu Basin showing the approved building platforms and built houses at May 2014.

The Monitoring Report identified that the cumulative effects of development pressure within the Wakatipu Basin were not being effectively managed. The report identified a lack of connection between the objectives and policies of the landscape categories identified within the Plan and the assessment matters. The report suggested that these could more explicitly outline the desired landscape outcome, particularly for the areas subject to the 'Visual Amenity Landscapes category' assessment criteria.

Wakatipu Basin

Other work associated with this review focusing on the Wakatipu Basin is a study by Read Landscapes Limited, titled 'Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment 2014'. The Read Landscapes study examined the landscape of the Wakatipu Basin and made recommendations on the options of future management of subdivision and development. Including, the worth of changing the planning rules to require a minimum allotment size in the Wakatipu Basin, areas within the Wakatipu Basin where the landscape has capacity for additional subdivision and development or has reached a threshold. The report also provided a critique of the existing assessment criteria provisions.

The findings of the Read Landscapes study suggested that the existing 'discretionary regime' is the best way to manage subdivision and development in the Wakatipu Basin, and the existing assessment criteria should be clarified, with the inclusion of performance standards to help assess the merits of subdivision and development.

The Read Landscapes study also concluded that the most appropriate way to encourage development to locate where it is appropriate from a landscape perspective is to rezone those locations to Rural Lifestyle, an existing zone already established in parts of the Wakatipu Basin. The Rural Lifestyle zone requires a site size of not less than one hectare with an average site size of two hectares over the area to be subdivided.

Proposed rezoning of identified areas of the Rural General zone in the Wakatipu Basin to Rural Lifestyle Zone

The Read Landscapes report identified the following locations as being capable of supporting rural lifestyle subdivision and development without substantial impact on the Wakatipu Basin's landscape values:

- The 'Hawthorn Triangle' area

- The Fitzpatrick Basin
- Mooney Road area
- Alec Robins Road area
- An extension to the existing Rural Lifestyle zone at the Dalefield Road area

The reasons these areas are suitable for Rural Lifestyle zoning are set out in the Read Landscapes Limited report¹. It is noted the areas are considered suitable entirely from a landscape management perspective on the wider Wakatipu Basin and no consideration has been given to other potential constraints such as natural hazards, roading or infrastructure.

District Wide Rural General Zone

A deficiency with the existing 'Visual Amenity Landscape' landscape provisions is that they anticipate the maintenance, if not the creation of, a specific type of landscape, being 'arcadian' or 'pastoral in the poetic sense'. However, much of the land subject to the provisions has a different landscape character.

Parts of the District's rural areas within the existing 'visual amenity landscape' comprise a rural working landscape, characterised by relatively large paddocks and an absence of domestic buildings. In areas, the predominant introduced vegetation patterns are for sheltering stock and paddocks, rather than creating amenity and shelter associated with housing. The landscape character of these areas, and the management of them with regard to subdivision and development do not benefit from the existing visual amenity landscape provisions.

Generally, the assessment criteria are regarded as complex and repetitive, particularly with regard to the matters relating to cumulative effects. In particular, the Visual Amenity Landscape criteria have a focus on maintaining and enhancing 'arcadian' and 'pastoral in the poetic sense'² landscape values. While these attributes may be present in some areas of the Wakatipu Basin, they do not represent the landscape character of the other areas, but must be applied to large parts of the District when assessing resource consent application for subdivision and development.

Although the process for assessing proposals is strict, this matter may be a reason why there have been a relatively high number of residential building platforms approved in the Wakatipu and Wanaka Basins. It is difficult to suggest, or for the Council to quantify the amount of consented development has reached a cumulative adverse effect when the provisions in the district plan tend to anticipate the creation of a 'arcadian' or 'pastoral in the poetic sense' landscape.

Much of the existing 'Visual Amenity landscape' of the Rural General Zone has a landscape character, typified by a rural working environment and larger landholdings. For instance, areas such as the Wanaka and Hawea Basins, Luggate and parts of the Crown Terrace are for the most part located within the visual amenity landscape but do not exhibit the characteristics of an 'arcadian' or 'pastoral in the poetic sense' visual amenity landscape.

Landscape Categories

As described above, all subdivision and development is subject to assessment criteria which require an analysis of the development site to determine what landscape category applies. With the exception of a few areas where environment court rulings have determined the landscape classification, and these are contained in Appendix 8 (Landscape Categories) of the operative District Plan, most applications are subject to this process.

The existing process works, but is not efficient, it has and will continue to create uncertainties for the community and Council officers when providing advice on planning enquiries associated with this

¹ Read Landscapes Limited 'Wakatipu Basin Residential Subdivision and Development: Landscape Character Assessment' 2014.

² QLDC Operative District Plan part 4.2.4. District Wide, Landscape, issues, Maintenance and enhancement of Visual Amenity landscapes.

Also refer to Read Landscapes Limited 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features' 2014. Ss 3.1.1 – 3.1.4

matter. Substantial components of resource consent decisions and Environment Court decisions have been dedicated to confirming the landscape classification of sites. The existing process does not constitute efficient resource management practice.

While the Council's project to identify the District's Outstanding Natural Landscapes and Features commenced prior to the central government indicated making changes to Part 2 of the RMA (section 6, matters of national importance³, being '*the protection of specified outstanding natural features and landscapes from inappropriate subdivision, use and development*'. Identifying these features and including them in the planning maps will provide certainty to the community and will enhance the effective and efficient administration of the District Plan.

The addition of the word 'specified' is likely to require that landscapes are identified in order to qualify as being of national importance, and subject to the protection afforded to 'outstanding natural landscapes and features' under section 6 of the RMA.

In addition, while the Otago Regional Policy Statement has not been notified, second generation policy statements have tended to be more prescriptive in what functions territorial authorities undertake and how they go about this. Examples include the criteria to identify outstanding natural features and landscapes and significant indigenous biodiversity.

Read Landscapes Limited has undertaken a study to categorise the outstanding natural landscapes and features of the district. The study was peer reviewed by two local landscape architects, familiar with the existing planning rules and experienced with landscape assessments in the district. The study, subsequent peer reviews and commentary has formed the basis of the identified outstanding natural features and landscapes.

The district contains landscapes of national significance that are internationally renowned. The identification and scheduling of the district's outstanding natural landscapes and features is a significant component of the management of the Districts landscapes.

Objective and Policies

The operative district wide landscape chapter has one stated objective:

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.

A review of decisions on notified resource consent applications indicates the District Wide Landscape and Rural General Zone objectives and policies are often overlooked. A reason may be that decision makers, having worked through a long and complex set of prescribed assessment criteria which seek to identify whether the actual and potential effects on the environment will be minor, see little merit in trawling through policy derived from an objective which seeks the same.

While the objective and policy is the foundation of the provisions, it is considered the related 43 (more or less) policies primarily contained in the existing District Wide chapter are too specific and do not offer enough added value over and above the assessment criteria.

The existing suite of objective and policies would benefit from clarification, consolidation and require linkage to the proposed strategic directions chapter.

Issue 2: The management of Farming Activities

Existing and anticipated farming activities (Reverse Sensitivity)

³ Report of the Minister for the Environment's Resource Management Act 1991 Principles Technical Advisory Group. February 2012. <http://www.mfe.govt.nz/publications/rma/tag-rma-section6-7/tag-rma-section6-7.pdf>.

Ministry for the Environment. 2013. *Improving our resource management system. A discussion document*. Wellington: Ministry for the Environment. <http://www.mfe.govt.nz/publications/rma/improving-our-resource-management-system-discussion-document.pdf>

A range of activities are expected to occur in the rural areas that create odour, noise and dust, traffic generation and heavy vehicle traffic. Provided these effects do not constitute a genuine nuisance or health risk, they shall be accepted as anticipated components of rural activities.

It is acknowledged the Rural Zone is considered by many a desirable to live and to also undertake commercial activities. It is important to recognise the importance of farming and established activities to the District and protect the viability of farming.

Rural Amenity

Intensive farming activities have the potential to generate significant and sustained traffic generation, odour, noise, lighting and visual effects. The effects of more intensive farming, particularly a change in the intensity of pastoral farming practices has the potential for amenity effects on neighbouring residential neighbours and a reduction in rural amenity values where these effects are apparent from public roads and trails.

The operative provisions have standards relating to factory farming, with permitted standards for pig and poultry factory farming. In the Hawea and Luggate area there has been a relatively recent shift from traditional pastoral sheep farming to dairy farming and dairy grazing supported by irrigation. The resultant visual changes to the landscape from the use of pivot and linear irrigators and the consistent lush pasture must be accepted as an anticipated change within the ambit of permitted farming activities⁴. The management of the take and use of ground and surface water and the discharge of contaminants to land and water are a function of the Regional Council⁵.

Activities associated with more intensive types of pastoral farming such as dairy farming have the potential to create adverse effects on rural amenity associated with milking sheds, large buildings for housing animals and effluent storage ponds.

These activities have the potential for noise, odour and visual amenity effects associated with the hours of operation of milking sheds, and the sustained and repetitive use and the location of plant and materials that generate noise and odour.

While farm buildings are anticipated in the rural areas, large buildings used for intensive farming and associated infrastructure can also have the potential for adverse effects on landscape values.

The management of the potential effects on rural amenity from intensive farming is an important resource management issue.

Contamination of water bodies from dairy grazing stock

Dairy farming constitutes a more intensive use of land with generally higher numbers of stock located in relatively small areas, than traditional pastoral deer, sheep and beef farming grazing situations. In particular, higher intensities can occur where dairy grazing stock are break-fed or wintered in relatively small paddocks and supplemented with food.

Where dairy grazing stock have access to water bodies, the potential for stock to damage riparian areas and contaminate water bodies is higher than traditional lower intensity farming of sheep and cattle.

Stock entering water bodies has the potential for contamination resulting from pugging, release of sediments and turbidity. Livestock grazing on the banks of water bodies can cause damage to riparian areas, reducing the ability for vegetation to establish which can affect fauna habitat, and degrade amenity values. Livestock, by grazing on the banks of water bodies and entering them to drink, directly input animal wastes to waterways. The resulting pollution degrades water bodies and amenity values.

⁴ The removal of indigenous vegetation which requires a resource consent and/or where earthworks resource consents are required is a different matter that is recognised as having potential for biodiversity and landscape effects, and is not an anticipated farming activity.

⁵ Section 30(1)(e)-(f) RMA

Dairy farming falls within the ambit of permitted farming activities. However, it is a function of the territorial authority to '*achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district*' (S31(1)(a) RMA).

It is necessary to manage the potential adverse effects of land uses where the stocking rates are higher and the nature and scale of the type of stock could have a higher potential for adverse effects on water bodies and riparian areas than less intensive forms of farming. The potential adverse effects that can result from stock degrading water bodies is not only a water quality issue. Degraded riparian areas can reduce indigenous biodiversity, landscape and amenity values and the environmental image of the District.

It is proposed to add a new policy and rule that complements the functions of the Otago Regional Council by encouraging dairy grazing stock to be kept out of water bodies and the immediate margins.

Introducing a new rule to encourage the exclusion of dairy grazing stock from water bodies will also complement the Dairy NZ, The Sustainable Dairying: Water Accord⁶. In particular, where there is the potential for a third party or person not bound to the Accord to graze dairy stock.

This is because the Accord excludes dairy grazing situations where the land is used under a third party grazing arrangement between the owner of dairy cattle and another landowner for the purpose of temporary grazing. Or, where land that is owned or leased by the same person or entity as the milking platform but which is not regularly used for dairy grazing.

The Accord's definition of 'land used regularly for dairy grazing' is *Land used each year for grazing dairy cattle throughout the off-season (i.e. that part of the year when cows are not being milked)*.

In these instances there is no obligation to comply with the Accord and it cannot be relied upon in the absence of provisions under RMA plans. The introduction of a rule in the District Plan will encourage persons responsible for grazing dairy cattle to exclude stock from water bodies, irrespective of them being bound to The Sustainable Dairying: Water Accord.

The Otago Regional Council, Regional Plan: Water, Rule 12.C.0.1 prohibits any activity that would contaminate a water body. The rule is effects based and has qualifiers with regard to any odour being 'objectionable', or a 'conspicuous' oil or grease film, scum or foam. The proposed District Plan rule is activity based and seeks to exclude activities outright. The rule would prohibit the use of land in a certain way that is likely to result in an adverse effect, and furthermore, is likely to be at odds with the objectives of the District Plan and other higher order documents.

It is recognised that the District Plan provisions have the opportunity for a specific focus on the management of natural and physical resources in the Queenstown Lakes District, and the District Plan rules can identify a potentially contaminating activity and directly manage the potential effects of otherwise allowing it to occur. Excluding dairy grazing stock from water bodies and an identified buffer area to ensure riparian areas are not damaged manages rural amenity values, wider landscape values and overall environmental image of the District. In this regard the proposed rule does not overlap the rules of the Otago Regional Plan: Water, these have a specific focus on water quality.

Farm Buildings

The existing provisions place significant emphasis on the protection of the landscape resource through the 'discretionary regime' resource consent process. The majority of resource consent applications for subdivision and development are processed on a notified basis.

A concession exists for buildings used for farming activity (with the exception of residential activity and residential buildings). Plan Change 9 'Farm Buildings on outstanding natural features' established rules which encourage farmers to locate farm buildings outside of outstanding natural features. It does so by requiring a restricted discretionary class of resource consent for the location of buildings in

⁶ <http://www.dairynz.co.nz/media/209792/Sustainable-Dairying-Water-Accord.pdf>

areas likely to have higher landscape values, and a controlled activity class of resource consent in other areas.

The Council have the ability to decline a restricted discretionary class of resource consent, while in the case of a controlled activity, the Council must grant the consent but can impose conditions relevant to the matters of control.

As stated in Plan Change 9, it is acknowledged that farmers play a very important role in the stewardship of the landscape and that farm buildings are an integral part of this function. The Council accepted at the time that where there is a landholding of over 100 hectares, certain requirements are met associated with the density of buildings, elevation, and the proposal is a genuine farm building, the building should be allowed as a controlled activity, subject to controls on external appearance, servicing and location.

Having investigated the administration of the rule and in particular noted the difference in complexity, time, information requirements and costs for processing applications for farm buildings (as a controlled or restricted discretionary activity resource consent) compared to non-farming buildings (Discretionary activity resource consent), the rule is effective in that it provides for farm buildings while protecting the landscape resource and visual amenity.

It is considered however, the administration of the rules has resulted in inefficiencies. The costs associated with even small scale, simple resource consents are not trivial. Currently, the deposit fee for a controlled activity consent is \$768.75, and Council planning officers time is currently recovered at a rate in the order of \$117.00 per hour, in addition to administration cost recovery and a \$100 deposit fee for monitoring, it is reasonable for an applicant to expect to pay in the order of \$650.00 - \$1500.00 inclusive of GST for a simple, controlled activity resource consent application for a farm building.

In the context of the costs of a relatively small farm building such as a hay, silage or implement shed. A kitset variety, without services could be in the order of \$8000 - \$15000 inclusive of GST plus construction costs. The ratio to costs of obtaining resource consent relative to the cost of the building could be in the order of 15%.

While the protection of the landscape is a significant resource management issue, the administration of the District Plan and associated costs cannot be ignored. It is considered that in some cases the costs of resource consents relative to the cost of the building may be leaning toward a disproportionate balance.

It is considered that efficiencies can be made without a reduction in landscape and rural amenity. The existing standards generally provide for landscape protection, and with the addition of standards to control colour, bulk and location, it is considered both reasonable and efficient that farm buildings can be allowed as a permitted activity, subject to compliance with the existing rule for farm buildings and the addition of standards to control colour and location.

Issue 3: Effective and Efficient Resource Management

The construction and alteration of buildings located within a building platform requires resource consent as a controlled activity. A controlled activity resource consent is generally considered to provide an acceptable balance between an applicant being certain consent would be granted, and the Council being able to ensure developments are undertaken in accordance the specified matters of control.

In the Rural General Zone, these include location, external appearance, access and servicing. Aspects of these matters of control are considered inefficient because the merits of whether a building is appropriate in that location have already been considered as part of the consent to identify a building platform.

In addition, site specific matters have been addressed and any mitigation considered appropriate or necessary will be attached to the approval associated with that building platform, these are generally

registered on the site's computer freehold register in the form of a consent notice (subdivision) or covenant (resource consent for residential activity/building platform).

Generally these conditions will set out controls on the bulk, height, and colour of buildings, servicing, and any landscaping requirements. A departure from these requirements would result in enforcement or the requirement to apply for resource consent for a variation to these conditions, which require a 'discretionary' class of resource consent.

Without undermining the emphasis on managing the visual effects of buildings, ensuring development is consistent with the conditions attached to the 'approval in principal', and the importance of protecting the districts landscape resource, it is considered standards can be introduced that enable the construction and alteration to buildings as a permitted activity subject to performance standards controlling colour and the bulk and location of buildings.

It is acknowledged that the Council would not have as much control over landscaping. It is also considered that the emphasis on any landscaping would be better dealt with at the time of subdivision, particularly where integrated landscaping affecting the entire area to be subdivided would be beneficial.

The adequacy of servicing can be assessed through the building consent process and applications would be subject to compliance checks with the District Plan and other conditions, as for all building consent applications.

Issue 4: Commercial Activities

There is a lack of specificity in the operative District Plan's objectives and policies relating to non-farming activities and non-residential activity. The maintenance of rural amenity values and a pattern of development consistent with the expectations of inhabitants is an important determinant of the character and amenity of the rural area.

In addition, the objectives and policies do not specifically recognise the desire for some commercial activities whether passive or recreational to locate within the Rural General Zone. It is acknowledged that in some cases these activities could enhance the experiences available within the district.

The acknowledgement that there is a place in the Rural Zone for some types of commercial activities, subject to intensity and scale is an important resource management issue.

Issue 5: Managing the existing Ski Area Subzones

The operative provisions recognise the importance of the skiing and tourism industry to the District and notwithstanding the location of ski fields amidst the District's Outstanding Natural Landscapes they provide significant concessions within the existing identified Ski Area Subzones, chiefly being that the landscape categories and assessment matters for development do not apply to skiing activities within the Ski Field Subzones. The provisions should reinforce the encouragement of ski area activities within these subzones.

The effectiveness and efficiency of the objectives and policies can be improved, however, there are not any significant matters identified in this zone that need changing.

Issue 6: Managing the Gibbston Character Zone

The purpose of the Gibbston Character Zone is to provide primarily for viticulture and commercial activities with an affiliation to viticulture within the confined space of the Gibbston Valley.

The zone is recognised as having a distinctive character and sense of place. The soils and microclimate within this area and the availability of water have enabled development for viticulture to the extent that this is an acclaimed wine producing area.

The zone has experienced residential subdivision and development. This creates the potential to degrade the distinctive character and create conflict with established and anticipated intensive viticulture activities.

The operative provisions provide concessions for activities with an affiliation to viticulture, and the landscape categories do not apply, notwithstanding the location of the zone in what is otherwise part of an outstanding natural landscape. There is concern that residential subdivision and development in the eastern part of the zone has diminished the soil resource for viticulture activities.

The on-going vitality of viticulture activities in the zone is an important resource management issue. The effectiveness and efficiency of the provisions can be improved, however, overall, there are not any significant issues identified in this zone.

Efficiencies similar to those identified in the Rural General zone where the construction of buildings within an approved platform could be introduced as a permitted activity.

Issue 7: Miscellaneous and existing Provisions

Provisions to be retained

The operative provisions provide for a range of established activities. These matters remain valid and are not considered to be necessary to change. Where relevant, changes to phrasing are considered prudent to assist with clarity, and the layout of the proposed district plan. The effectiveness and efficiency of the provisions can be improved, however, overall, there are not any significant issues identified with the management of these activities.

There are also areas of the Rural General zone where resource consents have been completed, or longstanding activities have rendered the existing zoning and provisions no longer appropriate. These include areas where an urban subdivision has been established or the land is located within the proposed urban growth boundary. In these cases a urban zone is likely to be more appropriate. The identification of these areas and specific provisions are identified in the residential s32 evaluations.

Activity status of activities not specific in the provisions

The proposed structure of the Rural Zone provisions has a more prescriptive framework and focus than the operative District Plan provisions. Where an activity is not specified by the provisions resource consent would be required as a non-complying activity.

This framework is logical and provides clarity and assists with understanding whether or not an activity requires a resource consent or not. In addition, it is difficult to anticipate every potential activity that may seek to locate in the rural zones and the non-complying status directs attention⁷ to the objectives and policies of the District Plan. In this regard the applicable Strategic Direction, Landscape and Rural Zone policies allow a holistic view to be taken of whether an activity is appropriate.

Residential Flat

The operative provisions in the Rural General zone require a controlled activity resource consent is required for a residential flat. Of note, the respective rule does not contain any specified matters of control.

The 'General' assessment matters in provision 5.4.1 state:

- (iii) In the case of Controlled and Discretionary Activities, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).*

⁷ Section 76(4)(e) and Section 104D RMA 1991

- (iv) *In the case of Controlled Activities, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.*

Whilst the assessment matters at the end of the Rural General Chapter contain 'general' matters it is doubtful whether these matters are applicable in both a legal and practical sense to residential flats.

In the Gibbston Character Zone, the provisions are silent on residential flats, therefore, residential flats are a permitted activity pursuant to Operative District Plan Rule 5.7.3.1 'Permitted Activities'.

Residential flat as a land use sits within the ambit of residential unit. The Operative District Plan's Transportation provisions require car parking and access as permitted standards and, any servicing related aspects can be controlled via the building approval process.

Provisions relating to buildings are provided for in the respective bulk and location or building platform requirements.

For these reasons it is appropriate to relax the controlled activity status for residential flats and provide for them as a permitted activity.

5. Purpose and Options

The purpose of the Landscape Chapter is to recognise the landscape as a significant resource to the District and to protect it from inappropriate subdivision and development.

The purpose of the Rural Zone is to provide for farming activities and manage the effects of other activities seeking to utilise the rural land resource.

The purpose of the Gibbston Character Zone is to provide for farming activities, specifically viticulture and affiliated commercial activities.

The Landscape provisions and Rural Zone have a direct relationship with each other because the majority of the District's landscape resource is located within the Rural Zone. The landscape categories and rules directly associated with the landscape categories are contained within the Rural Zone.

The landscape chapter, being a part of the District Plan's strategic direction section is a significant element of the management of activities in the district and where relevant, any activity in any zone, including future plan changes will be considered against the landscape chapter.

Strategic Directions

The following goals, objectives and policies from the Strategic Directions chapter of the draft Plan are relevant to this assessment:

<i>Goal 1: To develop a prosperous, resilient and equitable economy.</i>	
<i>Objective 4:</i>	<i>To recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character and healthy ecosystems.</i>
<i>Goal 2: The strategic and integrated management of urban growth</i>	
<i>Objective 1:</i>	<i>To ensure urban development occurs in a logical manner:</i> <ul style="list-style-type: none"> <i>to promote a compact, well designed and integrated urban form;</i> <i>to manage the cost of Council infrastructure; and</i> <i>to protect the District's rural landscapes from sporadic and sprawling development.</i>
<i>Policy 1.1</i>	<i>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point) and Wanaka.</i>
<i>Policy 1.2</i>	<i>Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.</i>

...	
Policy 1.4	Encourage a higher density of residential development in locations that have good access to public transport and centres.
Policy 1.5	Ensure Urban Growth Boundaries contain sufficient land, when measured district-wide, to accommodate 10 years of urban growth and prioritise areas to be developed within the boundary
Policy 1.6	Manage development within UGBs so that future urban growth opportunities are not compromised.
Policy 1.7	That further urban development of the District's small rural settlements be located within and immediately adjoining those settlements.
Objective 2	To manage development in areas affected by natural hazards.
Goal 4: The protection of our natural environment and ecosystems	
Objective 1	To promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.
Objective 2	To protect areas with significant Nature Conservation Values.
Policy 2.1	Identify areas of significant indigenous vegetation on the District Plan maps and ensure their protection.
Policy 2.2	Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.
Objective 3	To maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.
Policy 3.1	That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities
Objective 4	To avoid Exotic vegetation with the potential to spread and naturalise.
Policy 4.1	That the planting of exotic vegetation with the potential to spread and naturalise is banned.
Objective 5	To preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.
Policy 5.1	That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.
Objective 6	To maintain or enhance the water quality of our lakes and rivers.
Policy 6.1	That subdivision and / or development be designed so as to avoid adverse effects on the water quality of lakes and rivers in the District.
Objective 7	To facilitate public access to the natural environment.
Policy 7.1	That opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.
Objective 8	To respond positively to Climate Change.
Policy 8.1	To concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.
Goal 5: Our distinctive landscapes are protected from inappropriate development.	
Objective 1	To protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

<i>Policy 1.1</i>	<i>Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the district plan maps, and protect them from the adverse effects of subdivision and development.</i>
<i>Objective 2</i>	<i>To minimise the adverse landscape effects of subdivision, use or development in Rural Landscapes.</i>
<i>Policy 2.1</i>	<i>Identify the district's Rural Landscapes on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.</i>
<i>Objective 3</i>	<i>To direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.</i>
<i>Policy 3.1</i>	<i>Direct urban development to be within the UGBs of The Wakatipu Basin or Wanaka, or within the existing rural townships.</i>
<i>Objective 4</i>	<i>To recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</i>
<i>Policy 4.1</i>	<i>Give careful consideration to cumulative effects in terms of landscape character and environmental impact when considering residential activity in rural areas.</i>
<i>Policy 4.2</i>	<i>Provide for rural living opportunities in locations where the landscape character and visual amenity would not be degraded.</i>
<i>Objective 5</i>	<i>To recognise that agricultural land use is fundamental to the character of our landscapes.</i>
<i>Policy 5.1</i>	<i>Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.</i>
<i>Policy 5.2</i>	<i>Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.</i>
<i>Goal 7: Council will recognise the significance of the principles of the Treaty of Waitangi and the importance of its relationship with Ngai Tahu.</i>	
<i>Objective 1</i>	<i>To protect Ngai Tahu values, taonga and cultural sites and enable Ngai Tahu to express kaitiakitanga.</i>

In general terms, and within the context of this review, these goals and objectives are met by:

- Protecting the landscape resource from inappropriate subdivision and development;
- Enabling anticipated farming activities in the Rural Zone and Gibbston Character Zone;
- Recognising the important role of tourism and the interrelationship with landscape and the Rural areas;
- Identifying and providing for Rural Lifestyle subdivision and development within the Wakatipu Basin where the landscape has capacity to absorb that development;
- Protecting amenity values in the Rural Zone and Gibbston Character Zone;
- Creating efficiencies in the administration of the District Plan and reducing costs for the community;
- Avoiding commercial activities that have the potential to undermine the amenity of the Rural Zone and Gibbston Character Zone and the role of commercial centres;
- Avoiding urban subdivision and development not located within the urban growth limits;

Determining the most appropriate methods to resolve the issues identified will enable the Plan to give effect to the Otago RPS, the relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the RMA.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate course of action in each case.

Broad options considered to address issues

Issue 1: The management of the District's landscapes

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary

Option 3: Comprehensive modification to the operative provisions (**Recommended**)

	Option 1: Status quo/ No change	Option 2: Amend operative provisions	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> The objectives and policies do not give effect to Proposed Strategic Directions chapter. The integrity of the existing objective and policy framework has been weakened by subdivision at an urban density. The landscape resource is subject to potential degradation from further urban subdivision in the Rural General zone. It is recognised that the assessment criteria are overly complex, repetitive and would benefit from improvement. It is inefficient to continue with the case-by-case classification of landscape categories. Potential changes to the RMA may require landscapes to be specified to be able to recognised as landscapes of national importance under s6 of the RMA. 	<ul style="list-style-type: none"> Costs associated with going through the District Plan Review process (but this is required by legislation). The identified deficiencies and absence of a connection with the strategic directions chapter would be likely to remain. Minor changes to provisions which are considered less than effective and inefficient would be unlikely to resolve the inefficiencies highlighted in the Rural Monitoring report 2009. 	<ul style="list-style-type: none"> Costs associated with going through the District Plan Review process (but this is required by legislation). The changes may result in a perceived or actual loss of development potential.

	<ul style="list-style-type: none"> • The issue of cumulative effects subdivision and development, particularly in the existing visual amenity landscape areas is not being adequately managed. 		
Benefits	<ul style="list-style-type: none"> • Retains the established approach which parties are familiar with. • Low cost for Council. 	<ul style="list-style-type: none"> • Retaining but improving the existing provisions may reduce some of the current ambiguity with the application of the existing rules. • Council has already budgeted for a complete review of the District Plan so there are no significantly greater costs imposed upon the Council to undertake this process. 	<ul style="list-style-type: none"> • Maintaining the basis and structure of the existing assessment criteria but reducing identified deficiencies will improve on the existing framework, which has a strong emphasis on protecting the landscape resource, without removing important elements and criteria themes that have been established. • Strengthens linkages with the proposed Strategic Directions chapter. • Removes identified inefficiencies with the existing provisions. • Identification of landscape categories will provide more certainty of the expectations of landscape management in certain areas. • Manage identified issues and deficiencies such as cumulative effects and promotes more effective management of these issues. • Recognises the relationship between the landscape resource and tourism based commercial and recreational activities. • Removes lengthy District Plan text and provides opportunity for more concise statement of issues, objectives and policies. • Identification of areas within the Wakatipu

			Basin with capacity for Rural Lifestyle development provides the opportunity for rural lifestyle living in targeted areas, potentially reducing the pressure for subdivision and development in the Wakatipu Basin Rural Zone.
Ranking	3	2	1

Issue 2: The management of Farming Activities

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary (**Recommended**)

Option 3: Comprehensive modification to the operative provisions

	Option 1: Status quo/ No change	Option 2: Amend provisions where necessary	Option 3: Change the entire rules
Costs	<u>Reverse Sensitivity</u> <ul style="list-style-type: none"> The existing policy is not clear and could be more effective. <u>Rural Amenity and Dairy Farming</u> <ul style="list-style-type: none"> Potential for significant landscape and amenity effects if more intensive forms of farming and buildings are established. <u>Contamination of water bodies from dairy grazing stock</u> <ul style="list-style-type: none"> Dairy farming and grazing of dairy cows is relatively new to the 	<u>Reverse Sensitivity</u> <ul style="list-style-type: none"> None identified, the provisions exist but can be clarified and strengthened by policy. <u>Rural Amenity and Dairy Farming</u> <ul style="list-style-type: none"> Would place greater control on more intensive pastoral farming activities such as dairy farming. <u>Contamination of water bodies from dairy grazing stock</u> <ul style="list-style-type: none"> Cost to farmers who graze dairy stock to ensure stock are excluded 	<u>Reverse Sensitivity</u> <ul style="list-style-type: none"> High cost to the Council for amending relative to the changes necessary. <u>Rural Amenity and Dairy Farming</u> <ul style="list-style-type: none"> High cost to the Council for amending relative to the changes necessary. <u>Contamination of water bodies from dairy grazing stock</u> <ul style="list-style-type: none"> Cost to farmers who graze dairy stock to ensure stock are excluded from water bodies.. Potential overlap with Otago Regional

	<p>District. There is a potential for the contamination of water bodies if more intensive forms of farming are established and not effectively managed.</p> <ul style="list-style-type: none"> Persons responsible for dairy grazing stock are not always bound to the The Sustainable Dairying: Water Accord, therefore, it does not cover all potential situations where dairy stock could enter and contaminate water bodies. <p><u>Farm Buildings</u></p> <ul style="list-style-type: none"> Inefficient resource management practice for the Council. Cost to the community for applying for resource consents and variations for anticipated development activities. 	<p>from water bodies..</p> <ul style="list-style-type: none"> Potential overlap with Otago Regional Council rules. Potential overlap with management plans required by dairy companies, however, the proposed rule addresses situations that may not be covered by plans such as the Sustainable Dairying: Water Accord. <p><u>Farm Buildings</u></p> <ul style="list-style-type: none"> Council has less control, has potential for buildings to be located in visually sensitive areas compared to the existing level of control. 	<p>Council rules.</p> <ul style="list-style-type: none"> Potential overlap with management plans required by dairy companies, however, the proposed rule addresses situations that may not be covered by plans such as the Sustainable Dairying: Water Accord. <p><u>Farm Buildings</u></p> <ul style="list-style-type: none"> High cost to the Council for amending relative to the changes necessary.
Benefits	<ul style="list-style-type: none"> Low cost for Council. Ability for complete control over all farm buildings. <p><u>Contamination of water bodies</u></p> <ul style="list-style-type: none"> None identified. 	<p><u>Reverse Sensitivity</u></p> <ul style="list-style-type: none"> Provides clearer parameters for activities that may impinge on the viability of farming activities. <p><u>Rural Amenity and Dairy Farming</u></p> <ul style="list-style-type: none"> Provides control for more intensive form of pastoral farming such as dairy farming which may not have been anticipated at the time existing provisions were formed. 	<p><u>Reverse Sensitivity</u></p> <ul style="list-style-type: none"> None identified <p><u>Rural Amenity and Dairy Farming</u></p> <ul style="list-style-type: none"> None identified <p><u>Contamination of water bodies</u></p> <ul style="list-style-type: none"> Encourages farmers to exclude stock from water bodies. Safeguards water bodies and riparian areas.

		<p><u>Contamination of water bodies</u></p> <ul style="list-style-type: none"> • Encourages farmers to exclude stock from water bodies. • Safeguards water bodies and riparian areas. • Addresses gaps in dairy company management plans implemented through The Sustainable Dairying: Water Accord associated with whether the land is 'regularly grazed' or the person responsible for the stock have contractual obligations with the dairy companies. • Is a more simple and direct rule than the Otago Regional Council effects based rule, and the exclusion of stock will promote the sustainable management of natural and physical resources. <p><u>Farm Buildings</u></p> <ul style="list-style-type: none"> • Efficiencies for farmers of larger landholdings >100ha. 	<ul style="list-style-type: none"> • Addresses gaps in dairy company management plans implemented through The Sustainable Dairying: Water Accord associated with whether the land is 'regularly grazed' or the person responsible for the stock have contractual obligations with the dairy companies. • Is a more simple and direct rule than the Otago Regional Council effects based rule, and the exclusion of stock will promote the sustainable management of natural and physical resources. <p><u>Farm Buildings</u></p> <ul style="list-style-type: none"> • Could create standards that are easier to comprehend and administer.
Ranking	3	1	2

Issue 3: Effective and Efficient Resource Management

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary (**Recommended**)

Option 3: Modification to all the operative provisions

	Option 1: Status quo/ No change	Option 2: Amend Operative provisions	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> • Inefficient resource management practice for the Council. • Cost to the community for applying for resource consents and variations for anticipated development activities. • The deficiencies in the rule structure create inefficiencies and create unnecessary layers of complexity. • The existing rule phrasing and resultant administration divorces laypeople from the District Plan. 	<ul style="list-style-type: none"> • The proposed 'permitted' range of colours is conservative. • Potential for visibility of buildings to increase, reduced control on landscaping on a site by site basis. • Short term inefficiency to the council where it would be likely to change internal processes to the review of servicing aspects via the building consent process. • Cost for Council to review the rules. • Reduced control by the Council to control development. (however the development is already allowed and subject to conditions on the underlying approval of the building platform). 	<ul style="list-style-type: none"> • High cost to the Council relative to benefits from the changes compared to targeting identified issues. • Minor amendments to all provisions are addressed.
Benefits	<ul style="list-style-type: none"> • Retains the established approach which parties are familiar with. • Retains a relatively high level of control for the Council to manage the effects of activities. • Low cost for Council. 	<ul style="list-style-type: none"> • Provides the community the opportunity to develop to a permitted activity and avoid costs and time associated with the resource consent process. • Increased efficiency for the Council's district plan administration. • Provision for water and wastewater disposal are Building code requirements. Efficiencies to the Council and the applicant to remove this component from RMA reporting requirements. 	<ul style="list-style-type: none"> • None identified.

		<ul style="list-style-type: none"> Place emphasis on landscaping at the subdivision, reduced burden on individual landowners for landscape design. 	
Ranking	3	1	2

Issue 4: Commercial Activities

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary (**Recommended**)

Option 3: Comprehensive modification to the operative provisions

	Option 1: Status quo/ No change	Option 2: Maintain with modification where necessary	Option 3: Comprehensive modification
Costs	<ul style="list-style-type: none"> Existing policy does not distinguish between commercial activities that have a genuine affiliation with the Rural Zone, nor do they appropriately justify why some commercial activities may be more appropriate than others. 	<ul style="list-style-type: none"> Costs to the Council through the plan change. 	<ul style="list-style-type: none"> High costs relative to the changes necessary.

Benefits	<ul style="list-style-type: none"> • Low cost for Council. 	<ul style="list-style-type: none"> • Strengthens existing policy and provides clearer parameters as to what type of commercial activity may be appropriate. • Identifies the importance of vitality of commercial centres. • Recognises the importance of commercial tourism and commercial recreation activities to the District. • Provides consistency with the proposed strategic direction, including policy that recognises the diversification of farms to tourism and visitor related activities. 	<ul style="list-style-type: none"> • None identified.
Ranking	3	1	2

Issue 5: Managing the existing Ski Area Subzones

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary **(Recommended)**

Option 3: Comprehensive modification to the operative provisions

Option 1: Status quo/ No change	Option 2: Minor modifications	Option 3: Comprehensive changes
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Costs	<ul style="list-style-type: none"> • The existing policy does not justify the concession available to activities in the ski field sub zone. • The existing policy does not recognise the benefits of tourism to the districts economy and wellbeing. • The existing policy is not consistent with the strategic directions. 	<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Cost for Council • Large and potentially significant impact on ski field operators relative to any benefits identified in the issues.
Benefits	<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Strengthens existing policy and provides clearer parameters that enable skiing activities within the ski area subzones. • Encourages consolidation of ski area activities within the sub zones, this principle is already established in the operative District Plan. • Recognises the importance of commercial tourism and commercial recreation activities to the District. • Provides consistency with the proposed strategic direction. 	<ul style="list-style-type: none"> • Potential for greater control on ski field activities, or conversely potential for more enabling activities.
Ranking	2	1	3

Issue 6: Managing the Gibbston Character Zone

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary **(Recommended)**

Option 3: Comprehensive modification to the operative provisions

	Option 1: Status quo/ No change	Option 2: Minor modifications	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> The existing policy does not justify the concession available to winery activities. Some of the existing policies is not consistent with the strategic directions. 	<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Cost for Council Large and potentially significant impact on landowners and viticulture in the Gibbston Valley relative to any benefits identified in the issues.
Benefits	<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Strengthens existing policy and provides clearer parameters that enable winery buildings and viticulture activities within the Gibbston Character Zone. Recognises the importance of viticulture, commercial tourism and commercial recreation activities to the District. Provides consistency with the proposed strategic direction. 	<ul style="list-style-type: none"> Potential for greater control on residential activity.
Ranking	2	1	3

Issue 7: Miscellaneous and existing Provisions

Option 1: Retain the operative provisions

Option 2: Maintain the majority of the provisions with modification where necessary **(Recommended)**

Option 3: Comprehensive modification to the operative provisions

	Option 1: Status quo/ No change	Option 2: Minor modifications	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> Many of the existing policies do not justify the presence of the specific rules. Many of the existing policy is not consistent with the strategic directions. 	<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Cost for Council Large and potentially significant impact on landowners relative to any benefits identified in the issues.
Benefits	<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Strengthens existing policy and provides clearer parameters to assist with the consideration of applications for resource consent for these activities. Provides tangible policy for the existing rules. Provides consistency with the proposed strategic direction. 	<ul style="list-style-type: none"> Potential for greater control identified activities.
Ranking	2	1	3

6. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

7. Evaluation of proposed Objectives Section 32 (1) (a)

<i>Proposed Objective</i>	<i>Appropriateness</i>
Objective 5.3.1 (Landscape) Objective 1 The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.	<p>Confirms the importance of the landscape resource to the District.</p> <p>Recognises the importance of landscape to iwi.</p> <p>Recognises cultural and geological elements contribute to landscape values</p> <p>Establishes a basis for policy to identify landscape categories and for them to be identified on the planning maps.</p> <p>Establishes a basis for subdivision and development proposals to be assessed against the applicable assessment criteria.</p> <p>Recognises the interrelationship between the location of urban growth boundaries and the landscape resource, with regard to future proposals for plan changes.</p> <p>Discourages the establishment of urban subdivision by way resource consent within the rural zones.</p> <p>Recognises the importance of pastoral farming on large landholdings is an important determinant of landscape character.</p> <p>Consistent with Goal 5 (all objectives) of the draft Strategic Directions chapter.</p> <p>Consistent with Goal 2 (objective 1) of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.3 and policies</p>

	<p>5.5.1 and 5.5.6 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>Objective 5.3.2 (Landscape) Objective 2</p> <p>Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.</p>	<p>Identifies the matter of cumulative effects of subdivision and development, in particular the amount of resource consents granted previously within the Rural Zones and, that the Rural Zones have a finite capacity for subdivision and development if the District's landscape quality is to be maintained.</p> <p>Whilst it is acknowledged that the Rural areas have established rural lifestyle development, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle development has a finite capacity if the District's distinctive rural landscape values are to be sustained.</p> <p>The landscape is dynamic and will change. However, land use changes associated with productive farming activities can be very different to land use changes, patterns of planting and infrastructure activities that result from residential subdivision and development. While a proposal on its own may not likely to have adverse visual effects, or represent a significant adverse change in landscape character, at some point, if not already reached in some parts of the District, a threshold will be reached where any further residential subdivision and development in a location will have significant adverse effects on the valued character of the landscape.</p> <p>The objective focuses on maintaining landscape character.</p> <p>The culmination of multiple rural lifestyle subdivision and development activity will have the potential to change the character of the landscape to the point that the landscape values will diminish. This is a significant issue for the District's landscapes.</p>

	<p>Consistent with Goal 5 of the draft Strategic Directions chapter, and in particular Objective 4.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.3 and policies 5.5.1 and 5.5.6 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>5.3.3 (Landscape) Objective 3</p> <p>Protect, maintain or enhance the district's Outstanding Natural Features (ONF).</p>	<p>Establishes the importance of the Districts outstanding natural features category, that they are a matter of national importance under section 6(b) of the RMA.</p> <p>Establishes a basis for the policy of the management of subdivision and development of outstanding natural features.</p> <p>Consistent with Goal 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.3 and policies 5.5.1 and 5.5.6 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>5.3.4 (Landscape) Objective 4</p> <p>Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).</p>	<p>Establishes the importance of the Districts outstanding natural landscape category, that they are a matter of national importance under section 6(b) of the RMA.</p> <p>Establishes a basis for the policy of the management of subdivision and development of outstanding natural landscapes.</p> <p>Consistent with Goal 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.3 and policies 5.5.1 and 5.5.6 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>

<p>5.3.5 (Landscape) Objective 5</p> <p>Ensure subdivision and development does not degrade landscape quality or character or diminish visual amenity values of the Rural Landscapes (RLC).</p>	<p>Establishes the importance of the District's rural landscape category in terms of section 7 of the RMA.</p> <p>Establishes a basis for the policy of the management of subdivision and development of rural landscapes.</p> <p>Consistent with Goal 5 of the draft Strategic Directions chapter.</p> <p>Consistent with Goal 1 (objective 4) of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.2 and policies 5.5.1 and 5.5.2 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>5.3.6 (Landscape) Objective 6</p> <p>Protect, maintain or enhance the landscape quality, character and visual amenity provided by the lakes and rivers and their margins from the effects of structures and activities.</p>	<p>Recognises the importance of the District's lakes and rivers and their contribution to the landscape resource.</p> <p>The lakes and rivers both on their own and, when viewed as part of the distinctive landscapes are a significant element to the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reasons for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important district plan function.</p> <p>The landscape values of the surface of lakes and rivers are a matter of national importance under section 6(b) of the RMA.</p> <p>Establishes a basis for the policy of the management of activities, subdivision and development which has the potential to affect the landscape values of the surface of lakes and rivers.</p> <p>Consistent with Goal 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p>

	<p>Gives effect to RPS objective 6.4.4 , 6.4.5, 6.4.8 and policies 6.5.1 and 5.5.9 (Water).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>5.3.7 (Landscape) Objective 7</p> <p>Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.</p>	<p>Indigenous vegetation also contributes to the quality of the District's landscapes. Whilst much of the original vegetation has been modified the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes.</p> <p>Recognises the importance indigenous biodiversity contributes to the District's distinctive landscapes.</p> <p>Establishes a basis for policy to manage the effects on landscape associated with indigenous vegetation clearance, and the opportunity for subdivision and development which constitutes a change in land use from traditional pastoral farming to consider opportunities for indigenous biodiversity protection or restoration.</p> <p>Consistent with Goals 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 10.4.3 and policies 10.5.1 and 10.5.2 (Biota).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy)</p>
<p>5.3.8 (Landscape) Objective 8</p> <p>Recognise the dependence of tourism on the District's landscapes.</p>	<p>The District relies, in large part for its social and economic well being on the quality of the landscape, open spaces and environmental image.</p> <p>Acknowledges the existence of established skiing activities within established locations identified as sub-zones and their location amidst the District's outstanding natural landscapes.</p> <p>Acknowledges the established viticulture commercial related activities within the Gibbston Character Zone.</p> <p>Acknowledges that tourism related activities are part of the District's identity, the economic contribution they make and establishes a policy basis to consider the distinction between these</p>

	<p>activities and residential orientated subdivision and development.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.1 (Land) and policy 5.5.4 (Land).</p>
<p>13.3.1 (Rural Zone) Objective 1</p> <p>Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</p>	<p>Sets direction for permitting farming activities and recognising established activities within the Rural Zone on the basis landscape, nature conservation and rural amenity values will be protected.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.1, 5.4.2, 5.4.3 and policies 5.5.2, 5.5.3, 5.5.6 (Land)</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment)</p> <p>Gives effect to RPS objective 10.4.1, 10.4.3 and policy 10.5.2 (Biota)</p>
<p>13.3.2 (Rural Zone) Objective 2</p> <p>Sustain the life supporting capacity of soils.</p>	<p>Identifies the economic importance of farming activities and protecting the soil resource for current and future productive use.</p> <p>Recognises the importance of preventing the spread of wilding species and siltation and erosion from earthworks activities.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.1, 5.4.2, and policies 5.5.2, 5.5.3, 5.5.6 (Land)</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment)</p>
<p>13.3.3 (Rural Zone) Objective 3</p> <p>Safeguard the life supporting capacity of water through the integrated management of the effects of activities.</p>	<p>Recognises the importance of the water resource.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.1 and policy and 5.5.5 (Land)</p> <p>Gives effect to RPS objective 6.4.2, 6.4.3 and policies 6.5.2, 6.5.4 and 6.5.5.</p>

<p>13.3.4 (Rural Zone) Objective 4</p> <p>Manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone.</p>	<p>Recognises the existence of established rural activities and activities such as roading and that activities such as residential development has an expectation to not hinder these activities, providing the rural activity is being undertaken within reasonable limits. For instance, with particular regard to aspects such as odour, noise, lighting and traffic generation.</p> <p>Consistent with goal 5 and objective 5 of the draft strategic directions chapter.</p> <p>Give effect to RPS objective 5.4.1 and policies 5.5.3 and 5.5.4. (Land)</p>
<p>13.3.5 (Rural Zone) Objective 5</p> <p>Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, landscape and indigenous biodiversity values.</p>	<p>The mineral resources of the District are important commercially. Mineral extraction, including gravel extraction and earthworks, has the potential to cause significant adverse effects on the environment.</p> <p>The management of mineral extraction is an important issue for the District.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.5 and policy 5.5.8.</p>
<p>13.3.6 (Rural Zone) Objective 6</p> <p>Encourage the future growth, development and consolidation of existing Ski Areas within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.</p>	<p>Identifies the existence of skiing activities within established ski area sub-zones. Encourages the consolidation of skiing activities and infrastructure within these areas.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment)</p> <p>Gives effect to RPS objective 5.4.1 and 5.5.4 (Land)</p>
<p>13.3.7 (Rural Zone) Objective 7</p> <p>Separate noise sensitive activities from existing airports through:</p> <ul style="list-style-type: none"> - The retention of greenfield areas; - An area for Airport related activities at Queenstown Airport; - An area for activities not sensitive to aircraft noise within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities. 	<p>Acknowledges existing provisions relating to avoiding conflict between established airports and noise sensitive activities, or activates that have potential to hinder the efficient operation of Queenstown and Wanaka airports.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.1 and 5.5.4 (Land)</p>
<p>13.3.8 (Rural Zone) Objective 8</p>	<p>Acknowledges an established policy for existing provisions that avoid development within identified building restriction areas.</p>

<p>Avoid subdivision and development in areas that are identified as being unsuitable for development.</p>	<p>Also establishes the ability to apply district wide policy that may restrict the ability for subdivision and development in the Rural Zone. For instance, natural hazards, landscape, noise, hazardous substances, national Environmental Standard for contaminated land.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.2 and policies 5.5.1 and 5.5.2 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3</p> <p>Gives effect to RPS policy 9.5.4</p>
<p>13.3.9 (Rural Zone) Objective 9</p> <p>Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.</p>	<p>Establishes that the location, scale and intensity of commercial activities can affect rural amenity, constrain established rural activities and compromise the vitality of zones where commercial activities are anticipated.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effects to RPS objective 5.4.1, 5.4.3 and policy 5.5.2, 5.5.3 and 5.5.4 (Land)</p> <p>Gives effect to RPS objective 9.4.3 and policy 9.5.4 (Built Environment)</p>
<p>13.3.10 (Rural Zone) Objective 10</p> <p>Recognise the potential for diversification of farms that utilises the natural or physical resources of farms and supports the sustainability of farming activities.</p>	<p>Identifies the opportunity for alternative land uses on farms can help support the viability of traditional pastoral farming on large landholdings. The retention of large farming operations is a part of the character of the District's landscape.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effects to RPS objective 5.4.1, 5.4.3 and policy 5.5.2, 5.5.3 and 5.5.4 (Land)</p> <p>Gives effect to RPS objective 9.4.3 and policy 9.5.4 (Built Environment)</p>
<p>13.3.11 (Rural Zone) Objective 11</p> <p>Manage the location, scale and intensity of informal airports.</p>	<p>Refer to separate section 32 evaluation for informal airports</p>

<p>13.3.12 (Rural Zone) Objective 12</p> <p>Protect, maintain and enhance the surface of lakes and rivers and their margins.</p>	<p>The surfaces of lakes and rivers have high nature conservation, recreational and passive recreational amenity values. Controls over water-based activities are necessary to manage:</p> <ul style="list-style-type: none"> • Adverse effects on water quality, visual amenity, recreational and passive amenity values • Safety and congestion associated with commercial boating operations • Structures and mooring lines • Managing effects from recreational boating activities. <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.3 and policies 5.5.1, 5.5.5 and 5.5.6 (Land).</p> <p>Gives effect to RPS objective 6.4.4, 6.4.5, 6.4.7 and 6.4.8, and policies 6.5.1, 6.5.7, 6.5.9 and 6.5.10.</p>
<p>13.3.13 (Rural Zone) Objective 13</p> <p>Enable rural industrial activities within the Rural Industrial Sub Zones, that support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.</p>	<p>While the predominant land use within the Rural Zone is farming there is a range of industrial and service activities that are aligned with farming and rural productive activities and have historically located in rural areas.</p> <p>These activities compliment and support farming and rural productive activities and include fencing and agricultural contractors yards, firewood operations, sawmills, factories and fabrication yards.</p> <p>Many of these activities, due to their scale and nature, are not ideally suited to industrial areas located within or adjacent to urban areas and by necessity seek to locate in rural areas. Consequently there are a number of established nodes on rural industrial development throughout the District.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effects to RPS objective 5.4.1, 5.4.3 and policy 5.5.2, 5.5.3 and 5.5.4 (Land)</p> <p>Gives effect to RPS objective 9.4.3 and policy 9.5.4 (Built Environment)</p>
<p>14.3.1 (Gibbston Character Zone) Objective 1</p> <p>Protect the economic viability, character and</p>	<p>Sets direction for permitting farming activities, with an emphasis on viticulture, affiliated winery building and farm buildings on the basis</p>

<p>landscape value of the Gibbston Character Zone by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the Zone.</p>	<p>landscape, nature conservation and rural amenity values will be protected.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.2 and policies 5.5.1 and 5.5.2 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>14.3.2 (Gibbston Character Zone) Objective 2</p> <p>Sustain the life supporting capacity of soils</p>	<p>Identifies the economic importance of farming activities and protecting the soil resource for current and future productive use.</p> <p>Acknowledges the finite area of the Gibbston Character Zone.</p> <p>Recognises the importance of managing the spread of wilding species and siltation and erosion from earthworks activities.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.2 and policies 5.5.1 and 5.5.2 (Land).</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>
<p>14.3.3 (Gibbston Character Zone) Objective 3</p> <p>Safeguard the life supporting capacity of water through the integrated management of the effects of activities.</p>	<p>Existing operative objective that recognises the importance of the water resource to viticulture in the Gibbston Valley.</p> <p>Consistent with Goals 1, 4 and 5 of the draft Strategic Directions chapter.</p> <p>Gives effect to RPS objective s 4.4.1, 4.4.2, 4.4.3 and 4.4.5 (Manawhenua).</p> <p>Gives effect to RPS objective 5.4.1 and policy and 5.5.5 (Land)</p> <p>Gives effect to RPS objective 6.4.2, 6.4.3 and policies 6.5.2, 6.5.4 and 6.5.5.</p>
<p>14.3.4 (Gibbston Character Zone) Objective 4</p> <p>Encourage land management practices that recognise and accord with the</p>	<p>Existing operative objective that recognises the importance of the water resource to viticulture in the Gibbston Valley.</p> <p>Consistent with Goals 1, 4 and 5 of the Strategic</p>

environmental sensitivity and amenity values of the Gibbston Character Zone.	<p>Directions chapter.</p> <p>Gives effect to RPS objectives 5.4.1, 5.4.2 and policies 5.5.2, 5.5.4 and 5.5.5 (Land)</p> <p>Gives effect RPS Objectives 10.4.1, 10.4.2, 10.4.3 and policies 10.5.2, 10.5.3 and 10.5.4.</p>
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The above objectives are considered to be the most appropriate methods of achieving the purpose of the Act, as they identify and give direction as to the how the specific issues that pertain to the management of activities in the Rural zones, and any activities that have the potential to affect the District's landscape resource are addressed.

8. Evaluation of the proposed provisions Section 32 (1) (b)

The following tables consider whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. For the purposes of this evaluation the proposed provisions are grouped by the resource management issue.

(Also refer to the Table detailing broad options considered in Section 4, above)

Issue 1: The management of the District's landscapes

5.3.1 (Landscape) Objective 1 – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

5.3.2 (Landscape) Objective 2 – Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

5.3.3 (Landscape) Objective 3 – Protect, maintain or enhance the district's Outstanding Natural Features (ONF).

5.3.4 (Landscape) Objective 4 – Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).

5.3.5 (Landscape) Objective 5 – Ensure subdivision and development does not degrade landscape quality or character or diminish visual amenity values of the Rural Landscapes (RLC).

5.3.6 (Landscape) Objective 6 – Protect, maintain or enhance the landscape quality, character and visual amenity provided by the lakes and rivers and their margins from the effects of structures and activities.

5.3.7 (Landscape) Objective 7 – Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes.

5.3.8 (Landscape) Objective 8 – Recognise the dependence of tourism on the District's landscapes.

13.3.1 (Rural Zone) Objective 1 – Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

13.3.1 (Rural Zone) Objective 5 – Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, landscape and indigenous biodiversity values.

13.3.1 (Rural Zone) Objective 6 – Encourage the future growth, development and consolidation of existing Ski Areas within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.

13.3.1 (Rural Zone) Objective 8 – Avoid subdivision and development in areas that are identified as being unsuitable for development.

13.3.1 (Rural Zone) Objective 9 – Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.

14.3.1 (Gibbston Character Zone) Objective 1 – Protect the economic viability, character and landscape value of the Gibbston Character Zone by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the Zone.

14.3.2 (Gibbston Character Zone) Objective 4 – Encourage land management practices that recognise and accord with the environmental sensitivity and amenity values of the Gibbston Character Zone.

Summary of proposed provisions that give effect to these objectives:

Landscape policies:

- Provide policies to identify on the District Plan maps the outstanding natural landscapes and outstanding natural features that are of national importance pursuant to Part 2 of the RMA.
- The operative District Plan's landscape objective and multiple supporting policies are replaced by fit for purpose specific objectives and policies that give effect to the proposed strategic direction chapter.
- Policy that requires the assessment criteria are applied and the utilisation of existing operative provisions in Part 1.5.3.iii of the District Plan which set out why resource consents are required as part of the management of the District's landscapes.
- Emphasis on managing potential cumulative effects of subdivision and development
- Clearer hierarchy where protection is necessary and where development could be located, or expected to locate, ONF, ONL and RLC landscapes.
- New policy for lakes and rivers and Indigenous biodiversity where landscape is relevant. The existing operative district wide chapters for Lakes and rivers and Natural Environment are removed from the proposed district plan text.
- New policies on recognition of tourism and the relationship with landscape.

Assessment Criteria

- The structure of the existing assessment criteria has been retained. The assessment criteria have been separated to assist with investigation and whether the proposal is acceptable in terms of landscape character, visual amenity, the design and density of the proposal.
- Emphasis on assessing cumulative effects from residential subdivision and development.
- The emphasis on assessing the effects on landscape character means that the assessment criteria do not attempt to create or promote a type of landscape, rather, they enable consideration of the effects of the subdivision and development on the character of the landscape as it exists. This has been identified as a deficiency with the existing 'visual amenity landscape' (VAL) assessment criteria.

Landscape related rules:

- Subdivision and development in outstanding natural features and landscapes is retained as a discretionary activity.

- Subdivision and development in the rural landscape classification are a discretionary activity.
- No minimum area associated with subdivision or residential density has been retained.
- Farm buildings: permitted largely based on existing operative standards that would require resource consent as a controlled activity.
- Subdivision and development: construction within building platforms and alterations up to 30% of existing buildings outside are a permitted activity. Operative provisions require resource as a controlled activity for buildings within a building platform and as a discretionary activity for buildings outside a building platform.
- Jetties in the Frankton Arm are a restricted discretionary activity and the landscape assessment criteria do not apply (no landscape assessment) there are a range of performance standards based on the Jetties and moorings policy and if these are not complied with the proposed jetty would be non-complying class of resource consent.

Rural Policies

- Generally based around providing for farming and established activities such as roading while managing effects on landscape, amenity and nature conservation values.
- Recognises that diversification of farming to tourism and visitor accommodation based activities may support the ongoing viability of farming and retention of large landholdings. The retention of large landholdings has the potential to support the maintenance of the landscape qualities in certain locations.

Zoning Changes

- Identification of five areas in the Wakatipu Basin with capacity from a landscape perspective to absorb residential subdivision and development to the Rural Lifestyle Zone density constituting a minimum site size of 2 hectares average and individual sites to one hectare.
- Rezoning of land at Wyuna Station from Rural General to Rural Lifestyle

Landscape classifications

- Identification on the District Plan maps of the following landscape classifications:
 - Outstanding natural features (ONF)
 - Outstanding natural landscapes (ONL)
 - Rural Landscapes Classification (RLC)
- The proposed landscape classifications remove the following existing landscape categories:
 - Operative District Plan Outstanding natural landscapes Wakatipu Basin: Proposed Outstanding Natural Landscapes
 - Operative District Plan Visual Amenity landscape and Other Rural Landscape: Proposed Rural Landscape Classification

<i>Proposed</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
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provisions			
Policies: <i>Landscape</i> All Policies <i>Rural Zone</i> 13.3.1.1 to 13.3.1.8 13.3.5.1 to 13.3.5.4 13.3.6.1 to 13.3.6.3 13.3.8.1, 13.3.8.2 13.3.9.2 to 13.3.9.5 <i>Gibbston Character Zone</i> 14.3.1.1, 14.3.1.3, 14.3.1.5, 14.3.1.6, 14.3.1.7, 14.3.1.8. 14.34.4 Rules: <i>Landscape</i> 5.4.1	Environmental <ul style="list-style-type: none"> Will allow more subdivision and development within the areas identified as suitable for Rural Lifestyle zoning. Economic <ul style="list-style-type: none"> Potential cost for persons who may have been intending to undertake development for the purposes of developing for profit in locations identified on the planning maps as ONL or ONF, or in the Rural Landscapes where the cumulative effects policy could reduce the probability for subdivision and development being granted (these activities may have been likely to have been considered unacceptable in any case). Social & Cultural <ul style="list-style-type: none"> Potential social and cultural cost to persons not supportive of the change in zoning. 	Environmental <ul style="list-style-type: none"> Enhances the protection of the District's landscape resource for present and future generations. Economic <ul style="list-style-type: none"> Protecting the landscape resource will ensure Queenstown Lakes District remains a desirable place to live and visit. Maintaining tourism and the desirability of Queenstown Lakes District as a destination. Landscape classifications identified on the District Plan maps will save costs for applicants who currently require an assessment on a case by case basis to determine the landscape classification. Clearer and certain District Plan provisions will reduce costs for Council, applicants and litigants associated with resource consent decisions based on clear and specific policy and assessment criteria. Social & Cultural <ul style="list-style-type: none"> More certainty and safeguards will provide for people's wellbeing by protecting the landscape resource. 	<ul style="list-style-type: none"> The provisions are based on the existing structure of the operative provisions. The changes will improve the effectiveness at managing the districts landscape resource while creating efficiencies in the administration of the landscape criteria. The provisions will be effective at managing the landscape resource to be consistent with the Otago Regional Policy Statement and the proposed strategic directions chapter. The provisions will provide more certainty and guidance for persons contemplating subdivision and development and locating farm buildings. The provisions will improve efficiency by identifying the landscape categories on the District Plan maps. The provisions will create efficiencies by clearly setting out areas where subdivision and development is not likely to be appropriate and the assessment criteria and policies will provide clearer

<i>Rural Zone</i> 13.4. 13.4.2.1 13.4.2.5 to 13.4.2.12 13.4.2.14 to 13.4.2.26 13.4.2.30 to 13.4.2.32 13.4.2.33 to 13.4.2.35 13.4.2.45 to 13.4.2.48 13.4.2.57 to 13.4.2.61 13.4.2.61 to 13.4.2.65 13.4.2.67, 13.4.2.75 13.4.2.77 to 13.4.2.81 <i>Gibbston Character Zone</i> 14.4.2.1, 14.4.2.5 to 14.4.2.26.			direction on where subdivision is likely to be appropriate.
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14.4.2.28 to 14.4.2.29.			
Assessment Criteria			
Rural Zone 13.6			
Gibbston Character Zone 14.6			
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
Option 1: <i>Impose a minimum site density standard to control subdivision and/or residential development.</i>	<ul style="list-style-type: none"> • <i>The operative Rural General Zone provisions are focused on the management of the landscape resource. No minimum area is identified and, consequently there is no perceived or actual development right to establish residential activity or buildings.</i> • <i>Imposing a minimum density standard could be considered an effective tool to help manage the potential adverse effects of subdivision and development and in particular the cumulative effects of residential development. It is recognised that through the resource consent process it can be difficult to quantify whether a threshold has been reached with respect to adverse cumulative effects from subdivision and development, and that this might be more difficult where there is no minimum allotment size to in the Rural Zone to use as an indicator of the intensity of residential development.</i> • <i>Typically, a minimum density standard is imposed in rural areas to protect the soil resource and productive potential of rural land. Minimum density standards also provide a degree of certainty for inhabitants and neighbours with respect to amenity, and can provide parameters with regard to servicing and infrastructure limitations.</i> • <i>In the context of these matters, imposing a minimum area requirement on rural land primarily to manage the impact of residential/commercial development on the landscape could be criticised as being selected arbitrarily. The District's landscape character and ability to absorb change varies and what may be considered appropriate in one area may not suit others.</i> • <i>While the 'no minimum area, but applications are subject to assessment against the landscape provisions' may be a difficult concept for the uninitiated to comprehend, it is considered the most appropriate method to manage the effects of subdivision and development on the landscape. Furthermore, the proposed</i> 		

	<i>provisions will provide significant enhancements in terms of effectiveness and efficiencies.</i>
<p><u>Issue 2: The management of Farming Activities</u></p> <p>5.3.1 (Landscape) Objective 1 – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.</p> <p>5.3.3 (Landscape) Objective 3 – Protect, maintain and enhance the district’s Outstanding Natural Features (ONF).</p> <p>5.3.4 (Landscape) Objective 4 – Protect, maintain and enhance the District’s Outstanding Natural Landscapes (ONL).</p> <p>5.3.5 (Landscape) Objective 5 – Ensure subdivision and development does not degrade landscape quality or character or diminish visual amenity values of the Rural Landscapes (RLC).</p> <p>5.3.7 (Landscape) Objective 7 – Recognise and protect indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District’s landscapes.</p> <p>5.3.8 (Landscape) Objective 8 – Recognise the dependence of tourism on the District’s landscapes.</p> <p>13.3.1 (Rural Zone) Objective 1 – Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</p> <p>13.3.2 (Rural Zone) Objective 2 - Sustain the life supporting capacity of soils.</p> <p>13.3.3 (Rural Zone) Objective 3 - Safeguard the life supporting capacity of water through the integrated management of the effects of activities.</p> <p>13.3.4 (Rural Zone) Objective 4 – Manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone.</p> <p>13.3.8 (Rural Zone) Objective 8 – Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.</p> <p>13.3.11 (Rural Zone) Objective 12 – Manage the location, scale and intensity of informal airports.</p> <p>Summary of proposed provisions that give effect to these objectives:</p> <ul style="list-style-type: none"> • Recognise and encourage farming activities; • Permit farm buildings subject to standards to protect the landscape resource in the ONL and RLC locations; • Protect farming from activities that may seek to establish in the rural zone and constrain farming such as residential or commercial activity; 	

<ul style="list-style-type: none"> • Allow as a permitted activity the construction of farm buildings subject to controls on colour, location, size and height; • Providing an exemption for small scale roadside side stalls so they do not require a resource consent; • Retain the exemption for informal airports associated with farming activity • The introduction of standards to control the potential effects of dairy farming buildings and infrastructure on rural amenity. • Encouraging persons responsible for dairy grazing stock to exclude them from waterbodies by making it a prohibited activity. 			
<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p>Policies:</p> <p><i>Landscape</i></p> <p>5.3.1.1, 5.3.1.2, 5.3.1.5, 5.3.1.8, 5.3.1.10, 5.3.1.11, 5.3.1.12</p> <p>5.3.3.1, 5.3.3.2</p> <p>5.3.4.1 to 5.3.4.3</p> <p>5.3.5.1 to 5.3.5.3</p> <p>5.3.6.1</p> <p>5.3.7.1</p> <p>5.3.8.1, 5.3.8.2</p> <p><i>Rural Zone</i></p> <p>13.3.1.1 to 13.3.1.8</p>	<p><i>Environmental</i></p> <ul style="list-style-type: none"> • Council will lose a degree of control with respect to farm buildings that comply with the standards and would not require a resource consent. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • None identified. <p><i>Economic</i></p> <ul style="list-style-type: none"> • Has potential to impose costs on dairy farm operators by requiring buildings and related infrastructure are located away further away from boundaries than the current rules allow. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • Measures will be required to exclude dairy grazing stock from water bodies. This will impose a cost associated with fencing. However, the fencing need not be permanent or include riparian fencing. 	<p><i>Environmental</i></p> <ul style="list-style-type: none"> • Provides safeguards for rural amenity values by imposing controls on dairy farming milking sheds and effluent ponds, recognising it is a more intensive type of farming than traditional sheep or beef farming. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • Simple and direct rule to ensure that dairy grazing activity excludes stock from water bodies. • Reduces potential for adverse effects on water bodies and amenity values. <p><i>Economic</i></p> <ul style="list-style-type: none"> • Allowing farm buildings as a permitted activity provides the opportunity for farmers to establish small to medium scale buildings without the need to obtain a resource consent. <p><u>Contamination of water bodies from dairy grazing stock</u></p>	<p><i>Dairy Farming</i></p> <ul style="list-style-type: none"> • The provisions will provide effective management without unduly constraining permitted farming activities. • The provisions are not expected to create a high number of resource consents. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • Definition of water body is consistent and complementary to the RMA and Otago Regional Council definitions of water bodies, in particular the definition of water bodies and drains as defined in Regional Plan Rule 12.C.0.1. • The rule will be efficient to interpret and comply with because it is based on a specific activity, rather than the effects of an activity.

<p>13.3.2.1 to 13.3.2.3</p> <p>13.3.3.1</p> <p>13.3.4.1 – 13.3.4.2</p> <p>13.3.10.1 – 13.3.10.3</p> <p>Rules:</p> <p><i>Landscape</i></p> <p>5.4.1</p> <p><i>Rural Zone</i></p> <p>All Rules</p> <p>(Also refer to the miscellaneous and existing operative provisions to be retained (Issue 7))</p>	<ul style="list-style-type: none"> • Cost for Council to undertake monitoring and compliance with the administration of the rule. • Potential cost to persons whom do not comply with the rule and are subject to enforcement from the Council. <p><i>Social & Cultural</i></p> <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Reduces costs associated with remediation to water bodies that have been damaged by grazing stock. • Assists with maintaining rural amenity and the District's environmental image. <p><i>Social & Cultural</i></p> <ul style="list-style-type: none"> • Provides for more flexibility in the rural zone for farming activities while maintaining rural amenity values. • Confirms farming as the anticipated and dominant activity in the Rural Zone. Provides certainty, economic wellbeing for farming operations, particularly large landholdings. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <ul style="list-style-type: none"> • Complementing regional council functions will assist with protecting social and cultural values associated with the intrinsic values of water bodies. 	<ul style="list-style-type: none"> • The rule is easily complied with and is enforceable. • The rule is efficient in that it captures both land regularly used for grazing and land that is not regularly used for grazing. Therefore covering activities potentially missed by The Sustainable Dairying: Water Accord. <p><i>Farm Buildings</i></p> <ul style="list-style-type: none"> • The provisions will create efficiencies for farmers, particularly where small scale buildings are proposed where the costs of obtaining resource may be high relative to the value of the work. The permitted standards are subject to conservative criteria based on the existing standards for farm buildings and will provide effective management in the context of the landscape management provisions.
<p><i>Alternative options considered less appropriate to achieve the relevant objectives and policies:</i></p>			
<p><i>Option 1: Require resource consents for other types of farming to allow the Council to have a higher degree of control on landscape and rural amenity values.</i></p>	<ul style="list-style-type: none"> • <i>The changes to the landscape from irrigation include linear and pivot irrigators and a change in the year-round colour of improved pasture. These aspects could be regarded as an adverse effect on the landscape, however activities such as horticulture and viticulture also fit within the District Plan definition of 'Farming Activity' and the establishment of these activities would have an impact on the</i> 		

<p>Option 2: Make farm buildings permitted irrespective of location or size of the respective landholding.</p> <p><u>Contamination of water bodies from dairy grazing stock</u></p> <p>Option 1: Retain policy, but have no rule and rely on Regional Council rules, such as Rule 12.C.0.1 of the Otago Regional Plan: Water.</p>	<p>existing landscape.</p> <ul style="list-style-type: none"> • Pivot and linear irrigators are not buildings and are not subject to the rules of the District plan http://www.qldc.govt.nz/assets/Uploads/Planning/QLDC-Practice-Note-1-Centre-Pivot-and-Linear-Irrigators.pdf • The District relies upon the landscape as a significant resource for its economic, cultural and social wellbeing. It is recognised that farming activities are a key determinant of rural character and, farm buildings are an integral component of farming. Notwithstanding this, removing controls on farm buildings, particularly the potential for larger scale buildings within the outstanding natural landscapes or on outstanding natural features would not provide effective management of the landscape resource. • The proposed criteria provide as a permitted activity for modest sized farm buildings on what are likely to be genuine farming operations on larger landholdings at least 100ha in area, with a density of not more than one building per 25ha. There are higher numbers of rural-residential subdivision and development on smaller landholdings and the effect of the sprawl of these buildings should be contained. It would not be appropriate to accept accessory buildings that support rural residential lifestyle activities as farm buildings for the purposes of this rule. <p><u>Contamination of water bodies from dairy grazing stock</u></p> <p>Option 1:</p> <ul style="list-style-type: none"> • The proposed rule is purposefully different to the Regional Plan Rule in that it is an activity based rule that identifies dairy grazing as having a higher potential for contamination and degrading rural amenity values, and the intrinsic values of water bodies. The relevant Regional Plan Rule is: <p>12.C.0 Prohibited activities: No resource consent will be granted</p> <p>12.C.0.1 The discharge of any contaminant to water, that produces an objectionable odour, or a conspicuous oil or grease film, scum, or foam in any:</p> <p>(i) Lake, river or Regionally Significant Wetland; or</p>
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	<p><i>with avoiding the potential for stock to trample and for excrement to enter the water body.</i></p> <ul style="list-style-type: none"> <i>• The width of the margin has been set at 3.0 metres. The margin is intended to exclude stock from directly standing on the edge of the waterbody and includes the provision for temporary fencing. The margin does not anticipate the retirement of land or riparian planting.</i> <i>• Should effective riparian planting be required, the margin may need to be wider. There is guidance available on this matter from other agencies. It is reiterated that the intention of the rule is to exclude dairy grazing stock from entering water bodies. The method for achieving compliance should be left to the persons responsible.</i>
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Issue 3: Effective and Efficient Resource Management

5.3.1 (Landscape) Objective 1 - Our distinctive landscapes are protected from inappropriate subdivision and development.

13.3.1 (Rural Zone) Objective 1 - Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

(113.3.13 Rural Zone) Objective 13 – Enable rural industrial activities within the Rural Industrial Sub Zones, that support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.

14.3.1 (Gibbston Character Zone) Objective 1 - To protect the character and landscape value of the Gibbston Character Zone by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the Zone.

Summary of proposed provisions that give effect to these objectives:

- Replacing the existing controlled activity resource consent requirement to build, reclad, repaint and alter buildings within a building platform with a permitted activity rule allowing these activities. Also includes allowing alterations to buildings located outside platforms, subject to a maximum area being altered.
- Permitted activities for farm buildings, buildings located within approved building platforms and alterations to buildings outside of an approved building platform, subject to controls on colour, height, coverage and location.
- Permits farm buildings where they previously required resource consent as a controlled activity, subject to controls on location, size, height and colour.
- Introducing new rules that require buildings comply with a range of colours that meet a certain hue and light reflectance value.

<ul style="list-style-type: none"> Rule 13.4.2.47 limits the permitted size of any single building to 500m². The reason for this is to provide a control on the visual dominance of buildings. Because the operative District Plan requires that even where a building is anticipated a controlled activity resource consent is required, the Council has control over the location, external appearance, colours and landscaping. The removal of control necessitates a building size maxim to control the permitted baseline of buildings and to enable the potential visual dominance and effects on landscape character and rural amenity to be considered through a restricted discretionary resource consent. Rule 13.4.2.39 is introduced to control the location of buildings adjacent to waterbodies. As described above, the removal of the controlled activity status for buildings removes the ability of the Council to assess the potential amenity and hazard related effects associated with locating buildings near waterbodies. A restricted discretionary rule enabling the Council to consider potential adverse effects on biodiversity, landscape, visual amenity, open spaces values and hazards is considered appropriate in these instances. Making residential flats a permitted activity. 			
<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
<p>Policies:</p> <p><i>Landscape</i></p> <p>5.3.1.1, 5.3.1.2, 5.3.1.5, 5.3.1.10, 5.3.3.1, 5.3.3.2, 5.3.4.1, 5.3.4.2, 5.3.4.3, 5.3.5.1, 5.3.6.1</p> <p><i>Rural Zone</i></p> <p>13.3.1.1, 13.3.1.2, 13.3.1.3, 13.3.1.4, 13.3.1.5.</p> <p><i>Gibbston Character Zone</i></p>	<p><i>Environmental</i></p> <ul style="list-style-type: none"> Council will not have the same level of control over aspects associated with the development such as 'nature conservation values', landscape plans and control on the 'external appearance' of buildings, only the colour to control the degree of visual prominence. However development would still be subject to any controls or obligations required by the subdivision consent or approval for the building platform. <p><i>Economic</i></p> <ul style="list-style-type: none"> Potential for higher costs with subdivision that previously as any mitigation required for 	<p><i>Environmental</i></p> <ul style="list-style-type: none"> Permitting a range of reasonably conservative colours (20% LRV pre-finished steel, 30% LRV all other surfaces) will encourage applicants to utilise colours within this range to avoid applying for resource consent. Utilising these colours would result in less prominent buildings than the status quo which may accept a building within the QLDC's generic guidelines of 36%, but still open to scrutiny depending on the location and sensitivity of the landscape. More emphasis for landscaping requirements to be at the time of subdivision. This would promote more integrated landscaping that would be responsive to the sensitivity of the surrounding landscape and whether any mitigation is required. 	<ul style="list-style-type: none"> The proposed provisions will replace the need for a resource consent by permitting buildings within a range of controls to ensure that anticipated development would maintain landscape values. The provisions are effective at managing the effects of buildings on the landscape resource. The ability to build as a permitted activity significantly increases efficiency while permitted activities will be effective at achieving objectives and policies to maintain landscape values.

<p>14.3.1.1, 14.3.1.4, 14.3.1.5, 14.3.1.7, 14.3.1.8</p> <p>Rules:</p> <p><i>Landscape</i></p> <p>5.4.1</p> <p><i>Rural Zone</i></p> <p>13.4.1, 13.4.2.1, 13.4.2.3, 13.4.2.5, 13.4.2.7, 13.4.2.8, 13.4.2.12, 13.4.2.33, 13.4.2.34, 13.4.2.39, 13.4.2.43, 13.4.2.45 – 13.4.2.50.</p> <p>13.4.2.55 -13.4.2.56.</p> <p>13.5 – notification provisions.</p> <p><i>Gibbston Character Zone</i></p> <p>14.4.2.5, 14.4.2.10, 14.4.2.19, 14.4.2.20, 14.4.2.21 to 14.4.2.26.</p>	<p>landscaping would be focused at this stage, as opposed to leaving it for individual future allotment owners.</p> <ul style="list-style-type: none"> Potential for higher administration costs for Council to review permitted development as part of the building consent where previously this was recovered from the resource consent. <p><i>Social & Cultural</i></p> <ul style="list-style-type: none"> Potential for adverse effects due to the reduction of control. 	<ul style="list-style-type: none"> Any more conservative controls imposed on a site by a subdivision consent notice will still apply, thus ensuring location specific landscaping or mitigation of adverse effects and associated servicing requirements are provided for. <p><i>Economic</i></p> <ul style="list-style-type: none"> Reduced costs for applicants through resource consents and monitoring fees. Reduced cost for the Council through District Plan administration, including the requirement for development engineering staff to prepare RMA style reports on servicing. Removal of the potential for a ‘double up’ of processing where the existing controlled activity, matters of control for servicing (water supply, wastewater and stormwater) can be considered via the building consent application. Less delays in the overall build time and cost and more certainty for prospective development. <p><i>Social & Cultural</i></p> <ul style="list-style-type: none"> More certainty for people when they undertake anticipated development and small scale alterations to houses. Emphasis on landscaping applied at 	
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		the time of subdivision to mitigate the effects of infrastructure and future buildings. More certainty for future landowners with regard to landscaping expectations when they build.	
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
Option 1: Make buildings permitted with no controls on colour or maximum scale of buildings.		<ul style="list-style-type: none"> • Would not control the effects of buildings while managing the landscape resource. 	

<p><u>Issue 4: Commercial Activities</u></p> <p>5.3.1 (Landscape) Objective 1 – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.</p> <p>5.3.2 (Landscape) Objective 2 – Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.</p> <p>5.3.3 (Landscape) Objective 3 – Protect, maintain and enhance the district’s Outstanding Natural Features (ONF).</p> <p>5.3.4 (Landscape) Objective 4 – Protect, maintain and enhance the District’s Outstanding Natural Landscapes (ONL).</p> <p>5.3.5 (Landscape) Objective 5 - Ensure subdivision and development does not degrade landscape quality or character or diminish visual amenity values of the Rural Landscapes (RLC).</p> <p>5.3.6 (Landscape) Objective 6 - Protect, maintain or enhance the landscape values of the lakes and rivers and their margins from the effects of structures and activities.</p> <p>5.3.8 (Landscape) Objective 8 - Recognise the dependence of tourism on the District’s landscapes.</p>
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13.3.1 (Rural Zone) Objective 1 – Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

13.3.2 (Rural Zone) Objective 2 – Sustain the life supporting capacity of soils.

13.3.3 (Rural Zone) Objective 3 – Safeguard the life supporting capacity of water through the integrated management of the effects of activities.

13.3.4 (Rural Zone) Objective 4 – Manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone.

13.3.5 (Rural Zone) Objective 5 - Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, landscape and indigenous biodiversity values.

13.3.6 (Rural Zone) Objective 6 - Encourage the future growth, development and consolidation of existing Ski Areas within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.

13.3.9 (Rural Zone) Objective 9 - Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.

13.3.10 (Rural Zone) Objective 10 - Recognise the potential for diversification of farms that utilises the natural or physical resources of farms and supports the sustainability of farming activities.

13.3.11 (Rural Zone) Objective 11 - Manage the location, scale and intensity of informal airports.

13.3.12 (Rural Zone) Objective 12 - Protect, maintain and enhance the surface of lakes and rivers and their margins.

13.3.13 (Rural Zone) Objective 13 – Enable rural industrial activities within the Rural Industrial Sub Zones, that support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.

14.3.1 (Gibbston Character Zone) Objective 1 – Protect the economic viability, character and landscape value of the Gibbston Character Zone by enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the Zone.

14.3.2 (Gibbston Character Zone) - Sustain the life supporting capacity of soils.

Summary of proposed provisions that give effect to these objectives:

- Policy that acknowledges the dependence of some commercial activities on the landscape resource and rural amenity values;
- Policy that recognises commercial activities within the rural zones can impinge on farming activities and reduce the vitality of commercial centres;
- Retention of the majority of the existing rules relating to commercial activities in the Rural Zone;
- Increasing the permitted standard for land based outdoor commercial recreation activities from five to ten persons in any one group;
- Clarification of the existing rules relating to retail sales;
- Changing the existing permitted standard for 'other activities' to allow home occupation based commercial activities up to 150m² in the Rural Zone and 100m² in the Gibbston Character Zone.;
- Non-complying activity status for industrial activities in the Rural Zone;
- Forestry activities in the ONL and ONF a non-complying activity;
- Enabling the use of informal airports as a permitted activity, subject to standards.
- Identification of a rural industry/service zone. Refer to specific section 32 evaluation.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: <i>Landscape</i> 5.3.1.1 to 5.3.1.4, 5.3.1.7 to 5.3.1.12. 5.3.2.1 to 5.3.6.3 5.3.8.1 to 5.3..8.3 <i>Rural Zone</i> 13.3.2.1 – 13.3.2.3 13.3.3.1	<i>Environmental</i> <ul style="list-style-type: none"> • Potential for larger range of permitted effects for home occupation activities • Increasing outdoor recreation activities from 5 to 10 will have a potential for higher adverse effects. <i>Economic</i> <ul style="list-style-type: none"> • Potential costs for commercial or industrial operators seeking to locate in the Rural Zone <i>Social and Cultural</i>	<i>Environmental</i> <ul style="list-style-type: none"> • Provides control to assess the effects of industrial activities. • Provides clearer parameters around what may constitute suitable commercial activities in the Rural Zones. • Provides more appropriate basis to encourage commercial activities to locate in the zone where that activity is likely to be most appropriate and recognises commercial and tourism activities that have a genuine affiliation with the landscape resource and farming activities. 	<ul style="list-style-type: none"> • The provisions would provide effective control for activities that may have an adverse impact, while enabling activities that would have a low impact such as home occupation and outdoor commercial recreation activities. • The provisions introduce efficiencies in enabling persons to provide for small scale, low impact commercial activities while clarifying the operative provisions relating to commercial activities.

13.3.4.1 – 13.3.4.2 13.3.5.1 – 13.3.5.4 13.3.6.1 – 13.3.6.3 13.3.7.1 - 13.3.7.4 13.3.9.1 – 13.3.9.6 13.3.11.1 – 13.3.11.2 13.3.12.1 – 13.3.12.10 13.3.13.1 – 13.3.13.2. <i>Gibbston Character Zone</i> 14.3.1.3, 14.3.1.4, 14.3.1.6 Rules: <i>Landscape</i> 5.4.1 <i>Rural Zone</i> 13.4.1	<ul style="list-style-type: none"> • Potential for recreational users to be affected by larger groups of outdoor commercial recreation activities. • Potential for localised amenity effects from larger range of home occupation based activities. 	<ul style="list-style-type: none"> • Suitable controls are in place for activities based on the scale and intensity of the activity. • Provides control to manage the effects of activities on the districts outstanding natural landscapes and features as required by Part 2 of the RMA. <p><i>Economic</i></p> <ul style="list-style-type: none"> • More certainty for commercial operators seeking to locate in the Rural Zones. • Enables small scale outdoor commercial operators to establish without the requirement to apply for a resource consent. <p><i>Social and Cultural</i></p> <ul style="list-style-type: none"> • Provides for a range of small scale outdoor recreation opportunities without the need to obtain resource consent. • Enables people to meet their needs on their own properties as part of home occupations activities, where these activities would have a low environmental impact. 	
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13.4.2.1			
13.4.2.13 –			
13.4.2.23.			
13.4.2.30 –			
13.4.2.32			
13.4.2.33 –			
13.4.2.35			
13.3.2.45-13.4.2.48			
13.4.2.51 –			
13.4.2.76			
<i>Gibbston Character Zone</i>			
14.4.2.10 to 14.4.2.15, 14.4.2.25, 14.4.2.26.			
<i>Alternative options considered less appropriate to achieve the relevant objectives and policies:</i>			
<i>Option 1: Make all commercial activities require a resource consent</i>		<ul style="list-style-type: none"> • <i>Would be an unnecessary level of control on small commercial activities that are appropriate in the Rural Zones and have limited environmental impacts..</i> 	

Issue 5: Managing the existing Ski Area Subzones

5.3.8 (Landscape) Objective 8 - Recognise the dependence of tourism on the District's landscapes.

13.3.6 (Rural Zone) Objective 6 – Encourage the future growth, development and consolidation of existing Ski Areas within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.

Summary of proposed provisions that give effect to these objectives:

- Policy recognising the importance of skiing activities and their consolidation within the ski area subzones;
- Retention of operative rules allowed the construction of buildings as a controlled activity;
- A rule requiring a non-complying activity resource consent for ski area activities/commercial skiing (except heli-skiing) not located within the ski area sub zones;
- Specific policy for established vehicle testing activity at Waiorau Snow Farm area.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: <i>Landscape</i> 5.3.8.1, 5.3.8.3 <i>Rural Zone</i> 13.3.6.1 to 13.3.6.3 Rules: <i>Landscape</i>	<i>Environmental</i> <ul style="list-style-type: none"> • None identified <i>Economic</i> <ul style="list-style-type: none"> • None identified <i>Social & Cultural</i> <ul style="list-style-type: none"> • None identified 	<i>Environmental</i> <ul style="list-style-type: none"> • Non identified <i>Economic</i> <ul style="list-style-type: none"> • Retains existing ski field and vehicle testing activities <i>Social & Cultural</i> <ul style="list-style-type: none"> • Retains the ongoing activities that provide for peoples well-being 	<p>The proposed provisions will assist with the identification of specific activities within the Rural Zone that make an important contribution to the district's economy and provide a recreational resource. The provisions will be effective in that they provide certainty to ski area activities within the sub zone areas while retaining control on the effects of activities.</p> <p>The provisions are enabling and maintain efficiencies to the ski field operators and established vehicle testing facilities.</p>

5.4.1 <i>Rural Zone</i> <i>Table 1 and Table 8.</i>			
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
Option 1: More control on the adverse effects of building and activities in sensitive landscapes. Make buildings and ski area activities a restricted discretionary activity.		<ul style="list-style-type: none"> The existing provisions are enabling and more control on the scale and intensity of activities could be considered necessary. A review of the resource granted for ski area activities does not indicate, to date, there is a valid reason to change the provisions to make ski area activity buildings a class of resource consent that could result in a development being declined. 	

<p><u>Issue 6: Managing the Gibbston Character Zone</u></p> <p>5.3.1 (Landscape) Objective 1 – The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.</p> <p>5.3.2 (Landscape) Objective 2 – Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.</p> <p>5.3.8 (Landscape) Objective 8 - Recognise the dependence of tourism on the District’s landscapes.</p> <p>14.3.1 (Gibbston Character Zone) Objective 1 – Protect the economic viability, character and landscape value of the Gibbston Character Zone by</p>

enabling viticulture activities and controlling adverse effects resulting from inappropriate activities locating in the Zone.

14.3.2 (Gibbston Character Zone) Objective 2 – Sustain the life supporting capacity of soils.

14.3.3 (Gibbston Character Zone) Objective 3 – Safeguard the life supporting capacity of water through the integrated management of the effects of activities.

14.3.4 (Gibbston Character Zone) Objective 4 – Encourage land management practices that recognise and accord with the environmental sensitivity and amenity values of the Gibbston Character Zone.

Summary of proposed provisions that give effect to these objectives:

- Retention of the majority of existing provisions including the following changes:
 - Further enabling the construction and use of winery buildings by making them a controlled up to 500m², currently this is a restricted discretionary activity for the construction of any building;
 - Industrial activities associated with wineries and underground cellars a permitted activity, up to 300m²;
 - Retention of the existing policies of the Gibbston Character Zone;
 - Recognition of the Gibbston Character Zone in the landscape policy and confirmation that the landscape categorisations do not apply;
 - Retention of the assessment criteria for buildings, subject to modifications similar to the Rural Zone assessment criteria to reduce repetition and clarification;
- Refer to separate resource management issues for matters relating to effective and efficient resource management, commercial activities, informal airports and landscape for provisions affected by these issues.

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: <i>Landscape</i> 5.3.1.8, 5.3.2.3. 5.3.2.4. 5.3.9.2. <i>Gibbston Character Zone</i>	<i>Environmental</i> <ul style="list-style-type: none"> • None identified <i>Economic</i> <ul style="list-style-type: none"> • None identified <i>Social & Cultural</i> <ul style="list-style-type: none"> • None identified 	<i>Environmental</i> <ul style="list-style-type: none"> • Retains emphasis on managing water and soil resource. Controlling effects of activities that may impinge on viticulture. <i>Economic</i> <ul style="list-style-type: none"> • Retains importance of viticulture and winery buildings and the contribution these make to the District. 	<ul style="list-style-type: none"> • The proposed provisions will be effective at providing for viticulture as the predominant activity, maintain amenity and controlling non-viticulture activities. • The provisions will not create inefficiencies for viticulture activities, or any established residential or commercial

14.3.1.1 to 14.3.4.5. Rules: <i>Landscape</i> 5.4.1 <i>Gibbston Character Zone</i> All rules.		<i>Social & Cultural</i> <ul style="list-style-type: none"> Provides for peoples welling being who rely on the resources and established infrastructure and buildings as part of the districts wine making. 	activities. The proposed phrasing will encourage efficient administration of the provisions.
<i>Alternative options considered less appropriate to achieve the relevant objectives and policies:</i>			
<i>Option 1: Remove the existing zone, rezone to Rural Zone and apply the landscape categories.</i>		<ul style="list-style-type: none"> <i>Viticulture fits under the ambit of farming activity and the main concession for new activities is that winery buildings are a restricted discretionary activity. The Rural Zone provisions may better control the effects of subdivision and development in this location.</i> 	

<p><u>Issue 7: Miscellaneous and existing Provisions</u></p> <p>5.3.5 (Landscape) Objective 8 – Recognise the dependence of tourism on the District’s landscapes.</p> <p>13.3.5(Rural Zone) Objective 5 – Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, landscape and indigenous biodiversity values.</p> <p>13.3.6 Objective 7 – Separate noise sensitive activities from existing airports through:</p> <ul style="list-style-type: none"> - The retention of greenfield areas; - An area for Airport related activities at Queenstown Airport; - An area for activities not sensitive to aircraft noise within an airport’s Outer Control Boundary to act as a buffer between airports and other land use activities.
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13.3.7 (Rural Zone) Objective 7 – Avoid subdivision and development in areas that are identified as being unsuitable for development.

Summary of proposed provisions that give effect to these objectives:

- Proposed inclusion of policy to recognise and provide for a range of established rules.
- Existing status for the following activities substantially retained with minor modifications to phrasing or the matters of control:
 - Domestic livestock (Rule 13.4.2.11)
 - Retail sales of farm and garden produce grown or produced on the site (Rule 13.4.2.14) including a exemption for small scale roadside stalls
 - Commercial activities ancillary to and on the same site as recreational activities (Rule 13.4.2.15)
 - Cafes and restaurants located in a winery complex within a vineyard (Rule 13.4.2.17)
 - Forestry activities (Rule 13.4.2.21 and 13.4.2.1)
 - Visitor accommodation (Rule 13.4.2.20)
 - Restrictions on activities adjacent to airports (Rule 13.4.2.28 and 13.4.2.29)
 - Mining activities (Rule 13.4.2.30 to 13.4.2.31)
 - Bulk and location of buildings (Rule 13.4.2.36 to 13.4.2.39, 13.4.2.45 to 13.4.2.48)
 - Factory Farming (Rule 13.4.2.43 and 13.4.2.44)
 - Structures within road boundaries (Rule 13.4.2.45)
 - Retail sales associated produce grown or reared on site (Rule 13.4.2.53)
 - All activities relating to Closeburn Station

<i>Proposed provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness & Efficiency</i>
Policies: <i>Landscape</i> 5.3.9.1, 5.3.9.2 <i>Rural Zone</i> 13.3.1.1 – 13.3.1.8 13.3.4.1 –	<i>Environmental</i> <ul style="list-style-type: none"> • None identified <i>Economic</i> <ul style="list-style-type: none"> • None identified <i>Social & Cultural</i> <ul style="list-style-type: none"> • None identified 	<i>Environmental</i> <ul style="list-style-type: none"> • Operative provisions provide control for managing potential effects on the environment. <i>Economic</i> <ul style="list-style-type: none"> • None identified. <i>Social & Cultural</i> <ul style="list-style-type: none"> • Provide certainty to the nature and scale of development. 	<ul style="list-style-type: none"> • These provisions have not been identified as being necessary to change. • These provisions are considered to provide an effective degree of either permissiveness or control. They are not considered to create unnecessary inefficiencies.

13.3.4.213.3.5.1 to 13.3.5.4 13.3.7.1 to 13.3.7.4 Rules: <i>Rural Zone</i> Refer to the summary above.			
<i>Alternative options considered less appropriate to achieve the relevant objectives and policies:</i>			
Option 1: none identified.			

9. Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and administrator (processing planner). Removal of technical or confusing words and phrases also encourages correct use and interpretation. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

10. The risk of not acting

There is the opportunity to rollover many of the existing provisions. This may also be improved by some minor amendments to the provisions in response to the resource management issues raised. Neither of these approaches reflect the current changing nature of the RMA with its drive to simplify and streamline. The District Plan is a forward planning mechanism and the opportunity to make bold changes in order to make a more noticeable difference. Not taking the more compact approach to this section and others, will not advance the usefulness of the District Plan in pursuit of its function in the sustainable management of natural and physical resources.