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(Prepared by Hadley Engineering Consultants Limited)



EXECUTIVE SUMMARY

This section 32 report evaluates zoning options for a terrace riser and terrace to the east of the Glenorchy Township. The subject site is currently Rural General in the Queenstown Lakes District Plan. The subject site, which is part of the wider Wyuna Station property, is 31.6 hectares in area and contains one dwelling and residential flat and is currently used for grazing of livestock. The site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs contained in the Landscape Assessment report within **Attachment 1**.

A number of District Plan Zone options have been assessed as part of this evaluation. This includes Township, Rural Visitor, Residential, Rural-Residential and Rural Lifestyle development. Given the sensitivity of this landscape, all of these options, with the exception of Rural Lifestyle zone, have been dismissed on landscape grounds. This evaluation therefore assesses which zoning, Rural General or Rural Lifestyle, is most appropriate in terms of the District Plans objectives and the purpose of the Resource Management Act.

This evaluation concludes that the most appropriate District Plan zone for the subject site is the Rural Lifestyle Zone subject to some site specific changes as set out in **Part 7** of this report.



Part 1 - Introduction

1.1 Purpose of Report

This report evaluates zoning options for a terrace riser and terrace to the east of the Glenorchy Township. The subject property is a large high country farm station of several thousand hectares in area. Within this property, a smaller area of 31.6 hectares (herein referred to as the "subject site") has been identified as suitable for alternative uses to farming. The subject site is depicted on the plans attached to the Landscape and Visual Effects Assessment (attached to this report as **Attachment 1**), contains one dwelling and residential flat and the remaining area is currently used for grazing of livestock (deer). The subject site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs.

The Council is currently reviewing the District Plan. This report evaluates the appropriateness of current and other zoning options for the subject site. The balance of the property is intended to remain in Rural zoning.

A number of District Plan Zone options have been assessed as part of this evaluation for the subject site. This includes Township, Rural Visitor, Residential, Rural-Residential and Rural Lifestyle development. Given the sensitivity of this landscape, all of those options, with the exception of the Rural Lifestyle zone, have been dismissed on landscape grounds. The remainder of this evaluation therefore concentrates on the appropriateness of status quo Rural General zoning or the adoption of an alternative Rural Lifestyle zoning.

When proposing to undertake any change or review to the District Plan, Council is required to carry out an evaluation of alternative methods to establish the best and most appropriate course of action. This requirement is prescribed by section 32 of the Resource Management Act 1991 (the Act) and is commonly referred to as a section 32 report, evaluation or analysis. It is effectively an analysis of the costs and benefits of different options.

This report will outline the background to and reasons for the Plan Change, and progress on the issue to date, including a summary of the consultation so far. Section 32 of the Act is also introduced in more detail, before outlining the amendments to the District Plan proposed by the



review, and final conclusions.

1.2 Background

The Queenstown Lakes District Plan, which is currently under review, was made fully operative in 2009. The urban area of Glenorchy is zoned Township Zone, with areas of commercial and visitor accommodation overlaying that zoning. A number of Rural Living zones exist on the terraces above the township to the north and south. The suitability of the subject site for rural living purposes has never been considered before now.

1.3 The Subject Site

The subject site is part of a wider farming station held in several land titles. The land area in which the identified land for rezoning is contained is 788ha. The subject site area proposed for rezoning is 31.6 hectares. The sites legal description is currently within Section 1: SO 369025.

The subject site is defined by the maps attached as contained in the Landscape and Visual Effects Assessment attached to this report as **Attachment 1**. The subject site is 31.6 hectares in area and contains one dwelling and residential flat and the remaining area is currently used for grazing of livestock (deer). The site is currently vegetated (native and exotic) as can be seen on the attached aerial photographs. The subject site is currently zoned Rural General in the Queenstown-Lakes District Plan with an underlying landscape classification of Outstanding Natural Landscape (District Wide).

The subject site can be broadly defined into two areas – the "terrace riser" being the steeper ground leading up to the "terrace" where development is anticipated. The "terrace riser" generally accords with the Building Restriction Area as identified on the plans attached to Landscape and Visual Effects Assessment attached to this report as **Attachment 1**.

As stated above, the principal alternative zoning to the Rural General Zoning contained in the Operative District Plan is the Rural Lifestyle Zone. This Rural Lifestyle zone is intended to provide for low density residential opportunities as an alternative to the more suburban living areas of the district. This zone provides for residential development located within an approved building



platform as a controlled activity. Building platforms are required to be identified at the subdivision stage. The subdivision itself is a controlled activity provided lot sizes have a minimum area of 1 hectare and an average lot size of 2 hectares.

An engineering assessment overview has been conducted by Hadley Consultants attached to this report as **Attachment 2**. That report confirms that the subject site can be adequately serviced for the level of development anticipated in the Rural Lifestyle zone. Opus have been engaged to complete a Preliminary and Detailed Site Investigation Report. Preliminary findings have suggested that despite marginally elevated concentrations of contaminants encountered directly around the old woolshed site, the remainder of the site has been assessed as having low risk to human health with respect to potential contamination. All investigation works and any remediation required will be completed prior to the proposed re-zoning and development of the subject site.

1.4 Reasons for the Zone Review

The current Rural General zoning of the subject site is an anomaly when considering there is Rural Living zoning to both the north and south on the same terrace feature. Reviewing this zoning through the District Plan Review presents an opportunity for greater protection and enhancement of landscape values and vegetation on the site and the consideration of an area of land for a wastewater treatment facility for the Glenorchy community. The site specific policies and rules proposed to be applied to the zone defer development for a set number of years to enable this infrastructure process to conclude.

1.5 Consultation

Limited consultation external to the Council has occurred in the preparation of this section 32 report.

It is anticipated that all necessary consultation will occur as part of the District Plan review process.

Part 2 - Strategic Context

2.1 The Resource Management Act

Section 32 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.

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

2.2 Regional Planning Documents

The purpose of a regional policy statement is to promote the sustainable management of natural and physical resources. Otago's Regional Policy Statement (RPS) does this by giving an



overview of the resource management issues facing Otago, and by setting policies and methods to manage Otago's natural and physical resources. The Otago Regional Policy Statement is currently under review with notification expected of the draft RPS in May 2015.

The table below states the relevant objectives and policies within the Otago RPS with corresponding comments addressed through the plan change.

| Otago Regional Objectives | Comment |
|---|---|
| 4. Mana Whenua | |
| 4.4.3 Wai (Water) To recognise the | At this stage there has been limited |
| principle of wairua and mauri in the | consultation with Kai Tahu, however this is |
| management of Otago's water bodies. | intended to occur as a part of the notification |
| 4.4.5 Kaitiakitanga (Guardianship) To | process to which any mana whenua concerns |
| incorporate the concept and spirit of | may be addressed. |
| kaitiakitanga in the management of Otago's | |
| natural and physical resources in a way | |
| consistent with the values of Kai Tahu. | |
| 54 Land - Objectives | |
| 5.4.1 To promote the sustainable | The subject area is currently used for grazing |
| management of Otago's land resources in | purposes to a limited capacity due to the lower |
| order: (a) To maintain and enhance the | area of the slope being densely vegetated in a |
| primary productive capacity and life- | combination of native, introduced and weed |
| supporting capacity of land resources; and | species. The proposal seeks to alter the zoning |
| (b) To meet the present and reasonably | of the site to be for rural lifestyle purposes |
| foreseeable needs of Otago's people and | which would limit the capacity the land to be |
| communities. | used as a rural resource due to its intention of |
| 5.4.2 To avoid, remedy or mitigate | low density residential landuse. This would |
| degradation of Otago's natural and physical | increase the diversity in residential possibilities |
| resources resulting from activities utilising | on the outskirts of Glenorchy in a similar way to |
| the land resource. | the existing rural lifestyle zone further south. |
| 5.4.3 To protect Otago's outstanding natural | |
| features and landscapes from inappropriate | The majority of the subject area is not in |
| subdivision, use and development. | intensive rural production and used for light |

grazing purposes for a limited stock number. Altering the current landuse to Rural Lifestyle provisions would have limited effect on the degradation of natural and physical resources; however there is the plan change proposes specific provisions within the proposed Rural Lifestyle zone of the proposed District Plan which could ensure that the environmental qualities of the site and wider area are enhanced.

The site, as well as the wider landscape of Glenorchy is highly regarded for being within an area of Outstanding Natural Landscape, and therefore the proposed re-zoning of the subject area to Rural Lifestyle has been assessed in terms of its appropriateness against landscape values (refer **Attachment 1** - Landscape and Visual Effects Assessment).

Appropriateness in this circumstance can be measured in terms of the potential effect of development against the existing landscape character of The Fort hillside and whether the positioning of the zone is sufficient in which to adequately mitigate the effects of Rural lifestyle development.

5.5 Land - Policies

5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.

The proposal gives the opportunity for an increased area of land for the purposes of Rural Lifestyle activities on a strip of land which is currently utilized for grazing purposes. The proposal seeks to address Rural Lifestyle

opportunities without detrimentally affecting the surrounding landuse and can be considered a means of land use diversification.

In terms of scale, the area of land which is proposed for Rural Lifestyle opportunities, is not large when compared to the quantities of land used for Rural General purposes which surround Glenorchy. The proposed zone is in overall alignment with the Rural lifestyle zone further south of the site area, of which it is recognized that the terraced area would be the maximum height against 'The Fort' for development could occur whilst still retaining high landscape values, i.e. the ability for development to be reasonably inconspicuous against the hillside. This is further supported through the zone specific objectives, policies and rules proposed, which can assist with

The proposals specific objectives, policies and rules seek to ensure that the diversification of the land will not deter future generations from the benefits that are received currently from the surrounding outstanding natural landscape, which includes landscape protection and enhancement, and controls on the built form.

5.5.6 To recognise and provide for the protection of Otago's outstanding natural features and landscapes which: (a) Are unique to or characteristic of the region; or (b) Are representative of a particular landform or land cover occurring in the

The proposal is within a collective area of significant national importance with recognition to unique landscape values of the wider Glenorchy area. The site area is located on a lower terraced area of 'The Fort'. The upper banks of the slope above the terraced area



Otago region or of the collective characteristics which give Otago its particular character; or (c) Represent areas of cultural or historic significance in Otago; or (d) Contain visually or scientifically significant geological features; or (e) Have characteristics of cultural, historical and spiritual value that are regionally significant for Tangata Whenua and have been identified in accordance with Tikanga Maori.

outlined for rural lifestyle development has particular open landscape qualities of visual amenity importance to Glenorchy. No changes are proposed for this area.

The appropriateness of the area in which development may occur is limited to the terraced area on 'The Fort' hillside. This area is considered to have the potential to be able to absorb the bulk of limited quantities of residential form without detrimentally effecting the landscape values of the 'The Fort' hillside, (as detailed in **Attachment 1**), due to the area below the terrace being largely vegetated. The Rural Lifestyle zone also takes into account landscape and amenity values to which council may control aspects of the development as they relate to the wider environment, including visual amenity.

This area of vegetation visually buffers the Glenorchy Township from below, however as identified within the Landscape Report, there is the potential for improving the quality of the slope below the terrace in terms of vegetation management, weed control and pest control for not only visual and landscape amenity, but also reasons of ecological biodiversity.

It is yet to be determined whether Kai Tahu (Takata Whenua) has an interest in the site that has cultural significance. This is to be determined through the notification process.

6.4 Water - Objectives

6.4.2 To maintain and enhance the quality of Otago's water resources in order to meet the present and reasonably foreseeable needs of Otago's communities.

The Glenorchy township currently has a reticulated water supply (bore sourced) which is planned to be connected to the site at initial subdivision stage.

As identified in this report, the Glenorchy township currently has no reticulated sewerage system and is facing issues in respect of wastewater, with some properties disposing of wastewater direct to ground in some cases.

The owner of the subject site owns an area of land identified by council as being potentially suitable for a new wastewater facility for Glenorchy. The ability to develop a new wastewater facility is a positive outcome for the areas water quality, which has the potential to degrade over time should this issue not be resolved.

6.5 Water - Policies

6.5.1 To recognise and provide for the relationship Kai Tahu have with the water resource in Otago through: (a) Working toward eliminating human waste and other pollutants from entering all water bodies; and (b) Consulting with Kai Tahu over any application that would result in the mixing of waters from different water bodies and the setting of water flows and levels.

It is yet to be determined whether Kai Tahu (Takata Whenua) have an interest in the proposed Rural Lifestyle development site however it is recognized that in general iwi do have concerns with the contamination of water, and as such it is anticipated that they be involved through Council in the siting and development process of the potential for a wastewater treatment plant in Glenorchy. It is anticipated that the plan change be deferred until the establishment of a wastewater treatment plant.

It is anticipated that Kai Tahu will be consulted in the notification process.

9. 4 Built Environment - Objectives

9.4.1 To promote the sustainable management of Otago's built environment in order to: (a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and (b) Provide for amenity values, and (c) Conserve and enhance environmental and landscape quality; and (d) Recognise and protect heritage values.

9.4.2 To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities.

9.4.3 To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources. Uncontrolled Rural Lifestyle development has the potential to dramatically alter the natural environment of Glenorchy. The proposal seeks to change the future landuse of the site from Rural General to Rural Lifestyle. The site is within an Outstanding Natural Landscape and as recommended within the Landscape Report (refer **Attachment 1**) specific provisions within the District Plan will improve the ability of the future zone to avoid, remedy or mitigate potential adverse effects of development.

The proposal does address the foreseeable needs of the future by addressing the diversity of housing within the area.

The proposal addresses the sustainable management of infrastructure by addressing the need to determine the location of a suitable wastewater site. Sustainable wastewater disposal is the current pressing issue facing Glenorchy and is in current planning discussions with Council and the Glenorchy Community.

9.5 Built Environment - Policies

9.5.2 To promote and encourage efficiency in the development and use of Otago's infrastructure through: (a) Encouraging development that maximises the use of

The proposal recognizes the need for an upgrade of wastewater infrastructure within the Glenorchy, however it is envisaged that the plan change will not become active until the

existing infrastructure while recognising the need for more appropriate technology; and (b) Promoting co-ordination amongst network utility operators in the provision and maintenance of infrastructure; and (c) Encouraging a reduction in the use of nonrenewable resources while promoting the use of renewable resources in the construction, development and use of infrastructure; and (d) Avoiding or mitigating the adverse effects of subdivision, use and development of land on the safety and efficiency of regional infrastructure.

provision of wastewater facility has been implemented by Council (within a certain timeframe).

The current issue of securing a suitable location for a wastewater treatment plant with the lowest potential for hazardous risk, whilst protecting the environment remains an issue. As stated above, the current land owner of the subject site area for the proposed Rural Lifestyle zone has land identified as being suitable for the location of a wastewater treatment plant, with limited potential for adverse effects unlike those previously identified by council.

The proposal seeks to safeguard against inappropriate development by adopting the Rural Lifestyle zone, as well as having a specific approach to the subject area which includes zone standards and rules.

9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating: (a) Discharges of contaminants to Otago's air, water or land; and (b) The creation of noise, vibration and dust; and (c) Visual intrusion and a reduction in landscape qualities; and (d) Significant irreversible effects on: (i) Otago community values; or (ii) Kai Tahu cultural and spiritual values; or (iii) The natural

The proposal seeks to reduce the potential effects of rural lifestyle development on the site and surrounding area by adopting the Rural Lifestyle provisions as having a specific approach to the subject area which includes zone standards and rules which will aide in mitigating adverse effects on the landscape.

The Glenorchy Community Plan has been reviewed in relation to the establishment of this Plan Change Proposal, of which the landscape values and retainment of rural character have

character of water bodies and the coastal environment; or (iv) Habitats of indigenous fauna; or (v) Heritage values; or (vi) Amenity values; or (vii) Intrinsic values of ecosystems;

9.5.5 To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through: (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and (c) Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.

been identified as important to the local community. The proposed objectives and policies seek to ensure that development that occurs within the proposed zone is appropriate to the site and wider area.

Whilst not being in strictly rural character, the rural lifestyle zone and specific provisions proposed will provide for appropriate development in anticipation of avoiding, remedying and mitigating that which may unsuitable.

At this stage there has been limited consultation with Kai Tahu, however this is intended to occur as a part of the notification process to which any mana whenua concerns may be addressed.

10.4 Biota - Objectives

10.4.1 To maintain and enhance the lifesupporting capacity and diversity of Otago's biota.

10.4.2 To protect Otago's natural ecosystems and primary production from significant biological and natural threats.

10.4.3 To maintain and enhance the natural character of areas with significant indigenous vegetation and significant habitats of indigenous fauna.

The sites landscape is described in detail within Attachment 1. The lower slopes of 'The Fort' have regenerating native species which form a different character of the hillside when compared to the upper slopes above the intended area for development. In order to support biodiversity proposed through the plan change, and to reduce the potential for adverse landscape effects the plan change proposes a no build area and proposes to implement a landscape plan.

10.5 Biota - Policies

10.5.3 To reduce and where practicable

The proposal recognizes the importance of the

eliminate the adverse effects of plant and animal pests on Otago's communities and natural and physical resources through: (a) Developing strategies to effectively manage Otago's plant and animal pests; and (b) Educating about the responsibilities of all parties in the management of Otago's plant and animal pests; and (c) Adopting the most practicable method of pest control while safeguarding the environment.

high environmental quality to the subject area, particularly in response to retaining landscape quality and improving biodiversity. This is also recognized in the Landscape report within **Attachment 1**. In order to address the specific environment it is possible to propose an ecological management plan of the shall include details of the following:

- · Methods proposed to remove or kill existing wilding exotic trees and weed species from the lower banks of the site area and to conduct this eradication on a year to year basis.
- · Methods to exclude and/or suitably manage pests within the site in order to foster growth of native vegetation within the site.
- · A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

11.4 Natural Hazards - Objectives

11.4.1 To recognise and understand the significant natural hazards that threaten Otago's communities and features.

11.4.2 To avoid or mitigate the adverse effects of natural hazards within Otago to acceptable levels.

11.5 - Natural Hazards - Policies

11.5.2 To take action necessary to avoid or mitigate the unacceptable adverse effect of natural hazards and the responses to natural hazards on: (a) Human life; and (b) Infrastructure and property; and (c) Otago's natural environment; and (d) Otago's

The Glenorchy Natural Hazards report produced by the Otago Regional Council in 2010 addresses the complex environment in which the Glenorchy township has been established. These potential hazards include the risk of river and lake flooding, the delta growth, ground liquefaction, landslide induced waves, and mass ground movement.

The proposed change from Rural General to Rural lifestyle provisions will adopt 15.3.4 Objective 4 of the QLDC proposed district plan which addresses managing new development

| heritage sites. | in respect of natural hazards. |
|---|---|
| 11.5.3 To restrict development on sites or | |
| areas recognised as being prone to | Opus have been engaged to complete a |
| significant hazards, unless adequate | Preliminary and Detailed Site Investigation |
| mitigation can be provided. | Report. Preliminary findings have suggested |
| | that despite marginally elevated concentrations |
| | of contaminants encountered directly around |
| | the old woolshed site, the remainder of the site |
| | has been assessed as having low risk to |
| | human health with respect to potential |
| | contamination. All investigation works and any |
| | remediation required will be completed prior to |
| | the proposed re-zoning and development of the |
| | subject site. |
| | |
| | The Hadley Consultants Engineering Report in |
| | terms of overview confirms that the site is |
| | appropriate for rural lifestyle development |
| | (Attachment 2). |
| | |
| | |
| 13.4 Wastes & Hazardous Substances - | |
| Objectives | |
| 13.4.1 To protect Otago's communities, | The use of the site for Rural Lifestyle purposes |
| environment and natural resources from the | will reduce the opportunity for waste and |
| adverse effects of the waste stream. | hazardous substances associated with Rural |
| 13.4.2 To encourage a reduction in the | General activity to be dumped on-site. |
| amount, range and type of waste generated | |
| in Otago. | It is understood that the site owner has |
| 13.4.4 To minimise the risks to people and | contracted Opus Consultants to undertake a |
| the wider environment arising from existing | HAIL and Natural Hazards assessment of the |
| contaminated sites, and the storage, use, | site, and that the site will be fully remediated of |
| transportation and disposal of hazardous | all contaminants. |



substances.

13.5.1 To recognise and provide for the relationship Kai Tahu have with natural and physical resources when managing Otago's waste stream through: (a) Providing for the management and disposal of Otago's waste stream in a manner that takes into account Kai Tahu cultural values; and (b) Working towards eliminating human wastes and other pollutants from entering Otago's waterways.

13.5.7 To address the adverse effects of past waste disposal practices through: (a) Identifying sites of old landfills, hazardous substance dumps or contamination within Otago; and (b) Determining any adverse effects arising from those sites and requiring the remedying or mitigation of any adverse effects.

It has been identified that the need to determine a suitable site for the location of a wastewater treatment plant is paramount in order for this plan change to be implemented. The development of this wastewater treatment plant will reduce the capacity for waste to be deposited inappropriately and is a means to remedying existing inadequate infrastructure.

At this stage there has been limited consultation with Kai Tahu, however this is intended to occur as a part of the notification process to which any mana whenua concerns may be addressed.

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



Part 3 - Key Resource Management Issues

3.1 Background

The following work has been undertaken to better understand the proposed plan change, site visits and site evaluations from planners, landscape architects, engineers and council representatives. Relevantly, this work provides an up-to-date picture of:

- The capacity of the Glenorchy environment to absorb change
- The potential for growth within and around Glenorchy whilst retaining amenity values
- Current infrastructure demands

3.2 Key Resource Management Issues

The key resource management issues, in no particular order, considered in this report are:

1. Whether zoning can help to alleviate the current shortage of land available for rural living development in the Glenorchy.

There is currently a shortage of land available in Glenorchy township zone for growth and there is a need for additional land to meet likely demand/population growth in Glenorchy in the near future. There are two main zones within the area, the Township zone of Glenorchy, and the Rural Lifestyle zone which surrounds it. The Township Zone is near capacity and the Rural Lifestyle zone is steadily developing. It is anticipated as demand increases, the zones will be at capacity before the next District Plan review.

2. Whether zoning can ensure the effects of development on the wider Outstanding Natural Landscape can be protected from inappropriate use and subdivision.

The protection of Outstanding Natural Landscapes from inappropriate subdivision, use and development is a matter of National Importance under the Resource Management Act 1991. The subject site forms part of a District-Wide Outstanding Natural Landscape. As such any zoning option needs to recognise and provide for this matter.



3. Whether zoning can give greater landscape protection to the terrace riser.

The Terrace Riser forms the backdrop to the Glenorchy Township and extends around from the Bible Terrace. It is considered of utmost importance that zoning of the subject site protects the integrity of this terrace riser from the effects of development.

4. Whether zoning can give greater protection to the natural vegetation on site.

A large portion of the site is covered in naturally regenerating vegetation. An important issue in the consideration of the most appropriate zoning is the protection and enhancement of such vegetation, particularly with respect to Option 3 above.

5. Whether zoning can provide for a suitable site for waste water disposal for the growing Glenorchy Community.

The need for a new site for a community wastewater plants has long been recognised. This issue explores the possibility of identifying land for such a purpose within the subject site.

6. Recognition of Community Values

The main community values and concerns have been expressed in the Glenorchy Community Plan, 2001. Some aspects of that plan are relevant to the consideration of this zoning review. In particular they include Key Strategies 4.32 which relate to rural land on the outskirts of town. This includes avoiding inappropriate rural subdivision, retaining the natural undeveloped character of the town's backdrop and revegetation of part of the backdrop to enhance the rural wilderness character of the town.

7. Public Health

The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health assesses whether land is actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been undertaken on that land. The land use history is the trigger in determining whether land requires further assessment under the NES. It is important to consider this NES as part of a zoning review.



Part 4 - Purpose and Options

4.1 Purpose of Zoning Review

This report evaluates zoning options for the subject site. The overall purpose of this report is to consider the appropriateness of alternative zoning to the status quo Rural General Zoning of the Operative District Plan for the subject site. This is being considered as part of the District Plan Review as the current Rural General zoning of the subject site is considered an anomaly when considering there is Rural Living Zoning to both the north and south on the same terrace feature. Reviewing this zoning through the District Plan Review presents an opportunity for greater protection and enhancement of landscape values and vegetation on the site and the consideration of an area of land for a wastewater treatment facility for the Glenorchy community. The site specific policies and rules proposed to be applied to the zone defer development for a set number of years to enable this infrastructure process to conclude.

This zoning review has been undertaken with due regard to the sensitive Glenorchy landscape, the limitations of infrastructure available within the area, with consideration to the current Glenorchy Head of the Lake Community Plan (August 2001), and to the current District Plan Rural Lifestyle provisions.

4.2 Identification of Reasonably Practical Options

A number of zoning options have been explored as part of this review. All zoning options, with the exception of Rural Lifestyle Zone, have been dismissed on the grounds of adverse landscape and visual amenity effects. The remaining reasonably practical options are thus:

Option 1: Retain the operative provisions of the Rural General Zone (i.e. status quo);

Option 2: Retain and improve the operative provisions of the Rural Lifestyle Zone.



Part 5 - Assessment of Options against the Key Resource Management Issues

This section of the evaluation assesses the two zoning options against the Key Resource Management Issues identified above.

| Option 1: Retain the operative provisions of the Rural General Zone – (Status Quo). | | | |
|---|---|--|--|
| Key RM Issue | Likely Outcome | | |
| Whether zoning can help | Zoning land for residential living purposes is the primary | | |
| to alleviate the current | method for addressing this issue. Rural living development is | | |
| shortage of land available | not anticipated or encouraged in the Rural General Zone. | | |
| for rural living development | Retaining Rural General zoning over the subject site | | |
| in the Glenorchy. | therefore does little to address this issue. | | |
| | | | |
| 2. Whether zoning can | Retaining Rural General zoning over the subject site does | | |
| ensure the effects of | address this issue at a district wide scale. | | |
| development on the wider | | | |
| Outstanding Natural | | | |
| Landscape can be | | | |
| protected from inappropriate | | | |
| use and subdivision. | | | |
| | | | |
| 3. Whether zoning can give | Retaining Rural General zoning over the subject site does | | |
| greater landscape | address this issue at a district wide scale. | | |
| protection to the terrace | | | |
| riser. | | | |
| 4. Whether zoning can give | Retaining Rural General zoning over the subject site does | | |
| greater protection to the | address this issue at a district wide scale. A certain amount | | |
| natural vegetation on site. | of vegetation can be removed under the Rural General zone | | |
| | provisions. No assessment has been done to ascertain the | | |
| | relevance of those provisions to the subject site. | | |



| 5. Whether zoning can | The Rural General zone does not have any specific | | |
|---------------------------------|---|--|--|
| provide for a suitable site for | requirement to provide a suitable site for waste water | | |
| waste water disposal for the | disposal. | | |
| growing Glenorchy | | | |
| community. | | | |
| | | | |
| 6. Recognition of | The Rural General zoning ensures that inappropriate rural | | |
| Community Values | subdivision is careful considered, but not necessarily | | |
| | avoided. Rural General zoning does not retain or enhance | | |
| | the natural undeveloped character of the towns' backdrop. | | |
| | Rural General zoning does not require revegetation of the | | |
| | backdrop to enhance the rural wilderness character of the | | |
| | town. | | |
| 7. Public Health | The NES for Assessing and Managing Contaminants in Soil | | |
| | to Protect Human Health would be required by and resource | | |
| | consent under the Rural General Zone provisions. | | |

Option 2: Change the zone of the subject terraced area to Rural Lifestyle Zone, and include specific provisions related to the site to protect existing landscape and community values.

| Key RM Issue | Likely Outcome | | |
|------------------------------|--|--|--|
| Whether zoning can help | Zoning land for residential living purposes is the primary method | | |
| to alleviate the current | for addressing this issue. Rural living development is anticipated | | |
| shortage of land available | and actively encouraged in the Rural Lifestyle Zone to a very low | | |
| for rural living development | density. Rural Lifestyle zoning over the subject site addresses | | |
| in the Glenorchy. | this issue in part. | | |
| | | | |
| 2. Whether zoning can | Rural Lifestyle zoning, combined with other methods such as no | | |
| ensure the effects of | build areas, design controls and specific objectives and policies, | | |
| development on the wider | can ensure that development protects the ONL from | | |
| Outstanding Natural | inappropriate use and development. This has been discussed | | |
| Landscape can be | at length on the landscape report attached to the report | | |



| protected from inappropriate | (Attachment 1). |
|---------------------------------|---|
| use and subdivision. | |
| | |
| 3. Whether zoning can give | As above. |
| greater landscape protection | |
| to the terrace riser. | |
| 4. Whether zoning can give | Under the Rural Lifestyle Zone specific rules can be imposed |
| greater protection to the | giving protection to (and enhancing) the natural vegetation on |
| natural vegetation on site. | the site. |
| matural vegetation on site. | the site. |
| 5. Whether zoning can | The Rural Lifestyle Zone can be deferred for a set period of time |
| | • |
| provide for a suitable site for | to enable the identification and development of a suitable site for |
| waste water disposal for the | wastewater disposal, either on the property or elsewhere. |
| growing Glenorchy | |
| community. | |
| | |
| 6. Recognition of | Rural Lifestyle zoning is a means that avoids inappropriate rural |
| Community Values | subdivision by retaining a very low density of development, the |
| | identification of building platforms, design controls and future |
| | subdivision when located in the correct position. Appropriately |
| | design Rural Lifestyle development is also likely to retain the |
| | natural undeveloped character of the towns' backdrop. Rural |
| | Lifestyle development also ensures that the backdrop to the |
| | town is revegetated to enhance the rural wilderness character of |
| | the town. |
| 7. Public Health | The NES for Assessing and Managing Contaminants in Soil to |
| | Protect Human Health would be required by and resource |
| | consent under the Rural Lifestyle Zone provisions. |
| | |

Overall the costs and benefits in terms of the resource management issues are summarised as follows:



| | Option 1 – Status Quo | | Option 2 – Rural Lifestyle | | |
|----------|-----------------------|--------------------------------|----------------------------|----------------------------------|--|
| | | | Zo | ning | |
| Costs | 0 | Does not alleviate current | 0 | Visual effect of some low | |
| | | shortage of land available for | | density rural lifestyle | |
| | | rural living in Glenorchy. | | development. | |
| | 0 | Does not address issue of | | | |
| | | land for community | | | |
| | | wastewater disposal scheme. | | | |
| | 0 | Does not retain or enhance | | | |
| | | the natural undeveloped | | | |
| | | character of the towns' | | | |
| | | backdrop. | | | |
| | 0 | Does not require | | | |
| | | revegetation of the backdrop | | | |
| | | to enhance the rural | | | |
| | | wilderness character of the | | | |
| | | town. | | | |
| Benefits | 0 | Protects the ONL from | 0 | Alleviates some of the | |
| | | inappropriate use and | | current shortage of land | |
| | | development. | | available for rural living in | |
| | 0 | Gives landscape protection | | Glenorchy. | |
| | | to the terrace riser. | 0 | Protects the ONL from | |
| | 0 | Protect vegetation to a | | inappropriate use and | |
| | | limited extent. | | development. | |
| | | | 0 | Greater landscape protection | |
| | | | | can be afforded to the terrace | |
| | | | | riser through the identification | |
| | | | | of the Building Restriction | |
| | | | | Area. | |
| | | | 0 | Specific rules can be | |
| | | | | imposed given protection to | |
| | | | | (and enhancement of) the | |



| | | | natural vegetation on the site. |
|---------|---|---|---------------------------------|
| | | 0 | Development can be |
| | | | deferred to enable the |
| | | | identification and |
| | | | development of a suitable |
| | | | site for wastewater disposal. |
| | | 0 | Avoids inappropriate |
| | | | development by retaining |
| | | | very low density, |
| | | | identification of building |
| | | | platforms, design controls |
| | | | and future subdivision. |
| | | 0 | Appropriately designed |
| | | | development can retain the |
| | | | natural undeveloped |
| | | | character of the towns' |
| | | | backdrop. |
| Ranking | 2 | | 1 |

Overall, it is concluded that Option 2 is the most efficient and effective method of addressing the key resource management issues above. However, it is noted that some zone specific improvements to the Rural Lifestyle Zone are required to the objectives, policies and rules. These zone specific improvements include:

- (1) The inclusion of new Part 20 Subdivision objectives and policies specific as follows:
 - 20.4.9 Objective Wyuna Station Rural Lifestyle Zone To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

Policy

- 20.4.9.1 To prohibit or defer development of the zone until such a time that:
 - (a) the zone can be serviced by a reticulated wastewater disposal



- scheme within the property which services both the township and proposed zone. This may include the provision of land within the zone for such purpose; OR
- (b) the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone which has capacity to service both the township and proposed zone; OR
- (c) the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to in (a) and (b) above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.
- 20.4.10 Objective Wyuna Station Rural Lifestyle Zone Subject to Objective 20.4.9, to enable rural living development in a way that maintains the visual amenity values which are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Policies

- 20.4.10.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:
 - (a) Prohibiting development over the sensitive areas of the zone via building restriction areas;
 - (b) Appropriately locating buildings within the zone, including restrictions on future building bulk;
 - (c) Using excavation of the eastern part of the terrace to form appropriate building platforms;
 - (d) Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
 - (e) Using native vegetation to assist visual screening of development;
 - (f) The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.



- 20.4.10.2 To maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:
 - (a) Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication on a year to year basis.
 - (b) Methods to exclude and/or suitably manage pests within the zone in order to foster growth of native vegetation within the zone.
 - (c) A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.
- (2) Amend the District Plan maps by inclusion of the Rural Lifestyle Zone, with Building Restriction Area overlaid (as attached to this report within **Attachment 1**).
- (3) The inclusion of the following Rule to 15.4:

Wyuna Station Rural Lifestyle Zone

In addition to Tables 1 and 2, the following standards apply within the Wyuna Station Rural Lifestyle Zone, identified on Planning Map x:

Table 8

| | Rule | Non-compliance: |
|-----------|---|-----------------|
| 15.4.4.33 | The identification of any building platforms or | PR |
| | construction of dwellings prior to the granting | |
| | of subdivision assessed in accordance with | |
| | policy 20.4.9.1. | |



Part 6 - Evaluation

Section 32(1)(a) states that an evaluation report must examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act. The relevant Strategic Directions objectives and policies are assessed as follows:

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

- 5.3.1.1 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps.
- 5.3.1.2 Classify the Rural Zoned landscapes in the District as: (a) Outstanding Natural Feature (ONF)
- (b) Outstanding Natural Landscape (ONL) (c) Rural Landscape Classification (RLC).
- 5.3.1.3 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provision 13.6 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.

. . .

5.3.1.5 Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone density plan changes in areas where the landscape can accommodate change.

. . .

- 5.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places, including roads and trails.
- 5.3.1.12 Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geologic features and matters of cultural and spiritual value to Tangata Whenua.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting (c) |
|-------------------------|--------------|---------------------|----------------------------|
| Effectiveness (a) | | | |
| 5.3.1.1 - Not of direct | | There is no cost to | There is no uncertainty |
| relevance to the | | the community. | or insufficient |
| proposal. | | | information regarding |
| 5.3.1.2 - Not of direct | | | Objective 7 and |
| relevance to the | | | policies. |
| proposal. | | | F 55.5 |



| | , | |
|----------------------------|--------------|--|
| 5.3.1.3 - The proposal | | |
| is an efficient and | | |
| effective means of | | |
| achieving this policy. | | |
| 5.3.1.5 – The proposal | | |
| is an efficient and | | |
| effective means of | | |
| achieving this policy as | | |
| it enables rural living in | | |
| an area of the district | | |
| that can accommodate | | |
| change. | | |
| 5.3.1.11 – The | | |
| proposal effectively | | |
| and efficiently achieves | | |
| this by defining a | | |
| building restriction area | | |
| over the terrace riser. | | |
| 5.3.1.12 – The | | |
| proposal effectively | | |
| and efficiently achieves | | |
| this by defining a | | |
| building restriction area | | |
| over the terrace riser. | | |
| | | |

5.3.2 Objective 2 – Avoid incremental adverse changes in landscape character through the cumulative effects of subdivision and development which result in the loss of valued qualities and characteristics.

- 5.3.2.1 Acknowledge that subdivision and development, specifically rural lifestyle development has a finite capacity if the District's distinctive rural landscape values are to be sustained.
- 5.3.2.2 Allow residential subdivision and development only in locations where the landscape character and visual amenity would not be degraded.
- 5.3.2.3 Recognise that proposals for subdivision and development in the Rural Zone which seek support from existing and consented subdivision or development in the vicinity of the relevant site, are likely to result in adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.



5.3.2.4 Ensure subdivision and development does not alter the valued landscape character as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting (c) |
|--------------------------|---------------------------|---------------------|----------------------------|
| Effectiveness (a) | | | |
| 5.3.2.1 – The proposal | The proposal seeks to | There is no cost to | There is no uncertainty |
| represents a location | encourage indigenous | the community. | or insufficient |
| where rural landscape | biodiversity protection | | information regarding |
| values are unlikely to | and regeneration of the | | Objective 3 and |
| be affected. | terrace riser. Such | | policies. |
| 5.3.2.2 – The proposal | protection and | | |
| is a location where | regeneration is outlined | | |
| landscape character | as a key principle of the | | |
| and visual amenity | Glenorchy Community | | |
| would not be | Plan for the backdrop | | |
| degraded. | to the township. | | |
| 5.3.2.3 – The proposal | | | |
| does not represent | | | |
| sprawl along roads. | | | |
| 5.3.2.4 – The proposal | | | |
| enhances the valued | | | |
| landscape character of | | | |
| the terrace riser as the | | | |
| backdrop to the | | | |
| township. | | | |

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

- 5.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character, particularly where there is no or little capacity to absorb change.
- 5.3.4.2 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the valued character of the Outstanding Natural Landscape is not adversely affected.
- 5.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values from public places, with emphasis on formed roads and trails.
- 5.3.4.4 Acknowledge the District relies upon the Outstanding Natural Landscape as a significant



economic and recreational resource, such that large scale renewable electricity generation or mineral extraction development proposals including windfarm or hydro energy generation are not likely to be applicable to the Outstanding Natural Landscapes of the District.

| Efficiency & | Benefits ^(b) | Costs (b) | Risk Acting/Not Acting (c) |
|---------------------------|---------------------------|---------------------|----------------------------|
| Effectiveness (a) | | | |
| 5.3.4.1 – The proposal | The proposal seeks to | There is no cost to | There is no uncertainty |
| represents a location | encourage indigenous | the community. | or insufficient |
| where there is capacity | biodiversity protection | | information regarding |
| to absorb change. The | and regeneration of the | | Objective 4 and |
| proposal is therefore | terrace riser. Such | | policies. |
| an efficient and | protection and | | politico. |
| effective method of | regeneration is outlined | | |
| achieving this policy. | as a key principle of the | | |
| 5.3.4.2 – Not relevant. | Glenorchy Community | | |
| 5.3.4.3 – The proposal | Plan for the backdrop | | |
| can effectively take this | to the township. | | |
| matter into account. | | | |
| 5.2.4.4 – Not relevant. | | | |

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

5.3.7.1 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained and enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive land.

5.3.7.2 Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting (c) |
|---------------------------|--------------------------|---------------------|----------------------------|
| Effectiveness (a) | | | |
| 5.3.7.1 – The proposal | The proposal seeks to | There is no cost to | There is no uncertainty |
| effectively and | encourage indigenous | the community. | or insufficient |
| efficiently achieves this | biodiversity protection | | information regarding |
| policy. | and regeneration of the | | Objective 7 and |
| 5.3.7.2 – The proposal | terrace riser. Such | | policies. |
| effectively and | protection and | | ponoioo. |
| efficiently achieves this | regeneration is outlined | | |



| policy. | as a key principle of the | |
|---------|---------------------------|--|
| | Glenorchy Community | |
| | Plan for the backdrop | |
| | to the township. | |

The relevant Rural Living objectives and policies are assessed as follows:

16.3.1 Objective 1 - Maintain and enhance the district's distinctive landscapes while enabling rural living opportunities in areas that can avoid detracting from those landscapes.

- 16.3.1.1 Ensure the visual prominence of buildings is avoided, particularly development and associated earthworks on prominent slopes, ridges and skylines.
- 16.3.1.2 Set minimum density and building coverage standards so the living qualities, open space, natural and rural qualities of the District's distinctive landscapes are not reduced.
- 16.3.1.3 Allow flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.
- 16.3.1.4 Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.
- 16.3.1.5 Maintain and enhance landscape values by controlling the colour, scale, location and height of permitted buildings and in certain locations require landscaping and vegetation controls.
- 16.3.1.6 Have regard to the location and direction of lights so they do not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky
- 16.3.1.7 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.
- 16.3.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting |
|-----------------------|--------------------|---------------------|-------------------------|
| Effectiveness (a) | | | (c) |
| Policy 16.3.1.1 - The | Benefits to the | There is no cost to | There is no uncertainty |
| visual prominence of | community include: | the community. | or insufficient |

| buildings will be | 0 | Land available | A small part of the | information regarding |
|------------------------|---|---------------------|---------------------|-----------------------|
| avoided by restricting | | for rural lifestyle | ONL will be | Objective 1 and |
| development to the | | opportunities. | developed. | policies. |
| terrace and | 0 | Construction | | |
| protecting the terrace | | work. | | |
| riser. Such a | 0 | Possibility of land | | |
| method is both | | for a community | | |
| efficient and | | reticulated | | |
| effective. | | wastewater | | |
| Policy 16.3.1.2 - The | | scheme. | | |
| Rural Lifestyle Zone | 0 | Other | | |
| provisions efficiently | | employment | | |
| and effectively | | opportunities. | | |
| achieves this. | 0 | Revegetation of | | |
| Policy 16.3.1.3 - | | the backdrop to | | |
| Opportunity exists to | | the township. | | |
| employ innovative | | | | |
| design techniques, | | | | |
| especially in relation | | | | |
| to the terrace riser | | | | |
| and its protection as | | | | |
| a whole. | | | | |
| Policy 16.3.1.4 – The | | | | |
| effects of | | | | |
| development can be | | | | |
| efficiently and | | | | |
| effectively managed | | | | |
| so they do not | | | | |
| diminish the | | | | |
| importance of the | | | | |
| ONL. | | | | |
| Policy 16.3.1.5 - | | | | |
| Landscape values | | | | |



| will be efficiently and | | |
|-------------------------|--|--|
| effectively | | |
| maintained through | | |
| design controls and | | |
| specific building | | |
| heights. | | |
| Policy 16.3.1.8 – | | |
| Conditions can be | | |
| efficiently and | | |
| effectively imposed | | |
| on subdivision or | | |
| land use consent to | | |
| ensure fire risk is | | |
| had regard to. | | |

16.3.2 Objective 2 - Ensure the predominant land uses are rural, residential and where appropriate, community activities.

16.3.2.1 Provide for residential and farming as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle Zones.

16.3.2.2 Any development, including subdivision located on the periphery of residential and township areas shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

16.3.2.3 Encourage visitor accommodation only within the specified visitor accommodation subzone areas and, control the scale and intensity of these activities.

16.3.2.4 Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities so that the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished and the vitality of the District's commercial zones is not undermined.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting |
|-------------------|-----------------|---------------------|-------------------------|
| Effectiveness (a) | | | (c) |
| Policy 16.3.2.1 - | Benefits to the | There is no cost to | There is no uncertainty |
| Residential | community may | the community. | or insufficient |

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| dayalanmant aan ba | inaluda tha nagaihilitu | information regarding |
|------------------------|-------------------------|-----------------------|
| development can be | include the possibility | information regarding |
| efficiently and | of land for a | Objective 2 and |
| effectively enabled | community | policies. |
| through the | reticulated | |
| proposed zoning. | wastewater scheme. | |
| Policy 16.3.2.2 – The | | |
| integrity of the urban | | |
| edge can be | | |
| efficiently and | | |
| effectively | | |
| maintained by the | | |
| building restriction | | |
| area and | | |
| revegetation of the | | |
| terrace riser. | | |
| Policy 16.3.2.3 – not | | |
| relevant. | | |
| Policy 16.3.2.4 – not | | |
| relevant. | | |

16.3.3 Objective 3 - Manage new development and natural hazards.

16.3.3.1 Parts of the Rural Residential and Rural Lifestyle zones have been identified as susceptible to natural hazards and some areas may not be appropriate for residential activity if the natural hazard risk cannot be adequately managed.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting |
|------------------------|------------------------|---------------------|-------------------------|
| Effectiveness (a) | | | (c) |
| Policy 16.3.3.1 – The | Residential activities | There is no cost to | There is no uncertainty |
| zone is not | can occur | the community. | or insufficient |
| susceptible to natural | unimpeded. | | information regarding |
| hazards. | | | Objective 3 and |
| | | | policies. |



16.3.4 Objective 4 - Ensure new development does not exceed available capacities for servicing and infrastructure.

16.3.4.1 Discourage new development that requires servicing and infrastructure at an adverse cost to the community.

16.3.4.2 Ensure traffic generated by new development does not compromise road safety or efficiency.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting |
|------------------------|-------------------------|---------------------|-------------------------|
| Effectiveness (a) | | | (c) |
| Policy 16.3.4.1 – The | Benefits to the | There is no cost to | There is no uncertainty |
| costs of servicing the | community may | the community. | or insufficient |
| development will not | include the possibility | | information regarding |
| be at the expense of | of land for a | | Objective 4 and |
| the community. | community | | policies. |
| Policy 16.3.4.2 – The | reticulated | | |
| level of traffic | wastewater scheme. | | |
| generated by the | | | |
| proposal can | | | |
| efficiently and | | | |
| effectively be | | | |
| absorbed into the | | | |
| existing roading | | | |
| network. | | | |

16.3.5 Objective 5 - Manage situations where sensitive activities conflict with existing and anticipated rural activities.

16.3.5.1 Recognise existing and permitted activities, including activities within the surrounding Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

| Efficiency & | Benefits (b) | Costs (b) | Risk Acting/Not Acting |
|-----------------------|------------------------|---------------------|-------------------------|
| Effectiveness (a) | | | (c) |
| Policy 16.3.5.1 – The | Farming activities | There is no cost to | There is no uncertainty |
| revegetation of the | continuing to occur in | the community. | or insufficient |



| terrace riser is an | surroundings land | information regarding |
|-------------------------|-----------------------|-----------------------|
| efficient and effective | with little effect on | Objective 5 and |
| method in buffering | future residents. | policies. |
| the development | | |
| area from | | |
| surrounding farming | | |
| activities. | | |

Overall, it is considered the proposal to rezone the subject site Rural Lifestyle is an effective and efficient means to achieving the relevant objectives of the District Plan and the purpose of the RM Act 1991.



Part 7 - Amendments to the District Plan

- (1) The inclusion of new Part 20 Subdivision objectives and policies specific as follows:
 - 20.4.9 Objective Wyuna Station Rural Lifestyle Zone To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

Policy

- 20.4.9.1 To prohibit or defer development of the zone until such a time that:
 - (a) the zone can be serviced by a reticulated wastewater disposal scheme within the property which services both the township and proposed zone. This may include the provision of land within the zone for such purpose; OR
 - (b) the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone which has capacity to service both the township and proposed zone; OR
 - (c) the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to in (a) and (b) above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.
- 20.4.10 Objective Wyuna Station Rural Lifestyle Zone Subject to Objective 20.4.9, to enable rural living development in a way that maintains the visual amenity values which are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Policies

20.4.10.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy



Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- (a) Prohibiting development over the sensitive areas of the zone via building restriction areas;
- (b) Appropriately locating buildings within the zone, including restrictions on future building bulk;
- (c) Using excavation of the eastern part of the terrace to form appropriate building platforms;
- (d) Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- (e) Using native vegetation to assist visual screening of development;
- (f) The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.
- 20.4.10.2 To maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:
 - (a) Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication on a year to year basis.
 - (b) Methods to exclude and/or suitably manage pests within the zone in order to foster growth of native vegetation within the zone.
 - (c) A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.
- (2) Amend the District Plan maps by inclusion of the Rural Lifestyle Zone, with Building Restriction Area overlaid (as attached to this report within **Attachment 1**).
- (3) The inclusion of the following Rule to 15.4:

Wyuna Station Rural Lifestyle Zone

In addition to Tables 1 and 2, the following standards apply within the Wyuna Station Rural Lifestyle Zone, identified on Planning Map x:



Table 8

| | Rule | Non-compliance: |
|-----------|---|-----------------|
| 15.4.4.33 | The identification of any building platforms or | PR |
| | construction of dwellings prior to the granting | |
| | of subdivision assessed in accordance with | |
| | policy 20.4.9.1. | |



Part 8 - Conclusion

This report concludes that pursuant to section 32 of the Resource Management Act 1991, the most appropriate zoning to achieve sustainable management for the subject site is Rural Lifestyle Zone (subject to site specific changes as suggested in Part 7 of this report).