

1. Executive Summary

- 1.1 This report has been prepared to support a private plan change request to re-zone a 25ha site in Cromwell from RRA 6 to a mix of zones that enable higher density residential development (R, RRA(11) and (3)), with some supporting business (BA2) and rural land (RU) on the periphery of the site.
- 1.2 The subject site is located between Shortcut Road, State Highway 8B and the Luggate-Cromwell Road (State Highway 6). It is approximately 25ha in size and is currently (mostly) planted in vineyard, containing the Wooing Tree tasting room and wine making facilities and a large irrigation dam. The site is generally flat, and pursuant to its current zoning has the potential to provide up to 48 rural residential sections. The site is bounded to the north and east by land that has been developed in accordance with the RRA6 zone, providing large lot residential development. South of the site and across State Highway 6 is the existing Cromwell Town Centre, set back from the Highway by a reserve area recently upgraded. West of the site, and across State Highway 8, is land zoned for rural purposes, which is used for orchards and vineyards with some rural dwellings.
- 1.3 The Community vision for Cromwell is expressed in the Cromwell Community Plan dated 2013 as follows:
- A vibrant, thriving community that retains its green space and naturalised open space values to enhance and maintain community wellbeing within carefully planned residential, commercial and light industrial development.(page 7)*
- 1.4 The site is well located to contribute to the vibrancy of Cromwell, and offers an opportunity to provide a carefully planned development that maintains and enhances community wellbeing, and retains areas of green space. This evaluation identifies three options for addressing the resource management issues, and finds that rezoning the site to enable a higher density of development is the most efficient and effective option. The re-zoning uses existing zones within the District Plan to better enable a range of site sizes, providing predominantly for residential activity with provision for some small business use that supports the vineyard and tourism activities. The zoning ensures a setback of at least 30m from each of the state highways, and provides for open space areas at the periphery, and through the site.
- 1.5 This evaluation meets the requirements of Section 32 of the Resource Management Act (RMA). It includes an assessment against relevant statutory documents including Part 2 of the RMA, the Regional Policy Statement for Otago, Iwi Management Plan and relevant Regional Plans. It also includes a detailed assessment of the relevant objectives and policies of the Operative District Plan.
- 1.6 A detailed analysis of the proposed provisions has been undertaken (see Attachment 7) and this finds

that the proposed Plan Change represents an efficient use of the land resource, whereby a greater density of development with a diversity of housing types and provision for business use enables the retention of open space on the periphery of the site, and contributes to the growth and vibrancy of Cromwell. The proposed changes are appropriate and accord with the operative objectives and policies of the District Plan.

2. Introduction

2.1 Purpose of Report

The purpose of this report is to support the privately requested plan change titled "Wooing Tree" to enable the comprehensive development of the Wooing Tree site located in Cromwell, Central Otago.

This report is prepared in accordance with the First Schedule of the Resource Management Act (RMA). The First Schedule to the Act sets out the procedure for changes to a District Plan. Part 2 of that Schedule (clauses 21 – 29) outlines the process for a privately requested change.

This request is made in accordance with those requirements, and the evaluation required by Section 32 of the Act.

2.2 Scope of Plan Change

This plan change request applies to the land identified on Figure 1 below as the "site".



The site is 25.4ha in area, and is bounded to the south and west by State Highways 6 and 8a respectively. It is held in one title at present, and currently is in vineyard, with the Wooing Tree cellar door and vineyard

operations located towards its north eastern corner alongside a large irrigation dam.

2.3 Purpose of the Plan Change

The purpose of this Plan Change is to enable a more efficient and appropriate use of the site, by providing a range of housing choices within close proximity to the centre of Cromwell, and enabling the continued operation of the Wooing Tree Cellar door and associated operations, providing for small scale business activities that support the Cellar Door. Visitor accommodation is enabled and this will also support the continued operation of the Wooing Tree as a wedding venue.

The proposed development is conceptually shown on the Future Master Plan attached as **Appendix A** to this report. This Future Master Plan is only one option for the development of the subject site. However at this stage it is the preferred development option of the applicant. It is noted that it is not intended that Future Master Plan is included in the CODC District Plan as a reference or structure plan for the development of the property. It is simply an idea of how the applicant would like to develop their land in the future and thus a basis for the zoning requested by this Plan Change.

The Plan Change provides a mix of uses, and enables efficient development of the land resource in a manner that reflects the sites landscape and amenity values, its proximity to Cromwell, and its current uses.

3. Location and Existing Environment

3.1 Location

The site is located within the northern half of Cromwell. Cromwell forms part of a collection of small towns approximately 20 minutes - 1 hours' drive from one another in the Central Otago and the Queenstown Lakes Districts, including Alexandra, Clyde, Wanaka, and Queenstown.

Lake Dunstan is a long narrow lake running north to south between the Pisa Range and the Dunstan Mountains, and is located immediately north and south-east of Cromwell. Lake Dunstan is fed by Lake Wanaka via the Clutha River and by Lake Wakatipu via the Kawarau River, as well as by a number of surrounding small rivers and creeks.

Cromwell was originally developed with its town centre along its southern town boundary facing what is now referred to as Cornish Point. The development of the Clyde Dam, in the 1990s, significantly altered Cromwell's town layout. The Clyde dam raised the water level of Lake Dunstan flooding the lower parts of Cromwell, including parts of its town centre and surrounds. A new highway bridge replacing the historic bridge and a new road layout (SH8B) have subsequently moved vehicles from travelling through Cromwell and its town centre to travelling past and immediately north of Cromwell's new town centre and its main residential neighbourhoods.

The subject site comprises approximately 25.42ha of land, situated between SH6, SH8B and Shortcut Road. The site currently contains a vineyard, the Wooing Tree Cellar Door operation, a large irrigation pond and the Wooing tree itself (a large mature conifer). The site is primarily used to grow grapes for wine production and to accommodate the Wooing Tree Cellar Door operation.

3.2 Land owners and legal description

The site is currently owned by Wooing Tree Holdings Limited and is legally described as Section 3 Survey Office Plan 461514, held in Certificate of Title 684261. The property is 25.4197 hectares in area and operates as the Wooing Tree vineyard, an operation that includes vineyard, cellar door and wedding venue. A copy of the relevant title is attached as **Appendix B** to this report.

3.3 Operative Zoning

The subject site is currently zoned Residential Resource Area (6) (RRA(6)) in the Operative District Plan.

North and east of the site is also zoned RRA(6). The RRA(6) Zone provides for a rural residential form of development, with a minimum lot size of 4000m². South of the site, and across the road from State Highway 6, is the Business Zone, which provides for the Cromwell business area, including the Cromwell Mall, service stations, and larger commercial developments including Mitre 10 Mega and Nichols Garden Centre. To the west, and across State Highway 8 is land zoned rural, in orchard, pasture and vineyards.

3.4 Receiving Environment

The site currently operates as a vineyard, with associated wine tasting, café and wedding/private function venue. Resource consent RC10134 approved the establishment of a vineyard with associated buildings. In 2005 resource consent RC050408 was approved, enabling an extension to the existing building, and for the activity to include wine tasting and sales room, and café style dining, kitchen facilities, office, staff facilities, equipment storage area and to cater for private functions. The application was a discretionary activity for the wine tasting and functions, and non-complying for proposed signage. At the time the consent was heard it was assessed against both the Transitional and Proposed District Plans. Under the Transitional Plan the site was zoned Rural S, and in the Proposed Plan (decisions version) it was zoned RRA(6). These authorised activities therefore form part of the receiving environment. Copies of these resource consents are attached as **Appendix C** to this report.

3.5 Baseline of Anticipated Development

The RRA(6) Zone anticipates subdivision to a minimum lot size of 4,000m² with a right to build a residential dwelling on each resultant lot. This, in my opinion, forms a baseline of anticipated development (as distinct from "permitted baseline") for the subject property acknowledging that the subdivision is likely to require a form of resource consent. The baseline under the RRA(6) zoning would be 48 residential lots. A possible subdivision layout under the operative RRA(6) zoning is demonstrated on the plan attached as **Appendix D** to this report.

4. Explanation

4.1 Section 32 of the RMA

Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management 1991 (the Act). Section 32 states:

“32 Requirements for preparing and publishing evaluation reports

- (1) *An evaluation report required under this Act must—*
 - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
 - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
- (3) *If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
 - (a) *the provisions and objectives of the amending proposal; and*
 - (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect ...”*

The following evaluation meets the requirements of Section 32 of the RMA by first identifying the resource management issues that the Plan Change seeks to address. Upon identifying the issues, the broad options available to address the issues are assessed in terms of their costs and benefits, efficiency, appropriateness and risk. This assessment enables the identification of the purpose of the Plan Change which pursuant to Clause 1(a) is deemed to be the objective of the plan change.

The evaluation then assesses the Plan Change objective in terms of relevant statutory documents. A

detailed evaluation of the methods proposed to achieve the purpose of the Plan Change, and the operative objectives and policies of the District Plan. That evaluation provides a detailed assessment of the costs and benefits, efficiency and appropriateness of the proposed changes. It therefore meets the requirements of Section 32(2) of the RMA.

5. Resource Management Issues

5.1 Introduction

In order to undertake the evaluation required by section 32 of the Resource Management Act 1991 ("the Act") (in which the focus is on the objectives, policies, rules or other methods of the plan change) it is necessary first to understand the context of the plan change – the resource management issues that it seeks to address.

In determining the resource management issues for the wider area assistance is provided by reference to the Cromwell Community Plan, which identifies at page 7 the following overarching goal:

"A vibrant, thriving community that retains its green space and naturalised open space values to enhance and maintain community wellbeing within carefully planned residential, commercial and light industrial development."(page 7)

The following key themes/issues are also identified:

"The community wants development in the area to be sympathetic to the surrounding landscape, green space, sense of space and heritage. (page 10)

While there was a sustained period of rapid population growth between 2001 and 2006 (34%), this has since slowed, however projections are for continued growth in the foreseeable future. This will put pressure on existing lifestyle values and therefore good planning, with consideration to the community's values; will be essential to accommodate this growth. (page 11)

Cromwell's green spaces are well utilised and enjoyed by locals. The network of greenway walkways that weave through residential subdivisions have become a feature of the town's character.

At the community meeting there was a great deal of interest in maintaining the greenways as they are and for incorporating greenways into new subdivisions. (page 15)

There was strong interest in controlling where building developments are placed. Suggestions included identifying important and unique landscapes, no houses built above the valley floor, protect hilltops and keep subdivisions on lake edge to a minimum by making resource consents notifiable. (page 16)

In the 2008 Community Plan there was a high-priority recommendation: Have a clear amendable plan for the long-term future of Cromwell and communicate this with the local community. This plan would cover residential, commercial and industrial development requirements, likely growth direction and proposed and possible zone/ land use changes.

Cromwell has both the space and potential for growth (also see Planning section). However any growth needs to be managed in light of the region's destination management approach to ensuring lifestyle values are maintained (page 30)

Promotion was a strong theme. People are keen to promote Cromwell as a hub, a retail centre, and a tourist destination as well as being a good place for new people to visit and live and do business. "(page 30)

The site offers an opportunity to better respond to the vision and issues expressed in the Community Plan. The resource management issue can be summarized as follows:

"Cromwell has the potential to become a destination in its own right, and to grow both in terms of tourist and residential activities. The subject site is located in close proximity to the town centre, and provides an opportunity to achieve a comprehensive development that respond positively to the vision and objectives of the Community Plan."

The resource management issues for Cromwell are also expressed in the Operative District Plan. At Section 2.6.1, when discussing towns and settlements, in regards to Cromwell the Plan states:

"Areas in the vicinity of Cromwell have potential for further subdivision and development."

Section 2.6.1 identifies the following significant issue that applies to all towns and settlements:

"Significant issue- Management of the District's towns and associated services

The District's towns and their associated services are a significant resource of the District. Sustainable management of these resources must recognize that development patterns and amenity standards vary throughout the District's towns and settlements and therefore the acceptability of effects within certain categories of towns and settlements will be different.

The managed development of the District's towns and settlements, and associated services, enables people and communities to provide for their social, economic and cultural wellbeing and their health and safety whilst ensuring potential adverse effects are avoided, remedied or mitigated."

The following are more detailed issues specific to the development of the site. These have been derived from consideration of the landscape, urban design, traffic, and servicing reports prepared for the purposes of this analysis and evaluation:

- **Connections:** the site is separated from the existing Cromwell Town Centre by State Highway 6. It is important that provision is made for pedestrian and cycling connections between the north and south

of the State Highway.

- **Safety of road network:** State Highway 6 and its intersection to Cromwell Township already has a high crash rate and with increased traffic resulting from continued residential and business activity in Cromwell the level of safety could reduce further. Provision for more intensive development within the site can contribute to the increased feasibility of road improvements.
- **Importance of the gateway to Cromwell:** Cromwell is a gateway township, and the site is located at its gateway, on the corner of the two State Highways. It is therefore important to ensure that development of the site and surrounds contributes positively to the attractiveness of this gateway location.
- **Residential amenity:** The site currently supports a vineyard operation, which includes cellar door, wedding venue and wine making. Care is needed to ensure that residential amenity is maintained and enhanced, while enabling the continued tourism and business operations.
- **Heritage:** The Wooing Tree, located in the south west corner of the site, is an important local landmark however is not listed in Schedule 19.4 Part B Notable Trees in the District Plan.

5.2 Consideration of options to address the issues

Three broad options have been considered to address these resource management issues. The following Tables 2, 3 and 4 assess the benefits, costs, efficiency and effectiveness of each option, and the risks of acting or not acting in each situation. By employing the same assessment criteria to consider the broad options, it can be ensured that the context of the plan change, and the plan change itself, are assessed in a consistent, transparent and comprehensive fashion.

Option 1	Status Quo – maintain current zoning and rely on resource consent processes to determine the most efficient and effective use of the land
Option 2	Re-zone the site with an existing zone (e.g. R3)
Option 3	Re-zone the site with three different zones

<p>Option 1: Status Quo – Maintain current zoning and rely on resource consent processes to determine the most efficient and effective use of the land</p>

Benefits	<ul style="list-style-type: none"> ○ Retain large lot size and the anticipated amenity values, continuing the existing pattern of development. ○ Can use existing roads for access and infrastructure has been designed to accommodate development anticipated by the existing zone
Costs	<ul style="list-style-type: none"> ○ Underlying zoning provides for large lot development, and therefore provides for only 48 lots. ○ The land within the building line restriction is privately owned and therefore this space would be characterized by private property fences, and gardens. This could be detrimental to the character of Cromwell's gateway. ○ This is an inefficient use of land, and such inefficient use could result in development pressure being placed on surrounding land located within the rural areas and further from the centre of Cromwell, potentially resulting in sprawl ○ It provides for large lot residential development and is not the most efficient use of the land resource given its proximity to the town centre and the ability to provide a mix of uses. ○ The development could proceed using the existing road network; this is currently unsafe and increased traffic from this and other developments could result in a further decrease in safety.
Efficiency	<ul style="list-style-type: none"> ○ Inefficient pattern of development in terms of transport and pedestrian linkages. ○ An inefficient use of the land resource that is in close proximity to the town centre, and located between existing areas of development (the site is bounded to the north and east by rural residential development, and south of the SH is the Cromwell town centre). ○ An increased level of development would help to fund road network improvements, which could help achieve better connection between the existing town centre and the existing development to the north and improve safety of the road network.
Effectiveness	<ul style="list-style-type: none"> ○ Ineffective method of resolving the resource management issues.
Risk of acting (or not acting)	<ul style="list-style-type: none"> ○ There is a risk that land would be developed for large lot residential development, and there would be a lost opportunity to achieve a more efficient development that achieves a range of uses and densities, and enables better connections to the existing town centre.

Option 2: Re-zone the site with an existing zone (e.g. RRA11)	
Benefits	<ul style="list-style-type: none"> ○ Enable increased density across the site (RRA11 enables 400m² minimum lot size) ○ Increased density creates economies of scale, and potential to improve the road network and connections.

Costs	<ul style="list-style-type: none"> ○ Does not respond well to the specific characteristics of the site and its context, including landscape values and amenity of surrounding sites. ○ Would enable smaller sites throughout the whole site, and therefore would result in an increased density on the outer perimeter, potentially affecting neighbouring property owners. ○ Provides for only one type of land use (residential), failing to recognize the existing business activities and their potential to grow and diversify into the future. ○ There will be costs associated with road network and service improvements required to accommodate increased intensity of development.
Efficiency	<ul style="list-style-type: none"> ○ Efficient use of existing infrastructure as zoning responds to growth, and enables increased residential density. ○ May create inefficient pattern of development in terms of transport and pedestrian linkages (e.g. typical subdivision layout). ○ Inefficient use of land as only one housing type encouraged, and fails to provide a mixed use environment.
Effectiveness	<ul style="list-style-type: none"> ○ Could be generally effective in that it responds to growth pressures by providing increased residential density, but is not effective in responding to the site and its context, or providing for a range of uses and densities.
Risk of acting (or not acting)	<ul style="list-style-type: none"> ○ Risk of Acting: The rezoning may result in development that is ad hoc, and provides only one housing typology. ○ Risk of Not Acting: Not acting is retention of status quo; and therefore risks inefficient development

Option 3 – Rezone the site comprehensively, providing for a number of different zones in order to achieve a range of different densities, and provide for a range of uses.	
Benefits	<ul style="list-style-type: none"> ○ This option enables a range of different development typologies and therefore has the ability to respond to the site and its context. For instance, it can provide increased density where this can be best absorbed, while retaining larger lots on the periphery of the site. ○ Provides for the existing and future operations of the Wooing Tree Cellar Door operations ○ Comprehensive development provides the opportunity to invest in the road network, achieving improved connections and safety. ○ Providing for a range of densities creates an ability to cluster development, enabling the provision of open space and connections.
Costs	<ul style="list-style-type: none"> ○ Increased density will impact upon neighbouring sites in that the visual character of the site will change ○ Improvements to the road network will be required and these will impose costs

	<ul style="list-style-type: none"> ○ Services will need to be upgraded. ○ Amendment to existing provisions can cause complexity for District Plan users and will rely on the resource consent process to achieve a detailed concept that responds to resource management issues
Efficiency	<ul style="list-style-type: none"> ○ Efficient use of existing infrastructure as zoning responds to growth. ○ Efficient pattern of development in terms of transport and pedestrian linkages. ○ Efficient use of land in enabling housing choice, and enabling the continued operation of business activities
Effectiveness	<ul style="list-style-type: none"> ○ Applying specific zones to the site in response to its context and characteristics avoids overcomplicating the District Plan (in comparison to a new zone), while also being an effective tool to deliver community outcomes and respond to growth, as it allows for development to complement the surrounding environment and contribute to community needs.
Risk of acting (or not acting)	<ul style="list-style-type: none"> ○ Risk of Acting: provisions apply that enable increased density and impacts on the surrounding environment. ○ There is a risk that the concept plan is not achieved through applying generic provisions ○ Risk of Not Acting: As above, the risk of not acting is that the status quo will be retained and the site will be developed in accordance with the existing Zone provisions.

5.3 Appropriateness of Options

Option 1 is considered inappropriate because it does not give effect to the expectations of the community as expressed through the Cromwell Community Plan. It represents an inefficient use of the land. This option encourages an ad-hoc pattern of land use, uses existing land resources inefficiently, and is unlikely to be effective at providing a sustainable pattern of development. Option 1 would result in an outcome that continues the existing pattern of development to the north of State Highway 6, and lacks potential to provide greater connection between the existing town and the development to the north. It fails to recognize and provide for the mix of uses that can be accommodated within the site, and which can contribute to the vibrancy and growth of Cromwell.

Applying a residential zone that enables increased density better responds to the growth pressures faced by Cromwell, and can be considered a more efficient use of the land resource. However, Option 2 fails to recognize the importance of providing a mix of uses, and fails to address the site context and the importance of providing buffer areas between higher density development and existing development that surrounds the site. Up-zoning to RRA 11 would be straightforward to understand and implement. This option would, however, fail to take the opportunity to directly provide for a greater diversity of housing choices (such as medium density), does not provide for mixed uses, and may not respond well to the

landscape and visual amenity values of the site.

Option 3 is considered the most appropriate. It provides a hybrid mix of existing residential and business zones and provides for increased density in a manner that responds to the site context, providing a range of housing choices that can respond to community needs and market conditions, as well as balancing growth against the importance of retaining amenity values. It also enables a mix of uses, creating the potential for a live-work environment, and recognizing the need to accommodate tourist activities that support the existing cellar door and wedding venue operations.

Option 3 would respond best to areas of landscape sensitivity, and provides an opportunity to achieve good urban design outcomes by providing for well-planned residential layout and amenities. Given the above evaluation, Option 3 is the preferred option.

6. Evaluation

6.1 Introduction

Following the identification of issues, the Plan Change proposes to re-zone the site from the existing RRA(6) to a mix of Residential Resource Area (R), Residential Resource Area (3) (RRA(3)), Residential Resource Area (11) (RRA(11)), and Business Resource Area (2) (BRA(2)). The south and west perimeters of the site are proposed to be zoned RU (Rural) and are intended to be managed comprehensively in a vineyard or park like setting. The proposed zones are shown overlaying the Future Development Plan concept in the Proposed Zoning Plan attached as **Attachment E** to this report. These zones are summarised as follows:

Zone	Area	Purpose
RRA(3)	7.63ha	Lowest density- minimum lot size 1000m ²
RRA(11)	8.32ha	Medium density minimum lot size 400m ²
R	2.78 ha	Highest density minimum lot size 250m ² . Allows multi unit development, and aims to achieve high density with provision for shared open space
BA(2)	2.47ha	Mixed use, visitor accommodation and commercial supporting vineyard/cellar door
RU	4.7ha	Building setback- restriction on buildings, retention of open space in either vineyard or trees.

The purpose of the Plan Change request is therefore to provide for well-designed residential and mixed use development that respects the existing character of Cromwell, and supports the existing mixed use activity on the site and uses existing zones within the District Plan to enable a more efficient development pattern that retains green corridors, view shafts and connections.

The specific detail of the Plan Change (which includes site specific amendments to Section 4 Rural Resource Area, Section 7 Residential Resource Area, Section 8 Business resource Area, Section 18 Definitions, Schedule 19.4B Register to Notable Trees and Planning Maps 12, 13, 13A and 14) is outlined in **Appendix F** to this report. In addition to the site specific changes to the zones, the plan change introduces the 'Wooing Tree Overlay Area' to ensure the subject site is managed comprehensively and in an integrated manner.

6.2 Examining the Appropriateness of the Objectives

Section 32(1)(a) requires that an assessment is undertaken of the objectives of the proposal to evaluate whether they are the most appropriate way to achieve the purpose of the Act.

It is proposed that the existing objectives of the Operative Plan are retained without amendment. Therefore, in accordance with Clause 6 of Section 32, this assessment provides an evaluation of the purpose of the proposal.

In response to the identified resource management issues the purpose of this proposal is to rezone the subject site to enable an overall greater density and mix of uses, enabling the comprehensive development of the site in a way that will contribute to the growth of Cromwell, providing a diversity of housing typologies and contributing to tourist product.

The following table provides an evaluation of the proposal against the existing objectives of Section 4.3 of the Operative District Plan:

Objective	Evaluation
<p>4.3.1 Needs of the District's People and Communities</p> <p>To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.</p>	<p>The plan change enables the Cromwell community to provide for its social, economic and cultural wellbeing. The site is appropriately located to absorb a higher density of development than currently provided for. The plan change enables the development of a range of housing typologies and a mix of uses that supports the growing resident population and supports the tourism industry. It contributes to the economic prosperity of the District. Retention of the building restriction and careful application of zone provisions retains environmental quality. The ability to invest in road improvements increases the safety of the road network.</p>
<p>4.3.2 Objective- Outstanding natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area</p>	<p>The site is not within an Outstanding Natural Landscape. Providing greater capacity for residential and tourist development in close proximity to the town centre and where it can be absorbed, assists in protecting the ONL by reducing demand on that resource.</p>
<p>4.3.3 Objective- Landscape and Amenity Values</p> <p>To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open character of the hills and ranges.</p>	<p>While the site currently has a rural character, it is zoned for Rural Residential purposes, which would create a character similar to that of the land to the north and east.</p> <p>The subject site, and those that surround it, has a varied character. The plan change will increase density, and this will be a noticeable change. Retention of the open space on the periphery of the site, and the provision of larger lot sizes where</p>

	the site abuts the RRA(6) zone helps to maintain amenity values. Concentrating development on this site, which is in close proximity to the town centre, and is on the valley floor, assists in retaining the open character of the surrounding hills and ranges.
<p>4.3.4 Objective- Recreation Resources</p> <p>To maintain and enhance the quality of the District's recreation resources and public access to those resources.</p>	The plan change can provide public access connections, and by increasing the density of development, creates an opportunity to provide open space areas within the site.
<p>4.3.5 Objective- Water resources</p> <p>To maintain and enhance the quality of the District's water resources by avoiding, remedying or mitigating the adverse effects of land use activities adjacent to water bodies.</p> <p>4.3.7 Objective- Margins of water bodies</p> <p>To preserve the natural character of the District's water bodies and their margins</p>	The plan change site is not adjacent to any natural water bodies. An irrigation dam is located within the site and is likely to be retained for amenity purposes.
<p>4.3.8 Objective- Soil resource</p> <p>To maintain the life supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.</p>	<p>The soil resource of the site is currently used for the purposes of the vineyard. However, given the existing zoning, the site could be used for rural residential development.</p> <p>Providing a range of different densities enables the concentration of development, which then enables the retention of some of the site for vineyard activities. In this way, the plan change better achieves the maintenance of the life supporting capacity of soils than the existing zoning, given that the areas of open space retained via the plan change will be managed by one owner and retain the potential to be used for vineyard.</p>
<p>4.3.8 Significant Indigenous Vegetation and Habitats of Indigenous Fauna</p> <p>To recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p>	The site is currently planted in vineyard, and therefore this objective is not applicable.
<p>4.3.9 Objective- Integrated, Comprehensive Mixed use development</p> <p>To recognise and provide for an appropriately located development which integrates farming,</p>	The development that is enabled by the plan change is appropriately located and integrates viticulture, residential, visitor, lifestyle development and business activities.

<p>horticulture, recreational, visitor, residential and lifestyle development and supporting infrastructure in a sustainable manner, but avoids, remedies or mitigates potential adverse effects on:</p> <ul style="list-style-type: none"> • Landscape and amenity values of the rural environment • Natural and physical resources including soils, water and groundwater resources, and existing viticultural areas • Existing lifestyle amenities • Core infrastructural resources • The functioning of urban areas 	<p>By retaining the building setback, and managing that setback comprehensively, in addition to providing larger lots on the periphery, the plan change retains amenity values.</p> <p>The use of the site for viticultural activities will be reduced from what is currently undertaken. However, this plan change better enables its continued operation than the existing RRA(6) Zone, which could result in the creation of 48 rural residential sites.</p> <p>There will be some effect on existing lifestyle amenities of those landowners to the north and east of the site. These effects have been reduced by providing a buffer area, larger lots. Larger areas of open space are provided, and this is achieved through concentrating development in the centre of the site.</p>
<p>7.1.1 - Objective - Maintenance of Residential Character To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area as well as the social, economic and cultural wellbeing, and health and safety of the residents and communities within those areas.</p>	<p>By adopting a range of zoning, located carefully on the site to recognise and provide for the local context and the sites relationship to surrounding development, the plan change maintains existing residential character.</p> <p>The existing residential character of the site itself will change, in that the plan change will enable a greater level of density. As discussed in the landscape report this will be discernible from outside the site.</p>
<p>7.1.2 - Objective - Protection of Living Environment To manage the use of land to promote a pleasant living environment by ensuring that adverse effects of activities are avoided, remedied or mitigated, while accommodating appropriate change at the interface with other resource areas.</p>	<p>Providing for increased density within the site creates an ability to retain open space around the periphery of the site. In this way appropriate change is accommodated while managing potential effects of the increased density. The interface with other resource areas is managed through the use of landscape buffer areas, and larger lot sizes.</p>
<p>7.1.3 - Objective – Management of Change To recognise that it is inevitable that the use of land shall change over the period of this plan and beyond in order to enable the community to provide for its wellbeing. The process of change can occur randomly within the various resource areas but will be most obvious at the interface between different resource areas. It is a purpose of this plan to manage that change.</p>	<p>This plan change aims to manage change of the site comprehensively, rather than allowing ad hoc development and change that could occur via the existing zoning. This comprehensive approach (which combined the proposed rural, residential and business zones into a 'Wooring Tree Overlay') enables a better response to the sites context, increasing housing choice and diversity while retaining open space buffer areas, and providing for mixed uses.</p>

The following tables provide a detailed evaluation of the provisions against the existing policies of the Residential, Rural and Business Zones, and a detailed assessment of the appropriateness, costs and

benefits and efficiency of the proposed amendments. Each proposed of the proposed zones within the Wooing Tree Overlay Area is assessed in terms of the appropriateness of proposed methods in achieving the Operative objectives and policies. Following that evaluation a table is provided for each zone that assesses in detail each of the proposed methods in terms of appropriateness, costs, benefits and efficiency.

6.3 Methods analysis – Assessment of the Costs and Benefits of the provisions

Method: Rezone 2.78ha to Residential Resource Area (R).

Explanation - It is proposed that the centre of the site is re-zoned **Residential Resource Area (R)**. The (R) zone enables reasonably high-density residential development, while imposing controls on subdivision to ensure that development achieves an appropriate residential character, amenity, environmental quality, recreation and open space values and safety and efficiency of residential roads. The following table provides an assessment of the proposed provisions against the Policies of Section 7 of the Operative District Plan. Each of the site specific changes detailed in Attachment F (coloured red) are replicated within the below table (centre column). It is noted that by using the operative zoning, with only slight amendment, many of the methods are those already operative.

Policy	Proposed Method – Summary of provisions	Appropriateness
<p><u>Policy – 7.2.1 Residential Character</u></p> <p>To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects of:</p> <ul style="list-style-type: none"> (a) Excessive noise including noise associated with traffic generation and night time operations, (b) The generation of traffic over and above that normally associated with residential activities and in particular heavy vehicles, and demand for parking, (c) Glare, particularly from building finish, and security lighting, (d) Structures at the street frontages that do not complement the character and/or scale of development in the neighbourhood, (e) A reduction in privacy, access to daylight and sunlight 	<p>Method: Rezone 2.78ha to Residential Resource Area (R).</p> <p>All operative provisions to remain with the exception of following relevant site specific amendment:</p> <p>1. Insert new Subdivision rule as follows:</p> <p><u>Residential Resource Area – Wooing Tree Overlay</u></p> <p><u>Any subdivision of the Residential Resource Area (excluding Residential Resource Areas 3 and 11) within the Wooing Tree Overlay area shall not:</u></p> <ul style="list-style-type: none"> <u>(i) Exceed a maximum lot size of 350 m²; and</u> <u>(ii) Exceed a total of 50 residential allotments.</u> <p>[Page 7:14 Attachment F].</p>	<p>The provisions relating to bulk and location and minimum lot size that apply to the R Zone within the Wooing Tree Overlay are amended to ensure that a high density development can be achieved, while ensuring that a shared open space is provided.</p> <p>Setbacks are reduced, and coverage increased, along with the ability to achieve multi-unit development. The potential effects on privacy and amenity are mitigated by combining these changes with the restriction on the total number of lots, and the maximum lot size. Combined, these provisions ensure that an area of open space is provided, providing shared amenity as opposed to large private yards.</p> <p>No changes are proposed to the provisions as they relate to non-residential activities. Travellers accommodation and non-residential activities are full discretionary. This is an appropriate means of achieving the policy, as through the resource consent application process the Council has the ability to impose conditions, or decline consents that fail to achieve an adequate level of amenity or retain the</p>

<p>(f) A reduction in visual amenity due to excessive signage, large areas of hard standing surfaces, and the storage of goods or waste products on the site,</p> <p>(g) The generation of odour, dust, wastes and hazardous substances,</p> <p>(h) The use and/or storage of hazardous goods or substances, and</p> <p>(i) The loss of a sense of amenity, security and companionship caused by non-residential activities.</p> <p>are avoided, remedied or mitigated.</p> <p>[Page 7:2 Attachment F].</p>		<p>residential character.</p>
<p><u>7.2.2 Policy - Amenity Values</u></p> <p>To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.</p> <p><u>7.2.3 Policy – Environmental Quality</u></p> <p>To preserve the environmental quality found within particular areas of the District’s residential environment.</p> <p>[Page 7:3 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Insert new Multi-Unit controlled activity rule as follows:</p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) of the Wooing Tree Overlay</u></p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) within the Wooing Tree Overlay shall be a Controlled Activity.</u></p> <p><u>Council shall restrict the exercise of its control to the following matters:</u></p>	<p>Multi-unit developments by necessity require reduced/removal of setbacks and recession planes, in order to enable a more compact urban form. Imposing controlled activity consent will ensure that such development is undertaken so that each unit achieves adequate sunlight and obtains amenity from the provision of shared open space. Likewise, the requirement for restricted discretionary activity consent for subdivision ensures that the Council has control over layout and design.</p> <p>The subject site benefits from being a greenfields development, which enables comprehensive development.</p>

	<p>(i) <u>Urban Design and External Appearance; and</u> (ii) <u>The provision of access, parking, loading and manoeuvring areas associated with the building; and</u> (iii) <u>Landscaping; and</u> (iv) <u>Servicing.</u></p> <p>[Page 7:25 Attachment F].</p> <p>2. Amend 7.3.6(iii) Bulk and Location of Buildings by inserting a new paragraph under (b) and (c) and (f) as follows:</p> <p><u>(b) - "(iii) A minimum front yard of 3 metres is required in the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Wooing Tree Overlay area."</u></p> <p>[Page 7:26 Attachment F].</p> <p><u>(c) - "(iii) Minimum side yards of 1.8 metres are required on all side and rear yards in Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Wooing Tree Overlay area, unless the development is to be approved as a Multi-Unit Development under Rule 7.3.2(vi) and buildings are adjoined by a common wall then no side yards are required."</u></p> <p>[Page 7:26 Attachment F].</p> <p><u>(f) - 5) Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the</u></p>	
--	--	--

	<p><u>Wooring Tree Overlay</u></p> <p><u>For Multi-Unit Developments approved under Rule 7.3.2(vi) in the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Wooring Tree Overlay no recession planes are applicable for residential units which are adjoined by a common wall.</u></p> <p>[Page 7:28 Attachment F].</p> <p>2. Amend 7.3.6(iv) Maximum Coverage by amending as follows:</p> <p><u>The maximum site coverage by the principal building and accessory buildings (including garages and carports) shall be 40%; except:</u></p> <p><u>(i) within the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Wooring Tree Overlay the maximum site coverage shall be 80%.</u></p> <p>[Page 7:29 Attachment F].</p>	
<p>7.2.4 Policy - Recreation Activities</p> <p>To provide for the wellbeing of the District's communities by requiring developments to recognise and provide for the recreational needs of the community.</p> <p>[Page 7:3 Attachment F].</p>	<p>All operative provisions to remain.</p>	<p>The combination of the minimum and maximum lot size, along with the total maximum number of lots allowed, ensures that an area of shared open space is provided. This accords with Policy 7.2.4 by ensuring that recreation space is provided.</p> <p>Retaining discretion over provision of open space and access ensures that when assessing subdivision applications the Council can ensure that the wellbeing</p>

<p><u>7.2.5 Policy - Open Space</u></p> <p>To maintain the amenity value of open space within the District's residential environments.</p> <p>[Page 7:4 Attachment F].</p>		<p>of the community is provided for by ensuring that the subdivision is designed in such a way that recreational needs of the community are met, in accordance with Policy 7.2.4.</p>
<p><u>7.2.6 Policy - Safety and Efficiency of Residential Roads</u></p> <p>To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.</p> <p>[Page 7:4 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Insert new Multi-Unit controlled activity rule as follows:</p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) of the Wooing Tree Overlay</u></p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) within the Wooing Tree Overlay shall be a Controlled Activity.</u></p> <p><u>Council shall restrict the exercise of its control to the following matters:</u></p> <p><u>(i) Urban Design and External Appearance; and</u> <u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building; and</u> <u>(iii) Landscaping; and</u> <u>(iv) Servicing.</u></p> <p>[Page 7:12 Attachment F].</p>	<p>The combination of provisions ensures that car parking and access is addressed at the time of subdivision and development, ensuring that future residential development provides adequate on site parking, and that upgrades to the road network that are necessary to achieve long term safety and efficiency are achieved.</p>
<p><u>7.2.7 Policy - Residential Resource Areas (1) – (13)</u></p>	<p>All operative provisions to remain with the exception of</p>	<p>There are no significant landscape features provided within the subject site. The Wooing Tree is recognised</p>

<p>To ensure that subdivision and development in the areas shown as Residential Resource Areas (1) – (13) complement the character and amenity of these areas and provide for the protection of significant landscape features, where such features are present.</p> <p>[Page 7:4 Attachment F].</p>	<p>following relevant site specific amendments:</p> <ol style="list-style-type: none"> 1. Include the Wooing Tree in schedule 19.4 as a Notable Tree. 	<p>as an important local landmark and accordingly this plan changes seeks its inclusion in the heritage schedule of the District Plan.</p>
--	--	--

Having found that each of the proposed methods are appropriate, and that they achieve the relevant policies of Section 7 of the Plan, the following table addresses each of the proposed methods in more detail in terms of their costs, benefits and efficiency.

<i>Method</i>	<i>Purpose of the change</i>	<i>Appropriateness</i>	<i>Costs</i>	<i>Benefits</i>	<i>Efficiency</i>
<p>Subdivision</p> <p>Insert new Subdivision rule as follows:</p> <p><u>Residential Resource Area – Wooing Tree Overlay</u> <u>Any subdivision of the Residential Resource Area (excluding Residential Resource Areas 3 and 11) within the Wooing Tree Overlay area shall not:</u> <u>(i) Exceed a maximum lot size of 350 m²; and</u> <u>(ii) Exceed a total of 50 residential allotments.</u></p>	<p>The purpose of this component of the zone change is to enable higher density development located centrally within the site where it can be absorbed from a landscape perspective, and provides a central core or hub. Small lot sizes increases the range of section sizes, and therefore the range of housing typologies available.</p> <p>Imposing a maximum lot size, with a maximum number of sections</p>	<p>The R sub-zone enables high density development. The area proposed to be zoned R is central within the site, where it can be absorbed. Subdivision within the R sub-zone is a restricted discretionary activity pursuant to Rule 7.3.3(i). This subdivision rule can ensure appropriate access, site layout, servicing etc.</p>	<p>Increased density will be visible from outside the site.</p> <p>Increased demand on services, and increased traffic generation.</p>	<p>Increased range of housing typologies, achieving improved level of affordability.</p> <p>Highest density located centrally within the site, reducing potential impacts on neighbouring property owners and reducing impact on views from the surrounding road network.</p> <p>The maximum and minimum lot size, and maximum number of lots ensures that an area of open space will be provided, achieving</p>	<p>Increasing density of development is an efficient use of land. The land is flat, in close proximity to the central township, and the area proposed for higher density development is central to the site.</p> <p>Clustering development and requiring an area of shared open space is an efficient use of land, enabling higher density development that utilises shared open space rather than larger, private lots, and while achieving a</p>

<p>[Page 7:14 Attachment F].</p>	<p>provides a range of housing typologies at a broader level, and by clustering the development, enables the provision of a shared green space. This approach helps to achieve a comprehensive development.</p>			<p>amenity for future lot owners. This will also help achieve an attractive development when viewed from outside the site, because it provides an area where larger trees can establish.</p> <p>The Wooing Tree will be protected, and will be part of the green space.</p>	<p>high level of amenity for both residents, and the wider community.</p>
<p>Multi-Units</p> <p>1. Insert new Multi-Unit controlled activity rule as follows:</p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) of the Wooing Tree Overlay</u></p> <p><u>Multi-Unit Developments in the Residential Resource Area (other than Residential Resource Areas 3 and 11) within the Wooing Tree Overlay shall be a</u></p>	<p>The purpose of this amendment is to enable multi unit development within the R sub-zone.</p> <p>The explanation to this rule states:</p> <p><i>The Residential Resource Area (R) area of the Wooing Tree Sub-Zone is a new greenfield residential area aimed at promoting high density residential development, with a high percentage of open space. Being a greenfield area it is appropriate to control the nature, scale and look of buildings in this area to</i></p>	<p>Enabling multi-unit development in the centre of the site where higher density can be absorbed is appropriate. It enables a range of housing typologies, and where designed comprehensively, can use land efficiently while providing amenity for future residents.</p>	<p>As discussed in the landscape report, the increased density will be visible from outside the site.</p> <p>Multi unit developments can reduce private open space available to future residents, and future dwellings may be shaded from their neighbours.</p> <p>Multi unit developments increase density, and therefore increase the demand on infrastructure</p>	<p>Provision of a range of housing typologies.</p> <p>Where well designed, can achieve high quality development with appropriate level of amenity. A reduction in private open space increases the ability to provide shared space.</p> <p>Increased demand for infrastructure creates an economy of scale, whereby upgrades to access can become feasible.</p>	<p>Provision for multi unit development is an efficient use of land. Buildings can be clustered together, enabling the provision of shared open space.</p> <p>Efficient provision of services, with the ability to accommodate more dwellings in a smaller area of land comes an efficient reticulation system.</p>

<p><u>Controlled Activity.</u></p> <p><u>Council shall restrict the exercise of its control to the following matters:</u></p> <p><u>(i) Urban Design and External Appearance;</u> <u>and</u> <u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building;</u> <u>and</u> <u>(iii) Landscaping; and</u> <u>(iv) Servicing.</u></p> <p>[Page 7:12 Attachment F].</p>	<p><i>ensure the sustainability of high quality development which will appeal to future residents</i></p>			<p>Locating increased density in close proximity to the existing town centre, and in the centre of the site where it can best be absorbed is beneficial in that it accommodates residential growth in an appropriate location.</p>	
<p><u>Bulk and Location of buildings</u></p> <p>2. Amend 7.3.6(iii) Bulk and Location of Buildings by inserting a new paragraph under (b) and (c) and (f) as</p>	<p>The purpose of this change is to enable multi unit and/or higher density single unit development within the R sub-zone.</p>	<p>In order to enable a range of housing typologies, and achieve a higher level of density, it is appropriate that setback distances are reduced, or removed (where common walls are</p>	<p>Setbacks are imposed to ensure adequate separation between dwellings in order to achieve access to sunlight and outdoor living space. Therefore, there is the potential for future</p>	<p>Reducing setback requirements enables small lot sizes to accommodate reasonably sized dwellings.</p>	<p>Setbacks can represent an inefficient use of land. Reducing the setback requirements, and removing setbacks for dwellings that share a common wall represents efficiency. Where</p>

<p>follows:</p> <p><u>(b) - "(iii) A minimum front yard of 3 metres is required in the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Woong Tree Overlay area."</u></p> <p>[Page 7:25 Attachment F].</p> <p><u>(c) - "(iii) Minimum side yards of 1.8 metres are required on all side and rear yards in Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Woong Tree Overlay area, unless the development is to be approved as a Multi-Unit Development under Rule 7.3.2(vi) and buildings are adjoined by a common wall then no side yards are required."</u></p>	<p>Setbacks are required for single dwellings, but these are reduced to enable increased coverage.</p> <p>To enable multi-unit developments an exemption to the setback rule where buildings share a common wall is necessary.</p>	<p>provided)</p> <p>Given the location of the R sub-zone and the provision of shared open space it is appropriate that higher density is provided, and that setbacks are reduced to enable that higher density.</p>	<p>dwellings within the R sub-zone to have less access to sunlight on some boundaries, and to have less private open space.</p> <p>When viewed from outside the site there will be less separation between buildings.</p>	<p>Reducing setbacks enables a more efficient use of land, and from outside the site, areas of open space will help soften built form.</p>	<p>comprehensively designed this efficiency can be gained in a manner that also achieves high amenity values.</p>
---	--	---	---	--	---

<p>[Page 7:26 Attachment F].</p>					
<p>Height <i>Normal Standard</i> Except on land identified in (2) and (3) <u>and (5)</u> below and as set out in (c) above for accessory buildings, the maximum height of all buildings shall be as follows: <u>(5) Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Woonga Tree Overlay</u> <u>For Multi-Unit Developments approved under Rule 7.3.2(vi) in the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Woonga Tree Overlay no recession planes are</u></p>	<p>The height rules for the R zones relate height to distance from boundary, using a recession plane of 25 degrees. Where dwellings share a common wall there is no need for a height to boundary rule, given that there is no risk of overshadowing or dominance. The purpose of this rule is therefore to recognise that a recession plane/height to boundary rule is not applicable where dwellings share a common wall.</p>	<p>It is appropriate that the rule is amended to recognise that where dwellings share a common wall it is not necessary to impose a height to boundary rule.</p>	<p>Multi unit developments reduce the amount of private amenity space available.</p>	<p>Enabling multi unit developments provides a range of housing typologies</p>	<p>Enabling dwellings that share a common wall represents an efficient use of the land resource. It would be inefficient to impose recession planes on common walls.</p>

<p><u>applicable for residential units which are adjoined by a common wall.</u></p> <p>[Page 7:28 Attachment F].</p>					
<p>Building Coverage</p> <p>Amend 7.3.6(iv) Maximum Coverage by amending as follows:</p> <p><u>The maximum site coverage by the principal building and accessory buildings (including garages and carports) shall be 40%; except:</u></p> <p><u>(i) within the Residential Resource Area (excluding Residential Resource Areas 3 and 11) of the Wooing Tree Overlay the maximum site coverage shall be 80%.</u></p> <p>[Page 7:29 Attachment F].</p>	<p><i>Reason</i></p> <p><i>Open space is essential to the maintenance of amenity values in residential areas and providing for the outdoor living requirements of residents. A maximum site coverage is considered to be the most practicable way of providing for this. An exception has been provided for within Residential Resource Area R of the Wooing tree Sub-Zone due to special density controls including a maximum residential lot size and maximum number of residential lots. This ensures a significant proportion of this area is retained in open space.</i></p>	<p>A site coverage of 80% is appropriate for this area of the development, given its central location within the site, the small lot sizes, and the provision of shared open space.</p> <p>The increased coverage enables a range of house typologies.</p>	<p>When viewed from outside the site the increased coverage may be discernible</p> <p>Increased coverage (and reduced setbacks, as described above) may reduce access to sunlight and views from individual sections.</p>	<p>Increasing the coverage allowed increases the development potential of the smaller lots, recognising that where undertaken as part of a comprehensive development, the smaller lots can accommodate reasonably sized dwellings while achieving amenity values for each dwelling, and for the wider environment.</p>	<p>Allowing increased site coverage represents an efficient use of land. This can be achieved while also retaining amenity values, through comprehensive development and retaining shared open space.</p>

	[Page 7:29 Attachment F].				
--	---------------------------	--	--	--	--

Residential RRA(11) and Residential RRA(3)

It is proposed to re-zone 8.32ha from RRA(6) to RRA(11) and a further 7.63ha from RRA(6) to RRA(3). In general, the purpose of these changes is to enable increased density, while imposing controls on subdivisions to ensure that development achieves an appropriate residential character, amenity, environmental quality, recreation and open space values and safety and efficiency of residential roads. The following table provides an assessment of the proposed provisions against the Policies of Section 7 of the Operative Plan.

Objective/policy	Methods	Appropriateness
<p><u>Policy – 7.2.1 Residential Character</u></p> <p>To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects of:</p> <p>(a) Excessive noise including noise associated with traffic generation and night time operations,</p> <p>(b) The generation of traffic over and above that normally associated with residential activities and in particular heavy vehicles, and demand for parking,</p> <p>(c) Glare, particularly from building finish, and security lighting,</p> <p>(d) Structures at the street frontages that do not complement the character and/or scale of development in the neighbourhood,</p> <p>(e) A reduction in privacy, access to daylight</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Amend the following subdivision rules as follows:</p> <p>“Residential Resource Area (3)</p> <p>Minimum Allotment Area – 1000m² provided that:</p> <p>(ii) <u>any subdivision within Residential Resource Area (3) of the Wooing Tree Sub-Zone shall not exceed 60 residential allotments.”</u></p> <p>[Page 7:14 Attachment F].</p> <p>“Residential Resource Area (11)</p> <p>Minimum Allotment Area - 400m² <u>provided that:</u></p> <p>(i) <u>any subdivision within the Residential Resource Area (11) of the Wooing Tree Sub-Zone shall not exceed 100 residential allotments. “</u></p>	<p>The subject site has the capacity to accommodate a higher level of development. This is subject to its comprehensive development, to ensure that the highest level of density is located centrally within the site, with lower density at its periphery.</p> <p>RRA (3) is located at the periphery of the site where it abuts Shortcut Road and existing development to the north, in addition to the western corner of the site. With a lot size of 1000m², and a maximum number of lots, the provisions ensure a level of density that will provide a high level of amenity for both future residents within the development, as well as maintaining amenity when viewed from outside the site.</p> <p>RRA(11) is located more centrally within the site where a higher level of density can be absorbed. The limit on the total number of lots, in conjunction with the minimum lot size and subdivision controls will ensure that a higher level of density is achieved, while retaining appropriate levels of amenity.</p>

<p>and sunlight</p> <p>(f) A reduction in visual amenity due to excessive signage, large areas of hard standing surfaces, and the storage of goods or waste products on the site,</p> <p>(g) The generation of odour, dust, wastes and hazardous substances,</p> <p>(h) The use and/or storage of hazardous goods or substances, and</p> <p>(i) The loss of a sense of amenity, security and companionship caused by non-residential activities.</p> <p>are avoided, remedied or mitigated.</p> <p>[Page 7:2 Attachment F].</p>	<p>[Page 7:15 Attachment F].</p>	<p>Restrictions on non-residential activity, including traveller's accommodation, are retained. This means that the potential effects associated with non-residential activity can be appropriately avoided, remedied or mitigated.</p>
<p><u>7.2.2 Policy - Amenity Values</u></p> <p>To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.</p> <p>[Page 7:3 Attachment F].</p> <p><u>7.2.3 Policy – Environmental Quality</u></p> <p>To preserve the environmental quality found within particular areas of the District's residential environment.</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Amend the following subdivision rules as follows:</p> <p>"Residential Resource Area (3)</p> <p>Minimum Allotment Area – 1000m² provided that:</p> <p>(ii) <u>any subdivision within Residential Resource Area (3) of the Wooing Tree Sub-Zone shall not exceed 60 residential allotments."</u></p> <p>[Page 7:14 Attachment F].</p>	<p>Locating the RRA(3) adjacent to existing development, and at the periphery of the site, and imposing setback and height provisions that are consistent with existing zones, ensures that the amenity values and environmental quality of both existing and future development are maintained.</p> <p>Appropriate amenity values of the residential sites created within the Wooing Tree site are achieved through imposing recession planes, setbacks and height provisions.</p>

<p>[Page 7:3 Attachment F].</p>	<p><u>“Residential Resource Area (11)</u> Minimum Allotment Area - 400m² <u>provided that:</u> <u>(i) any subdivision within the Residential Resource Area (11) of the Wooing Tree Sub-Zone shall not exceed 100 residential allotments. “</u> [Page 7:15 Attachment F].</p>	
<p><u>7.2.4 Policy - Recreation Activities</u> To provide for the wellbeing of the District’s communities by requiring developments to recognise and provide for the recreational needs of the community. [Page 7:3 Attachment F]. <u>7.2.5 Policy - Open Space</u> To maintain the amenity value of open space within the District’s residential environments. [Page 7:4 Attachment F].</p>	<p>All subdivision is a restricted discretionary activity pursuant to Rule 7.3.3(i). Matters over which discretion is reserved include:</p> <ol style="list-style-type: none"> 5. Subdivisional design including the shape and arrangement of allotments to: <ul style="list-style-type: none"> • Facilitate convenient, safe, efficient and easy access. • Facilitate access to passive solar energy sources. • Facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development. • Maintain and enhance amenity values. • Facilitate adequate access to back land. • Protect existing water races. <p>The provision of or contribution to the open space and recreational needs of the community.</p> <ol style="list-style-type: none"> 8. Provision for pedestrian movement, including the provision of walkways. 9. The provision of esplanade strips or reserves 	<p>The subdivision provisions ensure that when assessing applications, the Council can assess the contribution towards providing for the recreational needs of the community, and maintenance of the amenity values associated with open space.</p>

	and/or access strips.	
<p><u>7.2.6 Policy - Safety and Efficiency of Residential Roads</u></p> <p>To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.</p> <p>[Page 7:4 Attachment F].</p>	<p>Amend standard (vi) Access as follows:</p> <p><u>Access – Within the Residential Resource Areas of the Wooing Tree Sub-Zone</u></p> <p><u>(d) No vehicle access is permitted from the Wooing Tree Sub-Zone to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue giving the Wooing Tree Sub-Zone direct access to the State Highway.</u></p> <p><u>(e) No new development west of and including the BA2 Zone within the Wooing Tree Sub-Zone shall be permitted until the single lane roundabout referred to in (vi)(d) is completed and operational. Development that is permitted to occur shall be designed to connect to the single lane roundabout referred to in (vi)(d) as the primary access to the State Highway once completed and operational.</u></p> <p><u>(f) Access shall be provided from the single lane roundabout referred to in (vi)(d) to Shortcut Road to a standard that would allow the closure of Short Cut Road / State Highway 6 intersection in the future with all existing and future development north of the State Highway enabled access to the new roundabout.</u></p> <p>[Page 7:29 Attachment F].</p>	<p>The plan change offers an opportunity to upgrade the access between the development north of State Highway 6 and development to the south. The proposed rules enable some development to proceed that is accessed off Shortcut Road, and then requires that all future access is obtained via a new roundabout. This ensures that both safety and efficiency are achieved.</p>

<p><u>7.2.7 Policy - Residential Resource Areas (1) – (13)</u></p> <p>To ensure that subdivision and development in the areas shown as Residential Resource Areas (1) – (13) complement the character and amenity of these areas and provide for the protection of significant landscape features, where such features are present.</p> <p>[Page 7:4 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Amend the following subdivision rules as follows:</p> <p><u>“Residential Resource Area (3)</u></p> <p>Minimum Allotment Area – 1000m² provided that:</p> <p><u>(ii) any subdivision within Residential Resource Area (3) of the Wooing Tree Sub-Zone shall not exceed 60 residential allotments.”</u></p> <p>[Page 7:14 Attachment F].</p> <p><u>“Residential Resource Area (11)</u></p> <p>Minimum Allotment Area - 400m² provided that:</p> <p><u>(i) any subdivision within the Residential Resource Area (11) of the Wooing Tree Sub-Zone shall not exceed 100 residential allotments. “</u></p> <p>[Page 7:15 Attachment F].</p>	<p>There are no significant landscape features within the Wooing Tree site. The Wooing Tree itself will be protected.</p> <p>The plan change ensures that future subdivision and development of this zone complements the character and amenity of the surrounding area by carefully locating different sub-zones within the site, and by imposing minimum lot sizes, setbacks and heights, and managing subdivision.</p>
--	--	---

The following table assesses each of the proposed methods in terms of its costs, benefits and efficiency.

Method	Purpose	Appropriateness	Costs	Benefits	Efficiency
Method: Rezone 8.32 ha	The RRA(11) is located around the central core	The RRA(11) sub-zone enables medium density	As per the increased density provided by the R	Imposing a maximum number of allotments	Increased density is an efficient use of land,

<p>RRA (11)</p> <p>Subdivision:</p> <p><u>Residential Resource Area (11)</u></p> <p>Minimum Allotment Area - 400m² <u>provided that:</u></p> <p><u>(i) any subdivision within the Wooing Tree Sub-Zone shall not exceed 100 residential allotments.</u></p> <p>[Page 7:15 Attachment F].</p>	<p>(the R zone) and provides a range of section sizes, with a minimum of 400m². The purpose of this component of the Plan Change is to enable medium density development. A maximum number of lots is imposed to ensure appropriate site layout, and to achieve appropriate level of amenity.</p> <p>This area can absorb a higher level of density than the outer periphery, and provides a buffer between the periphery development and the more intensive inner core area where densities are higher.</p>	<p>development. The area proposed to be zoned RRA(11) is central within the site, where it can be absorbed, and where it provides a buffer between the higher density development provided by the R Zone, and the less intensive development located towards the periphery.</p> <p>Subdivision within the RRA(11)sub-zone is a restricted discretionary activity pursuant to Rule 7.3.3(i). This subdivision rule will ensure appropriate access, site layout, servicing etc.</p>	<p>Zone, the increased density increases the costs of service provision, and the increased density will be discernible from outside the site.</p>	<p>ensures that there is a limit to the level of development.</p> <p>Increased density in a location central to the site, where it acts as a buffer between lower density and the more intensive central core has the benefit of providing a larger range of housing typologies, using the land resource efficiently, while reducing potential effects on the amenity values of surrounding areas.</p> <p>Increased density represents an efficient use of resources.</p> <p>Requiring restricted discretionary activity consent for any subdivision, and restricting the maximum number of lots ensures that a comprehensive</p>	<p>accommodating a greater number of lots within a suitable site.</p> <p>While there is an increased cost in terms of service provision, economies of scale can be achieved. For instance, a smaller length of pipe can service a larger number of dwellings.</p> <p>Providing a larger number of lots achieves feasibility for upgrades to connections between the developments north and south of the State Highway.</p> <p>The land is flat, in close proximity to the central township, and is central to the site. Its development at a higher density than the existing RRA(6) represents efficient development.</p>
---	---	---	---	---	--

				development appropriate to the site and its surrounds is achieved.	
<p>Method: Rezone 7.63 ha as RRA(3).</p> <p>Subdivision:</p> <p><u>Residential Resource Area (3)</u></p> <p>Minimum Allotment Area – 1000m² provided that:</p> <p><u>(i) any subdivision of Lot 1 DP 23948 shall be in general accordance with the concept plan attached as Schedule 19.19 (subject to further consideration being given to landscaping in the consent process) and no more than 21 residential allotments shall be permitted.</u></p> <p><u>(ii) any subdivision within the Wooing Tree Sub-Zone shall not exceed 60 residential allotments.</u></p> <p>[Page 7:14 Attachment</p>	<p>The purpose of this component of the plan change is to enable low density residential development adjacent to existing low density development, while increasing the level of density from that which is currently allowed, thus increasing efficiency in land use and enabling a greater range of housing typologies while recognising existing amenity values.</p>	<p>The level of density enabled by RRA (3) is appropriate to its location. It softens the appearance of the more intensive development enabled more centrally within the site; sites with a minimum of 1000m² are large enough to accommodate larger trees, and more private open space and in this way they will appear more consistent with adjacent existing zones. The restriction on the maximum number of lots ensures that areas of open space, and shared access is provided.</p> <p>All subdivision will be a restricted discretionary activity, enabling control over service provision, access and lot layout.</p>	<p>RRA(3) is less resource efficient than the more intensive zones, and achieves fewer sections.</p> <p>There is an increased cost in service provision given the area of land to be serviced for a smaller number of sections.</p>	<p>The larger lots provide a buffer between the more intensive development within the centre of the site, and the surrounding lower density development</p> <p>The larger lots are visually more compatible with surrounding development.</p> <p>Providing an area of larger lots alongside the more intensive areas achieves a range of housing typologies.</p> <p>While this is relatively low density, it enables greater development potential than the existing zone</p>	<p>Providing higher density than the existing zone represents an efficient use of the land resource.</p>

F].					
<p><u>(vi) Breach of Standards</u> <u>Any activity that fails to comply with the following rules:</u></p> <p><u>Rule 7.3.6(vi) Access (d) and/or (e)</u></p> <p><u>is a non-complying activity.</u></p> <p>[Page 7:24 Attachment F].</p>	See below.				
<p><u>Access – Within the Wooing tree Sub-Zone</u></p> <p><u>(d) No vehicle access is permitted from the Wooing Tree Sub-Zone to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue giving the Wooing Tree Sub-Zone direct</u></p>	<p>The purpose of these changes is to enable some development (east of the proposed Business Zone) to be accessed from Shortcut Road until such time that land to the west is developed, at which stage upgrades to the transport network will be required.</p> <p>Further development additional to what is enabled by the operative Plan requires an upgrade to the road connections.</p>	<p>The development east of the Business sub-zone enables approximately 39 sections. This is less than the number of sections that could be accommodated pursuant to the operative zone provisions. It is therefore anticipated that the level of traffic generated can be accommodated by the access onto Shortcut Road.</p> <p>The additional development beyond what is currently allowed by the operative plan will result</p>	<p>There is significant economic cost associated with the construction of a roundabout.</p> <p>Roundabouts, while increasing traffic safety, do not achieve good pedestrian connectivity.</p>	<p>The requirement to provide a new roundabout increases the safety of existing intersections, thus providing safe access to the Wooing Tree site as well as surrounding development that is located to the north of the state highway.</p> <p>The rule enables the developer to proceed with residential development accessed off Shortcut Road. This will assist in providing the capital</p>	<p>Enabling some development prior to construction of a new roundabout represents efficiency.</p> <p>The increased density proposed within the site creates an economy of scale, whereby it becomes feasible to upgrade the existing road network. This will increase safety.</p>

<p><u>access to the State Highway.</u></p> <p><u>(e) No new development west of and including the BA2 Zone within the Wooing Tree Sub-Zone shall be permitted until the single lane roundabout referred to in (vi)(d) is completed and operational. Development that is permitted to occur shall be designed to connect to the single lane roundabout referred to in (vi)(d) as the primary access to the State Highway once completed and operational.</u></p> <p><u>(f) Access shall be provided from the single lane roundabout referred to in (vi)(d) to Shortcut Road to a standard that would allow the closure of Short Cut Road / State Highway 6 intersection in the future with all existing and future development north of the State</u></p>	<p>The purpose of the rules is to require that any such upgrades involve the construction of a roundabout on the State Highway. This is considered the safest way of providing adequate connection between development located on the north and south of the state highway.</p>	<p>in an increased traffic generation, and will necessitate road upgrades. The level of development anticipated by the new zone means that construction of a roundabout is economically viable.</p> <p>This method ensures that the Wooing Tree development enabled by the rezoning can be safely accessed, and that improvements can be made to the existing transport network.</p>		<p>necessary to assist in funding the construction of the proposed roundabout.</p>	
--	---	--	--	--	--

<p><u>Highway enabled access to the new roundabout.</u></p> <p>[Page 7:14 Attachment F].</p>					
<p><u>(b) Acoustics : All Residential Resource Areas within the Wooring Tree Sub-Zone</u></p> <p><u>New residential buildings located in the Wooring Tree Sub-Zone within 80m of the seal edge of State Highway 6 or 8B shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 6 or 8B that will not exceed 35dBA Leg (24hr) in bedrooms and 40dBA Leg (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and</u></p>	<p>Clause (b) requires that future dwellings that are located within 80m of the state highway are insulated. This ensures that there are no reverse sensitivity effects, and that properties in this location achieve adequate levels of amenity.</p>	<p>It is appropriate that new dwellings within 80m of the state highway, where there is potential that they are affected by road noise, are insulated. This will ensure an appropriate level of amenity within future dwellings. It also enables the continued functioning of the State Highway.</p>	<p>Future lots located within 80m of the State Highway will be subject to higher costs associated with noise insulation.</p>	<p>Dwellings can be accommodated within 80m of the State highway, while ensuring that they achieve appropriate levels of amenity and there are no restrictions placed on the use of the state highway as a result of reverse sensitivity issues.</p>	<p>This represents an efficient use of land; dwellings can locate within 80m of the state highway, and the state highway can continue to operate efficiently.</p>

<p><u>reverberation times for building interiors.</u></p> <p><u>This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.</u></p> <p>[Page 7:32 Attachment F].</p>					
--	--	--	--	--	--

Business Resource Area

It is proposed that 2.47ha of the site is re-zoned Business Use Zone. The following table provides an assessment of the proposal against the objectives and policies of Section 8: Business Resource Area.

In general, the purpose of this sub-zone is to achieve a mixed use environment that supports the existing and future development of Cromwell. The Business Zone provisions are applied with slight amendment.

Objective/Policy	Method	Appropriateness
<p><u>8.1.1 Objective - Community Focal Points</u></p> <p>To maintain the business areas of the District's urban areas as focal points for the community.</p> <p>[Page 8:1 Attachment F].</p>	<p>All operative provisions to remain.</p>	<p>Providing for business activities that build on the existing cellar door and wedding venue helps to contribute to the provision of a focal point within the Wooing Tree site and the wider Cromwell township.</p>
<p><u>8.1.2 Objective - Safe and Convenient Business</u></p>	<p>All operative provisions to remain with the exception of</p>	<p>Increasing the level of development within the Wooing</p>

<p><u>Areas</u></p> <p>To ensure that the business areas are safe and convenient areas to visit and conduct business within.</p> <p>[Page 8:1 Attachment F].</p>	<p>following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p>“(xii) Access- Within the Business Resource Area (2) of the Wooing Tree Sub-Zone</p> <p>a) No vehicle access is permitted from the Wooing Tree Sub-Zone to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue giving the Wooing Tree Sub-Zone direct access to the State Highway.</p> <p>(b) No new development within the Business resource Area (2) of the Wooing Tree Sub-Zone shall be permitted to occur until the single lane roundabout referred to in (vi)(d) is completed and operational.”</p> <p>[Page 8:14 Attachment F].</p>	<p>Tree site will have a consequent increase in traffic generation. This is recognised and provided for by applying the existing subdivision controls which include access and convenience and access for pedestrians and motorists as matters over which control is reserved. In addition, the Rules require an upgrade to the intersection between Barry’s Ave and the State Highway. This will increase safety and convenience.</p>
<p>8.1.3 Objective - Environmental Quality</p> <p>To maintain and enhance the environmental quality of the business areas to ensure they remain pleasant places to visit and work.</p> <p>[Page 8:1 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p>“(v) Buildings in the Business Resource Area (2) of the Wooing Tree Overlay</p> <p><u>All buildings in the in the Business Resource Area (2) of the Wooing Tree Overlay Area shall be a controlled activity in respect of:</u></p> <p><u>(i) Urban Design and External Appearance;</u> <u>and</u></p>	<p>Retaining rules to manage the potential effects from outdoor storage areas, and inserting a new coverage rule controlling the extent of business land that can be developed is an appropriate mechanism for maintaining environmental quality. With a coverage of 35% means that more than half of the area zoned Business within the Wooing tree site will be managed as open space and car parking. This will help to achieve a park-like environment.</p>

	<p><u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building; and</u></p> <p><u>(iii) Landscaping; and</u></p> <p><u>(iv) Servicing."</u></p> <p>-</p> <p>[Page 8:8 Attachment F].</p> <p>2. Addition of definitions for urban design and external appearance.</p> <p>3. Addition of following rule:</p> <p><u>"Maximum Floor Space within the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay shall be 12,000 m² divided as follows:</u></p> <p><u>(a) No more than 6,000 m² of the permitted Floor Space shall be used for Travellers Accommodation;</u></p> <p><u>(b) No more than 4,000 m² of the permitted Floor Space shall be used for Shops;</u></p> <p><u>(c) No more than 2,000 m² of the permitted Floor Space shall be used for any activities other than Traveller's Accommodation or Shops.</u></p> <p><u>In addition to above, the maximum building coverage shall not exceed 8,000 m² of the total</u></p>	
--	---	--

	<p><u>Business Resource Area (2) area.”</u></p> <p>[Page 8:4 Attachment F].</p>	
<p>8.2.1 Policy - Provision for a Variety of Activities</p> <p>To enable the development of a wide range of activities within the Business Resource Area provided significant adverse effects are avoided, remedied or mitigated.</p> <p>[Page 8:2 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Add new site specific standard to 8.3.6(i) Shops as follows:</p> <p><u>Shops - Business Resource Areas (1) and (2)</u></p> <p><u>(a) A shop (as defined at page 18:10 but excluding a convenience shop associated with the sale of fuel and oil for motor vehicles and the sale of food prepared on the premises) in the Business Resource Area (1) shall have a minimum floor area of 600m²</u></p> <p><u>(b) A shop (as defined at page 18:10 but excluding a convenience shop associated with the sale of fuel and oil for motor vehicles and the sale of food prepared on the premises) in the Business Resource Area (2) of the Wooing Tree Overlay Area shall have a maximum floor area of 200m².</u></p> <p>[Page 8:10 Attachment F].</p> <p>2. Add new site specific standard to 8.3.6(i) Shops as follows:</p> <p><u>Maximum Floor Space within the Business</u></p>	<p>The proposed rules control the nature and scale of activities that can locate within the Wooing Tree site, such that they will provide boutique, tourism related activities. The rules manage the extent and form of the business activities so as to achieve a range of activities while avoiding significant adverse effects.</p>

	<p><u>Resource Area (2) of the Wooing Tree Overlay</u></p> <p>The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay shall be 12,000 m² divided as follows:</p> <p>(a) No more than 6,000 m² of the permitted Floor Space shall be used for Travellers Accommodation;</p> <p>(b) No more than 4,000 m² of the permitted Floor Space shall be used for Shops;</p> <p>(c) No more than 2,000 m² of the permitted Floor Space shall be used for any activities other than Traveller's Accommodation or Shops.</p> <p>In addition to above, the maximum building coverage shall not exceed 8,000 m² of the total Business Resource Area (2) area.</p> <p>[Page 8:14 Attachment F].</p>	
<p><u>8.2.2 Policy - Visual Amenities</u></p> <p>To ensure the visual amenity values of the Business Resource Areas are maintained and enhanced and to avoid, remedy or mitigate any adverse visual effects on the environment through :</p> <p>(a) Retaining a continuity in building heights.</p> <p>(b) Ensuring the design, dimension and</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p><u>“(v) Buildings in the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>All buildings in the in the Business Resource Area (2) of the Wooing Tree Overlay Area shall be a controlled activity in respect of:</u></p>	<p>Requiring controlled activity consent for future buildings ensures that their design and external appearance contributes to the maintenance of visual amenity values, and through this method can achieve a common design theme of building facades, requiring landscaping and appropriate access and parking to achieve high levels of amenity.</p> <p>The restriction on building height and coverage</p>

<p>location of signs is not visually obtrusive.</p> <p>(c) Retaining a common design theme of building facades in selected areas.</p> <p>(d) Mitigating the harsh, stark appearance of large areas of hard standing surface by requiring landscaping.</p> <p>(e) Requiring that cables be installed underground where practicable.</p> <p>(f) Maintaining a continuity of frontage in selected areas.</p> <p>[Page 8:2 Attachment F].</p>	<p>(i) <u>Urban Design and External Appearance; and</u></p> <p>(ii) <u>The provision of access, parking, loading and manoeuvring areas associated with the building; and</u></p> <p>(iii) <u>Landscaping; and</u></p> <p>(iv) <u>Servicing.”</u></p> <p>[Page 8:8 Attachment F].</p> <p>2. Addition of definitions for urban design and external appearance.</p> <p>3. Addition of following rule:</p> <p><u>“Maximum Floor Space within the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay shall be 12,000 m² divided as follows:</u></p> <p>(a) <u>No more than 6,000 m² of the permitted Floor Space shall be used for Travellers Accommodation;</u></p> <p>(b) <u>No more than 4,000 m² of the permitted Floor Space shall be used for Shops;</u></p> <p>(c) <u>No more than 2,000 m² of the permitted Floor Space shall be used for any activities other than Traveller’s Accommodation or Shops.</u></p> <p><u>In addition to above, the maximum building</u></p>	<p>recognises that this business area differs from others, by providing buildings and activities that are of a smaller scale within a park like setting.</p>
---	--	--

	<p><u>coverage shall not exceed 8,000 m² of the total Business Resource Area (2) area.”</u></p> <p>[Page 8:14 Attachment F].</p>	
<p><u>8.2.3 Policy - Safe and Convenient Environment</u></p> <p>To maintain a safe and convenient environment for pedestrians and motorists alike by:</p> <p>(a) Providing for off-street parking in association with developments that generate significant volumes of traffic or where this is not practical, requiring a financial contribution towards the provision of public parking facilities.</p> <p>(b) Providing safe and efficient access.</p> <p>(c) Providing for off-road loading and manoeuvring facilities on selected road frontages.</p> <p>(d) Ensuring that the planting and siting of vegetation and other structures maintains motorist and pedestrian safety.</p> <p>(e) Providing for verandahs on identified road frontages</p> <p>[Page 8:2 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p><u>Access – Within the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p>(a) <u>No vehicle access is permitted from the Business Resource Area (2) of the Wooing Tree Overlay Area to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue.</u></p> <p>(b) <u>No new development (other than a new temporary access from the existing Wooing Tree Tasting Room to Shortcut Road or internally within the property to a new road to access Shortcut Road) within the Business Resource Area (2) of the Wooing Tree Overlay Area shall be permitted to occur until the single lane roundabout referred to in (vi)(d) and pedestrian underpass across the State Highway is completed and operational.</u></p>	<p>Requiring an upgrade to the State Highway prior to any development occurring in the Business Area ensures that the access to the area will be both safe and convenient.</p> <p>Car parking, access, loading and manoeuvring will be required in accordance with operative provisions provided at Section 12.7.1 of the Plan.</p>

<p>8.2.4 Policy - Mitigation of Effects on Residential Resource Areas</p> <p>To ensure that the adverse effects that activities carried out within the Business Resource Area can potentially have on activities in neighbouring Residential Resource Areas are avoided, remedied or mitigated by:</p> <p>(a) Ensuring appropriate separation distances are provided.</p> <p>(b) Providing appropriate landscaping.</p> <p>(c) Ensuring noise levels are acceptable.</p> <p>(d) Avoiding the visual intrusion of signs.</p> <p>[Page 8:3 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Amendment of the following standard:</p> <p><u>"Bulk and Location of Buildings</u></p> <p><u>Front yards</u> No front yards are required.</p> <p><u>Note:</u> See also Rule 12.7.7</p> <p><u>Side and Rear Yards</u> No side or rear yards are required except where the site adjoins a Residential Resource Area without the intervention of a road or service lane in which case a yard of 5 metres (and in the Wooing Tree Overlay Area 15 metres) shall be required to each boundary adjoining the Residential Resource Area provided that adequate provision is made for the requirements of 8.3.6(v) and (viii)."</p> <p>[Page 8:10 Attachment F].</p>	<p>Applying the existing standards in relation to noise, outdoor storage, landscaping and signage ensures that effects associated with locating business activities within a residential area can be appropriately avoided, remedied or mitigated.</p> <p>Restricting the floor area of each of the activities ensures that they will be of an appropriate scale within the Business area.</p> <p>Existing provisions requiring management of outdoor storage areas, restrictions on noise emissions will help to manage potential effects on neighbouring residential areas.</p> <p>The setback between residential and business is increased to 15m, this provides a generous separation between business activities and the neighbouring residential development.</p> <p>The business area is located centrally within the Wooing Tree site. Where the existing Wooing Tree Cellar Door and wedding venue is located adjacent the existing residential development to the north, a 15m setback is imposed to ensure ongoing separation. This separation, along with imposing noise, landscaping and outdoor storage and signage standards, will ensure that the amenity of neighbouring residential activities is maintained.</p>
<p>8.2.5 Policy - Noxious Effects</p> <p>To avoid noxious, dangerous, offensive or objectionable effects of activities by restricting activities that have the potential to generate such</p>	<p>All operative provisions to remain.</p>	<p>Imposing the existing rules relating to managing noxious effects appropriately avoids the potential effects associated with such activities.</p>

<p>effects in circumstances where they cannot be adequately avoided, remedied or mitigated.</p> <p>[Page 8:2 Attachment F].</p>		
<p>8.2.6 Policy - Generation of High Vehicle Movements</p> <p>To ensure that activities which generate high numbers of vehicle movements are designed and located to :</p> <p>(a) Maintain the safe and efficient operation of the roading network, and</p> <p>(b) Avoid, remedy or mitigate significant adverse effects on the amenity values of the adjoining area that may provide part of the environmental context.</p> <p>[Page 8:4 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Amendment of the following standard:</p> <p><u>“(iv) Vehicle Oriented Activity (Excluding the Business Resource area (2) within the Wooing Tree Overlay Area).</u></p> <p>Any activity that has the effect of:</p> <p>(i) Attracting vehicles to the site for the purpose of refuelling, servicing, maintaining and/or storing those vehicles, or</p> <p>(ii) Providing 10 or more parking spaces on site, is a <u>controlled activity.</u></p> <p>Council shall restrict the exercise of its control to the following matters:</p> <p>1. The provision of access, parking, loading and manoeuvring areas. Methods to avoid, remedy or mitigate effects on existing activities including the provision of screening, landscaping and noise control.”</p> <p>[Page 8:8 Attachment F].</p> <p>2. Addition of the following standard:</p> <p><u>“(v) Buildings in the Business Resource Area (2)</u></p>	<p>The proposed methods include managing traffic effects at the time of subdivision, managing access and parking at the time of assessing consents for buildings, and restricting the amount of development that can occur until such time as a roundabout at State Highway 6 is constructed.</p> <p>In combination these rules ensure that activities that generate high vehicle movements are designed and located such that safe and efficient operation of the roading network is maintained and potential effects are avoided, remedied or mitigated.</p>

	<p><u>of the Wooing Tree Overlay Area</u></p> <p><u>All buildings in the in the Business Resource Area (2) of the Wooing Tree Overlay Area shall be a controlled activity in respect of:</u></p> <p><u>(i) Urban Design and External Appearance; and</u></p> <p><u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building; and</u></p> <p><u>(iii) Landscaping; and</u></p> <p><u>(iv) Servicing.”</u></p> <p>[Page 8:8 Attachment F].</p> <p>3. Addition of the following standard:</p> <p><u>Access – Within the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>(a) No vehicle access is permitted from the Business Resource Area (2) of the Wooing Tree Overlay Area to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue.</u></p> <p><u>(b) No new development (other than a new temporary access from the existing Wooing Tree Tasting Room to Shortcut Road or internally within the property to a</u></p>	
--	--	--

	<p><u>new road to access Shortcut Road) within the Business Resource Area (2) of the Wooing Tree Overlay Area shall be permitted to occur until the single lane roundabout referred to in (vi)(d) and pedestrian underpass across the State Highway is completed and operational.”</u></p> <p>[Page 8:14 Attachment F].</p>	
<p>8.2.7 Policy - Cromwell Business Area</p> <p>To provide for the development of large scale commercial activities in Cromwell while preserving the unique amenity values of the Cromwell Mall.</p> <p>[Page 8:4 Attachment F].</p> <p>8.2.8 Policy – Wooing Tree Overlay Business Resource Area (2)</p> <p><u>To provide for the development of high quality travellers accommodation with associated “vineyard village” themed retail and commercial activities in a manner that complements other business activities in Cromwell.</u></p> <p>[Page 8:4 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p><u>“(v) Buildings in the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>All buildings in the in the Business Resource Area (2) of the Wooing Tree Overlay Area shall be a controlled activity in respect of:</u></p> <p><u>(i) Urban Design and External Appearance; and</u></p> <p><u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building; and</u></p> <p><u>(iii) Landscaping; and</u></p> <p><u>(iv) Servicing.”</u></p> <p>[Page 8:8 Attachment F].</p> <p>2. Addition of definitions for urban design and external</p>	<p>Restricting the scale of business development by restricting overall coverage and the footprint of buildings containing travellers accommodation and shops ensure that the business development within the Wooing Tree site does not impact adversely on the existing Cromwell Town Centre.</p> <p>The additional policy recognises the importance of providing a high quality business area that contributes positively to the existing Cromwell township. The policy is given effect by the inclusion of the controlled activity rule for all buildings, the application of existing rules relating to signs, outdoor storage, landscaping, subdivision and noise, and the inclusion of an additional rule relating to scale of built form. Restricting shop size to a footprint of 200m² ensures that retail will be of an appropriate nature and scale, and will support the development of a boutique tourist vineyard village that complements the existing and future development of Cromwell.</p>

	<p>appearance.</p> <p>3. Addition of following rule:</p> <p><u>"Maximum Floor Space within the Business Resource Area (2) of the Wooing Tree Overlay</u></p> <p><u>The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay shall be 12,000 m² divided as follows:</u></p> <p><u>(a) No more than 6,000 m² of the permitted Floor Space shall be used for Travellers Accommodation;</u></p> <p><u>(b) No more than 4,000 m² of the permitted Floor Space shall be used for Shops;</u></p> <p><u>(c) No more than 2,000 m² of the permitted Floor Space shall be used for any activities other than Traveller's Accommodation or Shops.</u></p> <p><u>In addition to above, the maximum building coverage shall not exceed 8,000 m² of the total Business Resource Area (2) area."</u></p> <p>[Page 8:14 Attachment F].</p>
--	--

Business Zone- Assessment of methods

Proposed amendment	Purpose	Appropriateness	Costs	Benefits	Efficiency
--------------------	---------	-----------------	-------	----------	------------

<p>(v) <u>Vehicle Oriented Activity</u> <i>(Excluding the Business Resource area (2) within the Wooing Tree Overlay).</i> [Page 8:8 Attachment F].</p>	<p>Rule (iv) requires a controlled activity consent for activities that are likely to generate high levels of traffic. This amendment excludes the Wooing Tree Overlay from that controlled activity rule, because traffic effects are managed via the proposed controlled activity that will apply to all new buildings, the subdivision rule, in addition to the restriction of shops to 200m² and the access rules, which require the upgrade to the State Highway Access.</p>	<p>The combination of rules ensures that potential effects resulting from activities that will generate traffic are adequately avoided, remedied or mitigated.</p> <p>It is appropriate that developments are managed comprehensively, and this is achieved through the application of the controlled activity rule for buildings, and at the time of subdivision. Application of these rules means that it is not necessary to also impose controls depending on the number of vehicles generated.</p>	<p>There are costs associated with requiring all buildings to obtain resource consent.</p>	<p>Applicants will be able to apply for one resource consent that addresses potential effects, including traffic generation, comprehensively.</p>	<p>Addressing potential effects on traffic through subdivision and consents for buildings is efficient.</p>
<p><u>v) Buildings in the Business Resource Area (2) of the Wooing Tree Overlay</u> <u>All buildings in the in the Business Resource Area (2) of the Wooing Tree Overlay Area shall</u></p>	<p><i>Reason</i> <u>The Business Resource Area (2) area of the Wooing Tree Sub-Zone is a new greenfield commercial area aimed at promoting tourism, community and travellers accommodation facilities</u></p>	<p>The controlled activity rule enables an assessment of each building to ensure high quality design and scale of buildings, and to address access, parking, landscaping and servicing. This enables a comprehensive</p>	<p>All buildings will have to obtain resource consent, which can add costs to projects</p> <p>The Council has the ability to impose conditions but cannot</p>	<p>Along with other proposed controls, conditions can be imposed to ensure that the external appearance of the building is attractive.</p> <p>Allowing a small amount of business activity</p>	<p>Provision of a range of uses is an efficient use of land; and builds on the existing commercial operations both within the Wooing Tree site, and within the wider Cromwell area.</p>

<p><u>be a controlled activity in respect of:</u></p> <p><u>(i) Urban Design and External Appearance; and</u></p> <p><u>(ii) The provision of access, parking, loading and manoeuvring areas associated with the building; and</u></p> <p><u>(ii) Landscaping; and</u></p> <p><u>(iii) Servicing.</u></p> <p><u>(iv) Servicing."</u></p> <p>[Page 8:8 Attachment F].</p>	<p><u>and activities. Being a greenfield area is appropriate to control the nature, scale and look of buildings in this area to ensure the sustainability of high quality development which will appeal to visitors and the wider community.</u></p> <p>[Page 8:8 Attachment F].</p>	<p>assessment of each application to ensure that it contributes to the establishment of a quality business environment, thus achieving proposed policy 8.28.</p>	<p>decline consents</p>	<p>creates opportunities for live work environment for future residents. The proposed uses are consistent with and build on the existing activities consented within the Wooing Tree site.</p> <p>Controlled activity consent provides certainty that the application will be approved, while enabling an appropriate level of assessment to ensure that environmental outcomes are achieved.</p> <p>The controlled activity rule enables the comprehensive assessment of proposals.</p>	<p>Controlled activity consent can impose additional costs, but the benefits associated with control over external appearance and nature and scale warrant requiring resource consent.</p>
<p>1. Add new site specific standard to 8.3.6(i) Shops as follows:</p> <p><u>Shops - Business Resource Areas (1) and (2)</u></p> <p><u>(a) A ... minimum floor area of 600m²</u></p> <p><u>(b) A shop (as defined</u></p>	<p>The purpose of this Rule is to enable small scale businesses to set up in close proximity to the existing vineyard and wine tasting operation. Large scale shops and shops associated with fuel sales are excluded. Limiting the footprint to</p>	<p>It is important that the provision for business activities within the Wooing Tree site supports the existing commercial centres in Cromwell, and build on the activities already undertaken within the site. The restriction of any shop to a footprint of</p>	<p>The restriction on shop/business activity footprint restricts the type of activity that can operate, and will deter potential business opportunities.</p>	<p>Restricting the scale of shops will manage the potential impact of the business development on the existing Cromwell township.</p> <p>The provision of a high quality, boutique style business area will</p>	<p>Providing small scale development that builds on the existing activities within Wooing Tree represents an efficient use of land.</p>

<p><u>at page 18:10 but excluding a convenience shop associated with the sale of fuel and oil for motor vehicles and the sale of food prepared on the premises) in the Business Resource Area (2) of the Wooing Tree Overlay Area shall have a maximum floor area of 200m².</u></p> <p>[Page 8:10 Attachment F].</p>	<p>200m² is an effective means of ensuring that the shops are small in scale.</p>	<p>200m² restricts the scale of activities, avoiding the location of large format retail activities within the Wooing Tree site.</p>		<p>contribute to Cromwell's growth as a visitor destination.</p>	
---	--	---	--	--	--

<p><u>8.3.6 (ii) Bulk and Location of Buildings Side and Rear Yards</u></p> <p>No side or rear yards are required except where the site adjoins a Residential Resource Area without the intervention of a road or service lane in which case a yard of 5 metres <u>(and in the Wooing Tree Overlay Area 15 metres)</u> shall be required to each boundary adjoining the Residential Resource Area provided that adequate provision is made for the requirements of 8.3.6(v) and (viii)</p> <p>[Page 8:10 Attachment F].</p>	<p>The purpose of this rule is to ensure that any future activities and buildings are setback from the northern boundary of the site where it abuts the existing R(6) zone.</p>	<p>A 15m separation between the existing RRA(6) Zone and the existing and future business activities within the Wooing Tree site maintains an appropriate level of amenity for existing residential activities. The set back area provides space within which landscaping can be established, providing an effective buffer between residential and non-residential activities. In conjunction with controlled activity rules for buildings, which include control over landscaping, and retention of noise and outdoor storage controls, this rule ensures that business activities can grow, while ensuring that amenity of nearby residential development is maintained.</p>	<p>The setback area can not be developed, and this imposes a greater setback than what was imposed via existing provisions.</p>	<p>This rule enables business activities, subject to maintenance of amenity values. This benefits the adjacent landowners, while also enabling growth within the Wooing Tree site.</p>	<p>Ensuring separation between business activities and existing residential development is an efficient use of land; it retains the existing amenity values of the residential area while enabling an increase in business development where this is appropriately located.</p>
<p><u>(xii) Access – Within the Business Resource Area (2) of the Wooing</u></p>	<p><u>Reason Development in these</u></p>	<p>The proposed rule is appropriate; it enables the development of the</p>	<p>Upgrades to the state highway intersections will impose significant</p>	<p>Increasing development potential within the Wooing tree site creates</p>	<p>Restricting development until such time that road improvements are</p>

<p>Tree Overlay</p> <p>(a) <u>No vehicle access is permitted from the Business Resource Area (2) of the Wooing Tree Overlay Area to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue.</u></p> <p>(b) <u>No new development (other than a new temporary access from the existing Wooing Tree Tasting Room to</u></p>	<p><u>areas must not affect the safe and efficient operation of the State highway network</u></p> <p>The development of the Wooing Tree site can not be accommodated by the existing road network, given the nature of the existing intersections (Shortcut Road and Barry Ave). The proposed rule ensures that any future development within the business area of Wooing Tree can not proceed until such time that the upgrades to the state highway intersection are complete. Further, that future development must access the site via the new SH6 roundabout.</p>	<p>Wooing tree site subject to ensuring that access can be achieved in a safe and efficient manner. It also enables the improved safety of existing intersections at Cromwell and helps to slow traffic, encouraging travellers to stop within Cromwell.</p>	<p>financial costs.</p> <p>Increased development of the business area cannot occur until the upgrades to the state highway intersection have been completed. This could impose delays and constraints on the development of the Wooing tree site.</p>	<p>an economy of scale, whereby the upgrades become financially viable.</p> <p>The improvements to the network not only benefit the Wooing tree site, but provide improved safety and connections to the wider Cromwell township.</p>	<p>completed is inefficient in an economic sense. However, it is recognised that the existing road network is already unsafe (see Opus Traffic Report) and development that increases traffic generation cannot proceed without road improvements taking place. The rule acts as a trigger for those improvements to proceed.</p>
--	--	--	---	---	---

<p><u>Shortcut Road or internally within the property to a new road to access Shortcut Road) within the Business Resource Area (2) of the Wooing Tree Overlay Area shall be permitted to occur until the single lane roundabout referred to in (vi)(d) and pedestrian underpass across the State Highway is completed and operational.</u></p> <p>[Page 8:14 Attachment F].</p>					
<p><u>Maximum Floor Space within the Business Resource Area (2) of the Wooing Tree</u></p>	<p>The purpose of this change is to ensure that a large area zoned Business within the</p>	<p>It is appropriate to enable the continued development of business activities within the</p>	<p>The rule restricts the area within which business development can occur.</p>	<p>The rule enables business development while ensuring that it is of an appropriate nature and</p>	<p>The benefits associated with ensuring that business development is high quality, an</p>

<p><u>Overlay Area</u></p> <p><u>The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay shall be 12,000 m² divided as follows:</u></p> <p><u>(a) No more than 6,000 m² of the permitted Floor Space shall be used for Travellers Accommodation;</u></p> <p><u>(b) No more than 4,000 m² of the permitted Floor Space shall be used for Shops;</u></p> <p><u>(c) No more than 2,000 m² of the permitted Floor Space shall be used for any activities other than Traveller's</u></p>	<p>Wooing Tree site is retained as open space, with the areas of development clustered where they can best be absorbed. This will achieve an attractive park like setting for business development.</p>	<p>Wooing tree site, subject to ensuring that they are of a high quality that contributes to the amenity of both the immediate site, in addition to the wider Cromwell area. It is important that the development contributes to the existing Cromwell town centre, and by controlling the extent of development, in conjunction with the controlled activity rule for buildings and subdivision, these provisions are appropriate.</p>		<p>scale.</p> <p>Restricting the floor area ensures that within the area zoned Business, there is a significant area of open space. This will contribute to achieving a high quality park like environment. It will be attractive to tourists and locals, and will contribute to Cromwell becoming a destination.</p>	<p>appropriate scale and contributes positively to Cromwell, outweigh the costs associated with restricting expansion.</p> <p>In this regard, when considered comprehensively, this is an efficient rule.</p>
--	---	---	--	---	---

<p><u>Accommodation or Shops.</u></p> <p><u>In addition to above, the maximum building coverage shall not exceed 8,000 m² of the total Business Resource Area (2) area.</u></p> <p>[Page 8:14 Attachment F].</p>					
---	--	--	--	--	--

Rural Resource Area – rezone 4.27ha Rural Resource Area

The purpose of the RU zone is to retain an open space buffer around the periphery of the site, separating future development from the state highways and retaining viewshafts. Under the Operative Plan this area is zoned RRA(6), and is subject to a Building Line Restriction, which requires Restricted Discretionary Activity Consent for any building. The following addresses the relevant objectives and policies of Section 4: Rural Resource Area, and assesses each of the proposed methods and their appropriateness in achieving the relevant objectives and policies.

Objective/policy	Method	Appropriateness
<p><u>4.3.1 Objective - Needs of the District's People and Communities</u></p> <p>To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced</p> <p>[Page 4:7 Attachment F].</p>	<p>Minimum lot size 8ha (see non-complying rule 4.7.5 (iii) Subdivision).</p>	<p>Retaining a green buffer in one ownership achieves an attractive gateway to Cromwell and to the site itself. It softens the appearance of the increased built form provided for within the site.</p>

<p><u>4.3.2 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area</u></p> <p>To protect the Districts outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.</p> <p>[Page 4:7 Attachment F].</p>	<p>Not relevant- as the site is not within an ONL.</p>	
<p><u>4.3.3 Objective - Landscape and Amenity Values</u></p> <p>To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District’s rural environment, and to maintain the open natural character of the hills and ranges.</p> <p>[Page 4:7 Attachment F].</p>	<p>Minimum lot size 8ha (see non-complying rule 4.7.5 (iii) Subdivision).</p>	<p>Retaining the buffer area enhances open space values by ensuring the open space is retained or managed in the same ownership; this helps to achieve a consistent land management approach.</p>
<p><u>4.3.4 Objective - Recreation Resources</u></p> <p>To maintain and enhance the quality of the District’s recreation resources and public access to those resources.</p> <p>[Page 4:7 Attachment F].</p>	<p>Not relevant.</p>	
<p><u>4.2.5-4.3.6 Water Resources and Margins of Water Bodies</u></p>	<p>Not relevant- the site is not adjacent to or within close proximity to a water body, and will connect to reticulated services.</p>	

[Page 4:7 Attachment F].		
<p>4.3.7 Objective - Soil Resource</p> <p>To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.</p> <p>[Page 4:8 Attachment F].</p>	Not relevant.	
<p>4.3.8 Significant Indigenous vegetation and habitats of indigenous fauna</p> <p>[Page 4:7 Attachment F].</p>	Not relevant- the site does not contain any indigenous vegetation or habitats of indigenous fauna; it has been used for viticulture purposes of a number of years.	
<p>4.4.1 Policy – Outstanding Natural Landscapes and Outstanding Natural Features (..)</p> <p>[Page 4:9 Attachment F].</p>	Not relevant, as identified above, the site is not within an Outstanding natural Landscape or Feature.	
<p>Policy – Landscape and Amenity Values</p> <p>To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:</p> <p>(a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,</p> <p>(b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,</p> <p>(c) The ability to adequately dispose of</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard:</p> <p><u>4.7.5 Non-Complying Activities</u></p> <p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><u>Reason</u></p> <p><u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open</u></p>	<p>Non-complying activity status for buildings within the open space area is appropriate, and ensures that built form is unlikely to proceed in this area as it would be required to meet the threshold tests of Section 104(D).</p> <p>The purpose of the RU area within the WTO is to maintain an open green space between built form and the state highways. Applying the RU zone imposes an average lot size of 8h, and this means that it would be non-complying to subdivide the RU (given that it is only 4.27ha in size). This will retain the area in one ownership, avoiding the effects associated with private ownership that can result in different land management and fencing.</p>

<p>effluent on site,</p> <p>(d) Controlling the generation of noise in back country areas,</p> <p>(e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,</p> <p>(f) Controlling the spread of wilding trees.</p> <p>(g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.</p> <p><u>(h) Strongly discouraging buildings in the Rural Resource Area of the Wooing Tree Overlay Area to ensure a vineyard or treed park like character with an absence of built form.</u></p> <p>[Page 4:10 Attachment F].</p>	<p><u>space values.</u></p> <p>[Page 4:56 Attachment F].</p>	
<p><u>4.4.3 Policy – Sustainable Management of Infrastructure</u></p> <p>To ensure that the development of infrastructure in the rural environment promotes sustainable management by:</p> <p>(a) Requiring developers to contribute a fair and reasonable proportion of the costs involved, and</p> <p>(b) Maintaining and enhancing the safe and efficient operation of the infrastructure network (including roading), while avoiding, remedying or</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard: <u>4.7.5 Non-Complying Activities</u></p> <p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><u>Reason</u> <u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space</u></p>	<p>This policy is largely irrelevant given that the RU Zone within WTO is for the purposes of retaining an open space buffer between development and the state highways. To the extent that policy is relevant, the proposal is appropriate. It is proposed that prior to additional development capacity taking effect in the WTO the state highway intersection must be upgraded. This will contribute to enhancing the safe and efficient operation of the infrastructure network.</p>

<p>mitigating adverse effects. [Page 4:11 Attachment F].</p>	<p><u>buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open space values.</u> [Page 4:7 Attachment F].</p>	
<p>4.4.4 Policy- Riparian margins 4.4.5 Policy- Effects on water quality [Page 4:11 Attachment F].</p>	<p>Not relevant- the Wooing Tree Overlay Area is not located in proximity to any natural water body. All development will connect to the reticulated stormwater, wastewater and water supply networks.</p>	
<p>4.4.6 Policy- Adverse effects on the soil resource To ensure that the location, construction and/or operation of land use activities and subdivision make adequate provision for the protection of the soil resource by avoiding, remedying or mitigating the adverse effects of practices which may cause:</p> <p>(a) Erosion, instability or loss of topsoil, (b) Loss of nutrient or incidence of soil contamination, (c) Loss of soils with special qualities, (d) A reduction in vegetation cover and moisture holding capacity, and (e) Soil compaction. [Page 4:12 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard: <u>4.7.5 Non-Complying Activities</u> <u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><u>Reason</u> <u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open space values.</u> [Page 4:56 Attachment F].</p>	<p>Given that rules are applied that would require non-complying consent for subdivision or development of the RU area of the WTO, the soil resource of this area will be protected.</p>
<p>4.4.7 Policy- Significant Indigenous vegetation, wetlands and wildlife</p>	<p>Not relevant – the site does not contain any significant indigenous vegetation, wetlands or wildlife.</p>	

<p>[Page 4:13 Attachment F].</p>		
<p>4.4.8 Policy- Adverse effects on the Amenity Values of Neighbouring Properties</p> <p>To ensure that the effects associated with some activities including (but not limited to):</p> <p>(a) Noise (including noise associated with traffic generation, night time operations), and vibration,</p> <p>(b) The generation of a high level of traffic, in particular heavy vehicles,</p> <p>(c) Glare, particularly from building finish,</p> <p>(d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,</p> <p>(e) The generation of odour, dusts, wastes and hazardous substances, and</p> <p>(f) The use and/or storage of hazardous goods or substances</p> <p>do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.</p> <p>[Page 4:14 Attachment F].</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard: <u>4.7.5 Non-Complying Activities</u></p> <p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><i><u>Reason</u></i> <i><u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open space values.</u></i></p> <p>[Page 4:56 Attachment F].</p>	<p>Given the limitations on subdivision and development within the RU area, activities will not occur that could generate noise, traffic, heavy vehicles, nor will effects be generated from inappropriate signage, storage of hazardous substances, or odour, dusts etc. The RU area will be retained as green space managed to create a buffer, and while it may provide vineyard this will be managed in such a way that effects on the neighbouring residential development will be avoided or mitigated. The scale of the site will be such that it will be managed as an area to provide amenity rather than a productive farming/commercial operation.</p> <p>The noise controls applicable to the RU area will apply; these impose limits on noise and are measured from the notional boundary of any dwelling. Because the RU within the WTO is a strip approximately 30m in width. Therefore, compliance with noise standards will be difficult given that there is limited distance between potential noise generation and the measurement location.</p>
<p>4.4.9 Policy - Effects of Rural Activities</p> <p>To recognise that some rural activities, particularly</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p>	<p>Given the size of the RU area, and its location on the periphery of the site, it is unlikely that it will operate for</p>

<p>those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.</p> <p>[Page 4:14 Attachment F].</p>	<p>1. Addition of the following standard: <u>4.7.5 Non-Complying Activities</u></p> <p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><i><u>Reason</u></i> <i><u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open space values.</u></i></p> <p>[Page 4:56 Attachment F].</p>	<p>the purposes of commercial rural activities.</p>
<p><u>4.4.10 Policy – Rural Subdivision and Development</u></p> <p>To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:</p> <p>(a) The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,</p> <p>(b) The natural character and values of the District’s wetlands, lakes, rivers and their margins,</p> <p>(c) The production and amenity values of neighbouring properties,</p> <p>(d) The safety and efficiency of the roading network,</p>	<p>All operative provisions to remain with the exception of following relevant site specific amendments:</p> <p>1. Addition of the following standard: <u>4.7.5 Non-Complying Activities</u></p> <p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p><i><u>Reason</u></i> <i><u>The Rural resource Area of the Wooing Tree Sub-Zone has been designed to be an Open Space buffer from the adjoining State Highways. As such it is appropriate to strongly discourage buildings within this area to maintain the open</u></i></p>	<p>The rules will ensure that there will be no further subdivision of the open space buffer area, and that it will remain as green space. This achieves Policy 4.4.10 by retaining open space and amenity values, and enabling the construction of the roundabout mitigates potential effects on safety of the roading network.</p> <p>The RU zone retains soil values and the site contains no indigenous vegetation or significant habitats of indigenous fauna. The site is not adjacent to any water body and therefore clauses (h) and (i) are not relevant.</p> <p>The use of the minimum and average lot size ensures that the buffer area is not subdivided, and this will</p>

<p>(e) The loss of soils with special qualities,</p> <p>(f) The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,</p> <p>(g) The heritage and cultural values of the District,</p> <p>(h) The water quality of the District's surface and groundwater resources, and</p> <p>(i) Public access to or along the rivers and lakes of the District,</p> <p>particularly through the use of minimum (and average) allotment sizes.</p> <p>[Page 4:15 Attachment F].</p>	<p><u>space values.</u></p> <p>[Page 4:56 Attachment F].</p>	<p>ensure its retention as a green space.</p>
<p>4.4.11 Subdivision for other purposes</p> <p>To provide for subdivision for boundary adjustments, surplus buildings, reserves, the retention or enhancement of heritage values, utilities, public facilities, and other purposes that do not meet minimum area requirements provided significant adverse effects on the environment are avoided, remedied or mitigated.</p> <p>[Page 4:16 Attachment F].</p>	<p>All operative provisions to remain.</p>	<p>Should a subdivision for the purposes of the roundabout be required, then Rule 4.7.4(ii)(b) will apply. This is because it will likely proceed as a boundary adjustment, with an area of the site being included as part of the state highway designation. This will not necessitate the creation of additional lots and therefore can be accommodated as a boundary adjustment rather than providing a separate rule specifically enabling such subdivision.</p>
<p>4.4.12 Policy</p> <p>To encourage land use practices that avoid, remedy or mitigate weed infestation, in particular wilding tree spread, and the spread of pest plants</p>	<p>Not relevant.</p>	<p>There are no specific methods proposed to achieve this policy, other than the retention of the RU area within one title (subject to boundary adjustment to provide for the construction of the roundabout on the state</p>

<p>and animals throughout the district. [Page 4:16 Attachment F].</p>		<p>highway). Retention of the area in one ownership will assist in achieving a consistent land management approach, with landscaping that achieves an attractive entry to both Cromwell and the site itself.</p>
<p>4.4.13 Policy- Public access to significant features 4.4.14 Policy- back country amenity values 4.4.15 Policy- conflict between recreational activities. 4.4.16 Policy- Community and Emergency Service Activities [Page 4:17 Attachment F].</p>	<p>Not relevant- there are no significant features nearby and therefor the site cannot provide access to them, and the site is not within the back country. Policy 4.4.16 is relevant to the extent that the proposal provides provision for improvements to the state highway network that will provide better access to community and emergency service activities.</p>	

The following table provides an assessment of the appropriateness, costs and benefits and efficiency of the proposed methods.

Method	Purpose	Appropriateness	Costs	Benefits	Efficiency
<p>Rezone 4.27 ha as Rural Resource Area</p>	<p>The purpose of this change is to down-zone that part of the site located within close proximity to the State Highway to ensure that it is retained as open space, providing a buffer between residential activities and the state highway. This change means that the Building Line</p>	<p>Retaining an open space buffer around the periphery of the site is an appropriate way of separating residential activity from the noise effects associated with the state highway, and retains amenity for users of the state highway by providing visual separation between the road and development.</p>	<p>There is a cost associated with providing a roundabout. The land is unable to be developed for purposes other than access and open space buffer.</p>	<p>The rules against locating buildings within the BLR are strengthened, ensuring that there is adequate separation between future development and the state highway. Providing a roundabout within the setback achieves better connection, and safety improvements on the</p>	<p>Reducing potential for reverse sensitivity effects represents efficiency. It avoids adding additional cost to the functioning of the state highway (e.g. construction of noise barriers, restrictions on engine breaking etc) and avoids imposing restrictions on dwelling design (for instance noise insulation)</p>

	<p>Restriction matches the boundary between rural and residential zoned land. The zone boundary also takes into account the potential for a future roundabout, and the purpose of the proposed changes is recognise and provide for the construction of the roundabout.</p> <p>The purpose of these changes is therefore to ensure that there is an open space buffer between the RRA Zones of the Wooing Tree site and the State Highways which is not subdivided into separate ownership, and to recognise that part of that area will be required for the purposes of constructing a roundabout.</p>	<p>Retaining the buffer in one ownership avoids its separation into separate sections, and will achieve better visual cohesion.</p>		<p>state highway intersection with Barry Ave.</p> <p>Avoiding the location of dwellings within the BLR reduces the potential for reverse sensitivity effects.</p>	<p>While the proposed rules reduce the development potential in this location, overall it represents an efficient use of land, given that the area is appropriately provided as a buffer that enables more intensive development that is separated from the state highway.</p> <p>The construction of a roundabout is made feasible by increasing the development capacity within the site.</p>
<p>Insert new non-complying rule 4.7.5 (vii) as follows:</p> <p><u>4.7.5 Non-Complying Activities</u></p>	<p>The purpose of this rule is to ensure that no buildings will be located within the buffer area/building line</p>	<p>The building line restriction provides a separation between the state highway and future residential activities within</p>	<p>Adoption of a non-complying rule means makes it very difficult to obtain consent to anything other than the intended</p>	<p>Adoption of a non-complying rule means makes it very difficult to obtain consent to anything other than the intended</p>	<p>Restricting buildings is not an efficient use of land. However, it avoids situations where inappropriate</p>

<p><u>(vii) Buildings within the Rural Resource Area of the Wooing Tree Overlay area.</u></p> <p>[Page 4:56 Attachment F].</p>	<p>restriction.</p>	<p>the Wooing Tree site. This is appropriate; it maintains a visual separation so that drivers obtain views across the site, and the separation reduces effects on future residences that can result from proximity to the state highway.</p>	<p>purpose. There is an economic cost associated with tying land up in this nature.</p>	<p>purpose.</p>	<p>development occurs.</p>
--	---------------------	---	---	-----------------	----------------------------

6.4 Methods analysis – conclusion

The evaluation concludes that the proposed amendments proposed are appropriate. The amendments represent an efficient use of land. They achieve the relevant objectives and policies through enabling a range of housing typologies and business opportunities while maintaining an attractive gateway to Cromwell, and achieving a residential environment with high amenity values.

7. Consultation

7.1 Consultation

It is acknowledged that this a privately initiated plan change and as such there is no obligation for the applicant to undertake any consultation under the RMA. Despite this, the applicant has undertaken consultation with several interested parties.

7.2 Meetings

A meeting was held with CODC managers Louise Vander Voort (Executive Manager - Planning and Environment) and Peter Greenwood (Capital Works Programme Manager) September 2016.

The applicant also held a meeting with neighbours and interested parties. Up to sixty people attended 'drinks and nibbles' at Wooing Tree Vineyard to learn about their development aspirations. The response from neighbours and interested parties was very positive.

7.3 Other Correspondence

A copy of the draft traffic assessment was sent to the New Zealand Transport Agency (NZTA) for comment. NZTA provided in return some "preliminary comments". The proposal was amended as a result of these preliminary comments. A copy of NZTA's letter is attached as **Appendix G** to this report.

A brief letter introducing the plan change request was emailed to the following organisations in January 2017:

- Otago Regional Council
- Kai Tahu ki Otakou
- Ministry for the Environment.

No responses have yet been received to those letters.

8. Strategic Context

8.1 Statutory Framework

This Section of the report assesses the proposal against the following sections of the Act and statutory documents.

All matters identified in Part 2 of the Act need to be recognised and provided for in a District Plan. In preparing a change to a District Plan the Council is required to have regard to (and take into account) other matters such as Regional Plans, iwi management plans, heritage items, management plans, and plans of other territorial authorities. These matters are addressed in the sections below.

The District Plan must also give effect to any National Policy Statement and Regional Policy Statement, and cannot be inconsistent with any Regional Plan.

The Act enables requests for a private Plan Change under section 73(2) and Schedule 1 (Preparation, Change, and Review of Policy Statements and Plans). Part II of the First Schedule to the Act sets out the process for private Plan Change requests (clauses 21 – 29). Section 32 requires a consideration of alternatives, benefits, and costs, this is addressed through the detailed through this evaluation.

Other relevant sections of the Act include section 31 (Functions of Territorial Authorities under this Act), section 72 (Purpose of District Plans), section 74 (Matters to be included in a District Plan), section 75 (Contents of District Plans) and section 76 (District Rules). These sections are relevant to this Plan Change as they relate to the functions of the Local Authority and provide the requirements for the District Plan in order to meet the purpose and principles of the Act.

8.2 Resource Management Act - Part 2

The purpose of the Act is given effect to by the hierarchy of planning instruments. The Operative District Plan objectives achieve relevant higher order planning instruments (including the higher order provisions of the ODP, and regional and national planning instruments) and hence 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.

The rezoning of the Site will enable efficient development of the land. The site is bounded on three sides by existing development, and builds on the existing pattern of development, concentrating higher density where it can best be absorbed. Rezoning the site represents sustainable management; it manages the natural and physical resources of the site in a way that enables the Cromwell community to provide for their social, economic and cultural wellbeing, while sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations. It does this by introducing a zone framework that provides for a range of housing typologies, while respecting and responding to the context of the site, retaining open space on its periphery, and retaining viewshafts and improving connectivity. Through the comprehensive rezoning of the site potential effects on the environment can be effectively avoided, remedied or mitigated.

Section 6- Matters of National Importance

Section 6- Matters of National Importance is not relevant. This is primarily because of the location of the site, where it is bound on three sides by residential and urban development. The site does not contain any significant indigenous vegetation or habitats of indigenous fauna, and it is not adjacent to any water body, outstanding natural landscape or feature. The site does not contain any known waahi tapu or other taonga . The site also contains the Wooing Tree, which is local landmark feature. The Plan Change seeks to protect this tree through the Notable Trees provisions of the District Plan.

Section 7 – Other matters

By rezoning an area that can accommodate development the proposal achieves an efficient use of natural and physical resources. Amenity values and the quality of the environment will be maintained and

enhanced. This is achieved through the adoption of an appropriate set of provisions that ensures the periphery of the site is retained as open green space, and that adopts provisions requiring restricted discretionary activity status for future subdivisions, setbacks, coverage and height provisions appropriate to the proposed level of density.

8.3 Regional Planning Documents

The purpose of a regional policy statement is to promote the sustainable management of natural and physical resources. Otago's operative 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 table below states the relevant objectives and policies within the RPS with corresponding comments addressed by this Plan Change application.

Operative Regional Policy Statement	
Objectives and Policies	Comment/Analysis
4. Mana Whenua	
<i>4.4.3 Wai (Water) To recognise the principle of wairua and mauri in the management of Otago's water bodies.</i>	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 site is not in close proximity to any water body, and will be connected to reticulated services. It is already zoned for residential development.
<i>4.4.5 Kaitiakitanga (Guardianship) To incorporate the concept and spirit of kaitiakitanga in the management of Otago's natural and physical resources in a way consistent with the values of Kai Tahu.</i>	
5.4 Land - Objectives	
<i>5.4.1 To promote the sustainable management of Otago's land resources in order: (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.</i>	The site is currently used for vineyard purposes, however, it is zoned for rural residential development. Its existing zoning is low density and does not provide for a mix of uses or density. The preferred option better provides for the present and reasonably foreseeable needs of Otago's people and communities.
<i>5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources</i>	The development utilizes the land resource in an efficient manner, and by retaining a buffer around

<p><i>resulting from activities utilising the land resource.</i></p>	<p>the edge of the site, with a range of densities that respond to the surrounding land use pattern, it avoids and mitigates any potential for degradation of natural and physical resources. The plan change enables the concentration of growth in close proximity to the existing town centre, and can be considered infill, given that it is bounded on three sides by development (town centre to the south, and rural residential development to the east and north). By providing capacity in this location the plan change reduces pressure that might otherwise be placed on the outstanding natural landscapes that surround Cromwell.</p>
<p><i>5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.</i></p>	
<p>5.5 Land - Policies</p>	
<p><i>5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.</i></p>	<p>The preferred option achieves diversification, providing for a range of housing typologies and a mix of uses. It represents a sustainable use of the land resource.</p>
<p><i>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 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.</i></p>	<p>The site is not within an outstanding natural landscape.</p>
<p>6.4 Water - Objectives</p>	
<p><i>6.4.2 To maintain and enhance the quality of Otago's water resources in order to meet the</i></p>	<p>The site is not adjacent to any water body, and will connect to the reticulated wastewater and water</p>

<p><i>present and reasonably foreseeable needs of Otago's communities.</i></p>	<p>supply networks.</p>
<p>9.4 Built Environment - Objectives</p>	
<p><i>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.</i></p>	<p>The preferred option enables increased diversity and is an efficient use of the land resource. In this manner it meets the present and foreseeable needs of people and communities. It provides for amenity values by responding to the nature of the surrounding development and recognizing the importance of the gateway to Cromwell. It provides capacity for development where it can be absorbed without adversely affecting environmental or landscape quality. It provides for the importance of the Wooing Tree, and in this way it recognizes and responds to heritage values.</p>
<p><i>9.4.2 To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities.</i></p>	<p>The site is surrounded by development, and the increased density represents an efficient use of infrastructure. The site is appropriately located to absorb a greater level of development than what is currently provided for. In this way it contributes to avoiding, remedying or mitigating potential adverse effects of the built environment on natural and physical resources.</p>
<p><i>9.4.3 To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.</i></p>	<p>The site is surrounded by development, and the increased density represents an efficient use of infrastructure. The site is appropriately located to absorb a greater level of development than what is currently provided for. In this way it contributes to avoiding, remedying or mitigating potential adverse effects of the built environment on natural and physical resources.</p>
<p>9.5 Built Environment - Policies</p>	
<p><i>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 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</i></p>	<p>Increasing density within this site represents an efficient use of Otago's infrastructure. The increased density provides the potential to upgrade the SH 6 intersection to a roundabout, thus improving safety of this stretch of road.</p>

<p><i>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.</i></p>	
<p><i>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 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;</i></p>	<p>The location of the site and the use of setbacks and varying density assists in minimizing the adverse effects associated with urban development.</p> <p>Discharges to air, water, or land are managed through connection to the Council's reticulated services. Any future dwellings will be required to install modern fireplaces that meet discharge requirements. Any potential discharges of dust and noise during construction can be managed through conditions of consent. Noise, vibration and dust from the continued operation of the vineyard will to a large extent be removed, with a reduction in the vineyard activity. There will not be significant irreversible effects as a result of this plan change.</p>
<p><i>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.</i></p>	<p>The proposal will achieve a development with a level of amenity acceptable to the community. Through the adoption of appropriate provisions, the development will provide a subdivision that adequately avoids, remedies or mitigates adverse effects on the environment.</p>
<p>10.4 Biota - Objectives</p>	
<p><i>10.4.1 To maintain and enhance the life-</i></p>	<p>The site is intensively used for vineyard purposes,</p>

<i>supporting capacity and diversity of Otago's biota.</i>	and is currently zoned to enable residential development. The proposal does not increase effects on biota.
<i>10.4.2 To protect Otago's natural ecosystems and primary production from significant biological and natural threats.</i>	
<i>10.4.3 To maintain and enhance the natural character of areas with significant indigenous vegetation and significant habitats of indigenous fauna.</i>	
11.4 Natural Hazards - Objectives	
<i>11.4.1 To recognise and understand the significant natural hazards that threaten Otago's communities and features.</i>	The site is flat, is not flood prone, and is therefore not subject to any significant natural hazards. The proposal does not increase the risk of natural hazards affecting human life, infrastructure and property, the natural environment or heritage sites.
<i>11.4.2 To avoid or mitigate the adverse effects of natural hazards within Otago to acceptable levels.</i>	
11.5 – Natural Hazards - Policies	As identified above, the site is not prone to natural hazards.
<i>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 heritage sites.</i>	
<i>11.5.3 To restrict development on sites or areas recognised as being prone to significant hazards, unless adequate mitigation can be provided.</i>	
13.4 Wastes & Hazardous Substances - Objectives	
<i>13.4.1 To protect Otago's communities, environment and natural resources from the adverse effects of the waste stream.</i>	A PSI has been provided with the Plan Change application and confirms that the site is not a HAIL. The preferred option does not increase the risk to people and the wider environment. It does not increase the potential for storage, use,
<i>13.4.2 To encourage a reduction in the amount, range and type of waste generated in Otago.</i>	

<p>13.4.4 To minimise the risks to people and the wider environment arising from existing contaminated sites, and the storage, use, transportation and disposal of hazardous substances.</p>	<p>transportation of hazardous substances.</p>
<p>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.</p>	
<p>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.</p>	

In summary, the proposed plan change is consistent with, and gives effect to, the relevant provisions of the operative RPS.

The following provides a brief analysis of the plan change against the relevant provisions of the Proposed Regional Policy Statement (PRPS), amended in accordance with decisions on submissions which is subject to appeal (PRPS-DV).

<p>Proposed Regional Policy Statement</p>	
<p>Objectives and Policies</p>	<p>Comment/Analysis</p>
<p>2.1 to 2.2 (Kai Tahu values and interests)</p>	<p>The RPS requires that Kai Tahu values and interests are recognised and kaitiakitaka is expressed. Kai Tahu Ki Otago will be notified of the Plan Change and will have the opportunity to submit. Given that the site is not in proximity to any water body, is not</p>

	within an outstanding landscape and is currently zoned for residential purposes, and will be connected to reticulated services, pre notification consultation was not deemed to be necessary.
3.1 to 3.2 (Otago has high quality natural resources and ecosystems)	Fresh water, air quality, soil values, ecosystems and indigenous biodiversity are managed to the extent necessary by the Plan Change, given its location and ability to connect to existing Council services, separation from any water body, and from any outstanding natural landscape.
4.1 (communities are resilient, safe and healthy)	The plan change contributes positively to the resilience of Cromwell. It enables increased development within a site that is not hazard prone and does not pose a risk to ecosystem values. It enables the investment in increasing safety of the local road network and in this way contributes to an increase in safety. It contributes to Cromwell's resilience by improving opportunities for tourism and business operations, and providing a range of housing options.
4.3 (infrastructure managed in a safe way)	The Plan Change will necessitate an investment in upgrades to local infrastructure, and contributes to the management of Cromwell's infrastructure in a safe way.
4.5 (urban growth and development is well designed, reflects local character and integrates effectivity with adjoining urban and rural environments)	The Plan Change enables development that can integrate effectively with the adjoining urban and rural environments, and is designed in response to its local context.
5.1 to 5.4 (public access, historic heritage, economic production, adverse effects of using and enjoying Otago's natural and physical resources are minimised)	The Plan Change will enable public access through the site, providing positive connections between the site and the existing town centre, and providing linkage to the north. It provides for historic heritage by recognizing and providing for the Wooing Tree, and it increases the economic value associated with

	<p>the site, by providing for increased density, and a diversity of use. The use of existing zones in a pattern that responds to the surrounding environment enables this increased diversity and density while minimizing effects on natural and physical resources.</p>
--	---

The Plan Change is therefore consistent with, and gives effect to, the relevant proposed RPS-DV provisions.

The **Regional Plan: Air** is relevant to the extent that the proposed plan change will increase the level of density within the Cromwell basin, and a key resource management issue for Cromwell and the region is air quality. The purpose of the Regional Plan: Air is found at section 1.1 of the Plan, and reads:

“The purpose of the Air Plan is to promote the sustainable management of Otago’s air resource. To achieve this, the Air Plan has policies and methods (which include rules) to address the air quality issues facing Otago.”

Resource Management Issue 4.4.1 is relevant and reads:

“4.4.1 Domestic heating using wood and fossil fuel produces emissions that have the potential to adversely affect human health and amenity values in Otago’s urban areas.

The adverse effects of discharges from domestic heating are caused, or exacerbated by, inefficient heating appliances, incorrect use of appliances and poor quality fuels. For example, open fires discharge more PM10 than multifuel or woodburners, which in turn discharge more PM10 than pellet fires, gas heaters or electricity.”

Any development within the site must comply with the Regional Plan: Air, and in this way, the potential issues relating to air discharges from increased domestic fires can be effectively managed.

Rule 16.3.1.1 of the Regional Plan: Air prohibits discharges from domestic heating appliances that do not meet the permitted activity rules. Future dwellings will be required to comply with the Regional Plan: Air rules, and will be able to do so through selecting modern fuel burners that comply with discharge requirements.

No further amendments are required to ensure compliance with the Regional Plan: Air.

8.4 Kai Tahu ki Otago Iwi Management Plan

The Kai Tahu ki Otago Resource Management Plan (the Plan) was prepared in 2005 and is the principal planning document for Kāi Tahu ki Otago. It was developed over a 2-year period through extensive consultation with the 4 Papatipu Rūnaka of Otago as well as consultation with, and input from, the Otago whānau and rōpū groups and Southland and South Canterbury Rūnaka.

At Section 2.5.6 the Plan states that '*Kāi Tahu ki Otago values have been incorporated, to varying extents, in the following Regional and District Plans and Policy Statements*'. Key issues identified in the Plan relate to wai maori, wahi tapu, mahika kai and biodiversity, cultural landscapes, air and atmosphere, coastal environment.

Cromwell is located within the Clutha-Mata-au Catchment, and this is described at Section 10.1 as:

"The Clutha/Mata-au Catchment centres on the Clutha/Mata-au River and includes all subcatchments within this main Catchment.

Wai Maori Issues:

Land Use: • *Lack of reticulated community sewerage schemes.*

- *Existing sewage schemes are not effectively treating the waste and do not have the capacity to cope with the expanding population.*
- *Land use intensification, for example dairying in the Poumahaka Catchment.*
- *Increase in the lifestyle farm units is increasing the demand for water.*
- *Sedimentation of waterways from urban development.*

Policies:

Land use:

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.*
12. *To require reticulated community sewerage schemes that have the capacity to accommodate future population growth*

10.3 WÄHI TAPU 10.3.1 Wähi Tapu in the Clutha/Mata-au Catchments

There are a range of wähi tapu of particular significance within the Clutha/Mata-au Catchments. Urupä are the best modern day example of wähi tapu, but physical resources such as mountaintops, springs and vegetation remnants are other examples. Urupä and some significant sites of conflict are located all along the Clutha/Mata-au River.

10.3.3 Wähi Tapu Policies in the Clutha/Mata-au Catchment 1 To require that wähi tapu sites are protected from further loss or destruction. 2. To require accidental discovery protocols for any earth disturbance activities.

Map 13, at page 135 identifies Lake Dunstan as a Statutory Acknowledgement. Appendix 23 describes the Statutory Acknowledgement as follows:

Ngäi Tahu Association with Te Wairere The name "Te Wairere" refers to the speed with which the river once ran at this point. The whole of the Mata-au (Clutha River), on which Te Wairere lies, was part of a mahinga kai trail that led inland and was used by Otago hapū including Kāti Kuri, Ngati Ruahikihiki, Ngati Huirapa and Ngäi Tuahuriri. The river was used as a highway into the interior, and provided many resources to sustain travellers on that journey. The river was a significant indigenous fishery, providing tuna (eels), kanakana (lamprey) and kokopu in the area over which Te Wairere now lies. Manu (birds), including moa, were taken from areas adjoining the river, over which the lake now lies.

The tūpuna had considerable knowledge of whakapapa, traditional trails and tauranga waka, places for gathering kai and other taonga, ways in which to use the resources of the river, the relationship of people with the river and their dependence on it, and tikanga for the proper and sustainable utilisation of resources. All of these values remain important to Ngäi Tahu today.

The waterway was also very important in the transportation of pounamu from inland areas down to settlements on the coast, from where it was traded north and south. Because of its location at the confluence of Mata-au and Kawarau Rivers, Te Wairere was an important staging post on journeys inland and down-river. A tauranga waka and nohanga sited at the junction of the two rivers acted as such a staging post. As a result of this history of use and occupation there are a number of wähi taonga (including rock shelters and archaeological sites) in the area, some of which are now under the waters of the lake. Wähi tapu are important as places holding the memories and traditions of Ngäi Tahu tūpuna.

Because the proposed development is located within the urban area of Cromwell, and will connect to the reticulated services, it will not impact adversely on the values identified within the Plan. The plan change site is not adjacent to Lake Dunstan, and site management techniques will be adopted (through implementation of earthworks and subdivision controls) that will ensure that wai maori values are not adversely impacted upon. Connecting to the reticulated services will potentially require upgrades, and the cost of those upgrades will be met by the developer.

There is no known waahi tapu associated with the site. The Accidental Discovery Protocol can be imposed by consent conditions if deemed necessary.

Overall, because the site is already zoned for development, and because of its location where it is bounded by existing development, is separated from Lake Dunstan and has the ability to connect to the existing reticulated services, the plan change accords with the issues, objectives and policies of the Plan.

8.5 Central Otago District Long Term Community Plan- 2015-2025

The Central Otago District Council's Long Term Council Plan is prepared in accordance with the Local Government Act 2002. It identifies the following Community Outcomes at page 9.



Rezoning the subject site to enable a higher level of density, with a range of housing typologies helps to achieve a thriving economy. It balances an increased density with the need to achieve a sustainable

environment. This is achieved through applying sub-zones to the site, ensuring that the highest level of densities are contained centrally within the site, and ensuring that these higher densities are balanced with provision of open space.

The development will connect to reticulated services. Costs of upgrades will be met by the developer. Future subdivision will require restricted discretionary activity consent and this retains Council control over matters such as access and connection to services.