

Appendix C:

Section 32 Evaluation Tables



32(1)(a) - Is the Proposal the Most Appropriate Way to Achieve the Purpose of the RMA?

Section 5(1) of the RMA states the purpose of the RMA is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic wellbeing, while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Sustainable management enables the use and development of resources while avoiding, remedying or mitigating adverse effects on the environment.

The Purpose of the Proposal is to enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:

- The Pisa Range – Outstanding Natural Landscape
- Landscape and amenity values
- Water resources
- The soil resource
- Surrounding land uses
- Natural hazard risk

Table 1 below provides an evaluation on the extent to which the objectives being evaluated are the most appropriate way to achieve the purpose of the RMA.

Table 1: Evaluation of Extent to Which Objectives Being Evaluated are the Most Appropriate Way to Achieve the Purpose of the RMA

Objectives of the Plan Change	Consistency of Plan Change Objectives with Section 4: Rural Resource Area Zone Objectives	Consistency of Plan Change Objectives with Section 12: District Wide Rules and Performance Standards Objectives	Consistency of Plan Change Objectives with Section 16: Subdivision Objectives	Consistency of Plan Change Objectives with Section 17: Hazard Objectives	Evaluation Against Part II of the Resource Management Act 1991.
<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape • Landscape and amenity values • Water resources • The soil resource • Surrounding land uses • Natural hazards 	<p>The objective of the plan change is consistent with Objective 4.3.1 in that the subject site is identified as an appropriate growth area given the demand for residential growth in the rural fringe/rural areas of Cromwell and its close proximity to Cromwell town centre and key agricultural and industrial hubs as well as its connectivity to other regional centres. Therefore, it recognises the 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 objective is consistent with Objective 4.3.2 in that it recognises the need to protect the Districts outstanding natural landscapes from the adverse effects of inappropriate subdivision, use and development. The proposed Rural Resource Area (5) zone does not</p>	<p>The issues addressed in Section 12 of the CODP have implications in respect of safety and efficiency of the roading network, health and wellbeing of people and communities, visual amenity values of the District and environmental qualities of communities. Through requiring development to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities while avoiding, remedying or mitigating potential adverse effects on the Pisa Range, landscape and amenity values, water resources, the soil resource, surrounding land uses and natural hazards it is considered that the objective of the plan change is consistent with the Objectives of Section 12 and is appropriate to achieve the purpose of the RMA.</p>	<p>The objective of the plan change is entirely consistent with Objective 16.3.10 which seeks to ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.</p> <p>The structure plan for the site has been carefully developed to provide a considered response to the specific natural and physical characteristics of the site. In particular it takes into account areas of visual significance and areas at risk of natural hazards and excludes them from built form through the identification of a "no build" area. It directs a denser level of development towards the flatter areas of the site which are capable of absorbing a greater level of development than the more elevated slopes of the site. It recognises the potential for effects on surrounding</p>	<p>The objective of the plan change is consistent with the objectives of Section 17, Objective 17.3.1 – Avoidance or Mitigation of Hazards is of most relevance. The potential natural hazard risks at the site have been assessed by GeoSolve in their Flood Hazard Assessment (Appendix H) and their Geotechnical Investigation (Appendix I). The structure plan that has been developed following this assessment has taken the risk and recommendations of GeoSolve into account, in this regard "no-build" and open space areas have been included on the structure plan in areas where there is no potential for rural residential built form. GeoSolve have also identified an area of land that has the potential for development but requires further geotechnical investigation to confirm suitability. Development of this land will be considered at subdivision stage, through the</p>	<p>The provision for growth within RuRA(5) is in accordance with Section 5 of the Act as it enables the social and economic wellbeing of people and communities through the provision of housing while also promoting the sustainable management of natural and physical resources.</p> <p>It is also consistent with Section 7(b) as it ensures the efficient use of natural and physical resources in the layout and form of development ensuring that housing will occur in an efficient form rather than spreading over the rural landscape whilst also ensuring that areas of the soil resource are left undeveloped.</p> <p>It supports the maintenance and retention of the natural landscape features and amenity values (the Pisa Range Outstanding Natural Landscape, the Special Amenity Area, the preservation of gullies and</p>

	<p>include any land located within the Pisa Range Outstanding Natural Landscape, furthermore it has been found that the ONL boundary would be better served being refined to expand further into the site as shown on the structure plan. This further protection of the ONL is a positive aspect of the plan change proposal.</p> <p>The objective directly supports Objective 4.3.7 as it facilitates the use of approximately 29 hectares of land for horticultural purposes.</p>		<p>land uses and introduces a requirement for an amenity edge and it provides for an indicative road network.</p> <p>Furthermore, the amendments to Section 4 of the CODP ensure development can occur in an integrated/co-ordinated way.</p>	required identification of building platforms in these areas.	elements of rural amenity). Therefore this objective is consistent with Sections 6(b), 7(c) and 7(f) of the RMA.
To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:	The purpose is consistent with Objectives 4.3.2, 4.3.3 and 4.3.9 of Section 4: Rural Resource Areas of the CODP. This plan change seeks to retain the Rural Resource Area zoning over the Pisa Range ONL line but an expansion of the Pisa Range ONL is proposed over the site to encompass more of the visually sensitive slopes of the Pisa Range. The identification of RuRA(5) Rural Lifestyle Areas ensures that where development is undertaken outside of the identified ONL this is at an appropriate intensity and scale so as to not result in adverse effects on the adjoining ONL.	Within Section 12 there are no specific objectives relevant to Outstanding Natural Landscapes.	The purpose is consistent with Objective 16.3.4 in that the amenity values of the District created by the Pisa Range ONL are not adversely affected by subdivision. This is achieved through the expansion of the Pisa Range ONL. The Pisa Range ONL is not subject to the rezoning and the controls over the use and development of this land continue to be provided by the Rural Resource Area rules and specific rules related to Outstanding Natural Landscapes, albeit a larger area is afforded this protection.	The objectives in Section 17 do not specifically relate to the Pisa Range – Outstanding Natural Landscape.	Ensuring that the specific features which contribute to the character of the area are identified and protected ensures a high level of amenity and sense of place and will ensure protection of outstanding natural features and landscapes from inappropriate subdivision, use and development in accordance with 6(b). It also ensures the maintenance and enhancement of amenity values in accordance with Section 7(c) and will maintain and enhance the quality of the environment in accordance with Section 7(f).

<ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape 					<p>The provisions of the Plan Change such as the inclusion of a structure plan which provides for the expansion of the Pisa Range ONL ensures the protection of the ONL from inappropriate subdivision use and development.</p>
<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • Landscape and amenity values 	<p>The objective of the plan change is consistent with Objectives 4.3.3 and 4.3.9. The provisions of the plan change ensure that integrated and appropriate rural lifestyle development occurs at an intensity and scale for each identified Rural Lifestyle Area. These Rural Lifestyle Areas (identified in the RuRA(5)) Structure Plan) have been established to recognise the particular special qualities of the site, ensuring that a lower density development occurs in areas with greater visual sensitivity and the higher density of development is to occur over less visually sensitive areas. The Structure Plan also identifies no-build areas to protect the environmental quality of the site and the surrounding area by ensuring that built development does not adversely affect landscape character or enhance the risk to people and property from natural hazards.</p>	<p>The objective of this plan change is consistent with the existing objectives 12.3.3 and 12.3.5 which seek to address visual amenity values of the District and the environmental quality of the community.</p>	<p>Similar to the above the objective of the plan change is consistent with Objective 16.3.4 – amenity values. The proposal has had specific regard to the amenity values of the site afforded by the natural character and the working rural environment that it is located in. It provides for a density of development that is capable of being absorbed within the context of the surrounding environment with a denser development to be located on the flatter, less elevated parts of the site and a lower density of development on the more elevated and visible parts of the site and adjacent to the zone boundary which is at the interface with the surrounding rural environment.</p>	<p>The objectives in Section 17 do not specifically relate to landscape and amenity values.</p>	<p>The objective of the plan change is consistent with Section 7(b) – the efficient use and development of natural and physical resource, 7(c) – the maintenance and enhancement of amenity values and Section 7(f) the maintenance and enhancement of the quality of the environment.</p>

<p>Development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • Water resource 	<p>The objective of the plan change is consistent with Objective 4.3.5 as development is to occur in a planned, integrated and sustainable manner. It is also consistent with Objective 4.3.9 as it seeks to avoid, remedy or mitigate potential adverse effects on natural and physical resources including soils, water and groundwater resources and on core infrastructural resources.</p>	<p>The objectives in Section 12 do not specifically relate to the water resource.</p>	<p>The objective of the plan change is consistent with Objective 16.3.5 in that it does not facilitate development that may compromise the life-supporting capacity of the District's water and soil resources.</p>	<p>The objectives in Section 17 do not specifically relate to the water resource.</p>	<p>The plan change request promotes the purpose and principles of the Act in that it enables development to occur while ensuring that the adverse effects of an increase in housing (e.g. in respect of water supply and stormwater runoff) on the environment (which includes people and property) are avoided, remedied or mitigated (section 5(2)(c)).</p>
<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The soil resource 	<p>The objective of the plan change supports Objective 4.3.7 – Soil Resource and Objective 4.3.9 in that it seeks to avoid, remedy and mitigate potential adverse effects on the soil resource. Through the proposed rezoning of the site the loss of a part of the soil resource for primary production purposes is an unavoidable consequence of providing for rural lifestyle growth. However, the subdivision of land does not preclude a proportionate degree of primary production activity being undertaken on an allotment to make use of the land resource. The specific use of approximately 29 hectares in horticulture (cherries) directly supports this objective. This land identified as the 'Horticulture Area' on the structure plan will be used</p>	<p>The objectives in Section 12 do not specifically relate to the soil resource.</p>	<p>Objective 16.3.5 seeks to ensure that subdivision does not facilitate development that may compromise the life-supporting capacity of the District's water and soil resources. Rezoning a portion of the Rural Resource Area will inevitably result in a loss of the soil resource but for the following reasons the proposal is considered to be consistent with this objective:</p> <p>The soils identified over the plan change site are not considered to be high class and are therefore of lesser versatility.</p> <p>There are clear natural and defendable boundaries surrounding the site to aid in preventing further creep of rural lifestyle living over the soil resource;</p> <p>The area proposed for rezoning includes hilly topography and areas at</p>	<p>The objectives in Section 17 do not specifically relate to the soil resource.</p>	<p>The objective of the plan change is consistent with Section 5(2)(b)) in that it will assist in safeguarding the life-supporting capacity of the soil resource by ensuring that development is undertaken in a planned manner in accordance with the provisions of the plan change including the structure plan. Through the structure plan the development area has clear and defined natural boundaries to reduce the potential for inefficient sprawling development. The use of approximately 29 hectares of land for horticulture activity safeguards the life-supporting capacity of the soil resource. Furthermore, connections to Council's infrastructure ensure that the life-supporting capacity of the soil resource can be supported.</p>

	<p>more intensively than it presently is. The planting of this horticulture area is provided for in the provisions of the plan change.</p> <p>Furthermore infrastructure (water, wastewater, stormwater) can and will be provided to support the rural lifestyle activity in this location with connections being made to Council's reticulated water and wastewater supplies to ensure that the life-supporting capacity of the soil resource will be sustained albeit within smaller allotments than present.</p>		<p>potential risk of natural hazards meaning its versatility for productive uses is already compromised.</p> <p>The combination of 'no build' areas which are to remain free of built form, the low density of sites and stormwater and wastewater management proposed will ensuring that the life-supporting capacity of the soil resource will be sustained albeit within smaller allotments than present.</p>		
<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities,</p>	<p>The purpose is consistent with Objective 4.3.9 in that reverse sensitivity effects on the adjacent properties can be managed and therefore the development site is appropriately located for rural lifestyle development. Reverse sensitivity effects can be managed through the planting of an amenity strip/buffer area along the Ripponvale Road frontage, setback requirements from the zone boundary, and through the location of a 29 hectare area for horticulture activity which separates an</p>	<p>The objectives in Section 12 do not specifically relate to the soil resource.</p>	<p>The purpose is consistent with Objective 16.3.10 in that subdivisions are designed to facilitate an appropriate and coordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located. Consideration of the surrounding land uses has resulted in the establishment of yard setbacks with greater setbacks required at the zone interface, the requirement to plant an amenity edge which will provide a buffer and assist in mitigating spray drift whilst also providing amenity to the site, the direction of denser</p>	<p>The objectives in Section 17 do not specifically relate to the soil resource.</p>	<p>The purpose is consistent with Section 5(2) of the Act as it seeks to sustain the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations and avoid, safeguard the life-supporting capacity of air, water, soil and ecosystems and remedy or mitigate any adverse effects of activities on the environment.</p>

<p>while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • Surrounding land uses 	<p>adjoining rural land use from the development.</p>		<p>development towards the centre of the site and away from the zone interface and also through the requirement to plant a horticulture area in an orchard which will provide a greater buffer between the rezoned site and land to the east and will also clearly set out to future buyers that this is an area where rural production activities occur.</p>		
<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p>	<p>Objective 4.3.1 recognises 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. It is recognised that there are natural hazards present on the site and in providing for health and safety, 'no build' areas have been identified over land which is subject to natural hazard risk and building will be avoided in these areas. GeoSolve have also identified areas of the landslide where there is potential for development to occur however, further monitoring and geotechnical</p>	<p>The objectives in Section 12 do not specifically relate to natural hazards.</p>	<p>Objective 16.3.3 ensures that subdivision does not facilitate development that may potentially be at risk from hazards. The purpose of the proposal is consistent with this objective. The proposed structure plan identifies a 'no-build' area and the associated rule provisions do not facilitate built development in this area. There is also an area of land subject to a natural hazard where there is potential for development subject to further geotechnical investigation, this information would form part of a resource consent application for subdivision, through the required identification of</p>	<p>Objective 17.3.1 relates to the avoidance or mitigation of the adverse effects of hazards, both natural and human induced to limits acceptable to the community. The objective of the proposal is consistent with this in that development is to occur while avoiding, remedying or mitigating potential adverse effects on natural hazards.</p>	<p>The purpose is consistent with Sections 5(2) and 6(h) of the Act in that the development provides for sustainable management while avoiding, remedying or mitigating any adverse effects of activities on the environment. It avoids adverse natural hazard effects by introducing a 'no-build' area through the identification of building platforms on Rural Lifestyle Areas 4 and 5 having regard to geotechnical matters.</p>

<ul style="list-style-type: none">Natural hazards	investigation would be necessary to determine the potential for development. This information would form part a resource consent application for subdivision, through the required identification of appropriate building platforms in this location.		appropriate building platforms in this location.		
<p><u>Conclusion</u></p> <p>The objectives of the Plan Change seek to enable the subdivision, use and development of land at Ripponvale Road to provide for rural lifestyle development outside of urban Cromwell, they seek to recognise and provide for the natural landscape values of the Pisa Range and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned development while protecting and maintaining the natural landscape features of the area that the community value. The objectives seek to provide a sustainable supply of land for current and future rural lifestyle living needs in a manner that protects existing amenity values and provides opportunities for enhancement. The objective of the Plan Change provides a strong and sustainable direction for this new development area that is based on the framework of objectives contained within Section 4: Rural Resource Areas of the Central Otago District Plan and which is consistent with Section 16: Subdivisions and Section 17: Hazards, and the Resource Management Act. Taking into account the above, it is our opinion that the objectives of the plan change are the most appropriate to achieve the purpose of the Act.</p>					

32(1)(b) – Are the Provisions in the Proposal the Most Appropriate Way to Achieve the Objectives?

The following evaluation examines whether the provisions in the proposal are the most appropriate way in which to achieve the objectives of the proposal in terms of their efficiency and effectiveness (s32(1)(b)).

The most appropriate option does not need to be the most optimal or best option but must demonstrate that it will meet the objectives in an efficient and effective way.

Table 2: Evaluation of Provisions in the Proposal

	Plan Provisions / Methods	Objectives of Plan Change	Relevant Objectives of the CODP	Appropriateness, efficiency and effectiveness of the methods in achieving the objective(s)	Costs	Benefits	Other practical options considered
4.4.18	<p><u>Policy – Integrated Rural Lifestyle Subdivision and Development within Rural Resource Area (5)</u></p> <p>To provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by</p> <p>(a) Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;</p> <p>(b) Integrating a range of complementary activities within the rural setting, including:</p> <ul style="list-style-type: none"> • Rural living opportunities • Farming • Horticulture activities • Recreation activities • Open space <p>(c) Adhering to a minimum allotment size for subdivision;</p> <p>(d) Protecting the character and amenity values of the zone by controlling land use activities, avoiding building within the no build areas shown on the</p>	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape • Landscape and amenity values • Water resources • The soil resource • Surrounding land uses 	<p>4.3.1 -Objective - Needs of the District's People and Communities</p> <p>4.3.3 – Objective - Landscape and Amenity Values</p> <p>4.3.7 – Objective - Soil Resource</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p> <p>16.3.1 – Objective – Adverse Effects on the Roding Network</p> <p>16.3.2 – Objective – Services and Infrastructure</p> <p>16.3.3 – Objective – Hazards</p> <p>16.3.4 – Objective – Amenity Values</p>	<p>The policy enables people and communities to meet their needs (providing for the need for rural living opportunities) while ensuring that the environmental quality is maintained and enhanced (Objective 4.3.1).</p> <p>Landscape and amenity values will be maintained and where practicable, enhanced through adherence to the Structure Plan and built form controls, while avoiding development within the ONL (Objective 4.3.3).</p> <p>Through the direction of the Structure Plan, development will be integrated and comprehensive promoting rural living opportunities and horticultural activity (Objective 4.3.9).</p>	<p>Environmental - Loss of potential for other rural activity (noting that soils are not 'high class') or alternatively larger lot rural living opportunities.</p> <p>Environmental and Economic - Introducing a higher number of people rural living in rural areas could increase the risks of reverse sensitivity.</p> <p>Following the structure plan could constrain more efficient uses of areas of the site to absorb higher density development.</p>	<p>Economic and Social - More efficient use of the land resource by providing for a range of densities to provide for rural living opportunities.</p> <p>Providing for needed rural living allotments and for growth of Cromwell.</p> <p>Avoiding urban densities of development and commercial activities, such that development will not compete with the Cromwell urban area.</p> <p>Providing public walking tracks for recreation.</p> <p>Environmental - Good quality design outcomes for built form that adhere to the expectations of development in rural areas.</p> <p>Avoiding building in areas at risk from natural hazards.</p>	<p>Consideration was given to whether the plan change could fit within the existing objective and policy framework of Section 4 of the CODP without provision being made for any new objectives or policies. While it was considered that the plan change sits well within the existing objective framework of Section 4 of the CODP and no further objectives are needed it was determined that a specific policy would be required to enable the objectives of the Plan Change to ensure that development occurs in an integrated, sustainable and planned way while taking into account the specific outcomes and values for the site.</p>

	<p>Structure Plan, and avoiding urban forms of subdivision and development;</p> <p>(e) Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;</p> <p>(f) Enhancing landscape values through application of planting schemes tailored to specific areas within the zone;</p> <p>(g) Providing for an efficient access and open space network;</p> <p>(h) Providing adequate infrastructure to service development while minimising adverse effects;</p> <p>(i) Avoiding building in high risk natural hazard areas;</p> <p>(j) Managing the potential for reverse sensitivity effects on adjoining rural land uses; and</p> <p>(k) Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.</p>	<ul style="list-style-type: none">Natural hazard risk	<p>16.3.5 – Objective – Water and Soil Resources</p> <p>16.3.6 – Objective – Heritage Values</p> <p>16.3.7 – Objective – Open Space, Recreation and Reserves</p> <p>16.3.10 – Objective – Provision for Future Development</p> <p>17.3.1 – Objective – Avoidance or Mitigation of Hazards</p>			<p>Providing infrastructure that does not impact on capacities in Cromwell.</p>	
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4.7.1(ib))	<p><u>Residential Activity in Rural Resource Area (5)</u> Residential activity is a <u>controlled activity</u> in the Rural Resource Area (5) provided that the relevant standards set out in 4.7.6 are complied with, and the standards below are complied with:</p> <p>(a) Residential Activities</p> <p>There shall be no more than one residential activity on the relevant certificate of title unless additional residential activity is required to accommodate people working on the property and their families.</p> <p>(b) Residential Activities within Building Platforms</p> <p>The dwelling and any accessory buildings within Rural Lifestyle Areas 4 and 5 shall be located within a building platform no greater than 1,000m² in area as shown on an approved plan of subdivision.</p> <p>(c) Planting of Horticulture Area on Structure Plan</p> <p>The Horticulture Area shown on the Structure Plan in Schedule 19.23 is at least 60% planted prior to the authorisation of rural living activity in Rural Resource Area (5).</p>	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape • Landscape and amenity values • Water resources • The soil resource • Surrounding land uses • Natural hazard risk 	<p>4.3.1 -Objective - Needs of the District's People and Communities</p> <p>4.3.3 – Objective - Landscape and Amenity Values</p> <p>4.3.7 – Objective - Soil Resource</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p> <p>16.3.3 – Objective – Hazards</p> <p>16.3.4 – Objective – Amenity Values</p> <p>16.3.5 – Objective – Water and Soil Resources</p> <p>16.3.10 – Objective – Provision for Future Development</p> <p>17.3.1 – Objective – Avoidance or Mitigation of Hazards</p>	<p>The introduction of a residential activity rule specific to Rural Resource Area (5) is appropriate in achieving the objective of the plan change and the existing relevant objectives of the District Plan. Residential Activities that comply with 4.7.2(ib)(a)-(e) and 4.7.6 are Controlled Activities and therefore all buildings associated with residential activities will have to obtain resource consent meaning that Council will undertake an assessment of each building to ensure adverse effects on landscape and amenity values are avoided, remedied or mitigated.</p> <p>Specific rules are introduced that:</p> <ul style="list-style-type: none"> • Cap residential activity - One residential activity on each allotment is considered appropriate given the intent is to integrate, where practical, farming and/or horticulture activity into the allotments. An exception to this is where 	<p>Economic- All residential activities will have to obtain resource consent which can reduce flexibility of landowners in undertaking residential activities on their sites adding to the cost of developing their land and the cost of the project for developers.</p> <p>Environmental – The introduction of residential activities in this location will result in a change to the rural character of the site and use of the soil resource for rural lifestyle living purposes.</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>Environmental – The inclusion of a rule requiring that the 'Horticulture Area' identified on the Structure Plan is planted prior to the authorisation of any rural living activity meets the objective of the plan change to ensure that development occurs in an integrated, sustainable and planned manner. The planting of this land for horticulture activities ensures that the life supporting capacity of the soil resource is utilised.</p> <p>The requirement to plant the amenity edge will ensure a high amenity frontage to the development and mitigate potential for reverse sensitivity effects.</p> <p>The identification of building platforms on plans of subdivision ensures that the</p>	
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	<p>The Amenity Edge shown on the Structure Plan in Schedule 19.23 is planted prior to the authorisation of residential activity in Rural Resource Area (5) and thereafter maintained [refer to Rule 4.7.2 (vi)]</p> <p>i. The Amenity Edges shall have a width of 15 metres.</p> <p>ii. Plantings shall predominantly consist of species identified in the Planting Schedule for Rural Resource Area (5) in Schedule 19.25.</p> <p>iii. Trees within the Ripponvale Road Amenity Edge shall be planted in two rows, at the time of planting these trees shall be at least 2.5 metres in height and have an anticipated growth rate of 3-4 metres within 5 years. The trees to be planted shall consist of species identified in the Planting Schedule for the Ripponvale Amenity Edge in Schedule 19.25. The front row of planting (adjacent to Ripponvale Road) shall have a maximum spacing of 10 metres between trees and the back row shall have a maximum spacing of 5 metres.</p> <p>iv. Small-medium shrubs within the Amenity Edge adjacent to the Horticulture Area shall be 12-15L or 1-1.5m high (whichever is larger) at the time of planting and</p>			<p>workers accommodation is provided on the allotment.</p> <ul style="list-style-type: none">Require dwellings and accessory buildings on Rural Lifestyle Areas 4 and 5 to be positioned within a building platform that is shown on an approved plan of subdivision - Through the requirement to identify building platforms in the more visually sensitivity rural living area and areas with a potential natural hazard risk, appropriate placement of built form is determined at the time of subdivision, therefore guiding future dwellings and accessory buildings by way of a controlled activity consent. Those rural living areas on the structure plan that do not require building platforms are generally on smaller allotments (between 2,000m² and 4,000m²) and located in less visually sensitive locations meaning that		<p>potential visual effects of development in that location can be comprehensively assessed by council to ensure it does not impact on landscape values.</p> <p>The identification of ‘no build’ areas on the structure plan ensures that development is undertaken with specific regard to the unique landscape characteristics and that no buildings are located in visually sensitive areas or areas at risk of natural hazards.</p> <p>Requirements in respect of landscaping plans will ensure that landscaping reflects the character of the zone and surrounding area, and integrates built form into the site.</p> <p>Economic- The requirement to plant the ‘Horticulture Area’ on the Structure Plan may provide for greater economic returns from the more intensive primary production use of this area of land.</p>	
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	<p>trees and large shrubs within the Amenity Edge adjacent to the Horticulture Area shall at the time of planting be at least 25-35L or 2 metres in height (whichever is larger) and shall consist of species identified in the Planting Schedule for the Horticulture Block Amenity Edge in Schedule 19.25.</p> <p>Advice note: At the completion of the planting required in this rule the landowner should contact the Council to provide written confirmation that this rule is met. For the purposes of this rule maintained means the ongoing replacement of any dangerous, dry or dying mater, the replacement of any plants that are lost or are otherwise defective and the general preservation of the amenity area for screening and visual amenity purposes.</p> <p>(d) Landscape Plan</p> <p>Any application for resource consent made under Rule 4.7.2 (ib) shall include a landscape plan that graphically describes the landscape proposal at a schematic level and addresses the following matters:</p>			<p>the location of built form does not need to be identified at the time of subdivision.</p> <ul style="list-style-type: none">• Require substantial planting of the Horticulture Area identified on the Structure Plan – This ‘Horticulture Area’ has been specifically set aside by the developer for horticulture activities. The planting of a substantial amount of this area is important to promote horticulture activity and make best use of the soil resource. Therefore, it is considered important that there is a requirement to do this prior to the development of the zone for rural living activities. This rule does not preclude the land uses and plantings changing in the future to “meet the market”, rather this is a realistic expectation over time.• Require that a landscape plan is submitted with		<p>Providing for growth of rural lifestyle living in this location will help support the existing business and employment hub of the Cromwell urban area rather than compete with.</p> <p>Social – The provisions under 4.7.1(ib) will result in the development of rural lifestyle living within a rural enclave. This community development can contribute to community needs by providing for their social wellbeing.</p>	
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	<ul style="list-style-type: none">• the general extent of landscaping and driveways access;• the species, location and size (at time of planting) of trees and shrubs, with the predominance of plants selected from the Planting Schedule provided in Schedule 19.25;• the location, height and form of any boundary fencing;• weed and pest management (if proposed); and• Details on how the landscaping is to be maintained to a stage where it is to be self-sufficient. <p>The purpose of a landscape plan under this rule is to show high level structure planting to help integrate buildings within the site and be complimentary to the landscape character of the site and surrounds.</p> <p>Where the landscape plan is for a residential activity in RL4 or RL5, the objective of the landscaping shall be to incorporate a plant palette of native and deciduous planting with seasonal interest, with natural planting arrangements to help soften built form and to integrate the building into the setting.</p> <p>Advice note: a landscape plan may be submitted that covers multiple</p>			any resource consent application for a residential activity.			
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	<p>allotments providing the plan addresses the points above.</p> <p>Council may exercise its control in respect of:</p> <ul style="list-style-type: none"> • The methods proposed to maintain the plantings in the Amenity Edge having regard to any consent notice, or other appropriate legal instrument recorded against the record of title for the land, offered to ensure the planting is maintained, as required by Rule 4.7.2(vi); and • In regard to landscape plans, the matters contained in Rule 4.7.2 (ib)(d). <p>Any application made under this rule will not be notified or require the written consent of affected persons.</p>						
4.7.2(ii)	<p>(a) <u>Subdivision</u></p> <p>Except as otherwise provided in (b) below and Rule 4.7.4(iii), subdivision shall be a controlled activity provided the following standards are complied with:</p> <p>(i) <u>Minimum Allotment Sizes</u></p> <p>Minimum allotment sizes shall be as follows:</p> <p>...</p> <p>In the area identified as “Rural Resource Area (5)” on the planning</p>	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an</p>	<p>4.3.1 – Objective – Needs of the District’s People and Communities</p> <p>4.3.2 – Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Maangement Area</p>	<p>The introduction of subdivision rules specific to Rural Resource Area (5) is appropriate in achieving the objective of the proposal and the existing relevant objectives of the District Plan.</p> <p>The introduction of minimum allotment areas ranging in size from 2000m2 to 3ha in area enables rural lifestyle growth in this area to a higher density than provided</p>	<p>Environmental – The introduction of minimum allotment areas has the potential to result in the loss of 142.5 hectares of the soil resource from being used for productive purposes. Potential reverse sensitivity issues at the rural/rural lifestyle interface. A change to the rural character of the surrounding area by establishing a rural lifestyle enclave into a rural landscape.</p>	<p>Environmental – The structure plan provides for a specific and considered response to the particular landscape and natural characteristics of the site and promotes further protection of the Pisa Range ONL, amenity and ecological enhancement. The provision of site size variety ensure appropriate density is achieved for the particular landscape characteristics of the area.</p>	

<p>maps an application for subdivision consent shall:</p> <ul style="list-style-type: none">• Provide for minimum allotment areas for each area of the Structure Plan in 19.23 in accordance with the table below: <table><tr><th colspan="2">MINIMUM ALLOTMENT AREAS</th></tr><tr><th>RLA</th><th>Min Allotment Area (Gross)</th></tr><tr><td>RL 1</td><td>2,000m2</td></tr><tr><td>RL 2</td><td>3,000m2</td></tr><tr><td>RL 3</td><td>4,000m2</td></tr><tr><td>RL 4</td><td>1 ha</td></tr><tr><td>RL 5</td><td>3 ha</td></tr><tr><td colspan="2">...</td></tr></table> <p>(vi) <u>Structure Plan</u></p> <p>In the area identified as Rural Resource Area (5) subdivision shall be undertaken in general accordance with the Structure Plan contained in Schedule 19.23.</p> <p>For an application for resource consent made under Rule 4.7.2 (ii), such subdivisions shall provide:</p> <ul style="list-style-type: none">• Clearly identified areas of open space that are precluded from development in general accordance with the locations shown on the Structure Plan;	MINIMUM ALLOTMENT AREAS		RLA	Min Allotment Area (Gross)	RL 1	2,000m2	RL 2	3,000m2	RL 3	4,000m2	RL 4	1 ha	RL 5	3 ha	...		<p>integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none">• The Pisa Range – Outstanding Natural Landscape• Landscape and amenity values• Water resources• The soil resource• Surrounding land uses• Natural hazard risk	<p>4.3.3 – Objective – Landscape and Amenity Values</p> <p>4.3.7 – Objective – Soil Resource</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p> <p>17.3.1 – Objective – Avoidance or Mitigation of Hazards</p>	<p>for under the rule structure for the Rural Resource Area. If new minimum allotment area provisions were not introduced, it would be more difficult to obtain a subdivision consent to create new allotments between 2000m2 and 3ha over the land. Furthermore, seeking resource consent for such a development would have high opportunity costs with little benefit. Without the introduction of these new minimum allotment areas there is a risk that the land would be developed in a manner where there would be a lost opportunity to achieve a more efficient development that achieves a range of densities and contributes to meeting the demand of future growth in the rural fringe/rural area of the Cromwell Ward. Amendments to the subdivision rule in the Operative District Plan are considered the most appropriate and efficient way to achieve the objectives of the proposal.</p>	<p>Social – change in character of the area from Rural to Rural lifestyle (privacy, outlook, sense of community, increased traffic).</p> <p>Economic – loss of an area of soil resource (although the planting of a cherry orchard on the identified Horticulture Area of the Rural Resource Area which is a more intensive use of the site than present will offset this); infrastructure costs to service (Council/developer contribution); impact of rural lifestyle development on existing land based primary production and rural industrial activities in the zone and immediate surroundings (reverse sensitivity, Structure Plan land requirements). There is also a potential cost to the landowner in terms of limiting the location of buildings on the site.</p> <p>Cultural – Some damage to the Early settler water races is possible. Archaeological</p>	<p>The requirement to identify a building platform on a plan of subdivision results in specific assessment of visibility and consideration of built form on the landscape.</p> <p>Economic – seeks to meet the rural fringe/rural area demand for growth within he Cromwell Ward within close proximity to a key employment, industrial and agricultural hub and within close proximity to the transport network; economic benefits for landowners that develop; potential additional customer base for Cromwell township; increased rating base. Provision of site size variety provides for the different demand and budgets of potential landowners.</p> <p>Social – this option promotes a pleasant living environment as open space areas allow opportunities for recreation and serve as a visual amenity for the community. Development controls ensure that high</p>	
MINIMUM ALLOTMENT AREAS																						
RLA	Min Allotment Area (Gross)																					
RL 1	2,000m2																					
RL 2	3,000m2																					
RL 3	4,000m2																					
RL 4	1 ha																					
RL 5	3 ha																					
...																						

<ul style="list-style-type: none">• A consent notice, or other appropriate legal instrument registered against the record of title for the land, over the allotments that contain the open space preventing buildings on that area;• Public pedestrian access connections protected by way of easements in gross or other appropriate legal instruments registered against the records of title for the land, generally in the location shown on the Circulation Plan in Schedule 19.24, including through the Outstanding Natural Landscape area. The route of pedestrian access may be altered by the landowner(s) under the terms of easement or instrument, provided that the extent of access is not materially diminished;• A consent notice, or other appropriate legal instrument recorded against the record of title for the land, over the allotment(s) that contain the Amenity Edge to ensure that the planting is maintained as per Rule 4.7.2(ib)(c);• A consent notice, or other appropriate legal instrument recorded against the record of title for the land, over the allotments that contain the “no build” area preventing buildings (excluding fences and retaining) on that area;• Roding layout;			<p>The introduction of a structure plan rule is intended to ensure that prior to any building work on the land there is a strong incentive for an integrated, sustainable and planned subdivision which may be undertaken in stages. A structure plan is the best method to ensure integration of the development sites and delivery of the planning objectives so that the matters that are valued by the Cromwell community are retained and that this resource is not developed in an ad-hoc way.</p> <p>The nature of the structure plan rule is that it contributes to the delivery of all objectives. It does this by providing the core parameters of the land, including open space, pedestrian access connections, planting of an amenity edge, identifying ‘no build’ areas where buildings are not to be established due to landscape and amenity values and natural hazard matters and identifying the Rural</p>	authority will be required for any modification to these water races.	<p>quality rural lifestyle living environments are achieved.</p> <p>This inclusion of the structure plan provides for social wellbeing by including opportunities for recreation and pedestrian access.</p>	
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<ul style="list-style-type: none">• Stormwater management planting details in general accordance with the planting schedule contained in Schedule 19.25; and• Road and Reserve planting details in general accordance with the planting schedule contained in Schedule 19.25. <p>Advice note: nothing in this rule precludes the areas of open space and no build areas being incorporated into rural lifestyle allotments providing the purpose of those areas are protected by way of consent notice or other appropriate legal instrument recorded against the record of title for the land.</p> <p>Council shall exercise its control in respect of the following matters:</p> <ol style="list-style-type: none">1. The provision of adequate network utility services (given the intended use of the subdivision) and in particular the location, design and construction of these services, including water supply, wastewater disposal, power and telecommunications.2. Subdivision design including the shape and arrangement of allotments and road alignment and design to:<ul style="list-style-type: none">• Facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists.			<p>Lifestyle Areas where building platforms are to be identified on a plan of subdivision, the roading layout to ensure that it is integrated and stormwater management planting and road and reserve planting.</p>			
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	<ul style="list-style-type: none">· Facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development. <ol style="list-style-type: none">3. The extent of earthworks to not exceed that required for access and a building/garden platform.4. Contouring of land to be undertaken either for geotechnical and/or aesthetic reasons.5. Methods to mitigate potential surface flooding issues including consideration of:<ol style="list-style-type: none">a. The establishment of a minimum floor height for future residential dwellings; andb. The location of building platforms with respect to waterbodies and flood risk; and6. The provision of or contribution to the open space and recreational needs of the community.7. Lighting for roads and other public or communal spaces where proposed.8. The site-specific ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site.						
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	<div>9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.</div> <div>10. Any amalgamations or easements that are appropriate.</div> <div>11. Any other matters provided for in Section 220 of the Act.</div> <div><u>(vii) Building Platforms within Rural Resource Area (5)</u></div> <div>Within Rural Lifestyle Areas RL 4 and RL5 of Rural Resource Area (5), a building platform no greater than 1,000m² in area shall be shown on the plan of subdivision.</div> <div>Council shall <u>exercise its control</u> in respect of the following matters:</div> <div><div>1. Shape and orientation of the building platform;</div><div>2. Location within the allotment having regard to the degree of visibility of built form from public places outside of the zone;</div><div>3. Geotechnical considerations in regard to the location of building platforms in relation to hazard risk, and any mitigation that may be required; and</div><div>4. The relevant standards contained in 4.7.6</div></div> <div>...</div>						
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	<p>Council shall exercise its control in respect of the following matters:</p> <ol style="list-style-type: none">1. The adequacy of the allotment in respect of its ability to safely dispose of effluent and stormwater on-site, without compromising health, and the quality of ground and surface water resources.2. The provision of an adequate water supply, given the intended use of the subdivision.3. The location, design and construction of access, and its adequacy for the intended use of the subdivision.4. The provision of adequate utility services, (including roading), and in particular the location, design and construction of these services.5. Earthworks necessary to prepare the site for occupation and/or use.6. The effects of closer development and/or settlement patterns on:<ol style="list-style-type: none">a. Reserves and recreation facilities, including the provision and maintenance of such facilities,b. Heritage sites, including archaeological sites and waahi tapu,c. Sites, lakes and rivers and their margins and other features of cultural value to Kai Tahu ki Otago,						
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	<p>d. Notable trees, and areas of significant indigenous vegetation and significant habitats of indigenous fauna,</p> <p>e. Water bodies and their margins, and</p> <p>f. Natural features, landscapes and other significant amenity values.</p> <p>7. The provision of access to back land.</p> <p>8. The provision of esplanade reserves and strips.</p> <p>9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.</p> <p>10. Any amalgamations or easements that are appropriate.</p> <p>11. Any other matters provided for in Section 220 of the Act.</p>						
4.7.6A	<p><u>Bulk and Location Requirements</u></p> <p>Buildings and any area used for storage purposes (including the stockpiling of materials) that is not enclosed or partly enclosed by a building shall be located to conform with the following standards.</p> <p>(a) Yards</p> <p>Except as provided for in (c) and (l) below, a minimum side and rear yard of 25 metres and a front yard of 10 metres for buildings used for residential activity and/or an accommodation facility except on land</p>	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle</p>	<p>4.3.1 – Objective – Needs of the District's People and Communities</p> <p>4.3.3 – Objective – Landscape and Amenity Values</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p>	<p>The benefits outweigh the costs, as it provides recognition of amenity and landscape values and is an appropriate way to achieve the objectives of the Rural Resource Area (5) Zone.</p>	<p>Economic – Council assessment of a breach of standards may result in higher processing costs for resource consent applications and a breach of the standards resulting in the requirement for restricted discretionary activity consent results in the uncertainty of the process as Council have the ability to reject inappropriate proposals.</p>	<p>Environmental – The development standards ensure that the bulk and location of buildings is appropriate within the context of the surrounding natural environment. The standards include building height and setbacks. If these are breached then buildings require restricted discretionary consent. Specific standards for the RuRA(5) zone provides recognition of the landscape</p>	<p>Consideration was given as to whether there should be a retention of the Rural Resource Area bulk and location requirements, while this would provide for a consistency of rules with adjoining land it does not take into account the specific characteristics of the site and the surrounding area and therefore is not appropriate or efficient to achieving the objectives of the proposal. The specific</p>

	<p>subject to the Rural Residential notation; and a minimum yard of 10 metres for all other buildings and buildings used for residential activity and/or an accommodation facility on land subject to the Rural Residential notation shall be provided to all adjoining property boundaries (including roads) provided that a minimum yard of 20 metres shall be provided to all State highways and Arterial Roads listed in Schedule 19.7.</p> <p><u>Note:</u> See also Rule 4.7.6A(h) and Rule 12.7.7.</p> <p>...</p> <p><u>(f) Height</u></p> <p>The maximum height is as follows:</p> <table><tr><td colspan="3">The maximum height is as follows:</td></tr><tr><td>Landscape Category</td><td>Dwellings and buildings accessory to dwellings</td><td>Other Buildings including buildings accessory to farming activity</td></tr><tr><td>Outstanding Natural Landscape (ONL)</td><td>5.5m</td><td>6m</td></tr><tr><td>Significant Amenity Landscape (SAL)</td><td>6m</td><td>7.5m</td></tr><tr><td>Other Rural Landscapes (ORL)</td><td>7.5m</td><td>10m</td></tr></table> <p>The following exceptions apply:</p> <ul style="list-style-type: none">• Rural Resource Area (1), where a maximum height for all buildings of 5 metres.• Rural Resource Area (2), where the maximum height for dwellings shall be 5 metres and for traveller’s	The maximum height is as follows:			Landscape Category	Dwellings and buildings accessory to dwellings	Other Buildings including buildings accessory to farming activity	Outstanding Natural Landscape (ONL)	5.5m	6m	Significant Amenity Landscape (SAL)	6m	7.5m	Other Rural Landscapes (ORL)	7.5m	10m	<p>development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none">• The Pisa Range – Outstanding Natural Landscape• Landscape and amenity values• Water resources• The soil resource• Surrounding land uses• Natural hazard risk	<p>17.3.1 – Objective – Avoidance or Mitigation of Hazards</p>			<p>and amenity values of the area which has a wide viewing audience.</p> <p>Provides certainty around the type of built development that is appropriate and that any activity that is out of character with the surrounding physical environment will be subject to resource consent.</p> <p>Provides for a high quality residential development which has a high standard of residential amenity that takes into account the surrounding natural environment.</p>	<p>bulk and location requirements particularly take into account landscape and amenity values and surrounding land uses.</p>
The maximum height is as follows:																						
Landscape Category	Dwellings and buildings accessory to dwellings	Other Buildings including buildings accessory to farming activity																				
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Other Rural Landscapes (ORL)	7.5m	10m																				

	<p>accommodation the maximum height shall be 7 metres.</p> <ul style="list-style-type: none">• Rural Resource Area (4), where maximum height for traveller's accommodation, conference facility and golf club house shall be 15 metres and the maximum height for all other buildings shall be 10 metres.• Rural Resource Area (5), where the maximum height shall not exceed 7.5 metres in Rural Lifestyle Areas 1, 2 and 3, 5.5 metres in Rural Lifestyle Area 4, and 5 metres in Rural Lifestyle Area 5.• Frost fighting fans, a maximum height of 15 metres. <p><u>Note:</u> see also Rule 4.7.6A(i) and Rule 13.7.11(iii) page 13:23.</p> <p>(g) N/A</p> <p>(h) Road Intersections</p> <p>No structure (excluding post and wire fences), building or stockpile of materials shall be sited in that triangle of land formed by the straight line between two points measured 15 metres in each direction from the intersection point of the legal road boundaries.</p>						
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<div><div>(i) N/A</div><div><div>(j) Land Subject to Hazards</div><div>No building (excluding fences) shall be located within an area identified on the planning maps as land subject to a hazard.</div></div><div><div>(k) N/A</div></div><div><div>(l) Yards – Rural Resource Area (5)</div><div><div>(i) Except as provided for in (c) above, all buildings within Rural Resource Area (5) shall comply with the setback requirements in the table below:</div><table><tr><th colspan="2">MINIMUM BUILDING SETBACKS</th></tr><tr><th>Rural Lifestyle Area</th><th>BUILDING SETBACK FROM BOUNDARIES</th></tr><tr><td>RL1</td><td>6m</td></tr><tr><td>RL2</td><td>6m</td></tr><tr><td>RL3</td><td>6m</td></tr><tr><td>RL4</td><td>10m</td></tr><tr><td>RL5</td><td>10m</td></tr></table></div><div><div>(ii) Where any site adjoins Ripponvale Road, buildings shall be setback a minimum of 30 metres from the road boundary.</div><div>(iii) With the exception of buildings</div></div></div></div>	MINIMUM BUILDING SETBACKS		Rural Lifestyle Area	BUILDING SETBACK FROM BOUNDARIES	RL1	6m	RL2	6m	RL3	6m	RL4	10m	RL5	10m						
MINIMUM BUILDING SETBACKS																				
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RL4	10m																			
RL5	10m																			

	<p>located in RL3, buildings on any sites within Rural Resource Area (5) that adjoin the Rural Resource Area shall be setback a minimum of 25 metres from the zone boundary.</p> <p>(m) No Build Areas No buildings shall be located within the areas marked as “no build” on the Structure Plan in Schedule 19.23.</p> <p>(n) Fencing within Rural Resource Area (5) No fences shall be located in Open Space. Where sites adjoin Open Space, fences on or within 10 metres of the boundary that adjoins the Open Space (excluding side boundary fences) shall be constructed of unpainted timber post and rail to a maximum height of 1.2 metres.</p>						
4.7.6C	<p><u>Tree Planting</u></p> <p>(a) No trees shall be planted on a property in such a manner that they obstruct the vision of motorists on the road or cause the root system to have an adverse effect on the road surface.</p> <p>(b) No trees shall be planted adjacent to any road in a position that will shade the carriageway between the hours of 1000 and 1400 on the shortest day of the year where the</p>	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural</p>	<p>4.3.1 – Objective – Needs of the District’s People and Communities</p> <p>4.3.3 – Objective – Landscape and Amenity Values</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p>	<p>The introduction of specific planting requirements for the “no-build” areas and Rural Lifestyle 5 area of land within the Structure Plan to be included in Schedule 19.23 is both appropriate and efficient in meeting the plan change objective and specifically avoiding, remedying or mitigating potential adverse effects on landscape and amenity</p>	<p>Economic – Council assessment of a breach of standards may result in higher processing costs for resource consent applications and a breach of the standards resulting in the requirement for restricted discretionary activity consent results in the uncertainty of the process as Council have the ability to</p>	<p>Environmental – Including specific provision for tree planting is that it will ensure that landscape and amenity values are taken into account so that an open landscape is still achieved with high amenity value.</p>	<p>Consideration was given as to whether no specific rules was to be provided in regards to tree planting, this would allow maximum flexibility for owners or developers but could have the potential to result in adverse effects on amenity values of the surrounding landscape. By not including specific provision this would</p>

	<p>speed limit is above 50km/hour and the topography is not already preventing direct sunlight onto the carriageway.</p> <p>Note: If existing trees and trees planted in positions not covered by this rule are shown to be having an adverse effect in terms of a thawing of ice road surfaces, Council has the ability to remove offending trees pursuant to section 355 of the Local Government Act 1974.</p> <p>(c) No trees shall be planted in those areas of land identified in Rule 4.7.6A(h) Road Intersections and Rule 4.7.6A(i) Airport Protection Zone, above, or that on maturity will project into the surfaces described in Schedules 19.8 and 19.8A.</p> <p>(d) No evergreen trees with dark green, blue and gold foliage (ie. conifers, in particular species from the Pinus genus) or species with wilding spread and self seeding capabilities shall be planted in the areas identified as Rural Resource Area (1) or Rural Resource Area (2) on the planning maps.</p> <p>(e) No tree shall be planted on a property in such a manner that it is</p>	<p>development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape • Landscape and amenity values • Water resources • The soil resource • Surrounding land uses • Natural hazard risk 		<p>values. The purpose of these rules is so that the open natural character of these visible locations can be maintained.</p>	<p>reject inappropriate proposals.</p>		<p>not meet the specific objectives of the proposal.</p>
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	<p>likely to have an adverse effect on the existing electricity network.</p> <p>(f) Within Rural Resource Area (5):</p> <p>i. No trees or shrubs (only tussocks as per the planting schedule included in Schedule 19.25) shall be planted in the “no build: areas identified on the Structure Plan in Schedule 19.23; and</p> <p>ii. No trees or shrubs (only tussocks as per the planting schedule included in Schedule 19.25) shall be planted on boundary lines within Rural Lifestyle Area 5.</p> <p>Note: See also Rule 4.7.6A(e) for tree planting adjacent to water races and Method 4.5.2(iii) page 4:22 on wilding tree spread and control.</p> <p><u>Reason</u></p> <p><i>There are sound reasons for controlling the location of plantings. These include reducing impediments to ice thaw on road surfaces; and ensuring good visibility at road intersections. Methods to control wilding tree spread are highlighted in Method 4.5.2(iii) at page 4:22 of this plan. The purpose of Rule 4.7.6A(f) is designed to prevent any shelter belts or distinct alignment of trees along property lines as this breaks up the</i></p>						
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	<i>hillside by visually demarcating the boundaries and has the effect of diminishing the open character of the hillside.</i>						
4.7.6L(2)(f)	The area identified as Rural Resource Area (5) on the planning maps to the extent that Rule 4.7.6L(1)(e) shall not apply to any subdivision authorised in terms of Rule 4.7.2(ii)(a)(vi).	<p>To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development. Rural lifestyle development is to occur in an integrated, sustainable and planned manner to meet the needs of the District's people and communities, while avoiding, remedying or mitigating potential adverse effects on:</p> <ul style="list-style-type: none"> • The Pisa Range – Outstanding Natural Landscape • Landscape and amenity values • Water resources • The soil resource • Surrounding land uses • Natural hazard risk 	<p>4.3.1 – Objective – Needs of the District's People and Communities</p> <p>4.3.2 – Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Maangement Area</p> <p>4.3.3 – Objective – Landscape and Amenity Values</p> <p>4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development</p>	The purpose of the change is to enable the extended ONL area to be subdivided from the area to be zoned RuRA(5) and to advance provision of recreational access where subdivision is required to facilitate imposition of legal mechanisms to secure public access.	Environmental – could enable further subdivision of the ONL, however any further activity within those parcels is constrained by the remainder of rule 4.7.6L(1)	Social – may better enable application of legal mechanisms to secure public access to trails within the ONL	

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32(2)(c) – Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions?

Section 32(2)(c) of the Resource Management Act requires that the assessment of efficiency and effectiveness of the provisions in achieving the objectives must 'assess the risks of acting or not acting if there is insufficient information about the subject matter of the provisions.

It is considered that the risk of not acting is significant, as it would result in the loss of 142.5 hectares of land which has been identified as being appropriate for development, and the potential loss of up to 160 dwellings which could provide for rural lifestyle housing demand within the Cromwell Ward of the Central Otago District, for which the community need has been demonstrated.

Should the rezoning of land to Rural Resource Area (5) not proceed, there is the risk of less sustainable ad hoc development occurring in a dispersed manner throughout the rural area of the Cromwell Ward. This would be in direct response to a lack of supply of appropriately located land being available for rural lifestyle development. There is also a risk that development in this location would not be planned and integrated to take into account the particular landscape characteristics that this plan change gives such consideration to – for example if a subdivision were to occur over this land then there would not be an expansion to the Pisa Range – ONL to give greater protection to the visually significant slopes which currently adjoin the ONL land.

It is considered that there is adequate information on which to make a decision, costs in not acting, and benefits in acting. Accordingly, the proposed Plan Change should proceed on the basis of the options favoured by the overall assessment.