



TOWNPLANNING
GROUP

New Zealand Cherry Corp

Request for a Change to the
Operative Central Otago District
Plan:

Shannon Farm
144 Ripponvale Road, Cromwell

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- [K] Preliminary Site Investigation
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Part A: Executive Summary

A1.0 Executive Summary

NZ Cherry Corp is an established Central Otago business which operates a large-scale cherry business situated adjacent State Highway 6, on the western fringe of Cromwell township. The company recently purchased an adjoining 244 hectare block of land at 144 Ripponvale Road named “Shannon Farm”; this property is the subject of this Plan Change request.

The most suitable future uses for Shannon Farm have been decided after a comprehensive review of the property’s features, including but not limited to: its location, surrounding land typology and activities thereon, the availability of services, access, irrigation water supply, overall physical attributes, in addition to the market trends and projected future demand for growth in the district. Strong emphasis has been placed on achieving a development model that reflects the long term highest and best use of the land, matched with a sound environmental outcome.

The resulting proposal is for a significant expansion of the NZ Cherry Corp orchard to double the size of the current operation – 29 hectares of land is to be set aside for horticultural development, with associated economic benefits to the wider Cromwell community through the creation of further employment opportunities and local business interactions. This expansion is supported by development of a rural lifestyle community over approximately 142 hectares of land to provide for up to 160 allotments. The proposal also provides greater protection of the Pisa Range hill country areas that form the backdrop to Cromwell township, with provision for public access through this area for recreation purposes.

Accordingly, this Plan Change seeks the rezoning of approximately 142 hectares to a new Rural Resource Area (5) zone. The balance of the land will remain within the current Rural Resource Area zone, with an extension to the area identified within the Outstanding Natural Landscape to encompass a larger area of the visually significant slope, and a rule to require development the proposed cherry orchard as part of the combined integration of development.

A Structure Plan has been prepared to guide development within the new zone. Key features of the Structure Plan and zone provisions proposed are:



- Five 'Rural Lifestyle Areas' provide for different minimum allotment sizes ranging from 2,000m² to 3 hectares which enable future rural lifestyle living opportunities. The smaller lots are to be located on the flat central part of the site, with lots progressively increasing in size towards the outlying areas of the site commensurate to the landscape values and degree of landscape sensitivity.
- Identification of no build areas to firstly avoid development in areas that are visually sensitive or subject to natural hazards, and also to retain open space character across the zone;
- A planted amenity edge along Ripponvale Road and adjacent to the horticulture (cherry orchard) area, together with boundary setbacks across the zone, to provide a high amenity frontage to the zone and a buffer between development and surrounding rural activity;
- Controls on building materials and colour, landscape planting, and the requirement to identify building platforms in more visually prominent areas of the site at the time of subdivision to ensure that development responds to and is integrated into the site and surrounding rural area; and
- An open space network that will encompass stormwater flow paths, planting of native species and recreational trails, and will provide amenity, biodiversity and recreational benefits.

Access to the site will be provided via Ripponvale Road, and traffic movements can be accommodated within the existing roading network. All necessary infrastructural services will be provided to the site.

Zoning the land Rural Resource Area (5) will assist in meeting demand for rural lifestyle sections in the wider Cromwell area. The Cromwell Ward has experienced a period of prolonged growth and the Ward is projected to capture the major share of Central Otago's growth over the long term and accounts for 59% of projected district wide growth between 2016 and 2043; this equates to approximately 1,850 additional dwellings. The rural fringe/rural areas of the Cromwell Ward are expected to have a significantly faster dwelling growth rate than the Cromwell urban area (an average of 70% growth to 2043 compared to a rate of 40%). In real terms, approximately 860 additional dwellings are projected in the rural fringe/rural areas of the Ward by 2043 and approximately 990 additional dwellings in the Cromwell urban



area. This means that just under half (47%) of all dwelling growth projected across the Ward, will be in the rural fringe/rural area.

The growth outlook means that suitable land within Cromwell's urban and rural fringe/rural areas needs to be identified, zoned and serviced at appropriate times and at appropriate scales to ensure that projected dwelling demand can be met without undue constraint. The Plan Change will enable the subdivision and development of land to provide for current and future generations as a change in zoning from Rural Resource Area to Rural Resource Area (5) will cater for approximately 18% of long-term demand projected between 2016 and 2043 within the rural fringe/ rural area of Cromwell.

An evaluation has been undertaken that examines this Plan Change request under section 32 of the Resource Management Act 1991 ("**RMA**"). Overall, for the reasons expressed in the assessment, including the supporting reports and the assessment of effects on the environment, the proposal will achieve the objectives of the Central Otago District Council District Plan and the purpose and principles of the RMA.



Part B: Introduction to Plan Change Request

B1.0 Purpose of this Report

The purpose of this report is to support a Private Plan Change Request to Sections 4 and 19 of the Operative Central Otago District Plan (“**District Plan**”), in addition to changes to Planning Maps 44 and 51. The request is made by New Zealand Cherry Corp (Leyser) LP Limited (“**NZ Cherry Corp**”) and seeks to rezone land at Ripponvale Road, Cromwell from Rural Resource Area to Rural Resource Area (5) to enable the comprehensive and integrated development of the land.

This report has been prepared in accordance with Section 73(2) and the First Schedule of the RMA which sets out the procedures for changes to a District Plan. Clauses 21 to 29 in Part 2 of the First Schedule outline the process for a private plan change request. This Request is made in accordance with those requirements and the evaluation required by Section 32 of the RMA.

B2.0 Structure of this Report

- PART A** outlines an executive summary of the Plan Change Request
- PART B** provides an overview of the Private Plan Change Request
- PART C** describes the Plan Change site, including an analysis of the surrounding area
- PART D** contains the description of the purpose and reasons for the Plan Change
- PART E** identifies the key national and regional planning documents considered in this report
- PART F** includes an evaluation of the objectives, policies, rules and other methods under Section 32 of the RMA
- PART G** provides an assessment of effects that takes into account clauses 6 and 7 of Schedule 4 of the RMA in such detail as corresponds with the scale and significance of the actual or potential effects anticipated from the implementation of the proposed change



This report should be read in conjunction with the reports and assessments that have been commissioned to assess the appropriateness of the Request, identified below.

B3.0 Technical Reports

The following assessments and reports have been prepared in the process of formulating the plan change application:

Table 1: Technical Reports

Report Reference	Report Title	Author
APPENDIX E	Landscape & Visual Amenity Report	Rough and Milne Landscape Architects
APPENDIX F	Infrastructure Report	Paterson Pitts Group
APPENDIX G	Rural Residential and Rural Lifestyle Demand and Supply Assessment	Market Economics
APPENDIX H	Flood Hazard Assessment	GeoSolve
APPENDIX I	Geotechnical Investigation	GeoSolve
APPENDIX J	Transportation Assessment	Carriageway Consulting
APPENDIX K	Preliminary Site Investigation	WSP Opus
APPENDIX L	Evaluation of Soils Mapped at 144 Ripponvale Road	Manaaki Whenua Landcare Research

B4.0 Scope of Plan Change Request

This Request applies to the land identified in Figure 1 below and referred hereafter as the “site”.





Figure 1: Site Plan (Source: Rough & Milne Graphic Supplement)



The site is fully detailed and described in **PART C** of this report.

B5.0 Overview of Plan Change Request

New Zealand Cherry Corp requests a change to the District Plan relating to the site located at 144 Ripponvale Road.

The site is currently zoned Rural Resource Area under the District Plan. The change will introduce a new Rural Resource Area – Rural Resource Area (5) – over approximately 142 hectares of land. The balance of the land, approximately 101.9 hectares, will remain within the current Rural Resource Area zoning.

A Structure Plan has been developed for inclusion into Section 19 (Schedules) of the District Plan.

The Structure Plan identifies five ‘Rural Lifestyle Areas’ (“**RLA**”) within Rural Resource Area (5) providing for minimum allotment sizes ranging from 2,000m² to 3 hectares which enable a range of future rural lifestyle living opportunities. The five RLA’s control density with the smaller lots located on the flat central part of the site, with lots progressively increasing in size towards the outlying areas of the site commensurate to the landscape values and degree of landscape sensitivity.

‘No Build’ areas have been identified over land which is visually sensitive or subject to natural hazard risk, and also to retain open space character across the zone. Building will be avoided in these areas.

An ‘amenity edge’ is identified along the Ripponvale Road frontage of the site and along the zone boundary where Rural Resource Area (5) adjoins the ‘Horticulture’ area. A recommended planting schedule for this amenity edge has been developed for inclusion into Section 19: Schedules of the District Plan. In addition, this planting schedule lists recommended species for the RLA’s and for stormwater management planting.

The Structure Plan also includes land that is not proposed to be rezoned but still covered under the Structure Plan to ensure development of the site as a whole is carried out in an integrated manner. This includes the area shown as ‘Horticulture’ which is to be planted for



horticultural activities (cherries), and the area shown as an Outstanding Natural Landscape (“**ONL**”) which is to remain in the Rural Resource Area Zone within which there is a proposal for public access to walking trails.

This Request also seeks inclusion of additional land within the ONL so that a larger area of the visually significant slope of the Pisa Range is encompassed, and re-alignment of the Significant Amenity Landscape (“**SAL**”) to better reflect the contouring of the land at the transition between the farmland terraces and upper slope.

The Structure Plan identifies the general location of the primary access and internal roading while the subdivision and development provisions of the District Plan will enable the establishment of a road network to provide connectivity for a range of transport modes through the site with access/egress to Ripponvale Road.

The Request seeks to provide public pedestrian access connections protected by way of easement (or other appropriate legal mechanism) in the general location shown on the circulation plan to be included in Section 19 (Schedules) of the District Plan. The location and form of the accessways will be subject to further consideration under a future application for subdivision.

The District Plan provisions require the establishment of utility services including potable water, disposal of wastewater, disposal of stormwater, power and telecommunications.

The Plan Change does not, of itself, contain or state objectives. Therefore, pursuant to section 32(6) of the RMA, the ‘objectives’ in this context relate to “the purpose of the proposal”, which is:



Purpose of the Proposal:

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*

B6.0 Acceptance of this Plan Change

Clause 25 of Schedule 4 requires the District Council to consider the request, and may reject the request in whole or in part but only on the following grounds:

- (a) *The request or part of the request is frivolous or vexatious; or*
- (b) *Within the last 2 years, the substance of the request or part of the request-*
 - (i) *has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*
 - (ii) *has been given effect to by regulations made under section 360A; or*
- (c) *The request or part of the request is not in accordance with sound resource management practice; or*
- (d) *The request or part of the request would make the policy statement or plan inconsistent with Part 5; or*



(e) In the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.

In our opinion, the District Council would not have grounds to reject this request because:

- The request is not frivolous or vexatious;
- The substance of the request has not been considered by the Council or Environment Court and has not been given effect to by regulations made under section 360A;
- The request is made in accordance with sound resource management practice;
- The request would not make the Otago Regional Policy Statement or Central Otago District Plan inconsistent with Part 5; and
- The District Plan has been operative for more than 2 years.

B7.0 Consultation

To assist with scoping and informing this application for a Plan Change, various consultations have taken place, principally with the District Council.

An initial meeting was held on 21 February 2018 with then-Planning Manager Ann Rogers to discuss the potential for development of the property, to understand Council's programme for the District Plan review process (particularly around timings) and to get initial feedback on the process that the Requestor would be best to take (e.g. resource consent, private plan change or submission via the District Plan review).

A meeting was held with the Council Planning Manager, David Campbell on 20 February 2019 along with representatives of the Requestor. Matters that were discussed were the potential zoning of the site, make-up of the rules, landscape matters, urban development and the minimum size of future sections, access points, productive land, supporting reports required and reverse sensitivity.

A further meeting was held with David Campbell on 5 April 2019. Matters that were discussed included the potential zoning of the site, public access, productive land, planning provisions and the Structure Plan.



Representatives for the Requestor have kept in contact with the Council as the application advanced and issues arose that required feedback from the Council.

Heritage New Zealand Pouhere Taonga (Dr Matthew Schmitt) was contacted on 22 November 2018 for advice on the Early Settler Water races present on the site. Dr Schmitt advised that any surviving water races on the property date from at least the 1870s and that the races will be in varying degrees of preservation. As usual an Archaeological Authority would be required if anyone wanted to modify (e.g. build or do earthworks) on these water races.



Part C: Site and Surrounding Environment

C1.0 Plan Change Request Site

C1.1 Legal Description

The site is located at 144 Ripponvale Road, located in the north-west of Cromwell, and known as “Shannon Farm”. An aerial photograph of the site (taken in 2018) is shown in [Figure 2](#).



[Figure 2](#): Aerial photograph of the site (boundaries indicative only)

The site consists of the following properties which are legally identified as:

- Lot 2 Deposited Plan 330709 and Section 4, 11, 98, 101, 103 Block III Cromwell Survey District and Part Section 5, 25 Block III Cromwell Survey District and Part Run 1201R (CFR: 126180)



- Section 54 Block III Cromwell Survey District (CFR: OT106/99)
- Section 27-28, 96, 99, 102 Block III Cromwell Survey District (CFR OT7C/632)
- Section 26, 100 Block III Cromwell Survey District (CFR: OT7C/633)

The total area of the site is approximately 244 hectares.

Relevant instruments on the Computer Freehold Registers identify easements for water conveyance and a caveat by Aurora Energy Limited. The 'Ripponvale Settlers Water Race' system also crosses the site. What appear to be unformed paper roads cross the site, however these parcels are in private ownership and are not legal road, meaning there is currently no public access through the property.





Figure 3: Parcels of Land Subject to the Private Plan Change Request (Source: Central Otago District Council's Intramaps)



C1.2 Operative District Plan Context

The site is currently located within the Rural Resource Area as shown in the Planning Maps in Figure 4 and Figure 5 below.

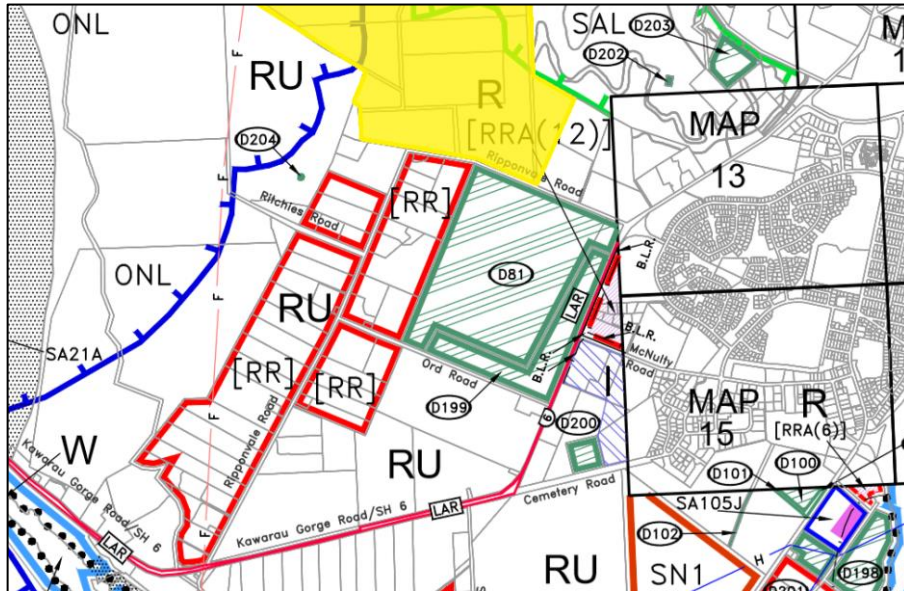


Figure 4: Excerpt of Central Otago District Planning Map 44
(Approximate location of site in yellow)

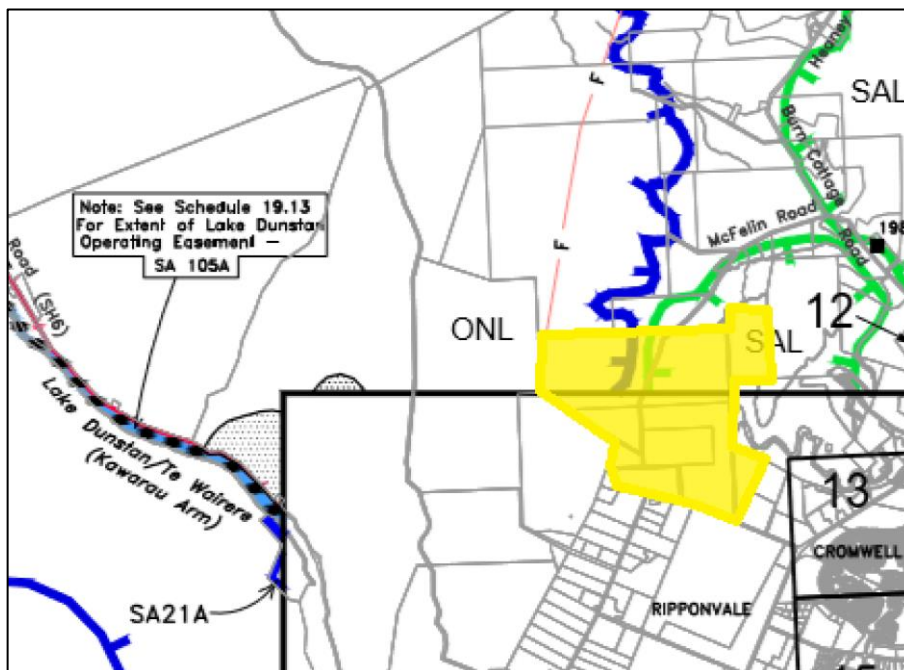


Figure 5: Excerpt of Central Otago District Planning Map 51
(Approximate location of site in yellow)



The purpose of the Rural Resource Area is set out in Section 4.1 of the District Plan. Rural living opportunities are provided for in the zone to cater for persons who wish to enjoy the lifestyle opportunities offered by its open space, landscape and natural character amenity values.

Parts of the site contain an Outstanding Natural Landscape, a Significant Amenity Landscape and an Active Geological Fault.

Outstanding Natural Landscape (ONL)

The Pisa Range is a large block mountain displaying summit tors, active patterned ground and broad crests. It forms the imposing backdrop to Cromwell and the Upper Clutha Valley and is the westernmost block mountain range in Otago. Summit vegetation consists of predominantly native cushion field; with denser snow tussock found on flanks. Other alpine vegetation includes fellfield, dense snow tussock, and stands of Kanuka/Manuka. This ONL generally has a high level of natural character with a very distinctive landform, minimal visible human modification and is coherent landscape of a significant scale.

Significant Amenity Landscape (SAL)

The specific values for this area are not outlined in the District Plan but we understand that the SAL represents a landscape that is anticipated under section 7 (c) of the RMA. Rough & Milne in their Landscape and Visual Amenity Report consider that the amenities afforded by this rural setting include spaciousness due to the large open areas of land utilised for rural activities, and a very low density of built form framed by distinctive features including the Pisa Range. Exposure to the natural processes of the climate and weather also make this setting one of high perceptual and aesthetic values.

Active Geological Fault

The District Plan identifies an active geological fault that runs through the site as identified as 'F' on Planning Map 51. No information is contained in the District Plan regarding this hazard.

A review of the Otago Regional Council Natural Hazard database identifies that an area of the property is identified as an historic alluvial fan and that there is evidence of schist debris landslides. The active Pisa Fault is located at the foot of the Pisa Range which runs along the



western extent of the property. A hazard assessment has been provided by GeoSolve and is discussed in section 7.0 below.

C1.3 Heritage Register

The site does not contain any heritage items demarcated on the Heritage New Zealand List and there are no heritage demarcations in the District Plan. There are Early Settlers Water Races which Heritage New Zealand Pouhere Taonga indicate will date from at least the 1870s. Heritage New Zealand has been consulted and this is detailed further in this report.

There is a stone building located centrally within the site that has been used as a storage building for hazardous goods. While not of high or noted heritage value, this building has heritage aesthetics and is to be preserved as a feature within the eventual development if it is possible to relocate the building.

C2.0 Site Evaluation and Context

The site is bound to the north and east by pasture and farmland. To the south-east the site borders the existing NZ Cherry Corp Orchard, and to the south-west a 2-hectare residential property at the base of the west Pisa Range. The southern boundary is Ripponvale Road.

Vehicle access to the site is currently from the east-west oriented Ripponvale Road which is categorised as a 'Rural Collector Road' under the District Plan, with the existing farm access drive located approximately 1.1 kilometres west of the intersection of Ripponvale Road and State Highway 6. A further 0.4 kilometres past the drive, Ripponvale Road becomes north-south oriented and 2.9 kilometres south it reconnects with State Highway 6.

Rough & Milne have divided the site into four landscape character areas: farmland basin, farmland terraces, east gully and west slope, as shown in [Figure 6](#).





Figure 6: Identified Character Areas within the Site

The landscape character areas of the site are described as follows:

Farmland Basin

The region of the site bordering Ripponvale Road including the flat to gently sloping land of the south area of the site is characterised by orchards and open pastureland divided by tall shelter belts of exotic trees typical of agricultural land found elsewhere in the Cromwell Basin. The shelter belts enclose paddocks creating a sense of large enclosed spaces. This area also includes the existing access drive and a cluster of existing farm buildings. It is a modified rural landscape with evidence of human influence over time, also including the presence of fence lines, water races, and mining races. Two existing irrigation ponds are also prominent.



Farmland Terraces

The transition between the lower farmland and the upper slopes occurs as the slope of the lower site gently increases and is then interrupted by a series of small hills and terraces which form the toe of the upper slopes. The terraces show evidence of modification including historic water and mining races, fence lines, orchards, and pine stands.

East Gully

The north-east area of the site is bound by ridgelines paralleling the property boundary with a gully at the base which extends toward the lower areas of the site. This forms a gentle valley which is vegetated primarily with grasses and has a very spacious open character. The SAL encompasses the east gully; this area is part of the lower terraces of the Pisa Range as the mountains meet the Cromwell Basin.

West Slope

The west slope is the steepest and most visible portion of the site as this west facing slope forms the bottom of the Pisa Range. The slope is divided from the east gully by the north gully and a saddle between the north ridgeline and the western slope. A prominent gully divides the west slope and features native scrub vegetation and an active stream. The rest of the slope is vegetated with grasses, and sparse wilding pine, coprosma, and wild rose hip. This west slope has a more rugged and natural character which is representative of the Cromwell high country with intermixed human influences such as an existing track and fence lines. The ONL encompasses the upper west slope.

C3.0 Receiving Environment

Much of the surrounding Ripponvale area is zoned Rural Resource Area or Rural Residential.

Subdivision of allotments within the Rural Residential Zone provides for average allotment sizes of no less than 2 hectares as Controlled Activities in the District Plan. Within the Rural Resource Area subdivision that creates allotments with an average allotment area of no less than 8 hectares and a minimum allotment area of no less than 2 hectares is a Discretionary Activity.

Large lifestyle residential lots are located along Ripponvale Road as well as pastoral farmland, vineyards, and orchards. Diagonally opposite the application site is the Cromwell Racecourse



and the Cromwell Aerodrome (identified as D81 and D199 respectively under Schedule 19.2 of the District Plan). Rockburn Winery is also located adjacent the application site.

The pattern of development and residential settlement in the area reflects the desire of people wishing to enjoy the lifestyle opportunities offered by the characteristics of the rural environment, with mountain views available in a variety of locations, including views of the Pisa Range. Other factors influencing the pattern of development include the climate, soil types and large areas of land appropriate for farming and orchards as well as the need for related services, facilities and structures to be located near those activities.

Human made elements in this landscape include shelterbelts, stands of exotic trees, small irrigation water races, former mining sites, orchards and vineyards. Shelterbelts divide land and residential and agriculture buildings are frequent in the landscape.

State Highway 6 (“**SH6**”) and State Highway 8 (“**SH8**”) are key transport routes in the region and are widely utilised. Ripponvale Road meets SH6 at two locations; the north intersection is to the west of Cromwell Township and the south intersection meets with SH6 near Kawarau Gorge.





Figure 7: Subject Site and Surrounding Area



Part D: Plan Change Request

D1.0 Reasons for the Plan Change Request

The Ministry for the Environment's Guide to Section 32 identifies the need "to clearly define the problem, issue or opportunity that the plan or plan change is seeking to address". The guide sets out the following questions that should be answered:

1. What is the key issue and its context, scope, scale and significance?
2. How is the issue tied to identified outcomes?
3. What are the drivers for addressing the issue and its root causes?
4. What is currently being done to address the issue, and why is it not adequate?
5. Why is local government intervention warranted?
6. What are the risks of acting or not acting?

Points 1-5 are addressed directly below, with the risks of acting or not acting are addressed in **Part F** (Section 32 Analysis).

What is the key issue and its context, scope, scale and significance?

The key issue is centred around growth of the Cromwell Ward. Cromwell Ward has experienced a period of prolonged growth which is projected to capture the major share of Central Otago's growth over the long term.

The analysis by Market Economics Consulting in their Demand and Supply Assessment (Section 4.3) refers to the Council's dwelling growth projections produced by Rationale Limited (2016) which find that within the Central Otago District the Cromwell Ward accounts for 35% of the District's total dwellings in 2016 and this is projected to increase to a 40% share in 2043. Overall, the Cromwell Ward accounts for 59% of projected district wide growth between 2016 and 2043. *This equates to approximately 1,850 additional dwellings.*

An assessment of recent growth shows that a significant share of dwelling growth has occurred in Cromwell's rural fringe and rural areas (this area is identified by Market Economics as being outside of the Cromwell Census Area Unit ("**CAU**")) in addition to the Cromwell urban area (the area within the Cromwell CAU which also includes some Rural Resource Area zoned



land). To meet this market demand, many rural property owners have been actively subdividing in recent years to create and sell lots that can be categorised as rural residential or rural lifestyle in size, where zoning or consents allow, freeing up capital in the process. The increase in supply of rural residential (indicatively ranging from 2,000m² to 1ha in size) and rural lifestyle lots (indicatively ranging from 1ha-8ha in size) has not spread evenly throughout Cromwell's rural fringe/rural area. There are distinct pockets in places such as Queensbury, Lowburn and Bannockburn, along the lake and river edge and along Ripponvale Road. In many cases, the presence of rural residential and rural lifestyle lots is linked to an enabling District Plan zone. There is also evidence of more ad hoc and large-scale subdivisions in the rural zone.

Supply of rural residential and rural lifestyle lots has generally been in areas where households can balance space and privacy (and potentially the opportunity for hobby or small-scale primary production) with relative proximity to Cromwell township with its shops, services, employment and schools. The Council's dwelling projections suggest there will be continued demand for dwellings in Cromwell's rural fringe/rural area. In this regard Market Economics finds that the rural fringe/rural areas of Cromwell Ward are expected to have a significantly faster dwelling growth rate than the Cromwell urban area (an average of 70% growth to 2043 compared to a rate of 40%). In real terms, Rationale project approximately 860 additional dwellings in the rural fringe/rural areas of the Ward by 2043 and approximately 990 additional dwellings in the Cromwell CAU (urban area). This means that just under half (47%) of all dwelling growth projected across the Ward, will be in the rural fringe/rural area.

The growth outlook means that suitable land within Cromwell's urban **and** rural fringe/rural areas needs to be identified, zoned and serviced at appropriate times and at appropriate scales to ensure that projected dwelling demand can be met without undue constraint.

How is the issue tied to identified outcomes?

Responding and catering for growth is recognised as a fundamental planning issue within Central Otago and particularly within the Cromwell Ward. While growth of the Cromwell Ward creates challenges for the community, it also creates opportunities. As stated in the Central Otago District Council's 10 Year Plan 2018-2028, "the current challenges and opportunities of



growth provide Central Otago with a unique chance to create a great place for current and future generations to live”.¹

The Request seeks to provide for a mix of rural lifestyle opportunities within the rural fringe/rural area of Cromwell where significant demand is projected, in a location that is advantageous given its close proximity to Cromwell township and logical given that it will continue an existing rural residential/rural lifestyle land use pattern along Ripponvale Road and around the fringe of Cromwell generally. Development is to be provided for within the framework of the specifically formulated Structure Plan to provide a mix of different land use densities to meet demand for rural lifestyle development; 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

The Plan Change enables an opportunity for the subdivision and development of land to provide for current and future generations as a change in zoning from Rural Resource Area to Rural Resource Area 5 will cater for approximately 18% of long-term demand projected between 2016 and 2043 within the rural fringe/ rural area of Cromwell (as outlined in Section 5 of the Market Economics report). Integrated subdivision and development of this land will be achieved through:

- Adhering to minimum allotment sizes for subdivision;
- Controlling land use activities;
- Providing adequate infrastructure to service the development;
- Providing for an efficient access and open space network;

¹ Central Otago District Council – 10 Year Plan 2018-2028 (2018) Page 11



- Avoiding building in high risk natural hazard areas;
- Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;
- Managing the potential for reverse sensitivity effects on adjoining land uses; and
- Complementing rather than competing with urban areas.

What are the drivers for addressing the problem and its root cause?

The Requestors have a large area of land in relatively close proximity to Cromwell township which in our opinion is logical and suitable for rural lifestyle development. Development of this land would be seen to be a continuation of the rural residential development that has already occurred along Ripponvale Road, and development in this location has the ability to complement rather than compete with urban areas.

Having suitable land to provide for rural lifestyle growth on the rural fringe/rural area of Cromwell is seen as a key driver from the Requestor's perspective for addressing the growth issue.

What is currently being done to address the problem and why is it not adequate?

Growth within Central Otago and within the Cromwell Ward is a key issue being addressed. Currently, the key focus for addressing growth within the Cromwell Ward is on residential properties.

The Cromwell Masterplan is currently being developed. While this is not a statutory document, this Masterplan is – in time – expected to feed into the District Plan. We have been advised in our consultation with the Council that the District Plan review process has been put on hold with no timeframe in place for when it may be restarted. We also understand that the priority for the Council is addressing the urban development under the Masterplan, which means that fringe areas that may be suitable for a different form of development will not be considered by the Council unless a private request is made. As noted above, research undertaken by Market Economics shows a clear existing and projected demand for growth within the urban area and also within the rural fringe/rural area of the Ward. The plan change if adopted will complement the Master Plan which is being developed by meeting the additional projected demand for rural residential and rural lifestyle growth within the rural fringe/rural area of the Ward.



Where rural residential and rural lifestyle properties can be encouraged in areas closer to Cromwell town centre, it results in greater efficiencies with associated benefits for social and economic wellbeing. This Plan Change seeks to rezone a portion of the Rural Resource Area, by doing so it will contribute to meeting demand for rural residential and rural lifestyle lots outside of the Cromwell CAU. Overall, Section 1.2 of the Market Economics report states that, 70% of the proposed Plan Change lots will satisfy demand for rural residential living in Cromwell's rural fringe. The remaining 30% will cater for those wanting larger rural lifestyle properties.

Why is local government intervention warranted?

Planning and providing for growth represent both a challenge but also an opportunity to create a quality environment for current and future generations. Councils need to take into account options and choices for a range of dwelling types and locations that will meet the needs of these current and future generations. In this case, local government intervention is required to enable the subdivision and development of land to the density proposed. Without intervention, pursuing development would require a subdivision consent under zone provisions that do not anticipate this type of development and do not provide the same planning mechanisms to provide for specific matters of value (for example, through a subdivision consent the Pisa Range – Outstanding Natural Landscape could not be expanded to include a greater area of the visually significant slope as is proposed and would therefore not be offered the same level of protection). Planning for future growth outside of the Cromwell CAU through the rezoning of land enables an integrated, sustainable approach to be taken for the subdivision and development of land. It ensures through District Plan controls that the matters that are valued by the Cromwell community are retained and that this resource is not developed in an ad-hoc manner.

The outcomes the proposed plan change seeks to achieve?

This Request seeks rezoning of part of the land at 144 Ripponvale Road to enable a greater level of rural lifestyle development to address the demand for future growth in the rural fringe/rural area of Cromwell while avoiding, remedying and mitigating adverse effects on the environment.



D2.0 The Plan Change

The following sections of the report set out a summary of the core elements of this Plan Change Request. It does not constitute a comprehensive list of the detailed provisions. Reference should be made to the requested provisions set out in **Appendix A** of this request.

D2.1 Plan Change Structure

Generally relevant chapters of the District Plan include:

- Section 2 (The Resources and Significant Resource Management Issues of the District)
- Section 3 (Manawhenua)
- Section 4 (Rural Resource Area)
- Section 12 (District Wide Rules and Performance Standards)
- Section 15 (Financial Contributions)
- Section 16 (Subdivision)
- Section 17 (Hazards)
- Section 18 (Definitions)
- Section 19 (Schedules)

Changes are proposed to Section 4 and Section 19. In summary, the changes include:

- the requested changes to Planning Maps 44 and 51 to provide for Rural Resource Area (5), to enlarge the Outstanding Natural Landscape location, and to amend the location of the Special Amenity Landscape line within the site);
- a new policy 4.4.18 in Section 4 (Rural Resource Area) specifically relating to Rural Resource Area (5);
- new and amended rules in Section 4 (Rural Resource Area) for the Structure Plan area, including the new Rural Resource Area (5);
- the inclusion of a Structure Plan into Section 19 (Schedules);
- the inclusion of the Indicative Circulation Plan into Section 19 (Schedules); and
- the inclusion of the Recommended Planting Schedule for Rural Resource Area (5) into Section 19 (Schedules).



No changes are proposed to the existing objectives in Section 4 of the District Plan (Rural Resource Area).

D2.2 Requested Changes to the Planning Maps and Planning Maps Legend

The changes proposed to the planning maps are:

- On Planning Maps 44 and 51, insert a new label identifying the Rural Resource Area (5) as set out in Appendix A and as shown on the map extracts in Figure 8 and Figure 9 below.
- On Planning Maps 44 and 51, adjust the location of the Pisa Range – Outstanding Natural Landscape line and the Significant Amenity Landscape Line as set out in Appendix A and as shown on the map extracts in Figure 8 and Figure 9 below.
- On the Planning Maps Legend, amend the Rural Resource Area notations to include Rural Resource Area (5), as shown in the amended Planning Maps Legend in Appendix A.



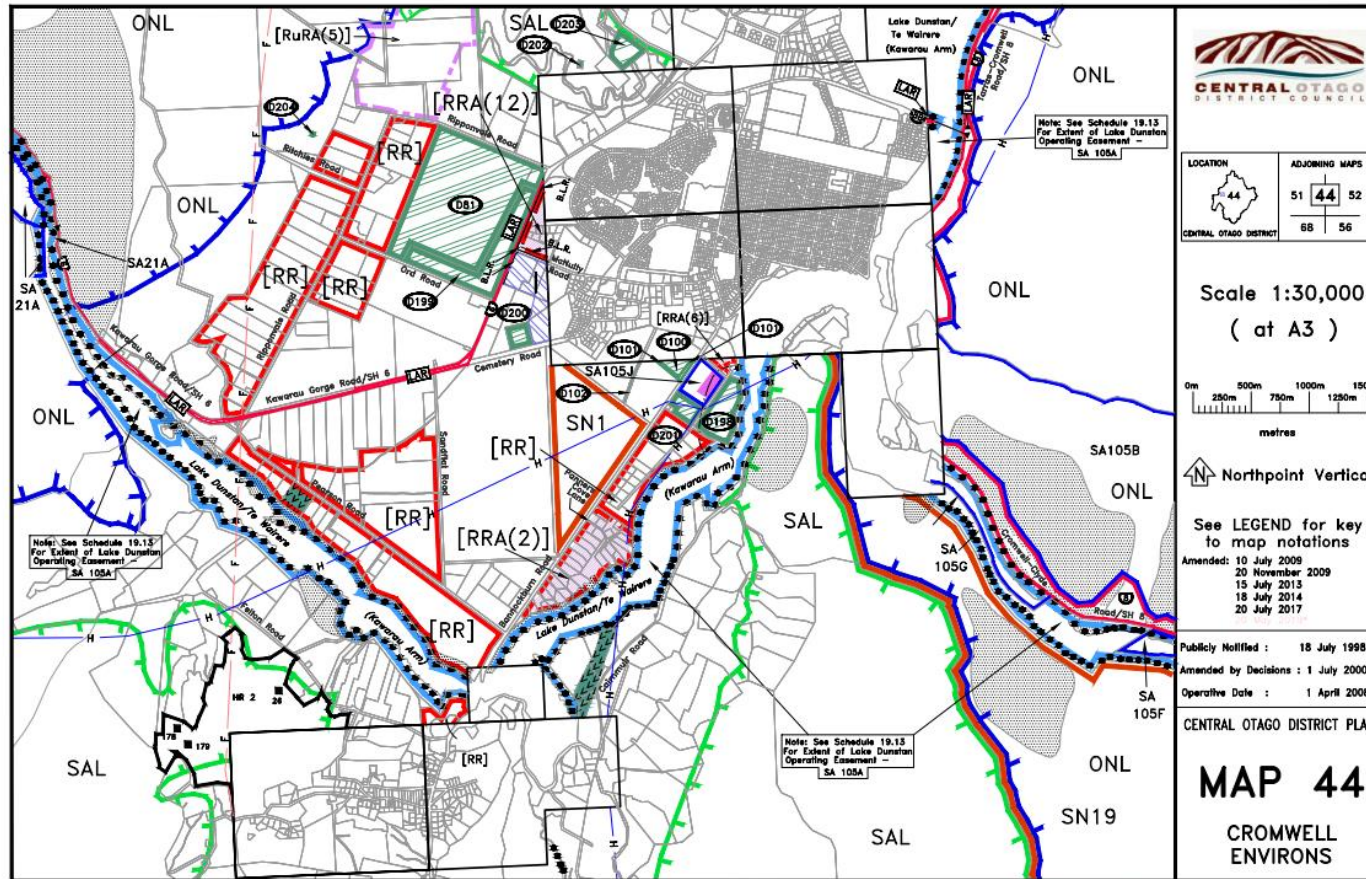


Figure 8: Planning Map 44 showing inclusion of Rural Resource Area (5)



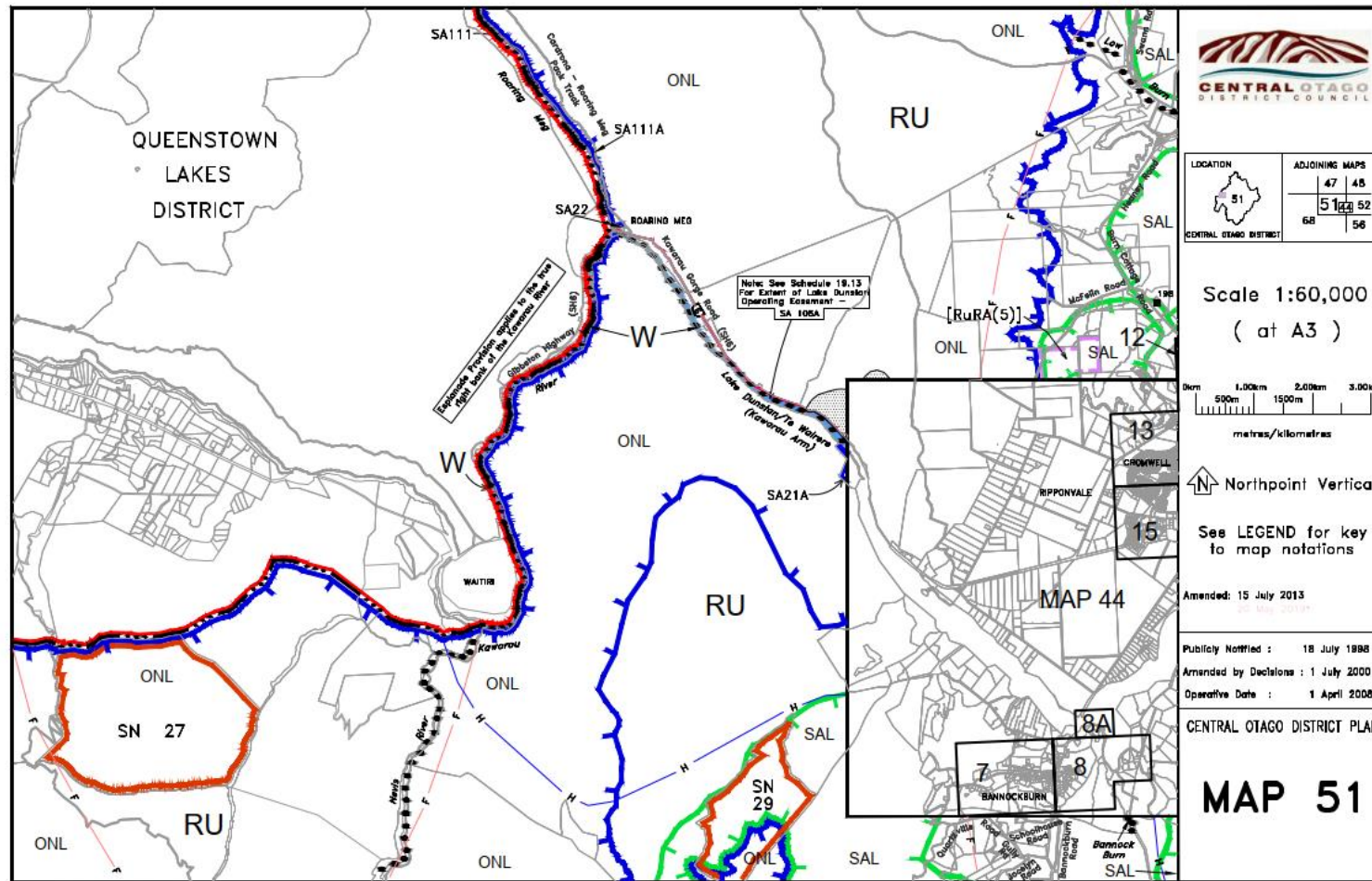


Figure 9: Planning Map 51 showing inclusion of Rural Resource Area (5)



D2.3 Objective(s) for proposed Rural Resource Area (5)

The inclusion of new objective(s) within Section 4 (Rural Resource Areas) of the District Plan is not considered to be necessary to give effect to the Plan Change; refinements of existing objectives are also not considered necessary.

As set out in the section 32 assessment, the Rural Resource Area (5) is principally underpinned by Objective 4.3.9 (Integrated, Comprehensive Mixed-Use Development), Objective 4.3.3 (Landscape and Amenity Values), and Objective 4.3.1 (Needs of the District's People and Communities).

D2.4 Introduction of a new policy for the Rural Resource Area (5)

A new policy 4.4.18 is proposed to be introduced that is specific to Rural Resource Area (5) that sits under the objectives in 4.3.9, 4.3.1 and 4.3.3.

Policy 4.4.18 seeks to provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by:

- a) Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;
- b) Integrating a range of complementary activities within the rural setting, including:
 - Rural living opportunities
 - Farming
 - Horticulture activities
 - Recreation activities
 - Open space
- c) Adhering to minimum allotment sizes for subdivision;
- d) Managing the character and amenity values of the Rural Resource Area and surrounding areas by controlling land use activities, avoiding building within the no



build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;

- e) Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;
- f) Enhancing landscape values through application of planting schemes tailored to specific areas within the Rural Resource Area;
- g) Providing for an efficient access and open space network;
- h) Providing adequate infrastructure to service development while minimising adverse effects;
- i) Avoiding building in high risk natural hazard areas;
- j) Managing the potential for reverse sensitivity effects on adjoining rural land uses;
- k) Enabling horticulture and farming activities ancillary to rural living activities, where practical; and
- l) Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.

D2.5 Introduction of new and amended rules for Rural Resource Area (5)

Residential Activities:

Provisions are proposed to enable residential activities within Rural Resource Area (5) as Controlled Activities. Controls on development include:

- A cap on residential activity so that 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.



- Require dwellings and accessory buildings in Rural Lifestyle Areas 4 and 5 to be located within a building platform no greater than 1,000m² in area that is shown on an approved plan of subdivision.
- Require at least 60% of the Horticulture Area identified to be planted prior to the grant of resource consent for residential activity in Rural Resource Area (5) and planting of the Amenity Edge area identified on the Structure Plan prior to grant of resource consent for residential activity in Rural Resource Area (5).
- Require that a landscape plan is submitted with any resource consent application for a residential activity to help integrate built form into the setting.

Breaches to the rules are noted in the provisions in **Appendix A**, leading to Restricted Discretionary, Discretionary and Non-Complying Activities.

Subdivision:

Subdivision of the Rural Resource Area (5) is provided for as a Controlled Activity, with a breach to the subdivision rules will result in a resource consent being required for a Discretionary Activity. Four new subdivision rules are proposed.

- a) **Maximum Number of allotments:** A new rule is introduced requiring a maximum of 160 allotments for residential activity.
- b) **Minimum lot sizes:** A new rule is introduced requiring that subdivision is to be undertaken in general accordance with the Structure Plan. This couples with a rule specifying a minimum allotment size for subdivision; each of the Rural Lifestyle Areas have a different minimum allotment area ranging in size from 2,000m² to 3 hectares.
- c) **Adherence to structure plan:** In adhering to the structure plan, subdivisions are to provide for areas of open space that are precluded from development, public pedestrian access connections, identification, planting and maintenance of the 'amenity edge', 'no build' areas on identified land that is visually sensitive or subject to natural hazards, roading, and stormwater management planting and road planting in general accordance with the Planting Schedule. Appropriate legal mechanisms



recorded on certificates of title (such as covenants or easements in gross) are required to secure a number of these matters. Relevant matters of discretion are also included.

- d) **Identification of building platforms in Rural Lifestyle Area 4 and Rural Lifestyle Area 5:** A new rule is introduced requiring that a building platform of no greater than 1,000m² be shown on the plan of subdivision for Rural Lifestyle Areas 4 and 5. Relevant matters of discretion are also included.

The introduction of these rules ensures that the desired outcomes of rural lifestyle development within this zone are achieved.

Development Standards:

Amendments to existing rules are proposed for activities which occur within the Rural Resource Area, this includes amendments to:

- a) **Maximum Height** – to provide for a maximum height of 7.5m in Rural Lifestyle Areas 1, 2 and 3 and 5.5m in Rural Lifestyle Areas 4, and 5m in Rural Lifestyle Area 5.²
- b) **Yard setback**– this rule requires that all buildings shall comply with specified boundary setbacks and in addition that there shall be a minimum 30m yard from Ripponvale Road and a minimum yard of 25m from the adjoining zone boundary (with the exception of RLA3 which shall have a 6m yard).
- c) **No Build Areas** – introduce a rule requiring that no buildings be located within the areas marked as ‘no build’ on the Structure Plan.
- d) **Fencing within Rural Resource Area (5)** – introduce a rule stating that no fences shall be located within the Open Space area as shown on the Structure Plan. Where a site adjoins the Open Space area shown on the Structure Plan, fences on or within 10 metres of the Open Space area (excluding side boundary fences) shall be constructed of unpainted timber post and rail to a maximum height of 1.2 metres.

² Please note that this rule has been generally re-ordered to assist with the flow and ease of interpretation of the standard.



- e) **Tree Planting** – tree and shrub planting restrictions are proposed within Rural Resource Area (5).

- f) **Outstanding Natural Landscapes, Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area** – introduce an exclusion so that the subdivision of land within Outstanding Natural Landscapes shall not be prevented in relation to any subdivision authorised in terms of the Structure Plan.

D2.6 Introduction of a Structure Plan into Section 19 (Schedules) of the District Plan

As set out above, development is to be guided in general accordance with a Structure Plan. This will embed essential planning elements of the development. The Structure Plan is contained in Figure 10.



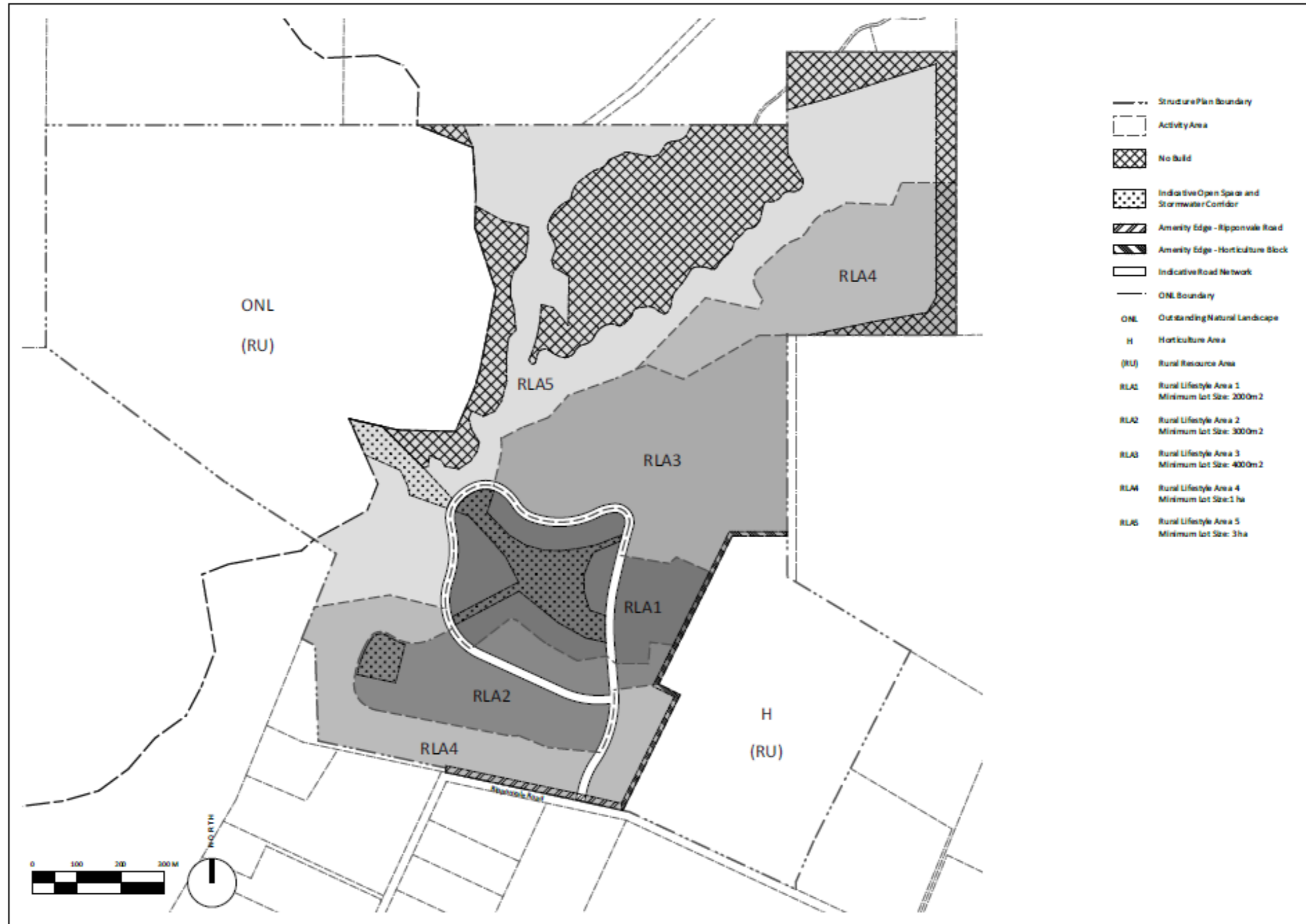


Figure 10: Structure Plan



The key matters included within the Structure Plan are:

- a) Identification of Rural Lifestyle Areas (“**RLA**”). Each RLA provides for a different minimum allotment size ranging from 2,000m² to 3 hectares. The RLA’s and their minimum allotment sizes, built form standards and design controls have been developed in consideration of the site characteristics and receiving environment.
- b) Identification of a “no build” area.
- c) Expansion of the Pisa Range ONL line.
- d) An open space and stormwater corridor area.
- e) A primary road network.
- f) The introduction of a 15m amenity edge which is to be planted alongside Ripponvale Road and the ‘Horticulture’ Area. The amenity edge will provide for amenity benefits and will also provide mitigation for any reverse sensitivity effects.
- g) A ‘Horticulture’ Area located within the Rural Resource Area on land adjoining Rural Resource Area (5). Proposed rules require that this Horticultural Area is to be substantially planted (60% of the site area) prior to the authorisation of any residential activities on land within Rural Resource Area (5).



Part E: Planning Context

E1.0 National Planning Context

E1.1 Resource Management Act 1991

Part 2 (Purpose and Principles) of the RMA – Sections 5, 6, 7 and 8

Managing the provision for long term land-use aligns closely with the purpose of the RMA to achieve “*the sustainable management of natural and physical resources*”.

Section 5(2) of the RMA defines **sustainable management** as:

“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.*

This Plan Change request is consistent with Section 5 of the RMA in that the proposed zone would enable the land resource to be used to meet the reasonably foreseeable needs of future generations. This will be achieved through providing an opportunity for future population growth within the Cromwell area whilst also setting aside a 29 hectare area for horticultural purposes. The Plan Change also seeks to enable access through the Rural Resource Area (5) and ONL, which thereby present an opportunity to enhance recreation/public amenity and meet the social and recreational needs of future generations.

With regard to Section 5(2)(b), the life-supporting capacity of air, water, soil and ecosystems can be safeguarded through the use of appropriate infrastructure. Development within this area can be connected to Council’s reticulated water and wastewater systems and low impact stormwater management can be implemented. The required infrastructure will be addressed as part of future subdivision consents.

Section 5(2)(c) calls for the adverse effects of activities on the environment to be avoided, remedied, or mitigated. The assessment of environmental effects in **PART G** of this report outlines the potential effects that could result from the adoption of this Plan Change. In our opinion, the potential effects can be avoided, remedied or mitigated such that on balance the effects overall are minor.



Section 6 of the RMA sets out a number of “matters of national importance” which need to be recognised and provided for in promoting the sustainable management of natural and physical resources. The following matters in section 6 are relevant to this application:

- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use and development:*
- (g) the management of significant risks from natural hazards.*

In terms of section 6(b), this application for a plan change concludes that the preservation of the outstanding natural features and landscapes can be achieved. Rough & Milne recommend that the Outstanding Natural Landscape demarcation is expanded to the transition between the upper and lower slopes in order to protect more of the steep and highly visible slope from development, this is provided for in the change to planning maps and Structure Plan.

In terms of section 6(c), Rough and Milne have identified that, “the ecological integrity of the site is relatively poor due to the prevalence of invasive weeds and lack of native vegetation”. The District Plan does not identify the site as being located in an area of significance.

In regard to section 6(e), no sites of significance for Kai Tahu ki Otago are identified within the District Plan within the Plan Change area. It is acknowledged that should an archaeological site, waahi tapu, taonga or koiwi be discovered it may not be damaged, destroyed or modified unless the necessary authorities pursuant to the New Zealand Pouhere Taonga Act 2014 have been obtained first.

With respect to section 6(f), historic water races dating from at least the 1870s are present over part of the site. Consultation with Heritage New Zealand Pouhere Taonga has been undertaken where they have advised that an Archaeological Assessment would be required for development that seeks to affect any sites for example where earthworks are to be undertaken at the water-races. It is noted that an archaeological authority is required from Heritage New Zealand prior to any development works occurring that would affect these historic water races. As such any potential effects of development works on archaeological sites will be assessed as part of that application process if those features are to be disturbed in any way, if at all.

In terms of section 6(g), the site is subject to an alluvial fan hazard area, a landslide hazard area and a seismic hazard area. There are also three main catchment areas and two existing water storage dams which present a flood hazard on the site. The development of the structure plan



has taken these hazards into consideration and where areas where development is inappropriate due to natural hazard risk have been identified as a 'no build area'.

We have concluded that the proposal recognises and provides for the relevant matters under section 6 of the RMA.

Section 7 sets out matters in relation to managing the use, development and protection of natural and physical resources to which particular regard must be had. The following matters are of relevance to this application:

(b) The efficient use and development of natural and physical resources

(c) The maintenance and enhancement of amenity values

(f) Maintenance and enhancement of the quality of the environment

(g) Any finite characteristics of natural and physical resources

In terms of section 7(b), the proposed zoning will ultimately result in an outcome which enables the efficient use and development of the natural resource for rural lifestyle activities. The plan change provides for a mix of densities and lifestyle opportunities within a rural context and while the proposal will result in changes to the landscape, these changes can be accommodated within the landscape setting through the imposition of zone provisions that have been designed to manage the effects of subdivision, use and development.

Sections 7(c) and (f) require regard to the maintenance and enhancement of amenity values and the quality of the environment. With reliance on the landscape advice from Rough & Milne, we have concluded that – taking into account the proposed development controls incorporated in the Structure Plan and planning provisions – the amenity values and the quality of the environment will be maintained and in some circumstances enhanced.

Section 8 requires that the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are taken into account. As discussed above, a review of the District Plan has found that no archaeological site, waahi tapu, taonga or koiwi have been listed for the Plan Change site. In addition, review of the Kai Tahu ki Otago Natural Resource Management has found no particular matters of significance to Kai Tahu ki Otago over the site.

Part 4 (Functions, Powers & Duties) of the RMA

The particular statutory functions of the District Council in giving effect to the RMA are contained in section 31 and provide a clear mandate for addressing long term provision for urban growth and provision of associated strategic infrastructure issues in a District Plan. In particular:

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:



- (a) *the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
- (aa) *the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.*
- (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of-*
- (i) *the avoidance or mitigation of natural hazards; and*
- ...
- (ii) *the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
- ...
- (iii) *the maintenance of indigenous biological diversity*
- (d) *the control of the emission of noise and the mitigation of the effects of noise:*
- (e) *the control of any actual or potential effects of activities in relation to the surface water in rivers and lakes:*
- (f) *any other functions specified in this Act.*
- (2) *the methods used to carry out any functions under subsection (1) may include the control of subdivision.*

This Plan Change seeks to establish and implement provisions to achieve integrated management of the effects of a new rural lifestyle development area within the Cromwell Ward of the Central Otago District. Existing zone rules in the District Plan (and proposed amendments and additions to provisions in the proposed plan change) provide the mechanism for controlling any actual or potential effects of the subdivision, use and development within the District.

National Policy Statements

The National Policy Statement on Electricity Transmission 2008, the National Policy Statement for Renewable Electricity Generation 2011 and the National Policy Statement for Freshwater Management 2014 are of no particular relevance to this Plan Change Request.

The National Policy Statement on Urban Development Capacity 2016 (NPSUDC) definition of "urban environment" is:

“Urban environment means an area of land containing, or intended to contain, a concentrated settlement of 10,000 people or more and any associated business land, irrespective of local authority or statistical boundaries.”

Whether Cromwell meets the threshold of 'a consolidated settlement intended to contain 10,000 people or more' depends on the planning horizon and population projections used. On the basis that the Cromwell urban area may meet this definition, consideration has been given to the NPSUDC.



Cromwell is not identified as a medium or high growth urban area. Accordingly, while all objectives apply, only policies PA1 – PA4 are applicable. These provisions relate to the urban environment or to *development capacity*, which “means in relation to housing and business land, the capacity of land intended for urban development...”.

Regardless of whether Cromwell itself is an “urban environment”, the current and proposed zoning of the application site is rural. The site is not intended to form part of the urban environment or provide urban development capacity. Provisions of the NPSUDC are therefore of limited, if any, relevance to this plan change request. It is however noted that rezoning of the site for rural residential / rural lifestyle development will meet projected demand for these type of allotments, providing choice as to dwelling type and location, and promoting efficient use of other urban land for residential development at urban densities rather than in lower density rural-living type environments. To this extent, the plan change provides for social, economic, cultural, and environmental wellbeing of the Cromwell community, consistent with the objectives and policies of the NPSUDC.

National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“**NESCS**”) is of relevance.

The Ministry of the Environment identifies that the past use of chemicals (hazardous substances) in industry, agriculture and horticulture has left a legacy of soil contamination in New Zealand and that this contamination is mainly caused by past practices including storage and use of hazardous substances, and disposal of hazardous wastes.

Contaminants in the soil are a problem when the hazardous substances are at a concentration and a place where they have, or are reasonably likely to have, an adverse effect on human health and the environment. Contaminants are a greater problem in environments where food is grown or in close proximity to buildings, people, water bodies and important habitats.

The objective of the NESCS is to ensure land upon which an activity on the Hazardous Activities and Industries List (“**HAIL**”) is appropriately identified and assessed at a time when soil disturbance and/or land development activities take place, and if necessary, remediated or the contaminants contained to make the land safe for human use.

The presence of orchard activities on parts of the site and the historic and current use of the site as a working farm indicates that the site had and does have identified HAIL activities. A Preliminary Site Investigation by WSP OPUS has been undertaken in order to assess the potential for contamination to be present at the site which revealed that HAIL uses had been undertaken on the site including unlicensed landfilling, orchards, petroleum storage both above ground and below ground, livestock holding pens are present which may historically have been used for the application of pesticides as part of a spray race operation, storage of pesticides and other



livestock chemicals in small quantities. Spraying of orchards is also an ongoing activity with records kept of the pesticides used in recent years.

These areas where HAIL activities have/are undertaken will require further investigation and if necessary remedial works if they are to be developed for rural lifestyle uses. The NESCS will apply when the resource consents are applied for to develop the land.

E2.0 Regional Planning Context

Under Section 75(4) a District Plan must not be inconsistent with a regional plan for any matter specified in section 30(1).

E2.1 Partially Operative Otago Regional Policy Statement

Section 75 of the RMA states that a district plan *must give effect to* any regional policy statement (“RPS”). The RPS for Otago is a higher-level document that gives an overview of the resource management issues facing Otago and sets objectives and policies that direct how Otago’s natural and physical resources are to be managed. The first RPS for Otago became operative on 1 October 1998.

Section 74 of the RMA states that when changing a District Plan, a territorial authority shall *have regard to* any proposed regional policy statement. The RPS was publicly notified on 23 May 2015. Decisions on submissions on the Proposed RPS were issued on 1 October 2016 and the Partially Operative RPS for Otago became operative on 14 January 2019.

The RPS identifies five outcomes to manage Otago’s natural and physical resources these are:

1. *Resource management in Otago is integrated*
2. *kai Tahu values, and interests are recognised and kaitiakitaka is expressed.*
3. *Otago has high quality natural resources and ecosystems.*
4. *Communities in Otago are resilient, safe and healthy*
5. *People are able to use and enjoy our natural and built environment*

Most provisions of the Proposed RPS as notified in 2015 are now operative. An evaluation of this Plan Change Request against the relevant objectives and policies of the Operative, Proposed and Partially Operative RPS are contained and evaluated in **Appendix B** to this report.

E2.2 Otago Regional Water Plan

This Plan Change request is consistent with the Regional Plan: Water. The development does not rely on consents that will be needed under the Regional Water Plan in relation to water supply and wastewater disposal. Stormwater disposal will be possible without consent under this Regional Plan.



E2.3 Otago Regional Air Plan

The Otago Regional Air Plan sets out the rules which apply for the discharge of contaminants into air in Otago. The Air Plan is not of particular relevance to this plan change request given that the site is located outside of Air Zone 1 which includes Cromwell airsheds. However, should any activities over the developed land involve the discharge of contaminants to air (such as smoke, odour or dust) they must comply with the rules in the Air Plan at the time or obtain a resource consent to carry out the activity. It is expected that this will be applied for on an as-needed basis if required.

E3.0 Territorial Planning Context

E3.1 Central Otago District Plan

The directly relevant objectives of the Operative Central Otago District Plan are contained within the following sections:

- Section 4 – Rural Resource Areas
- Section 12 – District Wide Rules and Performance Standards
- Section 16 – Subdivision
- Section 17 – Hazards

An evaluation of the Plan Change against the relevant objectives and policies are contained and evaluated in **Appendix C** to this document as required under section 32.

E4.0 Management Plans and Strategies Prepared Under Other Acts

Under Section 74 of the RMA, when changing a District Plan a territorial authority shall “*have regard to*” any management plans and strategies prepared under other Acts and “*must take into account*” any relevant planning document recognised by an iwi authority and lodged with the territorial authority to the extent that its content has a bearing on the resource management issues of the district.

The following documents are considered under section 74 of the RMA:

- Kai Tahu ki Otago Iwi Management Plan;
- Otago Southland Regional Land Transport Plan;
- Central Otago District Council 10 Year Plan – 2018-2028

E4.1 Kai Tahu ki Otago Iwi Management Plan

The District Plan refers to the Kai Tahu ki Otago Natural Resource Management Plan 1995 (“**KTKO Plan**”), however this document has been replaced by a newer version published in 2005. This plan is an Iwi Management Plan, and as such is a relevant matter to consider under s74 RMA.



Section 2.5.6 states that “Kai 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”.

The particular matters of relevance to this private plan change request are as follows:

10.2.2 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.”*

With regard to the above, the site is capable of being connected to the reticulated wastewater system and there is sufficient capacity within the existing reticulated pipework to cope with the wastewater flows from the development. It may be feasible for some of the larger, more remote lots to dispose of wastewater on-site subject to meeting the requirements of AS/NZS1547:2012.

Site management techniques can be adopted (through implementation of earthworks and subdivision controls) that will ensure that wai maori values are not adversely impacted upon.



No sites of significance to Kai Tahu ki Otago are identified within the District Plan over the site. It is acknowledged that should an archaeological site, waahi tapu, taonga or koiwi be discovered it may not be damaged, destroyed or modified unless the necessary authorities pursuant to the New Zealand Pouhere Taonga Act 2014 have been obtained first.

E4.2 Otago Southland Regional Land Transport Plan

The combined Otago Southland Regional Land Transport Plans have been prepared under the Land Transport Management Act 2003. This is a document to be had regard to pursuant to section 74(2)(b)(i) of the RMA.

Section 3.4 of the Otago Southland Regional Land Transport Plans contain land transport policies. Policies 7 and 8 are of relevance. These state:

7. *When needed to ensure resilience, prompt a change in travel behaviour towards increased walking, cycling and public transport use in urban areas, by: managing traffic to maintain certain levels of congestion; adapting the supply and pricing of car parking over time; promoting multi-modal journeys.*
8. *Support and promote growth in cycle and pedestrian trips and in public transport patronage.*

Carriageway Consulting confirm that the location of the plan change area is around 2.8km from Cromwell town centre meaning that it is within a practical cycling distance. This route would be on lightly trafficked roads (Ripponvale Road, an off-road walkway and Waenga Drive), other than a 0.4km section which would be alongside the highway. Carriageway Consulting state that if there was to be a local bus network within Cromwell in future, or if longer-distance services were to stop nearby, then one location would be in the vicinity of the State Highway 6/Ripponvale Road intersection. This would therefore result in the site being accessible by public transport.

The Plan Change is not inconsistent with these policies.

E4.3 Central Otago District Council 10 Year Plan – 2018-2028

Part 6 of the Local Government Act 2002 sets out the obligations of local authorities in relation to making decisions, consultation with interested and affected persons, the nature and use of the special consultative procedure, a process for identifying and reporting on community outcomes and the processes and general content of the Long Term Council Community Plan.

The reporting on community outcomes is achieved through the Central Otago District's Council's 10 Year Plan. The community outcomes (on page 7 of the plan) are a high-level set of goals which seek to improve the social, economic, environmental and cultural well-being on the district, now and for the future.

The community outcomes identified are:



Thriving Economy

A thriving economy that is attractive to both businesses and residents alike.

- *Economic Development:* Promote Central Otago as a place to live. Help businesses get through the legislative requirements when developing business opportunities.
- *Tourism:* A tourism industry that is well managed, which focuses on our natural environment and heritage with marketing plans that reflect this.
- *Ease of Doing Business:* Have easy access to information, friendly business services with streamlined consent processes.

Sustainable Environment

An environment that provides a good quality of life. A community with a healthy balance between its natural and built environment.

- *Water:* Ensure there is an appropriate allocation of water for irrigation while ensuring sustainable waterways. Provide certainty in the quality and availability of residential water supplies, as well as education on water conservation.
- *Waste Minimisation:* Reduce the waste we generate and increase recycling.
- *Managing Development Impacts on Landscape & Natural Ecosystems:* Understand and protect the inherent values of our landscape and natural ecosystems while having well defined areas for growth.

Safe and Healthy Community

A vibrant community with a range of services and facilities. A community that values and celebrates its rich heritage.

- *Maintain Services in Local Communities:* Retain key services and facilities which are appropriate to the local community while retaining volunteer networks.
- *Safe Community:* Retain our safe community.
- *Transport & Communication:* Have a well-connected community through a safe roading system and communications network.
- *Recreation:* Respect landowners' rights, while enjoying access to our lakes and recreational areas. Encourage walking and cycling for the community's health and wellbeing.
- *Art & Culture:* Provide places and spaces for arts and cultural expressions.
- *Heritage:* Have clear guidelines for accessing, managing and preserving heritage within Central Otago while also identifying tourism opportunities.

The Plan Change can meet these community outcomes; with regards to a 'thriving economy' the site will be an attractive and desirable place for rural lifestyle living. The close proximity of the site to Cromwell provides for residents to utilise the town as an employment, industry and agricultural hub. With regards to a 'sustainable environment', there is adequate capacity for development of the site to connect to Council's reticulated water and wastewater supplies. By using the existing



landform and natural character of the site as a guide, development impacts on ‘landscape and natural ecosystems’ will be mitigated through measures such as expanding the ONL line, establishing a ‘no-build’ area in the structure plan and design controls for built development and landscaping of the sites. With regards to a ‘safe and healthy community’ the plan change site can be provided with a safe roading systems and it will have a negligible effect on the safety of the existing road network. It has also been confirmed that the site can be provided with a communications network. With regards to recreation the plan change enables public walking tracks to be provided over land identified on the Structure Plan in general accordance with the circulation plan to be included as a Schedule in the District Plan. Rough & Milne have also determined that there are many opportunities to incorporate historic elements, referred to in stories and connections into the landscape design elements and details as a means of retaining the essence of the place and paying homage to the early explorers and settlers.

E5.0 Central Otago District Council Non-Statutory Documents

E5.1 Cromwell Master Plan

The Central Otago District Council are currently preparing the Cromwell ‘Eye to the Future’ Masterplan which aims to address Cromwell’s future growth pressures and to shape the form and function of development over the next 30 years. The development of the Masterplan programme began in May 2018.

Options for the Masterplan were presented in the ‘Let’s Talk Options’ Engagement document these looked at three key workstreams focusing on how the town grows – the spatial framework, the future of the town centre and civic facilities and a review of the Cromwell Heritage Precinct and Memorial Hall. Public consultation on the document occurred over a month at the latter part of 2018 and an analysis report on the survey results has since been released. The Cromwell community will get its next opportunity to engage on the funding of the Cromwell Masterplan towards the middle of the year.

The next report to the Cromwell Community Board will be for the adoption of the masterplan and approval to consult with the community on an amendment to the Long Term Plan which is needed to accommodate the Cromwell Masterplan work programme not currently included in Council’s 10 Year Plan 2018-2028 budgets.

Given that the Cromwell Masterplan is still in the development phase and that it is a non-statutory document no statutory weight should be placed on the Masterplan in the context of this Plan Change application.

Further to the above, the Masterplan process is considered to be separate and distinct from this private plan change given that the area of rural lifestyle development is located within a rural enclave outside the urban edge of the Cromwell township and it falls outside of the areas being considered under the three growth options for Cromwell Basin. The Plan Change seeks to provide



for rural lifestyle development rather than residential development and it is this distinction which clearly sets the Plan Change apart from the Cromwell Masterplan process.



Part F: Section 32 Analysis

F1.0 Section 32 Requirements for preparing and publishing evaluation reports

An evaluation report under section 32 must 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”.³ Furthermore, it must “examine the extent to which the **objectives of the proposal** being evaluated are the most appropriate way to achieve the purpose of this Act”.⁴

Section 32 (6) defines “objectives” to mean:

- (a) for a proposal that contains or states objectives, those objectives;*
- (b) for all other proposals, the purpose of the proposal.*

In this case, the proposal (as per section 32 (6)) is for an amending proposal that does not seek to introduce objectives into the District Plan, rather it will rely on existing objectives. Therefore, for the purposes of section 32 (1), it is the **purpose of the proposal** that must be evaluated when examining the extent to which the proposal is the most appropriate way to achieve the purpose of the Act.

The purpose of the proposal is set out in **PART B** above.

In addition to the examination under section 32 (1) (a), sub-section (b) sets further matters that the evaluation report must address.

The proposal is an “amending proposal” because the District Plan already exists (an existing proposal).⁵ An examination under section 32 (1) (b) must therefore 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.*

F2.0 Evaluation of the costs and benefits of the potential options⁶

The following section identifies the potential options to achieve the Objectives of the Plan Change.

³ section 32 (1) (c)

⁴ section 32 (1) (a)

⁵ section 32 (3)

⁶ Section 32 (2)



We consider that the following potential options are reasonably practicable for further consideration:⁷

- OPTION 1:** Status quo – retain the current zoning and rely on the resource consent process to determine the most efficient use of the land or await the District Plan review.
- OPTION 2:** Re-zone the site to a Residential Resource Area.
- OPTION 3:** Re-zone the site to a new Rural Resource Area with guidance through a Structure Plan.

The costs and benefits of Options 1, 2 and 3 are set out in the table below.

F2.1

Option 1: Status Quo

Table 2: Evaluation of Costs and Benefits of Option 1: Status Quo

Benefits	<ul style="list-style-type: none"> • Reduced built form results in greater protection of open space and related characteristics of rural amenity. • Greater retention of the soil resource for agricultural or horticultural activity.
Costs	<ul style="list-style-type: none"> • Removes the certainty in having a specific area of the site developed for horticultural activity. • Does not necessarily protect additional land assessed by R+M as appropriate for inclusion within the Outstanding Natural Landscape. • Would result in fewer allotments being subdivided and therefore is less successful in meeting demand. • No provision for public access and recreation opportunities.
Efficiency	<ul style="list-style-type: none"> • Would result in a site-specific development that does not necessarily need to integrate into the wider setting through pedestrian and transportation linkages. • Results in an inefficient use of land that is suitable for rural lifestyle development given the natural characteristics of the site and the surrounding area and the close proximity of the site to the Cromwell Town Centre.
Effectiveness	<ul style="list-style-type: none"> • Ineffective method in resolving the issues identified in PART D above relating to growth in the district, particularly the need for rural residential and rural lifestyle lots.
Risk of acting (or not acting)	<ul style="list-style-type: none"> • There is a risk that if the land was developed for larger lot residential development it would remove the ability for the land to be used for more efficient methods of development in the future.

⁷ Section 32 (1) (b) (iii)



	<ul style="list-style-type: none"> • No further protection of Outstanding Natural Landscapes to that already identified in the District Plan. • Infrastructure would be undersized to enable future growth. • No certainty that the land would be used for horticulture activity.
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F2.2 Option 2: Re-zone the site to a Residential Resource Area

Table 3: Evaluation of costs and Benefits of Option 2: Rezone the Site to a Residential Resource Area

Benefits	<ul style="list-style-type: none"> • Enables increased density across the site providing for a considerable number of future residential allotments and dwellings. • Increased density creates economies of scale (cost savings and therefore more affordable sale pricing). • Provides for economic growth and employment potential for the development and building sectors and an increase in the Council's ratings base. • Provides for the significant demand for residential living opportunities in the district.
Costs	<ul style="list-style-type: none"> • Higher residential densities could create issues with surrounding rural activities (reverse sensitivity) unless appropriately managed. The risk is considered higher with a higher density. • Loss of the soil resource (although not an area of versatile or 'high class' soils) • Would likely result in fewer opportunities for the land to be used for horticultural activities. • May create issues with the ability to service a higher density of development. • Higher density development may detract from the landscape values of the area. • Does not meet demand for rural residential or rural lifestyle sized sections.
Efficiency	<ul style="list-style-type: none"> • If not managed well, may detract from other developments within the Cromwell Township that could be more suitable for intensive residential development. • May prevent soils from being used for horticultural activities in the long term (and therefore be forever lost).
Effectiveness	<ul style="list-style-type: none"> • Could be effective in providing for growth pressures by providing for increased residential density. • If not managed well, higher density residential development may not respond well to the site context.



Risk of acting (or not acting)	<ul style="list-style-type: none"> • The rezoning may result in development that is incompatible with the surrounding environment. • By not acting (retaining the status quo) results in a risk that inefficient development may result which does not meet the needs of the community to provide for additional housing and land.
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F2.3

Option 3: Rezone the site to a new Rural Resource Area with guidance through a Structure Plan

Table 4: Evaluation of Costs and benefits of Option 3: Rezone the Site to a New Rural Resource Area

Benefits	<ul style="list-style-type: none"> • Enables development to work within a rural planning context incorporating a range of lots sizes to reflect the character of the site and surrounds. • Provides for growth to meet the demand for rural residential/rural lifestyle living within an area which is experiencing significant growth pressures. • Provides for economic growth and employment potential for the development and building sectors and an increase in the Council's ratings base. • Addresses landscape values and avoids development within an ONL. • Does not preclude the use of the site for horticultural activities of a range of sizes and scale. • Enables the provision of public walking tracks (to be protected by easements or other legal mechanism) to provide for the Community's wellbeing by providing recreational opportunities.
Costs	<ul style="list-style-type: none"> • Results in a loss of the soil resource (although not an area of versatile or 'high class' soils) over some of the site • Potential to result in reverse sensitivity effects upon existing rural activities in the area.
Efficiency	<ul style="list-style-type: none"> • Highly effective in meeting the purpose of the proposal. It enables subdivision of allotments into a mix of different land use densities to meet market demand for rural lifestyle development whilst also ensuring that development can occur in a planned and integrated manner with specific regard to landscape and amenity values, water resources, the soil resource and surrounding land uses.
Effectiveness	<ul style="list-style-type: none"> • Highly effective in achieving the objectives of the proposal and the existing relevant objectives of the CODP as shown in Appendix C.
Risk of acting (or not acting)	<ul style="list-style-type: none"> • By not acting (retaining the status quo) results in a risk that inefficient development may result which does not meet the needs of the community to provide for additional housing and land.



F2.4 Summary and Conclusion of the Options

Option 1 is considered inappropriate as it does little to enable future growth of the district and represents an inefficient use of land.

Option 2, advancing a residential zone has merit in terms of providing for the growth required to meet the districts needs however, here could be conflict between the densities of development and the landscape values of the site and surrounds. With an increase in density, there is also the added risk of reverse sensitivity effects being less manageable and therefore development impacting on surrounding rural land uses. While having merit with a well-thought proposal with controls, this option is considered as significantly less appropriate.

Option 3 would build upon the current rural zoning by meeting demand for rural living opportunities while upholding the rural character of the site and surrounds. This option would best respond to areas of landscape sensitivity.

Taking into account the above evaluation, **Option 3** is the preferred option.

F3.0 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 RMA. In the context of this Proposal [as set out in B5.0 above in the context of s32(6)], which does not seek to introduce any new objectives into the District Plan, the evaluation has considered how the Proposal aligns (or otherwise) with both the purpose of the RMA and the existing objectives of relevance.

The objective (purpose) of the Proposal has been evaluated against Part 2 of the RMA in Appendix C, Table 1, and in E1.1 above. From those assessments, we conclude that the objective (purpose) of the proposal is appropriate to achieve the section 5 sustainable management purpose of the RMA, as it seeks to manage the use and development of the resources of the site for horticultural and rural lifestyle development, thus enabling people and communities to provide for their wellbeing, while protecting significant landscape values and otherwise avoiding, remedying or mitigating potential adverse effects on the environment through development controls.

Section 74(1)(b) of the RMA requires that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2 of the RMA. With this in mind, it must be concluded that the existing Objectives of the District Plan achieve the purpose of the RMA as set out under Part 2. The following tables provide an evaluation of the Proposal against the existing objectives contained in Section 4.3, Section 12.3, Section 16.3 and Section 17.3 of the District Plan to ascertain whether the Proposal is the most appropriate way to achieve the purpose of the RMA as particularised in the District Plan objectives.



Table 5: Examining the appropriateness of the Proposal against the existing objectives of Section 4.3 of the District Plan (Rural)

Objective	Evaluation
<p>4.3.1 Objective - 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 will provide for growth of the community by enabling a higher density of development than currently provided for.</p> <p>It meets the social wellbeing by providing for a range of housing typologies and densities and by providing for public walking tracks for recreational and amenity purposes.</p> <p>It provides for economic wellbeing as it responds directly to clear market demand based on Cromwell's total dwelling growth projections, the location of the site is logical and advantageous given its close proximity to Cromwell town centre and key employment areas, therefore it presents an opportunity to contribute to the economic prosperity of the District.</p> <p>The requirement to adhere to the Structure Plan and site-specific controls on development retains environmental quality.</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>To protect the District's 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>The site contains, in part, an Outstanding Natural Landscape. Through further assessment 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. In accordance with the Structure Plan, future development in the Rural Resource Area 5 avoids the ONL.</p>
<p>4.3.3 Objective - Landscape and Amenity Values</p> <p>To maintain and where practicable enhance rural amenity values created</p>	<p>Through adherence to the Structure Plan and development controls, landscape values have been maintained and where practicable, enhanced. Development will have an effect on the landscape of</p>



<p>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>the area but not to such a degree that it compromises the wider open space values. In addition, development of this site will also contribute to the wellbeing of people who through occupation, visitation and recreation have a greater opportunity to appreciate the landscape and amenity values the site and surrounding area has to offer.</p>
<p>4.3.4 Objective - Recreation Resources To maintain and enhance the quality of the District's recreation resources and public access to those resources.</p>	<p>The plan change provides recreational opportunities through public access connections through open space areas and access to walking tracks in the ONL. By increasing the density of development, an opportunity is created to provide open space areas within the site.</p>
<p>4.3.5 Objective - Water Resources 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>An ephemeral stream is located within the site, and is to be held within the ONL area and open space / stormwater corridor. This will ensure the stream is protected from inappropriate development, with native planting of the stormwater corridor proposed. There are also existing irrigation dams which may be retained for amenity purposes. The Infrastructure Report attached in Appendix F finds that the site can be suitably serviced. This results in the ability to avoid, remedy or mitigate the adverse effects of land use activities adjacent to water bodies.</p>
<p>4.3.6 Objective - Margins of Water bodies To preserve the natural character of the District's water bodies and their margins.</p>	<p>As above.</p>
<p>4.3.7 Objective - Soil Resource 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 site does not consist of high class soils. Providing a range of different densities enables the concentration of development. By providing a range of allotment sizes, each site can still carry out a proportionate degree of horticulture activity to make use of the land resource. The specific planting of some 29 hectares of cherries consistent with the Structure Plan directly supports this objective.</p>
<p>4.3.8 Objective - Significant Indigenous Vegetation and Habitats of Indigenous Fauna To recognise and provide for the protection of areas of significant</p>	<p>The site does not contain significant vegetation and habitats for indigenous fauna.</p>



indigenous vegetation and significant habitats of indigenous fauna.	
<p>4.3.9 Objective – Integrated, Comprehensive Mixed-Use Development</p> <p>To recognise and provide for an appropriately located development which integrates farming, 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>The plan change represents a development that will be an integrated, comprehensive mixed-use development. While the degree of “mixed use” activity will be lower than other areas because the proposal does not incorporate the provisions for commercial activity above that contained in the Rural Resource Area, it will respond to the values and resources of this site, achieving a balance between rural living and horticulture activity, providing rural lifestyle properties at a range of densities, providing for recreation through the provision of public walking tracks, and maintaining important landscape values.</p>

Table 6: Examining the appropriateness of the Proposal against the existing objectives of Section 12.3 of the District Plan (District Wide Matters)

Objective	Evaluation
<p>12.3.1 Objective – Safe and Efficient Roading Network</p> <p>To promote the safe and efficient operation of the District’s roading network.</p>	<p>The objective of the Plan change includes the requirement that development is to occur in an integrated sustainable and planned manner to meet the needs of the District’s people and communities. This is consistent with the objective to promote the safe and efficient operation of the District’s roading network. The Transportation Report (Appendix J) shows that the existing road network can accommodate the proposed development and that safe and efficient access to the development site can be achieved.</p>
<p>12.3.2 Objective – Protection from Noise</p>	<p>Protection from noise will continue to be managed under existing rules, which require new habitable buildings to achieve indoor noise design criteria.</p>



<p>To avoid, remedy or mitigate the adverse effects of noise on the District's amenity values and the health and wellbeing of the District's people.</p>	
<p>12.3.3 Objective – Reducing the Adverse Effects of Signs To avoid, remedy or mitigate the adverse effects of signs on traffic and the general amenity values of the District while recognising that signs are a necessary adjunct to many activities.</p>	<p>The objective of the plan change includes the requirement that 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 landscape and amenity values and surrounding land-uses. This objective/purpose is consistent with Objectives 12.3.3, 12.3.4 and 12.3.5.</p>
<p>12.3.4 Objective – Avoidance, Remedying or Mitigation of Nuisances To ensure that activities avoid, remedy or mitigate nuisance to adjoining properties from odour, dust, lightspill, glare and electrical interference.</p>	
<p>12.3.5 Objective – Derelict Buildings, Sites and Works To ensure that activities avoid, remedy or mitigate adverse visual effects and risks to public safety as a result of being incomplete or dilapidated while recognising that some ruins and old cottages have heritage significance and add value to the heritage landscape of Central Otago.</p>	
<p>12.3.6 Objective – Temporary Activities To recognise the contribution that temporary activities make to the social, economic and cultural wellbeing and health and safety of the District's people and communities while ensuring environmental quality is maintained.</p>	<p>The objectives of the proposal are not inconsistent with this objective.</p>
<p>12.3.7 Objective – Transmission Lines</p>	<p>No national grid transmission lines are in close proximity to the site. The only transmission lines</p>



<p>To ensure that activities avoid reverse sensitivity effects, avoid compromising the operation, maintenance, upgrading and development of the transmission network and avoid risk to people.</p>	<p>crossing the site are those providing current connection to the site.</p>
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Table 7: Examining the appropriateness of the Proposal against the existing objectives of Section 16.3 of the District Plan (Transportation)

Objective	Evaluation
<p>16.3.1 Objective – Adverse Effects on the Roding Network Ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District’s roding network.</p>	<p>The Transportation Report (Appendix J) shows that the existing road network can accommodate the proposed development and that safe and efficient access to the development site can be achieved.</p>
<p>16.3.2 Objective – Services and Infrastructure Ensure subdivisions provide all necessary services and infrastructure without adversely affecting public interest and the ongoing viability of those services and infrastructure.</p>	<p>Infrastructure report outlines that there is capacity to connect to reticulated water and wastewater supplies and normal methods of stormwater disposal for rural subdivisions will be suitable.</p>
<p>16.3.3 Objective – Hazards To ensure that subdivision does not facilitate development that may potentially be at risk from hazards.</p>	<p>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” areas have been included on the structure plan in areas where there is no potential for rural residential built form. Overall, the proposal takes the risk into account such that it does not facilitate development that creates further risk.</p>
<p>16.3.4 Objective – Amenity Values To ensure that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation etc are not adversely affected by subdivision.</p>	<p>Through adherence to the Structure Plan and development controls, landscape values will be maintained and where practicable, enhanced. Development will result in a change in the landscape character of the area but not to such a degree that it compromises the wider open space values.</p>



<p>16.3.5 Objective – Water and Soil Resource</p> <p>To ensure that subdivision does not facilitate development that may compromise the life-supporting capacity of the District’s water and soil resources.</p>	<p>Rezoning of land from the Rural Resource Area to the Rural Resource Area (5) will inevitably result in a loss of the soil resource from primary production purposes. The soil resource in this location is not one that is seen as being “high class” or “versatile” although it is recognised that high value crops are still capable of being grown in this location such as cherries. The specific planting of some 29 hectares of cherries directly ensures the plan change does not compromise the life-supporting capacity of the District’s water and soil resources. Furthermore, by providing a range of allotment sizes each site can still carry out a proportionate degree of horticulture activity to make use of the land resource.</p> <p>The Infrastructure Report (Appendix F) identifies that the site can be sufficiently serviced thereby ensuring the life-supporting capacity of the District’s water resource including groundwater resource is not compromised.</p>
<p>16.3.6 Objective – Heritage Values</p> <p>To ensure that subdivision does not facilitate development that may adversely affect heritage and cultural values including cultural values of importance to Kai Tahu ki Otago.</p>	<p>The proposed plan change considers the environment the development is to be located in and has put forth a pattern of development that is sensitive to the topography and context including the heritage of the wider region through maintaining the visual amenity of the upper slopes and ONL area. Early Settler water races are present on the site. Heritage New Zealand Pouhere Taonga has advised that should changes/modification/damage be sought to these water races an Archaeological Authority will be required. This will be determined when detailed development plans are prepared.</p> <p>No sites of significance to Kai Tahu ki Otago have been identified in the CODP.</p>
<p>16.3.7 Objective – Open Space, Recreation and Reserves</p> <p>To ensure that subdivision contributes to the open space, recreation and reserve needs of the community.</p>	<p>The Plan Change is consistent with this objective in that it enables the provision of public walking tracks to be used by the community for recreation. These walking tracks are to be secured by easement, or other appropriate legal instrument registered on the records of title for the land. The open space and ‘no-build’ areas identified on the structure plan will also contribute to maintaining an open natural character at the site through preventing built form on this land.</p>



<p>16.3.10 Objective – Provision for Future Development.</p> <p>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 Plan Change has been carefully considered to take into account the specific natural and physical characteristics of the site, this has resulted in the development of a structure plan that identifies “no-build” areas where areas of high visibility and high amenity and areas at risk of natural hazards are to remain free from built form. The mix of densities has been developed so that the smaller sites are located centrally within areas of the site that are capable of absorbing the higher density while larger sites are located in the more visible locations and at the interface of Ripponvale Road. An indicative road network has been identified and a ‘horticulture’ area is to be planted.</p>
<p>16.3.11 Objective – Effluent Disposal</p> <p>To ensure subdivision in areas without reticulated foul sewage services does not facilitate development that has an adverse effect on soil, surface and groundwater resources, and public health.</p>	<p>The Infrastructure Report (Appendix F) identifies there is capacity to connect to Council’s reticulated wastewater system. However, it may be feasible for some of the larger rural lots to dispose of wastewater onsite subject to meeting the requirements of AS/NZS1547/2012. Under either scenario it is considered that wastewater can be managed accordingly so that it will not have adverse effects on the District’s water bodies.</p>

Table 8: Examining the appropriateness of the Proposal against the existing objectives of Section 17.3 of the District Plan (Natural Hazards)

Objective	Evaluation
<p>17.3.1 Objective – Avoidance or Mitigation of Hazards</p> <p>To avoid or mitigate the adverse effects of hazards, both natural and human induced, to limits acceptable to the community</p>	<p>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” 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. This</p>
<p>17.3.2 Objective – Integration with Structural Approach to Hazard Management</p> <p>To integrate all controls imposed on land use relating to hazard avoidance or mitigation with physical works undertaken for that purpose.</p>	



<p>17.3.3 Objective – Adverse Effects of Structural Hazard Mitigation</p> <p>To avoid, remedy or mitigate the adverse effects of structural hazard mitigation measures on natural and physical resources.</p>	<p>will be addressed at subdivision stage through the required identification of building platforms.</p>
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F3.1 Concluding Comments

As noted above, the provisions of a District Plan must not be inconsistent with the purpose of the RMA. With this in mind, it must be concluded that the existing Objectives of the District Plan achieve the purpose of the RMA as set out under Part 2. From our evaluation of the existing Objectives in consideration of the Proposal, we conclude that reliance on these objectives ensures that the purpose of the RMA remains to be met.

F4.0 Appropriateness of the provisions of the Proposal

The evaluation in Table 2 in Appendix C 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 (including costs and benefits), as well as considering any other reasonably practical options for achieving the objectives (s32)(1)(b)).

The provisions of the plan change are the most appropriate means of achieving the objectives as they provide a framework which will ensure that the development of the site enables a mix of different land use densities to meet market demand for rural lifestyle development outside of urban Cromwell, they recognise and provide for the natural landscape values of the Pisa Range and they facilitate use of approximately 29 hectares of land for horticultural development. The provisions ensure that rural lifestyle development can occur in an integrated, sustainable and planned manner while avoiding potential adverse effects on; the Pisa Range – Outstanding Natural Landscape, landscape and amenity values, water resources, the soil resource, surrounding land uses and natural hazards.

F5.0 Overall Conclusion

The above evaluation has examined the Plan Change under section 32 of the RMA. The broad conclusions from that evaluation are that:



- Under section 32(1)(a), the proposal aligns with the existing objectives in the Plan and is the most appropriate way to achieve the purpose of the RMA;
- The policies and methods (rules) are the most appropriate way to achieve the objectives, taking into account the locational context, the technical reports, the design methodology and resulting Structure Plan for the Rural Resource Area (5);
- The provisions will be efficient and effective in achieving the objectives, taking into account their costs and benefits including the environmental, social and economic costs and benefits, and the opportunities for economic growth and employment anticipated;
- There is no risk of acting given that the provisions manage effects of the activities on the wider environment; there is no uncertainty in or insufficiency of the information about the subject matter of the provisions. There is risk of not acting as the finite land resource could be lost to inefficient land uses.

Overall, for the reasons expressed above, and in the supporting reports, the Proposal will achieve the higher order objectives of the District Plan and the purpose and principles of the RMA.



Part G: Assessment of Effects

G1.0 Introduction

Clause 22(2) of Schedule 1 of the RMA requires that where environmental effects are anticipated, the request for a Plan Change shall describe those effects taking into account clauses 6 (information required in assessment of environmental effects) and 7 (matters that must be addressed by assessment of environmental effects) of Schedule 4 in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the plan change.

The following actual and potential effects have been considered below:

- Effects on Landscape and Visual Effects
- Effects on Open Space and Recreation
- Transportation Effects
- Service Infrastructure Effects
- Reverse Sensitivity Effects
- Effects in relation to geotechnical conditions and natural hazards
- Effects on ecological values
- Effects on heritage values
- Effects on cultural values
- Effects on productive land uses
- Effects on land supply and growth
- Positive effects

G2.0 Effects on Landscape and Amenity Values

An assessment of the landscape and visual effects of the proposed rezoning has been undertaken by Rough & Milne Landscape Architects Limited, as documented in their report entitled 'Landscape and Visual Amenity Report' attached in Appendix E.

In undertaking their assessment to identify and evaluate the potential effects of the proposal on landscape and visual amenity, Rough & Milne established the baseline level of sensitivity of the receiving environment or viewer to changes in the landscape, and provide their opinion on the degree to which the existing landscape or visual baseline will be changed by the proposal. The potential effects on landscape and visual amenity were then assessed using professional judgement to evaluate the relationship between the site's sensitivity, and the magnitude of change, and the appropriateness of the proposed plan change in regard to the landscape-related goals, objectives, policies, rules and assessment matters of the RMA and Section 4, 12 and 16 of the District Plan.



Landscape Effects

The Landscape values attributed to the receiving environment include the ONL of the Pisa Range and foothills. The Pisa Range generally displays a high level of natural character with steep topography, rocky outcrops, tussock grasslands, and scrub vegetation. A Significant Amenity Landscape (SAL) is also identified on the site.

The Cromwell basin is a relatively flat and modified rural landscape with residential and agricultural/horticultural uses primarily bordering the bottom of the Pisa Range. The sensory and aesthetic qualities of the Cromwell Basin include excellent scenic views, pleasant and peaceful surroundings that are often associated with rural areas. Overall the immediate receiving environment displays a high level of visual amenity.

Rough & Milne have assessed that the setting within which the site is located as being rural in character with varying levels of pastoral and natural qualities, noting that buildings and patterns of farming practices in the landscape include infrastructure (roads and overhead utilities), shelterbelts, patterns of fencing and paddocks and commercial and recreational facilities (including features such as water bodies), land cover (such as vegetation, buildings) and a range of land uses (such as farming and viticulture activities, residential use or recreational use).

Four different character areas have been identified within the site. These character areas are described in Section C2.0 and include the farmland basin, farmland terraces and the east and west gullies. The developed structure plan recognises these character areas and that landscape character values vary across the site.

In terms of the sensitivity of the landscape to change, the adjacent ONL has a high level of sensitivity to change due to its high level of natural character. The sensitivity of the SAL is assessed as being moderate whereby changes of an appropriate nature are more readily able to be absorbed within the site. In responding to these landscape sensitivities, the Structure Plan has been developed so that rural lifestyle living is to be contained within the terraced foreground of the Pisa Range at the toe of its slopes, being the land that is proposed to be rezoned from Rural Resource Area to RuRA(5) and is capable of absorbing rural lifestyle development. The Pisa Range – ONL is to be expanded to the transition between the upper and lower slopes so that more of the steep and highly visible slope is afforded protection. The location of the SAL is proposed to be amended to follow the contours of the site; future development on land located within the SAL is provided for with design controls to assist with integrating built form and activity into the sites to protect and maintain landscape values.

The Plan Change will inevitably change the rural character of the application site, however it will not degrade the quality of the surrounding landscape as the landscape and amenity values of key areas of the site can be maintained through development undertaken in accordance with the Structure Plan and the amendments to Section 4 of the District Plan. Development in this location is a logical extension to an existing rural lifestyle character and will not result in significant effects on landscape values.



Visual Amenity

Visual amenity is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it. A number of viewpoints were selected for being representative of public views of the site; these viewpoints were at State Highway 8 overlook, Bannockburn Road, State Highway 6 and the Bannockburn Sluicing track. The viewpoint location map is provided in Appendix E and the assessment on each viewpoint is also provided in Appendix E.

Rough & Milne determined that effects on visual amenity arising from the Plan Change will be moderate-low in terms of the change to the existing character of the site in context of the receiving environment. It was also found that the effects of the Plan Change in the receiving landscape will not be at odds with the existing patterns of development in the surrounding environment and will not represent an adverse change.

G3.0 Effects on Open Space and Recreation

The Plan Change provides an opportunity to provide for the social wellbeing of the community and future residents within Rural Resource Area (5) through providing public pedestrian access connections for recreation purposes over the rezoned land and over the Pisa Range - ONL which has high natural value and opportunities for recreation activity.

As set out in the report by Rough & Milne, the openness of the site as it is currently will be reduced. Adherence with the Structure Plan will result in a considerable open space network and no build areas being provided in addition to the separation of the large ONL block from development under the Rural Resource (5) zoning. The proposed amendments to Section 4 require that applications for subdivision shall provide a consent notice (or other appropriate legal mechanism recorded on the certificate of title) over the allotments that contain open space and no build areas, preventing buildings on those areas. This will ensure areas of open space within the site are to remain free of built form.

The site will support a range of public pedestrian access connections for recreational purposes. Public access connections are to be provided at the time of subdivision, generally in the location shown on the Circulation Plan to be included in Section 19 (Schedules), shown in [Figure 12](#) below. The public pedestrian connections are to be protected by way of easements in gross or other appropriate legal instruments registered against the records of title for the land.



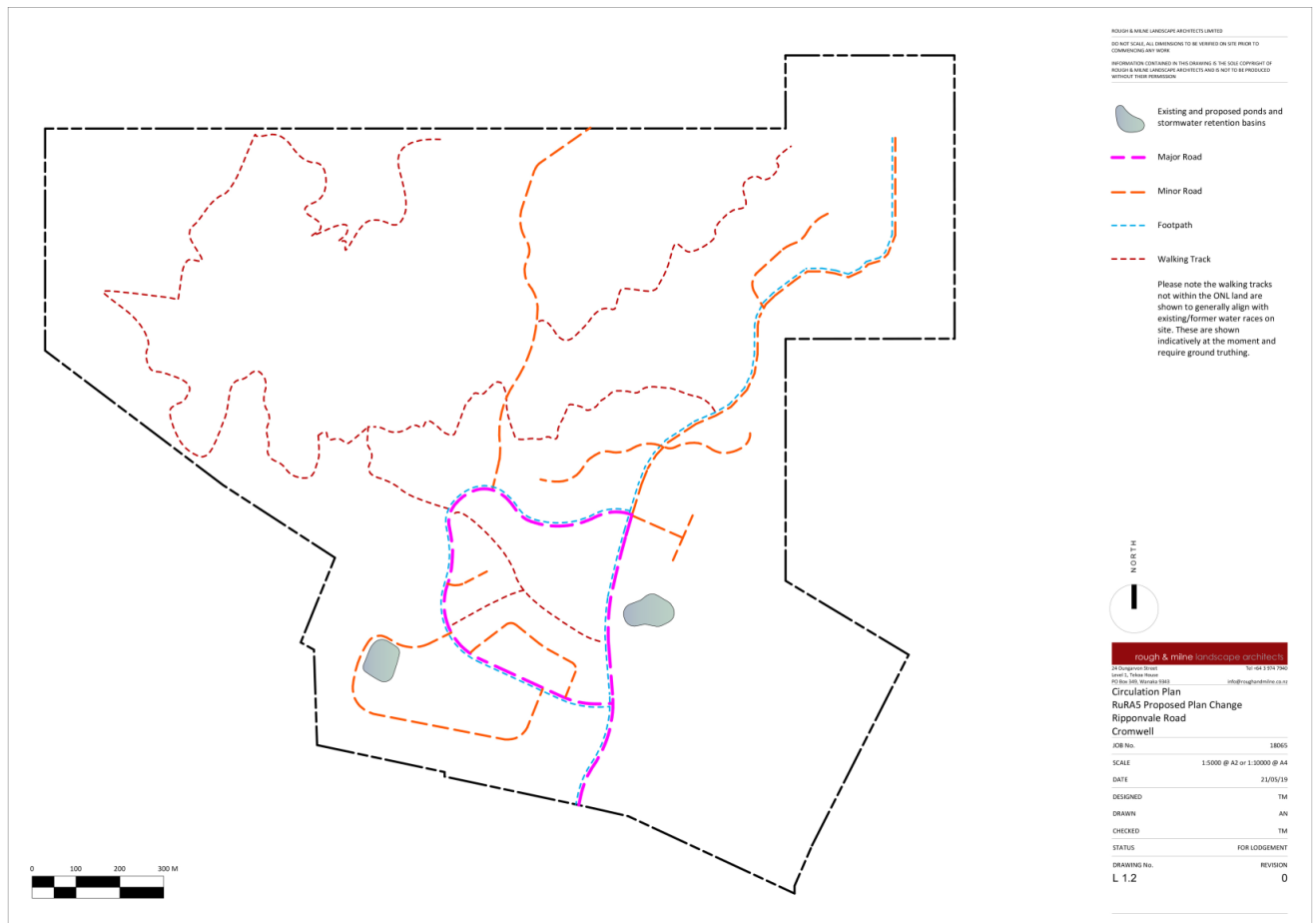


Figure 12: Indicative Circulation (Source: Rough & Milne)

G4.0 Transportation Effects

A Transportation Assessment has been prepared by Carriageway Consulting to assess the impacts of the proposed plan change on the transportation network (attached in **Appendix J**).

The site is located approximately 1.14km to the west of the State Highway 6/Ripponvale Road intersection just west of Cromwell. Towards the south, SH6 provides access to Frankton and Queenstown and further south to settlements at the bottom of the South Island. Towards the north, SH6 provides access into Cromwell via a network of district roads, to SH8B which provides a connection to SH8 and it also passes close to Wanaka before turning westwards towards the West Coast.

The Structure Plan shows one road access point from Ripponvale Road to reach the internal network of the development around 1.14km west of SH6. The access road will serve a loop road (indicatively identified on the Structure Plan) which is located centrally within the site. Additional minor roads will be identified at the time of subdivision to fulfil a property access function.

G4.1 Traffic Flow

Carriageway Consulting has assessed the anticipated trip generation of the development as having a rate of 6 vehicle movements per day per residence (for up to 160 residences) with 1 vehicle movement per residence occurring in each of the peak hours. In the morning peak hour,



90% of vehicles are likely to be exiting the site with 65% of the generated vehicle movements entering the plan change site in the evening peak hour. Based on these assumptions, it has been found that 25% of generated travel will be towards Cromwell and local facilities, and 80% of the remaining traffic will travel towards the south and the directions of Queenstown, with the remainder travelling north towards Wanaka and Alexandra.

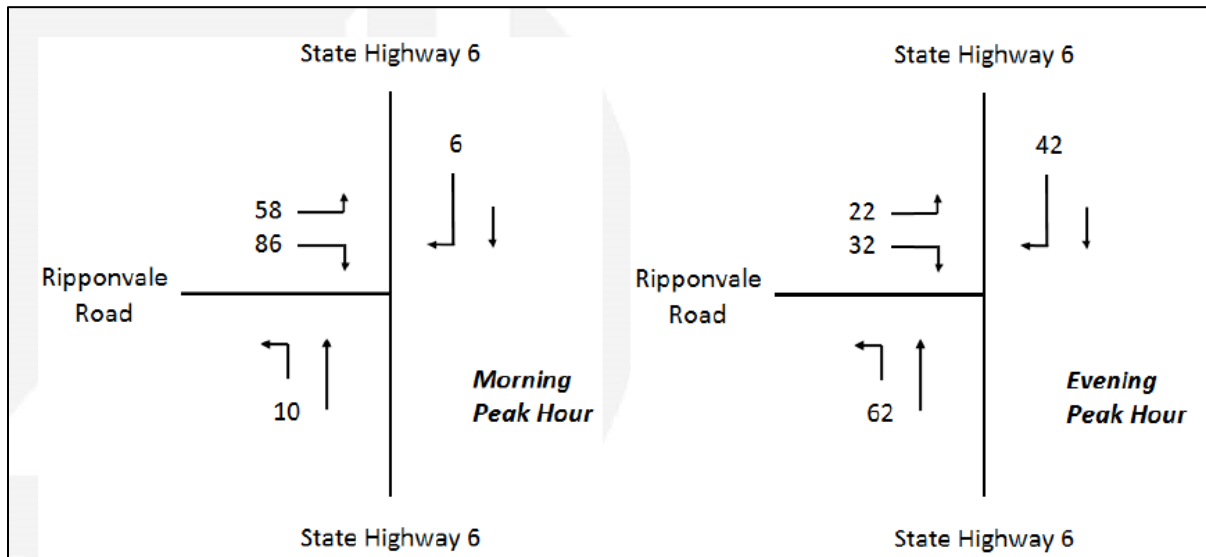


Figure 13: Traffic generation due to development of the site at the SH6/Ripponvale Road intersection

G4.2 Intersections

The traffic assessment has been based on an analysis of Level of Service (LOS). Level of service is a measure in the way in which a network is operating given the traffic demands on it. The SH6 / Ripponvale Road intersection queues and delays are expected to be minimal even when allowing for season traffic flows on the highway and for ten years of background traffic growth.

It is concluded that delays on Ripponvale Road will increase but the increase is minor. The queue increases by just one vehicle and delays increase by around 12 seconds. The resultant levels of service are not unreasonable for a rural intersection under peak traffic loadings.

No modelling has been undertaken for the access between the plan change site and Ripponvale Road. However, given that the volumes on both roads will be low, it is anticipated that the intersection(s) will operate under free-flow conditions. Volumes on the SH6 / Ripponvale Road intersection are negligible while delays on Ripponvale Road will increase from the development of the site. Overall, Carriageway Consulting have found that traffic generated by full development of the plan change site can easily be accommodated on the road network. The development of the plan change would result in less than minor adverse effects on traffic.

G4.3 Non-Car Modes of Travel

Carriageway Consulting find that the redevelopment of the site is likely to result in increased levels of walking and cycling in the immediate area. However, these non-car modes of travel will only be moderate because of the lack of destinations within a viable walking/cycling distance, meaning



that most walking/cycling will occur for recreational use. Given that traffic flows on Ripponvale Road will remain low (even when the plan change site is fully developed), additional infrastructure for pedestrians or cyclists is not considered necessary. Furthermore, the extent of development over the plan change site will not give rise to the need for a public transport service.

G5.0 Effects on Service Infrastructure

Paterson Pitts have assessed the effects of infrastructural servicing of the site based on the Plan Change parameters and an assumption that up to 160 dwellings will be provided for.

High level service assessments were carried out by Mott MacDonald's Hydraulic Engineers (Central Otago District Council's Computer Network Modellers) to assess the water, wastewater and stormwater infrastructure requirements.

The services report addresses:

- Infrastructure options for servicing the development area; and
- The impact of the new development on the existing service network and whether the development will result in detrimental effects upon the existing infrastructure.

The requirements for the development, and constraints associated with existing and planned infrastructure have been addressed and are summarised for each infrastructure service below.

G5.1 Water Infrastructure

Network modelling has confirmed that there is sufficient capacity and pressure available to meet the anticipated demand up to reduced level 250m above sea level and that firefighting capacity is available to comply with the NZ Fire Service Code of Practice for Firefighting Water Supplies (SNZ PAS 4509:2008) from the existing 200mm pipe along Waenga Drive. The development will need to be connected to the Cromwell reticulation at Waenga Drive by a new 150mm main along Ripponvale Road.

The Infrastructure Report prepared by Paterson Pitts Group (attached as Appendix F) confirms that development can also be fully serviced above reduced level 250m above sea level. This can be achieved through further on-pumping of the water supply to a 90m³ reservoir located on the upper part of the site. Firefighting water supply can also be provided on the upper part of the site to a rural supply standard through individual 30m³ reserve storage tanks with FENZ compatible couplings located within 90m of the dwelling, installed by the lot owner at the time of building a dwelling.

Internal service mains and connections within the development would be made at the subsequent subdivision stage in accordance with Council's Code of Practice for Subdivision.



G5.2 Wastewater Infrastructure

Network modelling has been undertaken by Mott MacDonald to assess the impact of the proposed Plan Change on the Cromwell wastewater network. This assessment concludes that the downstream pipework reticulation does have sufficient capacity to cope with anticipated wastewater flows from the development. The modelling has evaluated two pressurised options and one gravity option. The following options have been identified as being suitable for connecting to the Cromwell reticulation:

- The development discharges into a pump station which pumps into the Cromwell reticulation at Waenga Drive via the existing 50mm rising main in Ripponvale Road.
- The development discharges in a pump station which pumps into the Cromwell reticulation via a new 50mm rising main constructed down Ripponvale Road.
- A new 150mm gravity only connection is constructed down Ripponvale Road.

The wastewater infrastructure will be constructed in accordance with Council's Code of Practice for Subdivision prior to assets being vested with Council thereby ensuring that the new infrastructure will function to the intended level of service to minimize maintenance and operational costs. Within the development itself, Paterson Pitts anticipates that there will be a combination of gravity reticulation for the smaller lots on the flatter part of the site and a distributed pumped supply for the larger lots on the higher parts of the site, although it is noted that it is possible for the entire development to be serviced by a distributed scheme. It is also identified that it may be feasible for some of the larger more remote lots to dispose of wastewater on-site subject to meeting the requirements of AS/NZS1547:2012.

G5.3 Stormwater Infrastructure

Soakage tests and test pitting show the site is subject to highly variable sub soil conditions and permeabilities. However, due to the large size of the allotments, normal methods of stormwater disposal for a rural subdivision are considered to be appropriate. These are:

- Road side drains (water tables) and grassed swales discharging to rock sump soak pits and/or natural drainage paths.
- Household roof and hardstand runoff will discharge to ground within each allotment by a variety of methods using Low Impact Urban Design and Development principles.

G5.4 Power and Telecommunications

Patterson Pits advises that telecommunications and power supply can be provided to the development through an extension to nearby services.

With regard to the telecommunications supply, Chorus New Zealand Ltd have confirmed that a suitable Air Blown Fibre reticulation can be supplied to the proposed development and that individual homeowners will also have the alternative option of the cellular network and several long-distance wi-fi providers for their telecommunications and computer media service.



In terms of power supply to the development, three possible options have been identified, these are:

- An Aurora Energy Ltd supply with Aurora owning the subdivision infrastructure.
- 'An embedded" supply from an alternative provider connected to a dedicated feeder off Aurora's Zone substation or a feed off Aurora's distribution network, with the alternative provider owning the subdivision infrastructure.
- An independent supply from an alternative provider from a Grid Exit Point (GXP) off the Transpower Cromwell substation, with the alternative provider owning the subdivision infrastructure.
- Off grid power supply options will also be considered.

G6.0 Reverse Sensitivity

Reverse sensitivity can arise in situations where a potentially incompatible land use is proposed to be sited next to an existing land use. Residential growth may increasingly result in conflict at the rural interface (e.g. amenity standards expected by new rural lifestyle dwellers could place constraints on existing rural activities). Typically concerns largely revolve around noise, agrichemical use, odour and the visual effects of rural production activities. The site is located within a rural environment where rural activities such as farming and horticulture take place. The Cromwell Racecourse Aerodrome is located within the wider area.

Existing rural activities may have effects beyond the site boundaries that may not be able to be completely avoided or mitigated however it is reasonable to expect that these existing rural activities are able to continue to operate within the environmental limits provided for in the District Plan.

As a result of rezoning, there is a risk of exacerbating or creating new rural interface conflicts; the risk is evaluated below.

G6.1 Agrichemical Spraying

The users of agrichemicals are required to mitigate risk of spray drift from the application of agrichemicals. The risk of spray drift can and should be avoided through limiting the potential spray drift hazard by ensuring that wind speed, wind direction, humidity, atmospheric stability, maximum height of release of agrichemical, particle size, volatility of agrichemical, distance to sensitive area, buffer zone distance, presence of shelterbelts and considering the toxicity of the spray.

The Plan Change seeks to manage reverse sensitivity effects at the site, rather than by the neighbouring agricultural and horticultural property landowners needing to unreasonably further mitigate against the presence of rural lifestyle development into this location.



One method of addressing reverse sensitivity is via the use of setback requirements and shelterbelt planting. In this regard, NZ Standard 8409:2004 – Management of Agrichemicals – Part G6 – provides guidelines for buffer zones and shelterbelts to assist in the management of activities sensitive to agrichemicals. Buffer zone guidelines provide for various agrichemical application methods with associated separation distances to property boundaries which vary as follows:⁸

Table 8: Agrichemical Spraying Setbacks

Application method (of agrichemical)	Distance (metres) from sensitive areas	
	With shelter	Without shelter
Boom sprayer	2m	10m
Air blast sprayer	10m	30m
Aerial application	100m	300m

It is anticipated that the predominant application method of agrichemicals within the surrounding area would either be by boom spraying or air blast spraying. Aerial application is considered less likely given the size of the properties within the surrounding area and the densities of existing residential development making this higher risk in the wider area currently. For existing properties along Ripponvale Road wishing to undertake agrichemical spraying the buffer zone requirements for NZ Standard 8409:2004 can be achieved for boom spraying. The setback for air blast spraying can also be achieved with the benefit of the Ripponvale Road buffer which at its east-west portion has a legal width of 20 metres and through existing shelterbelts (for example the property at 109 Ripponvale Road has an existing shelterbelt located along their front and side boundaries), reducing the setback distance for airblast spraying from 30 metres to 10 metres.

A 15m wide amenity edge will be planted prior to the development of rural living activity within Rural Resource Area (5). This amenity edge will help maximise separation distances between areas where the application of agrichemicals is to occur and will effectively assist in mitigating potential spray drift onto Rural Resource Area (5).

The separation distance is proposed to be further enhanced through the setback standard proposed under the Plan Change requiring that where any site adjoins Ripponvale Road, buildings are to be setback a minimum of 30m from the road boundary, and that buildings on any sites within Rural Resource Area (5) that adjoin the Rural Resource Area (including the 'Horticulture Area' identified on the structure plan) shall be setback a minimum of 25m from the zone boundary.⁹ It is noted that the 25m setback is consistent with the yard setback for Rural Resource Area zoned sites, and the 30m setback creates a greater buffer than the current zone provisions provide for. Furthermore, the proposed setback results in a significantly greater

⁸ Source: section 42A report for PC13

⁹ With the exception of RL3.



setback distance than is required for development in the adjoining Rural Residential zone (10m setback requirement).

The Structure Plan provides for larger sites at the perimeter of the site and smaller (2,000m² to 4,000m²) sites located within the development area thereby creating more potential for a buffer between potentially sensitive activities and the surrounding rural activities.

While consideration has been given to potential spray drift from surrounding properties within the area it is also noted that by planting the 'Horticulture Area' as required through the Plan Change rules, New Zealand Cherry Corp is also subject to potential reverse sensitivity effects on their own land. Through experience of operating their existing orchard (which is located next to the Ripponburn Rest Home) they advise that the potential for spray drift can be effectively managed. Furthermore, the New Zealand Cherry Corp orchard has full GlobalG.A.P. certification. This GlobalG.A.P. certification upholds them to the highest standard for agricultural practices for food safety and environmental management practices and therefore they are subject to strict requirements for agricultural spraying.

The horticulture area identified on the Structure Plan and is required through the Plan Change rules to be planted prior to the authorisation of rural living activities within Rural Resource Area (5), the presence of this orchard along with surrounding rural activities clearly indicates to future buyers of Rural Resource Area (5) land that these properties are located in a productive rural area where rural activities such as farming and horticulture take place and there is a continuing expectation that agricultural management practices such as agrochemical spraying, the use of farm machinery, the operation of bird scares and frost machines and other similar activities may occur.

G6.2 Frost Fans and Bird Deterrent Devices

The rules of the Rural Resource Area facilitate the emission of temporary, short duration noises associated with audible bird deterrent devices and wind machines for frost control (Rules 4.7.6E(b) and Rule 4.7.6E(C) of the District Plan.

Rule 4.7.6E(d) of the District Plan requires any noise sensitive activity which locates within any part of the Rural Resource Area to adequately acoustically isolate habitable spaces from noise to achieve an indoor design sound level of 45dBA L_{max}. This rule will continue to apply to the plan change site. Of particular relevance within the surrounding area is the presence of frost fans, frost fans particularly operate at night when the temperature drops, it is during these times that residents are likely to be indoors where through the rule provisions of Section 4 they are required to meet the 45dBA L_{max} sound level.

G6.3 Cromwell Racecourse Aerodrome

Reverse sensitivity effects in regard to the proximity of the site to Cromwell Aerodrome have been considered. We have been advised that due to the topography of the surrounding area and under Cromwell Aerodrome rules planes can only operate in the direction shown in [Figure 14](#) below.



This is not over the site and no aircraft should be operating out of the Cromwell field over the site at low levels. Due to this it is not considered necessary to impose height restrictions on buildings because of flight paths. It is also considered that while airports and aircrafts can generate noise, existing residentially zoned land is located in close proximity to the airport within the urban confines of Cromwell which indicates that the aerodrome is unlikely to be at any risk from the development that would be enabled by the Plan Change.

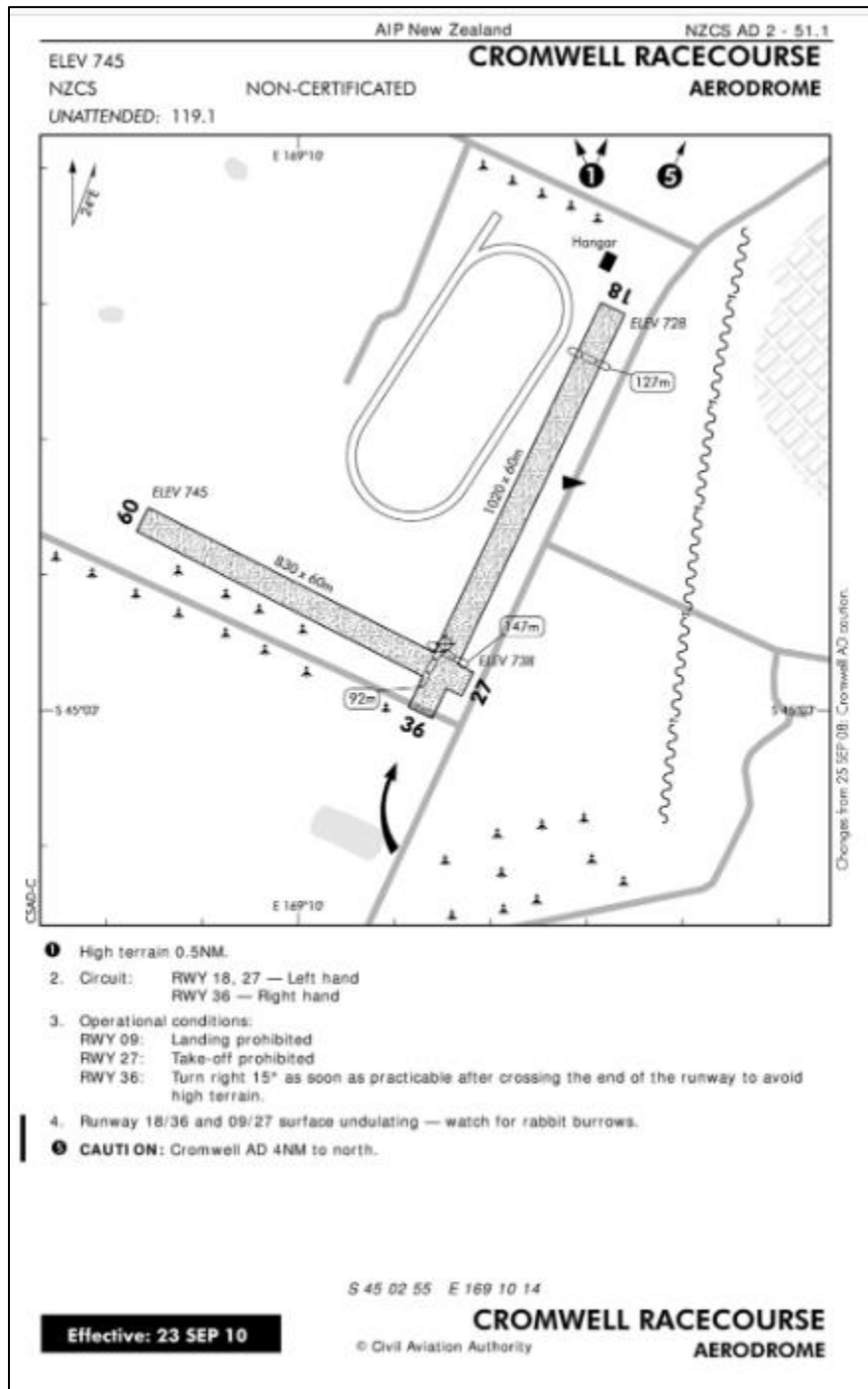


Figure 14: Cromwell Aerodrome

G7.0 Geotechnical

A Geotechnical investigation has been prepared by GeoSolve Limited and the report is attached as Appendix I. Geosolve identifies that the site is located within an alluvial fan hazard area, a landslide hazard area and a seismic hazard area.



The site is located in the south-western end of the Upper Clutha Valley along the edge of the Pisa Range. The Pisa Fault runs through the site from the northeast to southwest however due to the estimated 10,000 to 20,000 years average return period for earthquakes on this fault, the seismic risk is considered low. The bedrock in the Upper Clutha Valley is Haast schist, which forms the Pisa Range to the west and underlies the site at depth. Over the bedrock there is an alluvial fan from deposits of stream sediments and Early Quaternary Gravel. Landslides were extensive during the Pleistocene which created deposits of post glacial loess.

The topography of the site is described as relatively gently sloped at the southern end and the north and west parts of the site increase in slope. Three major gullies exist, the western, northern and eastern. The western gully is steep with an ephemeral stream, the sides are vegetated by scrub and trees. The northern gully has no active stream with less vegetation than the western and the eastern gully is moderately to gently sloping and predominantly grassed. There are also several moderate-steep minor gullies on the grassed eastern and western facing slopes of an Early Quaternary Gravel terrace at the northern end of the site. Several water races exist on the property and some are still used.

G7.1 Alluvial Fan

A large area of the site is identified as having an historic alluvial fan (ORC Hazard Mapping). GeoSolve identify that there does not appear to be any evidence of recent activity and the risk of future debris flow or debris floods is considered to be generally low. No mitigation measures are required in respect of alluvial fan activity beyond those otherwise recommended for flood mitigation. GeoSolve has also prepared a report on the flood risk over the site and flooding mitigation measures are further discussed in this report (attached as Appendix H and in Section G7.5 below).

G7.2 Landslide

In terms of the site's susceptibility to landslides, GeoSolve has identified evidence of schist debris landslides on the property on the northern and western slopes at the base of the Pisa Range. In Central Otago, the mechanics of schist debris landslides are well understood and enhancing the stability of slopes flatter than 20 degrees can be effectively achieved. The primary trigger for landslides (fluctuating aquifer levels) can be controlled through drainage or other methods. Within the Plan Change area, slowly creeping schist debris landslides extend from the flats to the top of the Pisa Range, the slopes that reduce to 20 degrees or flatter show an absence of distinct scarps or other signs of recent movement and therefore indicate either inactivity or very low rates of creep. These areas are considered suitable for development.

GeoSolve have identified where rural residential built form (i.e. building sites) will be avoided because of the risk of schist debris landslides, due to the steeper slopes and evidence of movements. Creep rates of these slopes are likely to be significant (possibly up to 100mm in prolonged wet periods).



GeoSolve have also identified areas of the landslide where there is potential for development to occur however, further monitoring and geotechnical investigation would be necessary to determine the potential for development. This information would form part of a resource consent application for subdivision or land use consent.

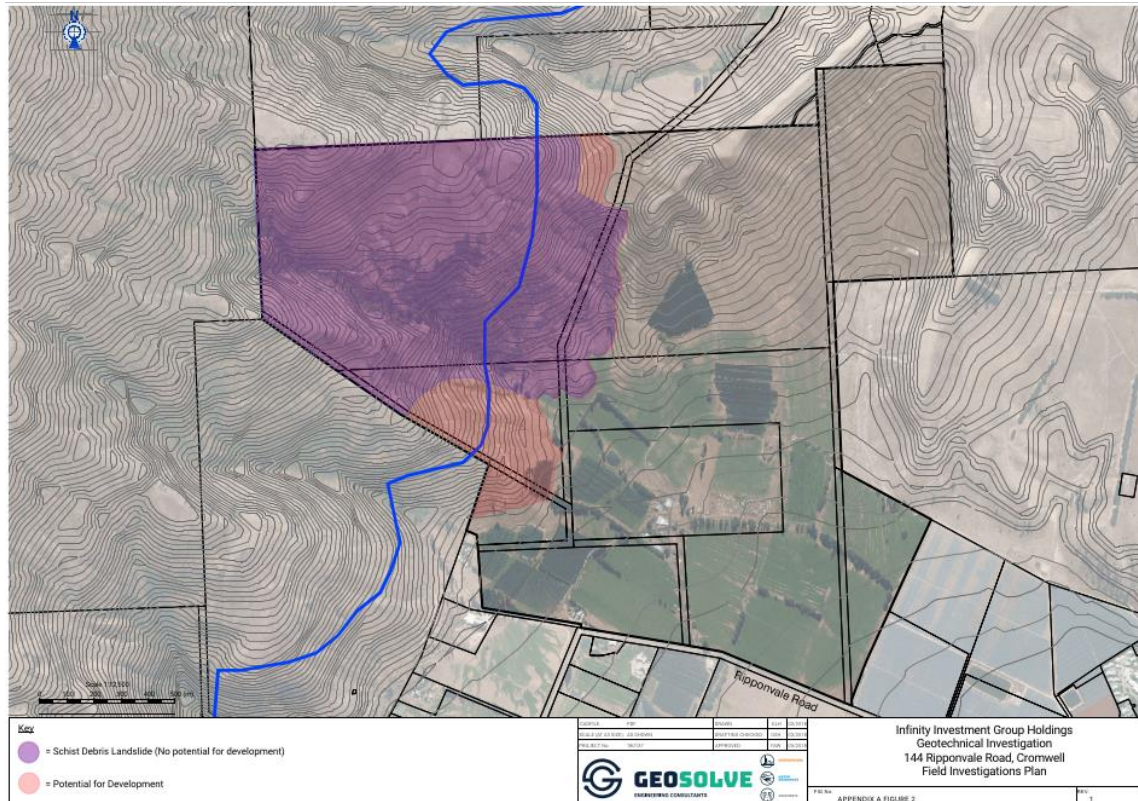


Figure 15: Hazard Areas (Source: GeoSolve)

G7.3 Seismic Hazard

As discussed above the Pisa Fault is mapped as running through the site from the northeast to southwest. GeoSolve consider that because the location of this fault is only inferred with no identified scarps and the return period for earthquakes is substantial, no limitations are necessary for any structures apart from precautionary inspection of footing excavations, to ensure no subsurface evidence of the fault is present in the immediate vicinity. Risk associated with the Pisa Fault has been determined as being very low.

There is a high probability that a major earthquake will occur along the Alpine Fault within the next 50 years resulting in strong and prolonged ground shaking in the vicinity of Cromwell, this could impact on all buildings in the district. GeoSolve recommend that appropriate allowance be made for seismic loading during detailed design of future buildings. This would form part of a future building consent application to be considered by Council.

G7.4 Liquefaction

GeoSolve identifies that liquefaction risk in the area can be recategorized as very low because the water table has been located at a depth of 33 metres. Perched water may be present locally after sustained rainfall, but materials highly susceptible to liquefiable (loose uniform sands) are not expected to be widespread in this terrain.



G7.5 Flood risk

The flooding assessment identifies the present land use of the site comprising of a working farm with the flatter land irrigated by border-dykes and spray irrigation. There are a number of orchard blocks that are generally spray irrigated. A number of water races are present throughout the property, and these can intercept runoff from land above and divert this to other parts of the property. Such runoff could be irrigation runoff water or overland flow after rainfall.

Three main catchments are identified within the property, being the Western, Northern and Eastern catchments and one that touches the southwestern margins of the property identified as Southwest.

Geosolve identifies existing flow paths and areas potentially subject to inundation. Geosolve acknowledges that a drainage corridor is provided for in the Structure Plan and that this corridor is to be located within a 'no build area' (identified as an indicative open space/stormwater drainage area on the structure plan). The northern drainage corridor is also to be located within a no-build zone. There is an existing formed channel along the south-eastern boundary that directs flows along the boundary towards Ripponvale Road. The proposed drainage channel will discharge into this channel so that outflow locations from the property will remain the same.

Geosolve identifies that it will be possible to locate future building sites well away from and above active watercourses. Accordingly, most future lots will only require a minimum level of flood protection to deal with localised shallow runoff such as establishing minimum floor levels above surrounding ground. The District Council minimum floor level is 300mm above natural ground and this will need to be greater in some cases. These matters can be addressed at the time of subdivision consent.

The report identifies that building sites that are on slopes requiring excavation (cut and fill) should incorporate a stormwater catch drain placed at the base of the cut slope.

The old water races around the hill slopes can intercept runoff from the slopes above and redirect those flows. It is recommended that lowered sections of the downstream race bank be formed and grassed at larger watercourses so that if the old races become full they can overflow at known and manageable locations. If the building sites have been sited away from flood flow paths then this will reduce the chance of them being affected by breakout at unexpected locations.

Shallow, grassed swales and roadside stormwater drains are typically also included in rural type subdivisions to deal with shallow runoff and retaining the system of existing border dykes could help in this regard. Roadside culverts and drainage infrastructure should be designed to accommodate any upstream catchment which is normal.

Two small water storage dams are present on the site which may be retained. These dams present a flood hazard if they were to fail either during normal operation or during an extreme weather event. This flood hazard would be additional to the hazard from stormwater runoff



although the incremental increase in hazard may only be small. Conversely if retained these dams could also have a positive effect by storing and gradually releasing floodwater, reducing the impacts of flooding downstream i.e. as a stormwater retention basin. Future building sites immediately downstream may require specific engineering works to manage flood risk of these dams. Final solutions should be subject to detailed design once development plans are confirmed.

G7.6 Summary of geotechnical and hazard risks

Given the findings of the geotechnical investigation, it is considered that the site is suitable for development with some areas being specifically excluded from 'built development' as identified in the Structure Plan while other areas of the site have the potential to be developed but will require further geotechnical monitoring and investigations so that geotechnical recommendations can be formed to inform any requirements for managing the risk through specific design at the subdivision and building consent stage.

G8.0 Ecological

There are no significant ecological areas identified in the District Plan within or in close proximity of the site.

The Plan Change proposes to protect the ONL area by avoiding development on it, by expanding it to include a greater area of the visibly prominent slope and by retaining the current District Plan controls over the existing and expanded ONL. This contributes to retaining the natural character and biodiversity within the application site.

Planting of native species is proposed in the stormwater corridor and in the 15 metre planted Amenity Edge adjacent to the Horticulture block, as well as being among recommended species for landscape planting within individual lots. These plantings compatible with the ecological district and reflective of the existing plant communities on site and will increase biodiversity and enhance ecological values.

It is also noted that within the Rural Resource Area Zone, permitted activities including farming, (limited) forestry, orcharding and horticulture can occur as of right and without any reference to any ecological values (i.e. as a permitted activity in the Rural Resource Area).

Overall, when taking into account the effects that could be generated from permitted activities within the Rural Resource Area and the measures proposed to enhance the ecology of the site it is considered that the proposal will result in positive effects on the environment.

G9.0 Effects on Soil Resource

'Soil type' represents a unique combination of chemical, physical, biological and mineralogical characteristics and site features. Soil type classifications are often designated by a geographic name and/or topsoil textural and depth qualifier.



The SMap digital soil spatial information system, created by Landcare Research identifies the soil types that are present over the site subject to the Plan Change, these identified soils are:

- Ranfurlyf(Sib 4)
- Claref(Sib 1)
- Ripponvalef (Sib 2)
- Waengaf (Sib 5)
- Molyneuxf (Sib 10).

The specific characteristics of these soils are provided in Appendix L. None of the soils identified on the site qualify as being “high class”. High class soils are versatile soils capable of growing a wide range of crops. They are generally deep (>100cm), silt loam or sandy loam textured, they have potential rooting depths of >100cm, contain no root barriers, are either stone free or contain very few stones, are well or moderately well drained, have unlimited root zone aeration, have moderate or rapid profile permeability, they have high profile available water and they are on flat to undulating slopes (<7°).

Series	Sibling	NZSC	Soil depth	Fine earth Texture	Potential Rooting Depth	Root barrier within 100cm	Topsoil stoniness (0-20cm)	Drainage class	Root zone aeration	Permeability profile	Depth to slowly permeable horizon	Permeability of slowest horizon	Profile Available Water	Depth to stony layer	Slope	
Clare shallow sandy loam	Clare1a1	Weathered Aged-argillic Semiarid, SAW	shallow (15-35cm)	sandy loam	20-80cm	Clay pan	Moderately stony >5<35%	well drained	moderately limited	moderate over slow	20-80cm	Slow (<4mm/h)	low (0-100cm) = 34mm	shallow (10-30cm)	strongly rolling (16 to 10 degrees)	Not high class
Ranfurly moderately deep silt loam	Ran4a1	Mottled Argillic Semiarid, SIM	moderately deep (35-55cm)	loam	35-65cm	densely packed gravels	Stoneless	imperfectly drained	limited	moderate over slow	35 to 60cm	Slow (<4mm/h)	mod to high (0-100cm) = 125mm	moderately deep (35-70cm)	flat to gently undulating (0-3 degrees)	Not high class
Waenga shallow sandy loam	Waen5a1	Typic Argillic Semiarid, SIT	shallow (20-30cm)	loam	>100cm	Nil	Moderately stony >5<35%	moderately well drained	unlimited	moderate	no slow horizon	Moderate (4-75mm)	low (0-100cm) = 55mm	shallow (10-20cm)	flat to gently undulating (0-3 degrees)	Not high class
Ripponvale shallow sandy loam	Ripp2a1	Typic Immature Semiarid, SIT	shallow (0-45cm)	loam	>100cm	Nil	Stoneless	well drained	unlimited	rapid	no slow horizon	rapid (>72mm/h)	Moderate (0-100cm) = 89mm	Shallow (10-45cm)	flat to gently undulating (0-3 degrees)	Not high class
Letts shallow and stony sandy loam	Moly30a	Typic Immature Semiarid, SIT	shallow (10-45cm)	sandy loam	>100cm	Nil	Moderately stony >5<35%	well drained	unlimited	rapid	no slow horizon	rapid (>72mm/h)	low (0-100cm) = 36mm	shallow (5-45cm)	hilly (6-25 degrees)	Not high class

Figure 16: Soil Characteristics over the Plan Change Site (provided from Landcare Research)

Rezoning of the application site from Rural Resource Area to provide for rural lifestyle living at a greater density than the Rural Resource Area currently provides for will lead to an inevitable loss of some of the soil resource but not one that contains “high class” or versatile soils. While, the plan change will provide for an area of approximately 142 hectares to be developed into rural lifestyle living, the density of the allotments still provides the ability for the soil resource to be utilised within the allotments, areas of open space are also to be provided for and an area of approximately 29 hectares of flat land is to be planted in a cherry orchard and used for horticultural support activities. The proposed plan change identifies this area as a ‘Horticulture’ area and to provide for the planting of this area prior to consenting of residential activity within the Rural Resource Area (5). The planting of this land will result in a more intensive use of the soil resource consequentially resulting in benefits for productive capacity. Planting of this orchard will ensure



the sustainable management and ongoing potential economic benefits that result from the use of this land/soil resource for productive purposes.

From a practical perspective, within Central Otago an important factor to consider when determining the effects on productive land use is the amount of water potentially available for plant growth. With respect to the application site, all but one of the identified soil types located over the site have a low Profile Available Water (“**PAW**”) as identified in Appendix L with the Ranfurly Soil Series having a medium PAW. This contributes to the soil being incapable of growing a wide range of crops.

Profile Available Water is defined as:

The amount of water potentially available to plant growth that can be stored in the soil to 100cm depth. PAW takes into account variations in soil horizons and is expressed in units of millimetres of water, i.e. in the same way as rainfall. A PAW of 100mm implies that 10% of the soil volume is water available to plants. Low PAW is <60mm, moderate is between 60 and 150mm, and high is ≥150mm.

As discussed above, rezoning an area of the Rural Resource Area into Rural Resource Area (5) to provide for rural lifestyle living will lead to an inevitable loss of an area of the soil resource. This is unavoidable, however, the following needs to be considered:

- The soils identified over the plan change site are not considered to be ‘high class’ and therefore are of lesser versatility.
- There are clear natural and defensible boundaries surrounding the site to aid in preventing further creep of rural lifestyle living over the soil resource such as Ripponvale Road, the Pisa Range ONL, the SAL and the Horticulture Area which is provided for in the Structure Plan to be included in Section 19 of the District Plan and provisions of Section 4 of the District Plan.
- The area proposed for rezoning includes hilly topography and areas at potential risk of natural hazards such as flooding meaning that its versatility for productive uses is already compromised.
- 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 ensure that the life-supporting capacity of the soil resource will be sustained albeit within smaller allotments than present.
- The availability of water for plant growth at a productive scale is a relevant limiting factor.

Overall, it is considered that the adverse effects on the soil resource will not be significant.



G10.0 Effects on land supply and growth

Market Economics (attached as Appendix G) has assessed the future demand for rural residential and rural lifestyle properties (lots) in Cromwell's rural surrounds with specific consideration given of the Plan Change proposal.

Market Economics refers to the Rationale projection report, the findings of this are that the Cromwell Ward accounts for 35% of the District's total dwellings in 2016, increasing to a projected 40% share in 2043. This increasing relative share is due to a faster growth rate occurring in and around Cromwell compared to the rest of the District – a 50% projected increase in dwellings across the total Cromwell Ward by 2043 compared to just a 19% increase in the rest of the district over that period. Overall, Cromwell Ward accounts for 59% of district wide growth projected between 2016 and 2043 equating to approximately 1,850 additional dwellings.

The rural fringe/rural areas of Cromwell Ward are expected to have a significantly faster dwelling growth rate than the Cromwell urban area (an average of 70% growth to 2043 compared to a rate of 40%). Rationale equate this to approximately 860 additional dwellings in the rural fringe/rural areas of the Ward by 2043 and approximately 990 additional dwellings in the Cromwell urban area. The proposed plan change – which creates a maximum of 160 rural-lifestyle zoned sites within a Cromwell's rural fringe, responds directly to clear market demand. Based on Council's total dwelling growth projections, it would cater for approximately 18% of long-term demand projected between 2016 and 2043 in outer and rural Cromwell.

The growth outlook for Cromwell Ward indicates that there is a clear demand for growth within both the Cromwell township and the rural fringe/ rural areas meaning that suitable land in both these areas need to be identified, zoned and serviced (where applicable) at appropriate times and at appropriate scales to ensure that the projected dwelling demand can be met without undue constraint. Therefore, given there is strong demand for both growth in the township and rural areas it is considered that there will be a less than minor adverse effect on urban land supply and growth. Furthermore, given the plan change area is in close proximity to the Cromwell town centre and key employment areas it is considered that it will result in positive effects on economic wellbeing.

The proposed location for the plan change is considered to be logical and advantageous given its close proximity to the Cromwell town centre and key employment areas. Given that the proposed plan change only seeks to establish sites for rural residential/rural lifestyle purposes rather than commercial or industrial activities, it will not compete with the Cromwell township with respect to provision of land for business activity or residential activity at urban densities.

Development of this area presents significant economic benefits to the community, through enabling increased competition between land owners and to provide the market with confidence



that sections or dwelling are not in short supply (which increases prices and speculative behaviours), improved land values for landowners, and through economic growth and employment resulting from subsequent development and construction opportunities.

G11.0 Heritage Values

No heritage sites are contained on the NZ Heritage List and there are no heritage demarcations in the Central Otago District Plan for the site. However, within the site there are early water races which are anticipated to date from at least the 1870's. These water races are located within the farmland basin and farmland terrace areas of the site.

Heritage New Zealand Pouhere Taonga have been contacted with regard to these water races. It has been advised that, "the races will be in varying degrees of preservation, but 19th century fabric can still be seen... in summary, if anyone wanted to build or do earthworks etc., then the usual Archaeological Assessment would be required. An Archaeological Authority would only be required if they affected any sites. There would be no problem cutting through races for entranceways, for example, as has been done on properties nearby".

Should future development seek to affect these water races then an application for an Archaeological Authority will also be required to be lodged with Heritage New Zealand Pouhere Taonga, in addition to the resource consent applications to the CODC. As such any potential effects of proposed works will be assessed as part of that application.

G12.0 Cultural Values

The District Plan does not identify the site as being in or near a site of cultural value. Furthermore, the site and surrounds are not located within a cultural landscape.

In Section 3 (Manawhenua) of the District Plan, a framework is put in place within which issues of importance to Kai Tahu ki Otago in the context of the Resource Management Act are provided for in the Central Otago District. The methods of implementation identify that the Kai Tahu ki Otago – Natural Resource Management Plan is to be used as a basis for identifying issues of importance to Kai Tahu ki Otago for consultation purposes and that consultation is actively undertaken with Kai Tahu ki Otago. The methods outline that important sites of significance - archaeological sites, waahi tapu and waahi taokato Kai Tahu ki Otago are identified and listed on the register of Heritage Items contained in the District Plan (where Manawhenua wish for public registration of these sites) and that information is managed and recorded in a manner that protects the cultural sensitivity of that information. The methods also identify that Kai Tahu ki Otago is to assist in the development and implementation of strategies designed to encourage landowners to protect archaeological sites, waahi tapu and waahi taoka on their property. The development of rules also ensure that significant adverse effects on matters of significance to Kai Tau ki Otago are avoided, remedied or mitigated.



With regard to the methods outlined in Section 3 of the District Plan Kai Tahu Ki Otago Ltd will be notified of the private plan change application and will have the opportunity to submit a formal submission.

The Kai Tahu ki Otago Iwi Management Plan 2005 (referred to in PART E of this report) has been used to help guide our assessment on cultural values and associated effects arising from the plan change. This document is an “Iwi Management Plan” and as such is a relevant matter to consider under s74 of the RMA.

There are no known wāhi tapu sites on the property. While we understand that is not appropriate to impose the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol within a rule framework, it will be adhered to indirectly through the matters of control for subdivision.

G13.0 Positive effects

The definition of ‘effect’ in Section 3 of the RMA includes positive effects and therefore it is appropriate to consider the positive effects of the proposal.

Rezoning an area of land in this location to provide for a greater density of development will thereby provide an opportunity to meet the future growth demand for rural residential / rural lifestyle land within the Cromwell Ward. By rezoning an area of land which is capable of absorbing a greater density of development and at a mix of densities ensures that land subdivision within the area can be undertaken in a strategic and coordinated rather than an ad-hoc way.

This request for a private plan change is a considered response to providing an opportunity to meet the future growth demand while also taking opportunities to enhance community wellbeing through the provision of public walking tracks providing for both connectedness and recreation. This includes public access to the ONL land to enhance the recreation opportunities for the community.

Rough & Milne have identified that the Pisa Range ONL has a very high natural character and visual amenity and as such the Structure Plan expands the ONL line to include further areas of visual significance and protect them from inappropriate subdivision and development. Landscape planting within the Rural Resource Area (5) will increase biodiversity and enhance ecological and landscape values of the site.

The plan change will also secure horticultural planting of the Horticultural Area. The expansion of the cherry orchard business which is required through the proposed rule provisions results in a more intensive productive use than presently undertaken on the site. The rule provisions recognise the importance of maintaining the life-supporting capacity of land and this achieves that whilst also providing for rural lifestyle development on the site.



The development of the site for rural lifestyle purposes has the potential to result in job creation associated with site works and building as does the expansion of horticulture in the area.

G14.0	Summary of Effects on the Environment
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This assessment identifies the range of environmental, economic, social and cultural effects that are anticipated from the implementation of the plan change. It confirms that adverse effects can be appropriately avoided, remedied or mitigated, and that there will be a range of positive effects arising from the plan change. The site can be adequately serviced and there are no impediments to development in accordance with the proposed zoning. This assessment of effects is also considered throughout the Section 32 evaluations which are considered in Appendix C.

