

Appendix B:

*Evaluation of Plan Change Against
the Operative, Proposed and Partially
Operative Regional Policy Statement*



Evaluation of the Plan Change Against the Operative, Proposed and Partially Operative Regional Policy Statement

Table 1: Evaluation of Operative Otago Regional Policy Statement Objectives

Objectives and Policies	Evaluation
Chapter 5: Land	
<p>Objective 5.4.1 To promote the sustainable management of Otago's land resources in order:</p> <p>(a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and</p> <p>(b) To meet the present and reasonably foreseeable needs of Otago's people and communities.</p> <p>Objective 5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.</p> <p>Policy 5.5.2 <i>To promote the retention of the primary productive capacity of Otago's existing high class soils to meet the reasonably foreseeable needs of future generations and the avoidance of uses that have the effect of removing those soils or their life-supporting capacity and to remedy or mitigate the adverse effects on the high class soils resource where avoidance is not practicable.</i></p> <p>5.5.3 <i>To maintain and enhance Otago's land resource through avoiding, remedying or mitigating the adverse effects of activities which have the potential to, among other adverse effects:</i></p> <p>(a) <i>Reduce the soil's life-supporting capacity</i> (b) <i>Reduce healthy vegetative cover</i> (c) <i>Cause soil loss</i> (d) <i>Contaminate soils</i> (e) <i>Reduce soil productivity</i> (f) <i>Compact soils</i> (g) <i>Reduce soil moisture holding capacity.</i></p>	<p>Rezoning a 142 hectare area of land at 144 Ripponvale Road will inevitably result in a loss of the soil resource at the site from primary production uses. While the rezoning would enable an increased density of rural lifestyle living the use of the soil resource is not precluded and rural lifestyle lots still have the ability to utilize the soil resource for primary production.</p> <p><i>"High class soils" are defined in the Operative Regional Policy Statement as, "soils that are capable of being used intensively to produce a wide variety of plants including horticultural crops. The definition requires good soil and other resource features that in combination are capable of producing a wide range of crops. It does not include areas that may be suited to one or two specialist crops, largely due to the climate rather than soil quality".</i></p> <p>Details of the soils at 144 Ripponvale Road have been obtained from the publicly available New Zealand digital soil map and database Smap Online. There are 5 soils mapped over the Plan Change site and none of the soils meet the criteria required to be classified as high class. Although some of the soils are capable of growing specialty high value crops, they are not suitable for intensive arable cropping due to the combinations of soil depth, potential rooting depth, topsoil stoniness, profile available water and depth to a stony layer criteria.</p> <p>While it is recognised that the site does not contain high soils, it is acknowledged that there is an ability to grow high value crops over part of the land. In this regard, the requestor has set aside a 29 hectare site for a cherry orchard and associated horticulture support activities on the area identified as 'Horticulture Area' on the structure plan, the planting of this area is to be required through the provisions of the Plan Change. The planting of this area will result in a more intensive use of the soil resource than is currently undertaken on this land.</p>

Table 2: Evaluation of Proposed Regional Policy Statement Objectives

Objectives and Policies	Evaluation
Chapter 3: Otago has high quality natural resources and ecosystems	
<p>Objective 3.1 The values of Otago’s natural resources are recognised, maintained and enhanced.</p> <ul style="list-style-type: none"> • Policy 3.1.3 Water allocation and use • Policy 3.1.7 Soil values • Policy 3.1.9 Ecosystems and indigenous biological diversity • Policy 3.1.10 Natural features, landscapes and seascapes • Policy 3.1.12 Environmental enhancement <p>Objective 3.2 Otago’s significant and highly-valued natural resources are identified, and protected or enhanced.</p> <ul style="list-style-type: none"> • Policy 3.2.3 Identifying outstanding natural features, landscapes and seascapes • Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes • Policy 3.2.5 Identifying highly valued natural features, landscapes and seascapes • Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes • Policy 3.2.17 Identifying significant soil • Policy 3.2.18 Managing significant soil 	<p>The Plan Change has had significant consideration to the values of Otago’s natural resources so that they are recognised, maintained, protected or enhanced. This is evident in many ways such as through:</p> <ul style="list-style-type: none"> • Expansion of the Pisa Range ONL line to protect a greater area of significance from inappropriate land use and subdivision. • The identification of a range of Rural Lifestyle Areas across the site which directs higher density of development into the less visually sensitive areas of the site and lower density of development into the higher elevated parts of the site. • The identification of no-build and open space areas within the site to address amenity and natural hazard effects and to address social wellbeing by providing opportunities for recreation and connectivity. • Measures to mitigate reverse sensitivity effects such as the provision of an amenity planting strip and buffer along Ripponvale Road. • Identification of a 29 hectare horticulture area to be developed as a cherry orchard to enhance the productivity of this area of land from its current rural use. • Ecological enhancement measures such as planting.

Table 3: Evaluation of Partially Operative Otago Regional Policy Statement Objectives

Objectives and Policies	Evaluation
Chapter 1: Resource management in Otago is integrated	
<p>Objective 1.1 Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.</p> <ul style="list-style-type: none"> • Policy 1.1.1 Economic wellbeing • Policy 1.1.2 Social and cultural wellbeing and health and safety <p>Objective 1.2 Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago.</p> <ul style="list-style-type: none"> • Policy 1.2.1 Integrated resource management 	<p>The plan change enables Objective 1.1 to be met as it promotes economic wellbeing through ensuring economic productive land is retained for a cherry orchard and it provides for development in an area which is easily accessible to the Cromwell town centre and key employment locations. It provides for social wellbeing by providing a mix of rural residential densities and lifestyles within a rural context, connectedness through its open space network and future roading network, and social wellbeing of the community by providing for recreational opportunities. Cultural wellbeing is also provided for by building on the landscape values of Cromwell (particularly related to Cromwell's orchard, agricultural and goldmining past) to enhance a sense of place. This is acknowledged through the proposed use of building materials and planting.</p> <p>The development of the RuRA(5) Structure Plan and Plan Change provisions displays a carefully considered integrated response to the site and to Central Otago.</p>
Chapter 2: Kai Tahu values and interests are recognised and kaitiakitaka is expressed	
<p>Objective 2.1 The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.</p> <ul style="list-style-type: none"> • Policy 2.1.1 Treaty obligations • Policy 2.1.2 Treaty principles <p>Objective 2.2 Kai Tahu values, interests and customary resources are recognised and provided for.</p> <ul style="list-style-type: none"> • Policy 2.2.1 Kai Tahu wellbeing 	<p>The District Plan does not identify the site as being in or near a site of cultural value. As required to do so, Council will notify Kai Tahu ki Otago of the Plan Change and they will have an opportunity to make a submission. The Kai Tahu ki Otago Iwi Management Plan 2005 has been used to help guide our assessment on cultural values and associated effects arising from the plan change.</p>
Chapter 4: Communities in Otago are resilient, safe and healthy	
<p>Objective 4.1 Risk that natural hazards pose to Otago's communities are minimized</p> <ul style="list-style-type: none"> • Policy 4.1.1 Identifying natural hazards • Policy 4.1.2 Natural hazard likelihood • Policy 4.1.3 Natural hazard consequence • Policy 4.1.4 Assessing activities for natural hazard risk • Policy 4.1.5 Natural hazard risk • Policy 4.1.6 Minimising increase in natural hazard risk • Policy 4.1.7 Reducing existing natural hazard risk • Policy 4.1.8 Precautionary approach to natural hazard risk 	<p>An assessment of the natural hazard risks of the site has been undertaken by GeoSolve for this plan change application (Attached in Appendix I).</p> <p>The GeoSolve assessment identified an alluvial fan hazard, landslide and seismic hazard over the site but it was determined that most hazards and risk will not provide any limitation on residential development.</p> <p>GeoSolve have been involved in the formation of the Structure Plan to ensure that the risk that natural hazards provide over the site are minimised. They have identified areas where built development should not occur, these areas have been included in the 'no-build' areas identified on the structure plan. A further area has been identified where there is potential for development subject to further geotechnical investigations. This is a matter to be further assessed at subdivision stage, as part of the required identification of building platforms in these locations.</p>

<ul style="list-style-type: none"> • Policy 4.1.9 Protecting features and systems that provide hazard mitigation • Policy 4.1.10 Mitigating natural hazards • Policy 4.1.11 Hard protection structures • Policy 4.1.12 Lifeline utilities and facilities for essential or emergency services • Policy 4.1.13 Hazard mitigation measures, lifeline utilities, and essential and emergency services 	
<p>Objective 4.3 Infrastructure is managed and developed in a sustainable way.</p> <ul style="list-style-type: none"> • Policy 4.3.1 Managing infrastructure activities 	<p>The redevelopment of the land into residential allotments is able to be appropriately serviced with adequate capacity in Council's reticulated water and wastewater supply to meet the demands of the development.</p> <p>A road network within the development will provide a high degree of connectivity for a range of transport modes. This road network will gain access from Ripponvale Road, which has capacity to absorb additional traffic from the development. Rooding infrastructure can be provided within the development area in accordance with Council's Engineering Code of Practice.</p>
<p>Objective 4.5 Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.</p> <ul style="list-style-type: none"> • Policy 4.5.1 Providing for urban growth and development • Policy 4.5.2 Integrating infrastructure with land use • Policy 4.5.3 Urban design • Policy 4.5.4 Low impact design • Policy 4.5.6 Designing for public access 	<p>This plan change is a considered response to the growth pressures within the Cromwell Ward. The RuRA(5) Structure Plan ensures that development is well designed by ensuring areas of open space are retained for amenity, connectivity, ecological enhancement, to manage the potential risk of natural hazards and to manage potential reverse sensitivity effects (amenity planting at Ripponvale Road). Allotments of a higher density are to be located centrally within the development area on flat land whereas the larger allotments are to be located in areas where the natural character, topography and visual amenity of the surrounds requires sympathetic development. Design controls and planting requirements will ensure that development is integrated into its surroundings. The location of the horticulture block on the flat land integrates the development area with the rural environment. The plan change area is an appropriate location to direct rural residential/lifestyle development.</p> <p>Development over the Plan Change site can be effectively serviced by Council's reticulated water and wastewater. The development would also be in close proximity to the Cromwell town centre and key employment centres and can easily access these areas via the existing roading network.</p> <p>The private plan change seeks to enable rural residential / rural lifestyle development, business development is not provided for by this plan change and therefore the plan change will not result in a challenge to the Cromwell town centre.</p> <p>This Private Plan Change encourages strategic, coordinated and integrated development to occur within the Cromwell Ward as it directs rural residential growth (of which there is a high demand as outlined in the Market Economics Report attached in Appendix G) to an area that provides for a mix of residential densities and lifestyles within a rural context.</p>

<p>Objective 4.6</p> <p>Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago.</p> <ul style="list-style-type: none"> • Policy 4.6.4 Identifying contaminated land • Policy 4.6.5 Managing contaminated land • Policy 4.6.6 Waste management • Policy 4.6.7 Waste minimization responses • Policy 4.6.8 Waste storage, recycling, recovery, treatment and disposal. 	<p>The sites subject to this rezoning have been used for orcharding and farming purposes and therefore areas of the site will have potential soil contamination. A Preliminary Site Investigation has been undertaken by WSP Opus and a number of HAIL Activities have been identified at the site. This report is provided in Appendix K.</p> <p>The NESCS is relevant at times when there is a change of use or soil disturbance activities are being undertaken. Therefore consideration against the NESCS will be undertaken as part of the resource consent process to ensure there is no harm to the human health or the quality of the environment as a result of development.</p>
---	---

Chapter 5: People are able to use and enjoy Otago’s natural and built environment

<p>Objective 5.1</p> <p>Public access to areas of value to the community is maintained or enhanced.</p> <ul style="list-style-type: none"> • Policy 5.1.1 Public access 	<p>Public pedestrian access is to be provided in general accordance with the Circulation Plan to be included in Schedule 19.24 and provided in Appendix A, through both the RuRA(5) zone and the ONL area. The public access is to be protected by way of easement or equivalent legal mechanism.</p>
<p>Objective 5.2</p> <p>Historic heritage resources are recognised and contribute to the region’s character and sense of identity.</p> <ul style="list-style-type: none"> • Policy 5.2.1 Recognising historic heritage • Policy 5.2.2 Identifying historic heritage • Policy 5.2.3 Managing historic heritage 	<p>Historic water races dating back from at least the 1870’s have been identified over part of the site. To undertake development or earth disturbance over these water races an Archaeological Authority must first be obtained.</p> <p>Planning controls will ensure that development within the area will build on the landscape and historic values of Cromwell (particularly related to Cromwell’s orchards, agricultural and goldmining past) to enhance a sense of place. This can be achieved through controls over the use of materials, hardscape treatment and planting.</p>
<p>Objective 5.3</p> <p>Sufficient land is managed and protected for economic production.</p> <ul style="list-style-type: none"> • Policy 5.3.1 Rural activities 	<p>The rezoning of the site to Rural Resource Area (5) will inevitably result in the loss of part of the soil resource for productive purposes.</p> <p>However as part of the plan change a 29ha area has been set aside for horticultural use to be developed as a cherry orchard, and this land will contribute to economic production.</p> <p>The plan change also seeks to manage the potential effects for reverse sensitivity through setback distances, providing an amenity edge for planting which will assist in mitigating effects of spray drift, and through the design of density of development with larger lots adjacent to the zone interface.</p>
<p>Objective 5.4</p> <p>Adverse effects of using and enjoying Otago’s natural and physical resources are minimized.</p> <ul style="list-style-type: none"> • Policy 5.4.3 Precautionary approach to adverse effects 	<p>Planning controls have been developed to manage potential effects from the development of the plan change site. Included in this is a precautionary approach through the proposed rules for example where land has been identified as being potentially capable of being developed subject to further geotechnical investigation the rules require the identification of a building platform on the plan of subdivision with an identified matter of control for Council being geotechnical related matters and that building must be undertaken on the identified building platform.</p>