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REQUEST FOR A CHANGE  
TO THE OPERATIVE  
CENTRAL OTAGO DISTRICT PLAN

Evaluation under Section 32 of the  
Resource Management Act 1991

**HARTLEY ROAD PARTNERSHIP**

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## 1.0 INTRODUCTION

The Request needs to be evaluated in accordance with Sec 32 of the Resource Management Act 1992. Sec 32 states:

*“32 Requirements for preparing and publishing evaluation reports*

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

The Economic Assessment at **Appendix F** has identified that there is only 3.8ha of vacant developable Industrial Zoned land remaining in Alexandra and there is no Industrial Zoned land in Clyde . This is insufficient to provide for the foreseeable demand in the short, medium and long term for Industrial Land in the District .

The objectives of the Request therefore are:

- To provide sufficient industrial development capacity to satisfy the reasonably foreseeable demand for such development in the Clyde area as determined by the Economic Assessment.
- To retain flexibility to respond to changing market place preferences in an efficient manner.

- To locate industrial development in close proximity to Clyde township on a site that ensures that reverse sensitivity and adverse amenity effects on residential land are minimised and that there is no effective loss of highly productive land
- To locate industrial development on a site that ensures a safe and efficient transport network that integrates well into the existing roading network.

The Economic Assessment at **Appendix F** of the Request has identified, quantified and assessed the economic, employment and social benefits and costs that are anticipated from the implementation of the Request. These are also traversed in para 3.0 (Effects Relating to Industrial Land Supply & Growth) of the Assessment of Environmental Effects at **Appendix D** of the Request. In summary the anticipated economic benefits of the Request will outweigh the potential economic costs. The plan change will positively contribute to the economic well being of the Clyde community and is not inconsistent with the strategic planning options being considered by Council.

## 2.0 OPTIONS FOR ACHIEVING THE OBJECTIVES OF THE REQUEST

There are a number of options to achieve the objectives of the Request which are outlined and discussed below.

Potential Options	Discussion
Do nothing: Retain the Rural zoning of the site	<p>This option would require resource consents to achieve the objectives of the Request. This creates the following costs:</p> <p>(a) Non-complying subdivision and land use consents would be required to breach almost all of the Rural Resource Area Rules for industrial activity.</p> <p>(b) This would create significant transaction costs for applicants and an administrative burden for Council which would be incurred repeatedly and be extremely inefficient for achieving the objectives of the Request.</p> <p>(c) Uncertain outcomes from numerous, public processes.</p> <p>This potential option is not reasonably practical will not be considered further in this evaluation.</p>
Await Council District Plan Review	<p>The Central Otago District Plan is due for review and an option may be to await the review and then submit requesting suitable zoning for the site.</p> <p>(a) There is no firm timetable for this review and it is now unlikely to happen given the pending Central Government replacement of the RMA91.</p> <p>(b) Council initiated changes to the Operative District Plan to provide for Industrial Activity consequent upon the Vincent Spatial Plan (VSP) may be years away. The VSP also does not provide for any additional industrial land capacity in Clyde. Given the immediate lack of vacant industrial land in Clyde, the Requestor wishes to proceed with its re-zoning proposal now, rather than wait for Council's initiated plan changes.</p> <p>Accordingly, this option will not be considered further in this evaluation.</p>
Request a Private Plan Change that seeks to rezone the site to an existing resource area, subject to modifying the zoning provisions to enable site specific requirements.	<p>This option is potentially efficient as it utilises and minimally modifies an existing resource area (the Industrial Resource Area) within the District Plan.</p> <p>This option is reasonably practical and is considered further below.</p>

Request a Private Plan Change to create an entirely new resource area with bespoke planning provisions.	This option is for a "Master planned" form of development This option may have some advantages and is considered further below.
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Based on the evaluation above, the potential options that are reasonably practical and worth considering further are:

**Option 1** Request a Private Plan Change to change the zoning of the site to an existing resource area and to modify the zoning provisions (policies and rules) of the resource area to enable site-specific requirements.

**Option 2** Request a Private Plan Change to create a new bespoke resource area.

### 3.0 EVALUATION OF THE COSTS & BENEFITS OF THE PREFERRED OPTIONS & EVALUATION UNDER PT 2 SEC 5 RMA 91 (PURPOSE OF RMA91)

Option 1	Re-zone the site with an existing zone (Industrial Resource Area)
Benefits	<ul style="list-style-type: none"> <li>* The existing zoning is well understood and can be easily implemented.</li> <li>* Compatible with the existing zoning provisions in the District Plan.</li> <li>* Provides flexibility to respond to changing market and social and economic preferences.</li> <li>* Provides for a comprehensive range of industrial and commercial uses.</li> </ul>
Costs	<ul style="list-style-type: none"> <li>* Provides less certainty to Council and community as to the detailed form of development of the site.</li> </ul>
Efficiency	<ul style="list-style-type: none"> <li>* Only minor amendments required to District Plan, therefore less costs to Council and requester.</li> <li>* Avoids over-complicating the District Plan.</li> </ul>
Effectiveness	<ul style="list-style-type: none"> <li>* Simple and effective method of achieving the objectives of the Request.</li> </ul>
Risk of acting (or not acting)	<ul style="list-style-type: none"> <li>* By not acting, there is the risk that the land ownership would be fragmented by rural - residential development of the site which would be a lost opportunity to achieve a more efficient and effective use of the land and infrastructure resources. There is no significant risk with proceeding with the Request.</li> </ul>

Option 2	Re-zone the site with a bespoke zoning
Benefits	<ul style="list-style-type: none"> <li>* Provides some certainty to Council and Community as the out come of the development of the site, typically by way of a "masterplan".</li> </ul>
Costs	<ul style="list-style-type: none"> <li>* Expensive to implement for both the Council and the Requestors requiring detailed design at the outset.</li> <li>* Does not respond well to changing market preferences and socio-economic conditions which can often require further plan changes, and/or non-complying resource consents to implement.</li> <li>* Users of the plan may be unfamiliar with the bespoke provisions.</li> </ul>

Efficiency	* Complex changes required to District Plan.
Effectiveness	* Can be an effective way of achieving the objectives of the Request.
Risk of acting (or not acting)	* As above

On balance, it is considered that the most preferable option is to request a Private Plan Change to change the zoning of the site to the District Plan's existing Industrial Resource Area with minor additions modifications to the rules to enable site-specific requirements to be met.

Sec 5(1) RMA91 provides that the purpose of the Act is to promote the sustainable management of natural and physical resources .

Sec 5(2) RMA91 defines "sustainable management" as meaning *managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables peoples and communities to provide for their social, economic and cultural well being and for their health and safety while-*

- (a) *Sustaining the potential of natural and physical resources ( excluding minerals) to meet the reasonably foreseeable needs of future generations ; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The Economic Assessment at **Appendix F** of the Request has concluded that in order to provide for the social and economic well being of the people and community of Clyde and District, a provision for industrial land needs to be made available to address the demand for such land in Clyde ( ie the objective of the Request) . This Request to re-zone the most suitable site for industrial development in close proximity to Clyde ( and formerly zoned Industrial) is the most appropriate way of achieving this purpose. In accordance with the Assessment of Environmental Effects at **Appendix D** of the Request, this plan change will have no adverse effects on the life supporting capacity of the site and will avoid or mitigate adverse effects on the environment .

It is therefore concluded that the objectives of the request are the most appropriate way of achieving the purpose of the RMA .

## 4.0 EVALUATION OF THE REQUEST AGAINST THE DISTRICT PLAN'S OBJECTIVES AND POLICIES

Section 9 of the District Plan has a number of objectives and supporting policies that are relevant to the proposed change:

It is proposed that these existing objectives and policies be retained with no amendments. An evaluation of the Request against these provisions follows.

### 4.1 Objectives

#### Obj 9.1.1 Protection of Amenity Values

To manage industrial activities to ensure that :

- (a) Adverse effects on other land uses are avoided, remedied or mitigated ; and
- (b) Amenity values of neighbouring resource areas are maintained.

#### Obj 9.1.2 Management of Effects of Industrial Activities

To manage industrial activities within the Industrial Resource Area to ensure that :

- (a) A reasonable working environment for other industrial activities is maintained , and
- (b) The sustainable management of network utility services including roading is promoted, while
- (c) Enabling the operation of a wide range of activities

*Comment: The site subject to the Request is well separated from the Clyde Residential Area by a wide state highway road reserve that is elevated above both the site and the residential area by an embankment which provides both a visual and sound barrier . Further landscape screening is also proposed in the Request. Land use on the immediate boundaries of the site ( ie unoccupied and undeveloped bare land that is likely to remain so ) and across Springvale Road ( industrial and commercial use) are compatible with industrial use of the site. The site is well connected to the roading network and can be connected to all reticulated utility services including water supply , wastewater , power and telecommunications . The existing zoning rules in the District Plan provide for a wide range of activities in the Industrial Resource Area .*

#### Obj 12.3.1 Safe & Efficient Roading Network

To promote the safe and efficient operation of the District's Roading Network

*Comment: Proposed rules 12.7.1 (iii) (h) & (i) and 12.7.1 (ix) will ensure the safe and efficient operation of the roading network by an upgrade of the intersection of SH8 and Springvale Road and preventing direct access onto those roads*

- Obj 12.3.2 Protection from Noise
- Obj 12.3.3 Reducing the adverse effect of Signs
- Obj 12.3.4 Avoidance, Remediying or Mitigation of Nuisances
- Obj 12.3.5 Derelict Buildings , Sites and Works
- Obj 12.3.6 Temporary Activities

*Comment : The policies and rules that give effect to these objectives will remain unchanged . The very purpose of the Industrial Resource Area is to provide suitable sites where activities with a low level of amenity , but which are economically and socially essential , can locate without adversely affected the amenity of adjoining land .*

#### Obj 12.3.7 Transmission Lines

*Comment : Not applicable to the Request.*

### 4.2 Policies

#### Pol 9.2.1 Provision for Industrial Activities

To provide for the location of industrial activities to avoid , remedy or mitigate adverse effects on other land use activities

#### Pol 9.2.2 Maintenance of Visual Amenity Values

To avoid , remedy or mitigate the adverse visual appearance that some industrial area and activities can have by :



- (d) Ensuring appropriate separation and screening from adjacent resource areas.
- (e) Ensuring the bulk and location of buildings does not dominate adjacent resource areas.
- (f) Reducing the visual intrusion of signs.

*Comment: Policy 9.2.1 directs Council to provide for appropriate locations for the growth of industrial activity where effects can be managed. The site is well screened and separated from the Clyde Residential Resource Area by the State Highway embankment and by proposed landscape screening. There will be no adverse effects on other land use activities which are already industrial / commercial in nature or undeveloped bare land that is likely to remain so for the foreseeable future.*

#### Pol 9.2.3 Adverse Effects

To ensure industrial activities are managed so that :

- (a) Waste products are disposed of adequately ,and
- (b) The effects of noise , odour, dust , light spill and electrical interference on neighbouring areas are avoided, remedied or mitigated , and
- (c) The community's safety and wellbeing is safeguarded from the effects of noxious or objectionable processes.

#### Pol 9.2.4 Maintenance of Industrial Resource Area

To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.

#### Pol 9.2.5 Infrastructure

To ensure that industrial activities avoid, remedy or mitigate adverse effects on infrastructure by:

- (a) Providing appropriate access and facilities for the loading and manoeuvring of vehicles.
- (b) Maintaining and enhancing the safe and efficient operation of the roading network.
- (c) Contributing to a fair and reasonable proportion to any upgrading or development of infrastructure that may be required as a result of the activity

*Comment: The rules that give effect to Policies 9.2.3 , 9.2.4 and 9.2.5 will remain unchanged, apart from minor site specific additions to achieve Policy 9.2.5 (b).*

#### Pol 12.4.1 Parking Loading & Manoeuvring

*Comment: Rules 12.7.2 and 12.7.3 which give effect to the policy will remain unchanged.*

#### Pol 12.4.2 Noise

*Comment: Rules 12.7.4 and 9.3.6 (iii) (a) & (b) which give effect to this policy will remain unchanged.*

Pol 12.4.3 Noise from Temporary Activities

*Comment: Rule 12.7.4 (ii) & (iii) which give effect to this policy will remain unchanged .*

Pol 12.4.4 Signs

*Comment : Rules 12.7.5 and 9.3.6 (v) which give effect to this policy will remain unchanged*

Pol 12.4.5 Temporary Signs

Pol 12.4.6 Public Safety and Information Signs

*Comment: Rule 12.7.5 (i) which gives effect to these policies will remain unchanged*

Pol 12.4.7 Management of Nuisance Effects

*Comment: Rule 12.7.6 which gives effect to this policy will remain unchanged*

Pol 12.4.8 Derelict Sites and Buildings

*Comment: Not applicable to the Request*

Pol 12.4.9 Temporary Activities

*Comment: Existing rules 12.7.4 (iii) and 12.7.5 (i) which will remain unchanged give effect to this policy*

Pol 12.4.10 Transmission Lines

*Comment: Not applicable to the request*

In summary, the Request complies with and gives effect to the District Plan's relevant objectives and policies.

## 5.0 EVALUATION OF THE REQUEST'S METHODS & RULES

Plan provision/Rule	Discussion
<b>12.7.1(iii) (h) &amp; (i), 12.7.1 (ix)</b> Addition to this rule to provide that a left turning slip lane be constructed on SH 8 at the SH8/Springvale Rd intersection prior to development on the site and a breach of this rule to be non-complying.	This rule is required to ensure the safety and efficiency of the SH8/Springvale Road intersection which the Transport Assessment at <b>Appendix G</b> has identified as already being required . The Request will generate increased traffic onto this intersection.
<b>9.3.6 (iv) (d)</b> Addition to this rule to provide for a 10m wide landscaped buffer strip along the road and Clyde Cemetery Reserve frontages of the site.	As identified in the landscape assessment at <b>Appendix K</b> , the site has a high level visibility from the roading network and a framework of trees is required to soften and screen views of industrial buildings, yard and signs etc.

## 6.0 EVALUATION OF THE REQUEST UNDER NATIONAL PLANNING INSTRUMENTS

### 6.1 National Policy Statements

The following National Policy Statements (NPS) are in effect:

- NPS on Urban Development
- NPS for Highly Productive Land
- NPS for Freshwater Management
- NPS for Greenhouse Gas Emissions from Industrial Process Heat
- NPS for Indigenous Biodiversity
- NPS for Renewal Electricity Generation
- NPS on Electricity Transmission
- NZ Coastal Policy Statement

Legal advice provided by MacTodd to the hearings panel for PC19 indicates that Cromwell is an urban environment in accordance with the NPS on Urban Development (NPS-UD), and therefore the Central Otago District Council is a Tier 3 territorial authority.

With a population of under 1,500 Clyde is not an “urban environment”, as defined in the NPS on Urban Development Capacity (NPS-UD) as:

*“.....any area of land (regardless of size, and irrespective of local authority or statistical boundaries ) that*

- (a) is , or is intended to be predominantly urban in character; and*
- (b) is , or is intended to be, part of a housing and labour market of at least 10,000 people”*

Accordingly the NPS-UD is not a directly relevant planning document in the context of the Request.

Nevertheless the NPS-UD is of some application as Council , as a Tier 3 territorial authority, is subject to Policy 2 (and clauses 3.2 and 3.3) of the NPS-UD that require Council to generally provide at least sufficient development capacity to meet expected demand for business land over the short, medium and long term in its District . This reinforces Council’s function under Sec 31(1) (aa) RMA91 for *“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”*. (my underlining).

The application of the NPS for Highly Productive Land (NPS-HPL) to the site is addressed in the Land Productivity Report at **Appendix L**. The report concludes that although part of the site is potentially suitable for highly productive rural use , the lack of a suitable irrigation water supply and noise reverse sensitivity effects with the Clyde residential area means that this potential cannot be realised and that the Request complies with all of the exception criteria in the NPS-HPL .

The Economic Assessment at **Appendix F** (para 4) also finds that the Request complies with clause 3.6 (4) of the NPS-HPL in that:

- the re-zoning is required to provide sufficient development capacity in the District
- there are no other reasonably practical and feasible options to provide the development capacity
- the economic benefits of rezoning outweigh the economic costs of foregoing land-based primary production

There is no other NPS relevant to this Request.

## 6.2 National Environmental Standards

The following National Environmental Standards (NES) are in effect:

- NES for Air Quality
- NES for Sources of Human Drinking Water
- NES for Telecommunication Facilities
- NES for Electricity Transmission Activities
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health
- NES for Commercial Forestry
- NES for Greenhouse Gases from Industrial Process Heat
- NES for Marine Aquaculture
- NES for Storing Tyres Outdoors
- NES for Freshwater

The NES for Air Quality makes the Otago Regional Council responsible for managing air quality under the RMA91 and the Central Otago District Council responsible for issuing permits for qualifying solid fuel heaters in air sheds 1 & 2 under the Regional Plan: Air. The site is not within either air shed (1) or air shed (2).

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health has been dealt with under the Preliminary Site Assessment at **Appendix H**.

In summary, there will be no risk to human health from soil contamination by subdivision and development of the site for industrial use.

There is no other NES relevant to this Request.

## 7.0 EVALUATION OF THE REQUEST UNDER REGIONAL PLANNING INSTAMENTS

### 7.1 Regional Policy Statement 1998

The Regional Policy Statement 1998 was fully revoked as of 15 March 2021.

## 7.2 Operative Regional Policy Statement 2019 (oRPS)

The objectives and policies of the oRPS are addressed as follows:

Objectives and Policies	Comment/Analysis
<b>2.1 to 2.2 (Kai Tahu values and interests)</b>	The oRPS requires that Kai Tahu values and interests are recognised and kaitiakitaka is expressed. Discovery protocols can best be put in place at the subsequent resource consent stage to develop the site. The site is not subject to any statutory acknowledgement in the Ngai Tahu Claims Settlement Act 1998. Aukaha have advised that there are no recorded sites of cultural importance in the area and that a cultural impact report will not be required. Aukaha will be notified of the Plan Change and will have further opportunity to submit.
<b>3.1 to 3.2 (Functions and values of Otago's ecosystems and natural resources)</b>	The site does not contain any significant natural ecosystems and habitats of indigenous species, fresh water bodies or wetlands. The site is not in an area of outstanding natural features or landscapes. Any significant use of the site for primary production cannot be realised due to the absence of a suitable source of irrigation water.
<b>4.1 (Risk that natural hazards pose to Otago's communities are minimal)</b>	A search of the Otago Regional Council's Natural Hazards Database shows that the site is not subject to any natural hazard. The site specific Geotechnical Assessment at <b>Appendix J</b> also finds that the site is not subject to natural hazards. The Request enables increased development within a site that is not hazard prone and does not pose a risk to ecosystem values. It does not compromise the safety of the local road network. The proposal does not increase the risk or the consequences of risk of natural hazards affecting human life, infrastructure and property.
<b>4.3 (infrastructure managed and developed in a sustainable way)</b>	The site will be connected to the Council water and wastewater reticulations and is well integrated into the transport infrastructure, with no adverse effects on existing infrastructure.
<b>4.5 (urban growth and development is well designed, occurs in a strategic and co-ordinated way and integrates effectively with adjoining urban and rural environments)</b>	The Plan Change enables development that can integrate effectively with the adjoining urban and rural environments, to ensure there is sufficient industrial land development capacity. All necessary infrastructure is, or will be, in place to enable industrial development of the site. The site is underlain by a considerable depth of highly permeable glacial out wash gravels which will facilitate direct disposal of stormwater to ground, in compliance with low impact design principles.
<b>4.6 Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago.</b>	The PSI at <b>Appendix H</b> has been provided with the Request and confirms the site is suitable for industrial activity.
<b>5.3 Sufficient land is managed and protected for economic production</b>	The Request provides a specific area to accommodate the effects of industrial activities and provides a range of land suitable for different industrial activities on a site that will not generate reverse sensitivity effects.

## 7.3 Proposed Regional Policy Statement 2021 (pRPS)

The pRPS is still subject to decision making and has limited application to this Request, but is briefly evaluated as follows:

Objectives and Policies	Comment/Analysis
<b>MW – Manawhenua</b>	See comments above under 2.1-2.2 of the oRPS.
<b>LF-PW-P15 Stormwater and wastewater discharges</b>	There is no reticulated stormwater system in Clyde. Stormwater will be disposed of direct to ground within the site itself. Wastewater will be discharged into the Council reticulation.
<b>LF -CS- P19 Highly Productive Land</b>	Any significant use of the site for primary production cannot be realised due to the absence of a suitable source of irrigation water and potential reverse sensitivity effects with the Clyde Residential Area.
<b>EIT-INF-P17 Urban Growth and Infrastructure</b>	The site is well integrated into the transport infrastructure and will be connected to existing reticulated infrastructure with no adverse effects on the infrastructure headworks.
<b>EIT – TRAN -P19 Transport System Design</b>	The Request provides for an upgrade of the intersection of SH8 and Springvale Road.
<b>HAZ-NH-O1 Natural Hazards</b>	As per Geotech report at <b>Appendix J</b> . The site is not subject to any natural hazards.
<b>HAZ – CL Contaminated land</b>	A PSI at <b>Appendix H</b> has been provided with the Request and confirms the site is suitable for industrial activity.
<b>HCV – NH Historic heritage</b>	The area subject to the Request does not contain any sites of Historic Heritage .
<b>NFL-O7 Outstanding Natural Features</b>	The area subject to the Request does not contain any outstanding natural features or landscapes.
<b>UFD -O2 Development of urban areas</b> <b>UFD-O3 Strategic Planning</b>	The request allows business activities to meet the need of the Clyde community in the short, medium and long term in an appropriate location while respecting historic sites and providing for active transport via a state highway underpass and the Otago Central Rail Trail. The Request minimises conflict between incompatible activities that would occur if the site was developed for intensive rural land use . It achieves integration of land use with existing development infrastructure and facilitates the safe and efficient use of the regionally significant State Highway and arterial road infrastructure. The Request will result in consolidated, well designed and located industrial development that is sustainable and located adjacent to existing urban areas and will be the primary focus for accommodating the area’s industrial growth and change.

## 8.0 EVALUATION OF THE REQUEST AGAINST THE KAI TAHU KI OTGAO NATURAL RESOURCE MANAGEMENT PLAN (2005)

Section 3 of the Operative District Plan puts in place the framework within which issues of concern to Kai Tahu ki Otago in the context of the Act are recognised and provided for in the Central Otago District. Policy 3.4.1 of the Operative District Plan explicitly recognises the 1995 version of the Iwi Management Plan as the principal resource management reference planning document for the Central Otago District.

To the extent that the Request is simply applying an existing (Industrial) zoning provision to the site, the District Plan already incorporates consideration of issues of concern to Kai Tahu on any subsequent subdivision development of the site.

Clyde is located within the Clutha-Mata-au Catchment, and this is described at Section 10.1 of the 2005 Management Plan as:

*“The Clutha/Mata-au Catchment centres on the Clutha/Mata-au River and includes all sub catchments within this main Catchment.*

*Wai Maori Issues:*

*Land Use:*

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

*Policies:*

*Land use:*

9. *To encourage the adoption of sound environmental practices, adopted where land use intensification occurs.*
1. 10. *To promote sustainable land use in the Clutha-Mata-au Catchment.*
2. 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.*
3. 12. *To require reticulated community sewerage schemes that have the capacity to accommodate future population growth.*

**10.3 WAHI TAPU**

**10.3.1 Wahi Tapu in the Clutha/mata-au Catchments**

*There are a range of wāhi tapu, but physical resources such as mountain tops, springs and vegetation remnants are other examples. Urupā and some significant sites of conflict are located all along the Clutha Mata-au River.*

**10.3.3 Wāhi Tapu Policies in the Clutha/Mata-au Catchment**

1. *To require that wāhi tapu sites are protected from further loss or destruction*
2. *To require accidental discovery protocols for any earth disturbance activities.”*

The Mata-au/Clutha River is also an area of statutory acknowledgement in schedule 11 RMA91 (Ngai Tahu claim Settlement Act 1998).

The site will connect to reticulated wastewater and water services that have the capacity to accommodate the growth. All stormwater will be disposed of direct to ground within the confines of the site and the site is not adjacent to the Mata-Au/Clutha River. No water take consents will be required to subdivide and develop the site. There is no known waahi tapu associated with the site. An accidental discovery protocol can be imposed by resource consent conditions.

The Request therefore accords with the issues, objectives and policies of the Management Plan.

## 9.0 EVALUATION OF THE REQUEST AGAINST THE OTAGO SOUTHLAND REGIONAL LAND TRANSPORT PLAN

The Request fully complies with the long-term strategic objectives of the Plan in that:

- Alternative transport modes are available by the Rail Trail & SH 8 underpass (cycling and walking) close to the Clyde township (the Plan provides that 10km for cycling and 2km for walking is considered to be the normal limit for these transport methods).
- A suitable intersection onto Springvale Road will provide for reliable, resilient and safe access to the network. Section (9.5.1) of the Transport Assessment in **Appendix G** also concludes that the Request complies with the Regional Land Transportation Plan.

## 10.0 EVALUATION AGAINST THE VINCENT SPATIAL PLAN (VSP)

The VSP is not a statutory instrument and can therefore have limited application to the consideration of this Request. Nevertheless, it does indicate the strategic direction to accommodate growth in the Clyde- Alexandra area envisaged by Council and the community.

The VSP proposes an industrial area adjacent to the Clyde Railhead “to *recognise existing activities*” (ie those subject to scheduled activity SA105I – the Contact Energy storage shed/yard and a rural fire station site). However that does not provide for future industrial activity growth. This request is a logical extension of this existing industrial node on the only possible remaining vacant site suitable for industrial activity close to Clyde and just over Springvale Road from this existing activity.



## CLYDE SPATIAL PLAN

Clyde's managed growth would progressively consolidate and expand southwards from the historic town centre, near the Clyde Dam and Clyde Bridge gateways. Like Alexandra, it is highly adaptable to more intensive infill opportunities near the town centre. There are also clear urban boundaries where comprehensive greenfield development could occur including the Mata-au/Clutha River, Waikerikeri Creek, Clyde town belt reserve and the proposed amenity buffer along the steep terrace embankment on the town's eastern edge.

### KEY FEATURES:

- ① A small extension of the existing town centre and associated heritage precinct is proposed to maintain Clyde's character as it grows.
- ② Medium density residential infill of the existing street grid close to the Clyde town centre is proposed, led by character guidelines.
- ③ An industrial area adjacent to the Clyde Railhead is proposed to recognise existing activities.
- ④ Lower density residential greenfield expansion would continue further into the Muttontown area and rural residential properties could be downsized to large lots at the top of Springvale Road.
- ⑤ A new cross-terrace amenity area provides an opportunity to establish a green corridor and an active travel connection along Waikerikeri Creek that would also define the urban limits of Clyde to the south.

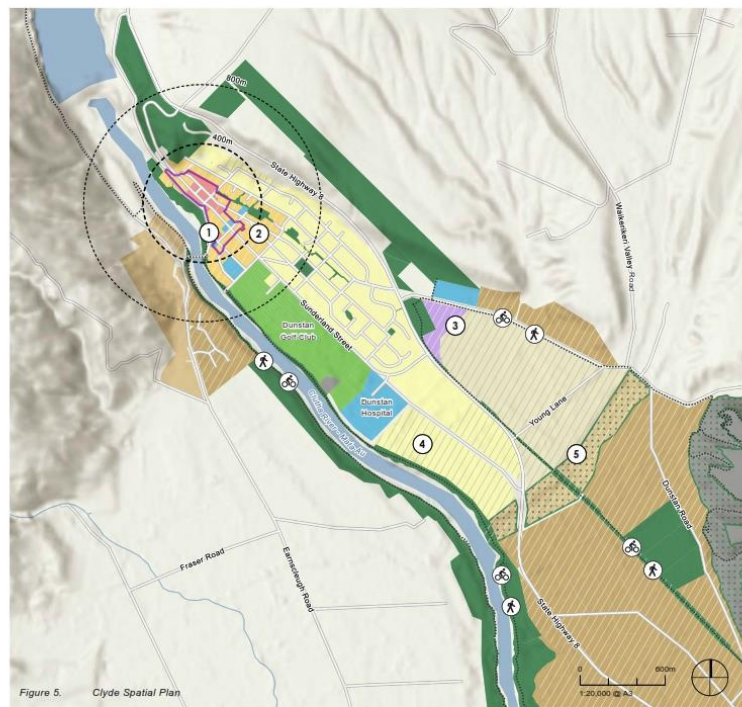


Figure 5. Clyde Spatial Plan

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## 11.0 CONCLUSION

The above evaluation has assessed the Request under Section 32 of the Resource Management Act 1991. The conclusions from this evaluation can be summarised as follows:

- The objectives of the Request are necessary and are an appropriate way to achieve the purpose of the Resource Management Act.
- The Request complies with and gives effect to the objectives and policies of the District Plan and higher order planning instruments.
- The provisions of the Request will be efficient and effective in achieving the objectives of the Request, taking into account their costs and benefits.
- There is no risk of the activity, given that the provisions of the Request manage the effects of the activity or the wider environment and there is no uncertainty in or in sufficiency of information about these provisions. There is a risk of not acting because the land and infrastructure resource could be lost to inefficient land uses.