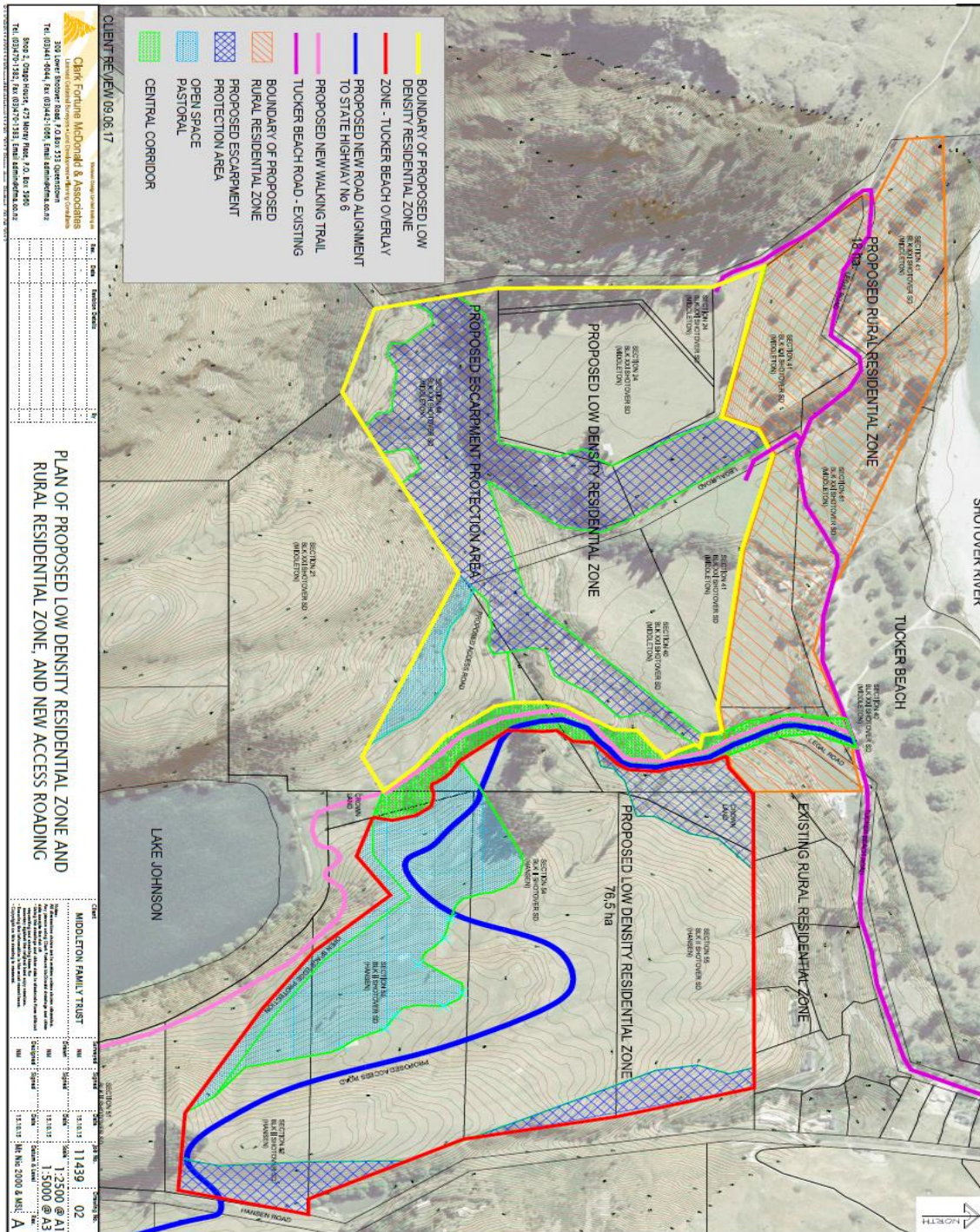


Appendix 1

Submission 840 - A separate PDF file of these plans are attached to primary evidence as Appendix 1A and 1B.



Appendix 2

Species List - Escarpment Protection Area & Open Space - Central Corridor

Species	Common Name	Height (m) at maturity	Spacing ¹ (m)	Ecological Benefits ²
Grasses				
<i>Aciphylla aurea</i>	golden speargrass	1	1.5	host for invertebrates
<i>Poa cita</i> *	silver tussock	0.6	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Poa colensoi</i> *	blue tussock	0.3	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Chionochloa rigida</i> *	snow tussock	1.5	1	host plant for invertebrates, filter sediments, moderate ground temperature
<i>Festuca novae-zelandiae</i> *	hard tussock	0.5	.75	host plant for invertebrates, filter sediments, moderate ground temperature
Small Shrubs				
<i>Aristotelia fruticosa</i> *	mountain wineberry	2	2	flowers and fruit provide food native birds
<i>Carmichaelia petriei</i> *	native broom	2.5	1.5	host plant for native moths
<i>Coprosma propinqua</i> *	mingimingi	3	2	host plant for native moths and provides food for lizards and native birds
<i>Coprosma rigida</i>	coprosma	2	2	provide food for lizards and native birds
<i>Olearia odorata</i>	scented tree daisy	3	2	important host plant for native moths
<i>Corokia cotoneaster</i> *	korokia	2.5	2	provide food for lizards and native birds
<i>Myrsine divaricata</i>	weeping mapou	3	2	
<i>Olearia avicenniaefolia</i>	tree daisy	6	2	important host plant for native moths
<i>Melicytus alpinus</i>	porcupine scrub	1	1	food source for lizards
<i>Ozothamnus vauvilliersii</i> *	cottonwood	2	2	invertebrates
<i>Cortaderia richardii</i> *	toetoe	2	1.25	
<i>Discaria toumatou</i> *	matagouri	3	2	Support existing shrubland
<i>Halocarpus bidwillii</i>	bog pine	3	2	
<i>Leonohebe cupressoides</i> *	Cypress hebe	2	2	nationally endangered species
<i>Hebe odora</i>	hebe	1	1.5	host for invertebrates
<i>Coprosma intertexta</i>	coprosma	3	2	relict species
<i>Coprosma rugosa</i> *	coprosma	3	1.5	provide food for lizards and native birds
<i>Coprosma virescens</i>	coprosma	3	1.5	
<i>Olearia cymbifolia</i> *		2	2	host for invertebrates

¹ Spacing is the distance between plants of the same species. Spacing between different species within a planted area will vary depending on density required on maturity and the character of the community to be achieved.

² Planting will increase diversity and boost or introduce local seed sources which may assist natural regeneration within and potentially beyond the site

<i>Phormium cookianum</i> *	mountain flax	1.5	1.5	provide food for native birds
<i>Phormium tenax</i> *	NZ flax	3	2	provide food for native birds
Tall Shrubs/Small Trees				
<i>Hoheria glabrata</i>	mountain ribbonwood	5	2	host / food plant for invertebrates,
<i>Olearia fragrantissima</i>	scented tree daisy	8	2	host for invertebrates
<i>Phyllocladus alpinus</i>	mountain toatoa	5	2	
<i>Olearia lineata</i> *	narrow leaf tree daisy	6	3	host plant for native moths
<i>Leptospermum scoparium</i> *	manuka	5	2	host for invertebrates
<i>Olearia avicenniaefolia</i> *	tree daisy		1.25	host for invertebrates
<i>Olearia hectorii</i> *	Hector's tree daisy	6	3	host for invertebrates
Trees				
<i>Nothofagus solandri</i> var <i>cliffortioides</i> *	mountain beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Nothofagus menziesii</i>	silver beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Podocarpus hallii</i> *	hall's totara	10	3	shelter/ roosting/ nesting habitat for birds
<i>Cordyline australis</i> *	cabbage tree	6	3	provide food for native birds
<i>Plagianthus regius</i> *	manatu	12	3	
<i>Sophora microphylla</i> *	kowhai	8	3	important food for invertebrates and birds

* Species marked with an asterisk establish well in similar sites elsewhere within the Wakatipu Basin

Appendix 3

Recommended amendments to Chapter 7 as attached to the QLDC right-of-reply for Stream 6

Rule 7.5.1 from the Stream 6 right-of-reply currently reads:

7.5 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.1	Building Height (for flat sites) 7.5.1.1 Wanaka: A maximum of 7 metres. 7.5.1.2 Arrowtown: A maximum of 6.5 metres. 7.5.1.3 All other locations: A maximum of 8 metres.	NC

The following amendment (underlined) is recommended:

7.5.1.2 Arrowtown: A maximum of 6.5 metres.

7.5.1.3 Tucker Beach Residential Overlay: A maximum of 5.5 metres.

7.5.1.4 All other locations: A maximum of 8 metres.

Rule 7.5.1 from the Stream 6 right-of-reply currently reads:

7.5.2	Building Height (for sloping sites) 7.5.2.1 Arrowtown: A maximum of 6 metres. 7.5.2.2 In all other locations: A maximum of 7 metres. 7.5.2.3 Despite the above, where a site is less than 900 square	NC
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The following amendment (underlined) is recommended:

7.5.2.1 Arrowtown: A maximum of 6 metres.

7.5.2.2 Tucker Beach Residential Overlay: A maximum of 5.5 metres.

7.5.2.3 All other locations: A maximum of 7 metres.

Appendix 4

National Policy Statement: Urban Development Capacity 2016

Outcomes for planning decisions

Policies PA1 to PA4 apply to any urban environment that is expected to experience growth.

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term	Development capacity must be feasible, zoned and serviced with development infrastructure.
Medium term	Development capacity must be feasible, zoned and either: serviced with development infrastructure, or the funding for the development infrastructure required to service the development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.
Long-term	Development capacity must be feasible, identified in relevant planning strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;
- Promoting the efficient use of urban land and development infrastructure and other infrastructure; and
- Limiting as much as possible adverse impacts on the competitive operation of land and development markets.

PA4: When considering the effects of urban development, decision-makers shall take into account:

- The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and
- The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.

Evidence and Monitoring to Support Planning Decisions

Policies PB1 to PB7 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

- PB1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:
- a) Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and
 - b) Estimates the demand for the different types and locations of business land and floor area for businesses, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and
 - c) Assesses interactions between housing and business activities, and their impacts on each other.

Local authorities are encouraged to publish the assessment under policy PB1.

- PB2: The assessment under policy PB1 shall use information about demand including:
- a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections;
 - b) Future changes in the business activities of the local economy and the impacts that this might have on demand for housing and business land; and
 - c) Market indicators monitored under PB6 and PB7.

- PB3: The assessment under policy PB1 shall estimate the sufficiency of development capacity provided by the relevant local authority plans and proposed and operative regional policy statements, and Long Term Plans and Infrastructure Strategies prepared under the Local Government Act 2002, including:
- a) The cumulative effect of all zoning, objectives, policies, rules and overlays and existing designations in plans, and the effect this will have on opportunities for development being taken up;
 - b) The actual and likely availability of development infrastructure and other infrastructure in the short, medium and long term as set out under PA1;
 - c) The current feasibility of development capacity;
 - d) The rate of take up of development capacity, observed over the past 10 years and estimated for the future; and
 - e) The market's response to planning decisions, obtained through monitoring under policies PB6 and PB7.

- PB4: The assessment under policy PB1 shall estimate the additional development capacity needed if any of the factors in PB3 indicate that the supply of development capacity is not likely to meet demand in the short, medium or long term.

- PB5: In carrying out the assessment under policy PB1, local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, social housing providers, requiring authorities, and the providers of development infrastructure and other infrastructure.

- PB6: To ensure that local authorities are well-informed about demand for housing and business development capacity, urban development activity and outcomes, local authorities shall monitor a range of indicators on a quarterly basis including:
- a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time;
 - b) The number of resource consents and building consents granted for urban development relative to the growth in population; and
 - c) Indicators of housing affordability.

- PB7: Local authorities shall use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed.

Local authorities are encouraged to publish the results of their monitoring under policies PB6 and PB7.

Responsive Planning

Policies PC1 to PC4 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

- PC1: To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in policy PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least:
- 20% in the short and medium term,
 - 15% in the long term.
- PC2: If evidence from the assessment under policy PB1, including information about the rate of take-up of development capacity, indicates a higher margin is more appropriate, this higher margin should be used.
- PC3: When the evidence base or monitoring obtained in accordance with policies PB1 to PB7 indicates that development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by:
- a) Providing further development capacity; and
 - b) Enabling development

In accordance with policies PA1, PC1 or PC2, and PC4. A response shall be initiated within 12 months.

- PC4: A local authority shall consider all practicable options available to it to provide sufficient development capacity and enable development to meet demand in the short, medium and long term, including:
- a) Changes to plans and regional policy statements, including to the zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas;
 - b) Integrated and coordinated consenting processes that facilitate development; and
 - c) Statutory tools and other methods available under other legislation.

Minimum Targets

Policies PC5 to PC11 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Local authorities that have part, or all, of a medium-growth urban area within their district or region are encouraged to give effect to policies PC5 to PC11.

The application of these policies is not restricted to the boundaries of the urban area.

- PC5: Regional councils shall set minimum targets for sufficient, feasible development capacity for housing, in accordance with the relevant assessment under policy PB1 and with policies PA1 and PC1 or PC2, and incorporate these minimum targets into the relevant regional policy statement.
- PC6: A regional council's minimum targets set under policy PC5 shall be set for the medium and long term, and shall be reviewed every three years.
- PC7: When the relevant assessment required under policy PB1 shows that the minimum targets set in the regional policy statement are not sufficient, regional councils shall revise those minimum targets in accordance with policies PC5, and shall incorporate these revised targets into its regional policy statement.

PC8: Regional councils shall amend their proposed and operative regional policy statements to give effect to policies PC5 to PC7 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.

PC9: Territorial authorities shall set minimum targets for sufficient, feasible development capacity for housing, as a portion of the regional minimum target, in accordance with the relevant assessment under policy PB1, and with policies PA1, PC1 or PC2, and PD3 and incorporate the minimum targets as an objective into the relevant plan.

PC10: If a minimum target set in a regional policy statement is revised, the relevant territorial authorities shall also revise the minimum targets in their plans in accordance with policy PC9.

PC11: Territorial authorities shall amend their relevant plans to give effect to policies PC9 and PC10 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.

Note that using section 55(2A) of the Act for policies PC8 and PC11 only applies to setting minimum targets and not to plan changes that give effect to those minimum targets.

Future Development Strategy

Policies PC12 to PC14 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Local authorities that have part, or all, of a medium-growth urban area within their district or region are encouraged to give effect to policies PC12 to PC14

The application of these policies is not restricted to the boundaries of the urban area.

PC12: Local authorities shall produce a future development strategy which demonstrates that there will be sufficient, feasible development capacity in the medium and long term. This strategy will also set out how the minimum targets set in accordance with policies PC5 and PC9 will be met.

PC13: The future development strategy shall:

- a) Identify the broad location, timing and sequencing of future development capacity over the long term in future urban environments and intensification opportunities within existing urban environments;
- b) Balance the certainty regarding the provision of future urban development with the need to be responsive to demand for such development; and
- c) Be informed by the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002, and any other relevant strategies, plans and documents.

PC14: The future development strategy can be incorporated into a non-statutory document that is not prepared under the Act, including documents and strategies prepared under other legislation. In developing this strategy, local authorities shall:

- a) Undertake a consultation process that complies with:
 - Part 6 of the Local Government Act; or
 - Schedule 1 of the Act;
- b) Be informed by the assessment under policy PB1; and
- c) Have particular regard to policy PA1.

Coordinated Planning Evidence and Decision-Making

Policies PD1 and PD2 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

PD1: Local authorities that share jurisdiction over an urban area are strongly encouraged to work together to implement this national policy statement, having particular regard to cooperating and agreeing upon:

- a) The preparation and content of a joint housing and business development capacity assessment for the purposes of policy PB1; and
- b) The provision and location of sufficient, feasible development capacity required under the policies PA1, PC1 and PC2.

PD2: To achieve integrated land use and infrastructure planning, local authorities shall work with providers of development infrastructure, and other infrastructure, to implement policies PA1 to PA3, PC1 and PC2.

Policies PD3 and PD4 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Policy PD3 a) applies to all local authorities that have part, or all, of a medium-growth urban area within their district or region and choose to set minimum targets under policies PC5 to PC11.

PD3 b) and PD4 apply to all local authorities that have part, or all, of a medium-growth urban area within their district or region and choose to prepare a future development strategy under policies PC12 to PC14.

The application of these policies is not restricted to the boundaries of the urban area.

PD3: Local authorities that share jurisdiction over an urban area are strongly encouraged to collaborate and cooperate to agree upon:

- a) The specification of the minimum targets required under PC5 and PC9 and their review under policies PC6, PC7 and PC10; and
- b) The development of a joint future development strategy for the purposes of policies PC12 to PC14.

PD4: Local authorities shall work with providers of development infrastructure, and other infrastructure, in preparing a future development strategy under policy PC12.

Appendix 5

Relevant provisions of the operative Otago Regional Policy Statement

- Objective 5.4.1 To promote the sustainable management of Otago's land resources in order:*
- (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and*
 - (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.*
- Objective 5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.*
- Objective 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.*
- Policy 5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.*
- Policy 9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:*
- (a) Discharges of contaminants to Otago's air, water or land; and*
 - (b) The creation of noise, vibration and dust; and*
 - (c) Visual intrusion and a reduction in landscape qualities; and*
 - (d) Significant irreversible effects on:
 - (i) Otago community values; or*
 - (ii) Kai Tahu cultural and spiritual values; or*
 - (iii) The natural character of water bodies and the coastal environment; or*
 - (iv) Habitats of indigenous fauna; or*
 - (v) Heritage values; or*
 - (vi) Amenity values; or*
 - (vii) Intrinsic values of ecosystems; or*
 - (viii) Salmon or trout habitat.**
- Policy 9.5.5 To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through:*
- (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and*
 - (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and*
 - (c) Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.*

Relevant provisions of the Otago Regional Policy Statement, as amended by decisions on 1 October 2016

Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced

Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes

Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

- a) Avoiding adverse effects on those values which contribute to the significance of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects*
- c) Recognising and providing for the positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those areas and values which contribute to the significance of the natural feature, landscape or seascape.*

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes

Protect or enhance highly valued natural features, landscapes and seascapes, by all of the following:

- a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

Objective 4.5 Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments

Policy 4.5.1 Managing for urban growth and development

Manage urban growth and development in a strategic and co-ordinated way, by all of the following:

- a) Ensuring there is sufficient residential, commercial and industrial land capacity, to cater for the demand for such land, over at least the next 20 years;*
- b) Coordinating urban growth and development and the extension of urban areas with relevant infrastructure development programmes, to provide infrastructure in an efficient and effective way.*
- c) Identifying future growth areas and managing the subdivision, use and development of rural land outside these areas to achieve all of the following:
 - i. Minimise adverse effects on rural activities and significant soils;*
 - ii. Minimise competing demands for natural resources;*
 - iii. Maintain or enhance significant biological diversity, landscape or natural character values;*
 - iv. Maintain important cultural or historic heritage values;*
 - v. Avoid land with significant risk from natural hazards;**
- d) Considering the need for urban growth boundaries to control urban expansion;*
- e) Ensuring efficient use of land;*
- f) Encouraging the use of low or no emission heating systems;*
- g) Giving effect to the principles of good urban design in Schedule 5;*
- h) Restricting the location of activities that may result in reverse sensitivity effects on existing activities.*

Appendix 6

Separate PDF files of these are attached to primary evidence as Appendix 6A 1J