

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL  
INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of submissions to the Stage 1 Proposed  
Queenstown Lakes District Council Plan  
by **Hogans Gully Farm Limited**  
**(Submitter 2313).**

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**STATEMENT OF EVIDENCE OF JEFFREY ANDREW BROWN  
ON BEHALF OF HOGANS GULLY FARM LIMITED  
TOPIC 14: WAKATIPU BASIN LAND USE VARIATION**

**13 June 2018**

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## Executive summary

1. In this evidence I address the zoning of the 158.8ha block of land south of Hogans Gully Road, west of McDonnell Road, north of State Highway 6 and east of the Bendemeer Zone.
2. I evaluate the two key zoning options before the Commission:
  - the Council's Wakatipu Basin Rural Amenity Zone (**WBRAZ**); and
  - the Hogans Gully Zone (**HGZ**), a golf-course based resort zone sought in the submission by Hogans Gully Farm Limited which enables, through a bespoke set of provisions including a Structure Plan, a golf course and related commercial, visitor and maintenance activities, up to 96 residential / visitor accommodation units, and large areas of landscape protection and ecological enhancement works. The total building coverage for the Zone would be around 2 – 3%, in elevated terraces that are not visible from the surrounding roads
3. My evaluation is based on the Commission's zoning principles and other factors that should be applied when considering the most appropriate provisions for the District Plan, and on the purpose and principles of the Act.
4. The Commission's zoning principles, and my summary on each, are as follows:

**Principle (a) whether the change implements the purpose of the PDP Strategic chapters and in particular the Strategic Direction, Urban Development and Landscape Chapters;**

I have evaluated the options under each of the objectives and policies in the Strategic Direction and Landscape chapters from the PDP Stage 1 Decisions Version. My conclusion is that of the two zones the HGZ better achieves the higher order objectives and policies in Chapters 3 and 6, because it enables significant socio-economic and nature conservation benefits while not causing significant, or adverse, change to the landscape values of the site or the wider Basin. In my opinion the HGZ better achieves the higher order PDP provisions than the WBRAZ.

**Principle (b) the overall impact of the rezoning gives effect to the Otago Regional Policy Statement (ORPS);**

I have evaluated the options under each of the objectives and policies in the operative and proposed Regional Policy Statements. My conclusion is that the HGZ achieves the RPS provisions in relation to economic wellbeing and diversity, and nature conservation, whereas the WBRAZ does not; and that both the HGZ and the WBRAZ achieve the RPS provisions in relation to landscape recognition and protection. I consider that of the two options the HGZ better achieves the regional provisions, overall, than the WBRAZ.

**Principle (c) whether the objectives and policies of the proposed zone can be implemented on the land;**

Both sets of provisions can be implemented on the Hogans Gully Farm land.

**Principle (d) economic costs and benefits are considered;**

I have compared the economic costs and benefits of each option. The economic benefits of the HGZ significantly outweigh the costs, and significantly outweigh the economic benefits of the WBRAZ.

**Principle (e) changes to zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g., Airport Obstacle Limitation Surfaces, SNAs, Building Restriction Areas, ONL/ONF);**

There are no additional overlays or constraints; there are no over-riding building restriction areas, outstanding natural landscapes or features, or any heritage items within the site.

**Principle (f) changes should take into account the location and environmental features of the site (e.g., the existing and consented environment, existing buildings, significant features and infrastructure);**

The HGZ Structure Plan has been carefully devised to take into account the locational and environmental features of the site, to avoid and mitigate where necessary potential adverse effects, and to attain positive nature conservation outcomes.

**Principle (g) zone changes are not inconsistent with long term planning for the provision of infrastructure and its capacity;**

The HGZ development is consistent with the long term planning of infrastructure, and this is addressed by traffic and servicing experts for HGFL.

**Principle (h) zone changes take into account effects on the environment of providing infrastructure onsite;**

The HGZ can be self-sufficient for all services, if necessary, without adverse effects on the receiving environment.

**Principle (i) there is adequate separation between incompatible land uses;**

There are no incompatible uses in the vicinity of the land and there are adequate setbacks to prevent any reverse sensitivity effects in relation to farming uses.

**Principle (j) rezoning in lieu of resource consent approvals, where a portion of a site has capacity to absorb development does not necessarily mean another zone is more appropriate;**

There are no relevant resource consents.

**Principle (k) zoning is not determined by existing use rights, but these will be taken into account.**

There are no relevant existing use rights.

**Other factors: Context of a site or geographic area. Relevant local context factors include, most relevantly: (d) the ability of the environment to absorb development.**

The site of 158ha can absorb the HGZ development, due to the careful siting of the development areas within the Structure Plan and the development standards. In combination with other existing and proposed developments, the cumulative effects on landscape values and rural character are in my view acceptable.

5. I therefore conclude that the HGZ is more consistent with and better achieves the rezoning principles than the WBRAZ.
  
6. In relation to the Councils' s42A report, I consider that Mr Langman has only provided superficial assessment of the HGZ and has, despite claims in the early part of the evidence:
  - not addressed the Commissioners' rezoning principles;
  - not addressed the higher order objectives and policies;
  - not properly considered the actual effects of the proposal with reference to the HGZ's Structure Plan or provisions;
  - not properly considered the cumulative effects of the HGZ development or the effects of other existing and proposed developments; and
  - not considered the purpose and principles of the Act.
  
7. I have assessed the HGZ and WBRAZ under Part 2 of the Act, and I conclude that the HGZ is the most appropriate way to achieve the purpose and principles of the Act.

## 1 Introduction

- 1.1 My name is Jeffrey Andrew Brown. I have the qualifications of Bachelor of Science with Honours and Master of Regional and Resource Planning, both from the University of Otago. I am a full member of the New Zealand Planning Institute. I am also a member of the New Zealand Resource Management Law Association. I was employed by the Queenstown Lakes District Council (**QLDC**) from 1992 – 1996, the latter half of that time as the District Planner. Since 1996 I have practiced as an independent resource management planning consultant, and I am currently a director of Brown & Company Planning Group Ltd, a consultancy with offices in Auckland and Queenstown. I have resided in Auckland since 2001.
- 1.2 **Attachment A** contains a more detailed description of my work and experience.
- 1.3 I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
- 1.4 This evidence is on behalf of Hogans Gully Farm Limited (**HGFL**) (submitter 2313). HGFL owns the 158.8ha block south of Hogans Gully Road, west of McDonnell Road, north of State Highway 6 and east of the Bendemeer Zone. The land is described in more detail in the evidence of Mr Baxter. I have visited the property on many occasions and I am familiar with the wider surroundings.
- 1.5 In this evidence I address the Proposed District Plan – Stage 2 (**PDP**) zoning of the land and the relief sought in the HGFL’s submission.
- 1.6 I have reviewed the evidence of Mr Barr, Mr Langman, Ms Mellsop, Mr **Smith and Mr Crowther** for the Council, and of Mr Baxter, Mr Brandeburg, Mr Vail, Mr Davis, and Mr Turner for HGFL. I comment on this material through my evidence.
- 1.7 My evidence is structured as follows:
- |                 |  |
|-----------------|--|
| Section 2       | I describe the land and environs;                                |
| Section 3       | I describe the relevant zoning options before the Commissioners; |
| Section 4       | I set out the zoning principles for evaluating the options;      |
| Sections 5 – 16 | I evaluate the options in accordance with the statutory tests;   |

Section 17	I address Part 2 of the Act;
Section 18	I comment on the Council's s32 evaluation and the s42A report for this hearing; and
Section 19	I summarise and conclude my evidence.

## **2 The site and environs – a brief description**

- 2.1 The Hogans Gully land is described in detail in the submission and in the landscape assessment report that accompanied the submission, and in the evidence of Mr Baxter<sup>1</sup>.
- 2.2 In summary, the southern part of the property, adjacent to the State Highway and the southern part of McDonnell Road, is generally flat / undulating and is grazed. This land is generally visible or highly visible from the state highway and McDonnell Road. North of this flatter area a low escarpment rises to a series of undulating terraces, rising in elevation from southeast to northwest, mostly in pastoral grassland but with patches of scrub, lines of willows in the lower sections near McDonnell Road, some patches of pine forest, and pine shelter rows. Further north, towards Hogan Gully Road, there are some narrow, deeply incised gullies with some remnant native vegetation. The elevated terraced part of the property is minimally visible or not visible when viewed from the state highway, McDonnell or Hogans Gully Roads. It is visible from elevated viewpoints particularly the Crown Range zig zag.
- 2.3 The property is not developed other than some farm buildings, fences, and unsealed farm roads. There is one dwelling on the property.
- 2.4 The main accesses to the land are from McDonnell Road.
- 2.5 To the west of the property is the Bendemeer Zone which provides for large lot / rural residential development. To the north and east, including across Hogans Gully and McDonnell Roads, are rural residential properties, and to the north, the Soho winery. Further to the north are The Hills golf course, the retirement village, and the southern reaches of Arrowtown.
- 2.6 A relevant resource consent application (RM180497) is currently being processed by the Council. It seeks consent for all aspects of the golf course, clubhouse, maintenance facilities, driving range, residential and visitor accommodation activities, revegetation, earthworks, and

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<sup>1</sup> Evidence of Paddy Baxter dated 13 June 2018

subdivision. The application is likely to be notified in June 2018.

- 2.7 The resource consent process is running in parallel to the zoning process through the District Plan review.

### 3 The relevant options

- 3.1 There are three options before the Commission:

**Option A** The Council's PDP<sup>2</sup> option, being the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) (a rural zone);

**Option B** HGFL's "Hogans Gully Zone" (**HGZ**) (a zone enabling a resort development based on golf, mainly over the elevated terraced part of the property, and subject to various standards);

- 3.2 I briefly discuss the options as follows.

#### ***Option A – the Council's WBRAZ***

- 3.3 In broad summary the WBRAZ is effectively the PDP's Stage 1 Rural Zone but with some critical differences: where the Rural Zone provides for subdivision as a discretionary activity with no minimum lot size, and with strong assessment criteria in relation to effects on landscape and rural character and amenities, the WBRAZ imposes a minimum lot size of 80ha (breach triggers non-complying status). The WBRAZ also removes entitlements for dwellings within an approved residential building platform (by changing the status from controlled to restricted discretionary, with more stringent assessment criteria). Outdoor recreational activities and some commercial activities are better promoted in the WBRAZ. In most other respects the objectives, policies and methods are not dissimilar to those of the Stage 1 Rural Zone.

#### ***Option B – HGFL's Hogans Gully Zone***

- 3.4 The HGZ provisions are at [Attachment B](#).
- 3.5 The HGZ provides for, in summary, a resort development based on golf. The Zone enables:
- (a) Golf course, practice green, and provision for a driving range
  - (b) Golf club house, with restaurant, café, and associated commercial activities;

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<sup>2</sup> The PDP "Decisions Version"



- (c) Maintenance facilities;
- (d) Residential / visitor accommodation units in clusters, nestled into the landscape in the elevated terrace areas and not visible from either McDonnell Road, Hogans Gully Road, or the state highway;
- (e) Ecological habitat restoration and enhancement, including wetland enhancement; and
- (f) Amenity landscaping.

3.6 The activities and facilities are to be in accordance with a Structure Plan that provides for activity areas for different land uses, access, landscaping areas, open space and farming areas. The open space areas comprise:

- (a) The front paddocks adjacent to the state highway and the southern part of McDonnell Road;
- (b) The rolling land adjacent to Hogans Gully Road;
- (c) The land adjacent to Bendemeer.

***Other options***

3.7 The submission also sought an alternative relief of rezoning the elevated terrace area as Wakatipu Basin Lifestyle Precinct (**WBLP**) with a minimum lot size of 2500m<sup>2</sup>. I do not further address this option other than to state that the WBLP would:

- enable some rural lifestyle development where the landscape can absorb such development, and in a manner that is consistent with the adjacent Bendemeer Zone, and would be appropriate in that respect;
- not directly enable the golf course or the native revegetation programme that are provided for in the HGZ.

3.8 To the extent that my below evaluation of the HGZ option comprises development on the elevated terrace areas, it applies also to the WBLP on those elevated terraces

3.9 I now evaluate the two key options under the relevant statutory tests.

## 4 Zoning principles

4.1 The principles that apply in considering the most appropriate provisions for the District Plan are those recommended by the Hearings Commissioners in Stage 1<sup>3</sup>, as follows

- (a) **whether the change implements the purpose of the PDP Strategic chapters and in particular the Strategic Direction, Urban Development and Landscape Chapters;**
- (b) **the overall impact of the rezoning gives effect to the Otago Regional Policy Statement (ORPS);**
- (c) **whether the objectives and policies of the proposed zone can be implemented on the land;**
- (d) **economic costs and benefits are considered;**
- (e) **changes to zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g., Airport Obstacle Limitation Surfaces, SNAs, Building Restriction Areas, ONL/ONF);**
- (f) **changes should take into account the location and environmental features of the site (e.g., the existing and consented environment, existing buildings, significant features and infrastructure);**
- (g) **zone changes are not inconsistent with long term planning for the provision of infrastructure and its capacity;**
- (h) **zone changes take into account effects on the environment of providing infrastructure onsite;**
- (i) **there is adequate separation between incompatible land uses;**
- (j) **rezoning in lieu of resource consent approvals, where a portion of a site has capacity to absorb development does not necessarily mean another zone is more appropriate; and**
- (k) **zoning is not determined by existing use rights, but these will be taken into account.**

**Other factors: Context of a site or geographic area. Relevant local context factors include:**

- (a) **the layout of streets and location of public open space and community facilities;**
- (b) **land with physical challenges such as steep topography, poor ground conditions, instability or natural hazards;**
- (c) **accessibility to centres and the multiple benefits of providing for intensification in locations with easy access to centres; and**
- (d) **the ability of the environment to absorb development.**

4.2 I examine each of the principles and other factors in Sections 5 – 16 below.

4.3 I also evaluate the options in summary in the context of the purpose and principles of the Act, in Section 17 below.

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<sup>3</sup> PDP Stage 1, Report and Recommendations of Hearings Commissioners – Report 17-1, paragraph 132

**5 Principle (a): whether the change implements the purpose of the PDP Strategic chapters and in particular the Strategic Direction, Urban Development and Landscape Chapters**

5.1 In **Attachment C** I set out the objectives and policies in Chapter 3 (Strategic Direction), Chapter 4 (Urban Growth) and Chapter 6 (Landscape) from the Proposed District Plan Stage 1 (Decisions Version) and evaluate the two zoning options in the context of each provision. In my evaluation I assess whether the provision is achieved; and if so, why; and if not, why not.

5.2 I summarise my evaluation as follows.

***Chapter 3 – Strategic Direction***

5.3 In my view the HGZ better achieves the objectives and policies for the District's strategic direction, for the following reasons:

- (a) The HGZ will contribute substantially to a prosperous, resilient and equitable economy, and will contribute socio-economic benefits to the District, by:
- adding to the existing destination golf product available for the District's residents and visitors;
  - offering additional visitor accommodation options for the District;
  - offering new employment opportunities for the construction and operation of the facilities;
  - bringing new visitors to the area and the likely increase in local spending particularly in Arrowtown;
  - not affecting existing centres except in a positive way, as above.
- (b) The WBRAZ does not enable, and effectively disables, the achievement of these benefits. The WBRAZ enables the continuation of farming of the property, which has significantly less socio-economic benefits to the District;
- (d) The HGZ actively achieves the objectives and policies seeking restoration and enhancement of nature conservation values, whereas the WBRAZ does not achieve these outcomes;
- (e) Both the WBRAZ and HGZ would achieve the landscape outcomes sought in the objectives and policies in that the change represented by the zones would retain the District's distinctive landscapes. The change that would result from the HGZ provisions

is acceptable because the proposed Structure Plan's development areas are within the parts of the property that are not visible from the surrounding roads and can absorb change without materially affecting the rural character of the local and wider area, while the design controls and landscaping requirements avoid and mitigate adverse effects when viewed from the elevated Crown Terrace.

#### **Chapter 4 – Urban Development**

5.4 The Chapter 4 provisions are not relevant to the HGZ. This relates to the definitions of urban development and “resort” from the Stage 1 Decisions, as follows:

**Urban Development:** means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development.

**Resort:** means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.

5.5 The development promoted in the HGZ meets the definition of “resort” in that it:

- involves a low average density of residential development (around 2.5% total coverage across the Zone);
- it enables clusters of residential units that are intended to be collectively managed to provide for short stay accommodation (but may be used for long term / permanent stay also, as is the case, for example, with Millbrook);
- the units form part of an overall onsite visitor destination (the golf course and related activities, including the clubhouse, café / restaurant, driving range).

5.6 Accordingly, as a resort in an otherwise rural area, the HGZ does not constitute urban development, and hence Chapter 4 provisions are not relevant.

#### **Chapter 6 – Landscape**

5.7 The HGZ is a separate regulatory regime that responds to the specific landform and the variation, across the property, and the way in which the landscape can absorb development. The HGZ promotes continuation of the farming practices in the highly visible parts of the site adjacent to the surrounding roads, for the purpose of retaining the landscape character.

- 5.8 When viewed from the adjacent roads, the HGZ would present a very similar visual outcome to that of the WBRAZ, with the exception of:
- the maintenance area which would be visible from the state highway but which would resemble, and be visually indistinguishable from, the buildings typically associated with a working farm; and
  - the driving range, which includes a small building at its northern end, which would be partially visible from McDonnell Road, but which does not cause any adverse effects on the landscape character.
- 5.9 The design controls and landscaping controls, which are discussed in detail by Mr Baxter, will avoid or adequately mitigate the views from the elevated Crown Range Road zig-zag to the east. The much wider vista of the Wakatipu Basin is available from this road, particularly the lookout at the top of the zig-zag and taking in other existing and proposed development also. I address this further in Pat 16 below, under the context factors.
- 5.10 The HGZ also has the advantage of directly requiring the protection and enhancement of the gully areas (including streams and wetlands) and the protection and revegetation of a total of 40ha of the property. The WBRAZ does not require or incentivise this sort of positive ecological protection and enhancement.

### ***Summary***

- 5.3 When evaluating the two zones side by side as I have done in [Attachment C](#), I conclude that of the two zones the HGZ better achieves the higher order objectives and policies in Chapters 3 and 6, because it enables significant socio-economic and nature conservation benefits while not causing significant, or adverse, change to the landscape values of the site or the wider Basin.
- 5.4 I therefore conclude that the HGZ better achieves the higher order PDP provisions than the WBRAZ.

## **6 Principle (b): the overall impact of the rezoning gives effect to the ORPS**

- 6.1 In [Attachment D](#) I set out the relevant objectives and policies of the operative RPS and the proposed RPS and evaluate the two zoning options in the context of each provision.
- 6.2 My conclusions from that evaluation are as my conclusions above for the higher order provisions of the PDP, in relation to diversification of use of rural resources and promoting economic wellbeing. The provisions of both the operative RPS and the proposed RPS seek to

protect and enhance nature conservation values of waterbodies, and these provisions are directly achieved by the HGZ but not by the WBRAZ. Both versions seek to recognise and protect landscape values, and, as for the higher order PDP provisions, I consider that both the WBRAZ and the HGZ provisions recognise and provide for the protection of the landscape values of the site and the wider area. For the HGZ, this is achieved by the careful location of the development within the landscape, and the design and landscaping controls.

6.5 Overall, I consider that:

- the HGZ achieves the RPS provisions in relation to economic wellbeing and diversity, and nature conservation, whereas the WBRAZ does not;
- the HGZ and the WBRAZ both achieve the RPS provisions in relation to landscape recognition and protection.

6.6 I therefore conclude that the HGZ better achieves the regional provisions than the WBRAZ.

## **7 Principle (c): whether the objectives and policies of the proposed zone can be implemented on the land**

7.1 The objectives and policies of the WBRAZ can be implemented on the land.

7.2 The objective and policies of the HGZ (as updated) are as follows:

### **45.2 Objectives and Policies**

**45.2.1 Objective – Commercial recreational, residential, and visitor accommodation activities that are sensitive to the landscape, amenity and nature conservation values of the rural environment.**

#### **Policies**

**45.2.1.1 Provide for a high-quality golfing experience with associated clubhouse, commercial, residential, visitor accommodation, and maintenance activities and facilities in a comprehensive master-planned environment.**

**45.2.1.2 Require development to be in accordance with a Structure Plan to ensure development is appropriately located and does not adversely affect the landscape, recreational, and ecological values and opportunities of the Zone, and where reverse sensitivities with any farming activities are able to be avoided.**

**45.2.1.3 Protect and enhance the ecological values through enhancement planting and other protection measures.**

**45.2.1.4 Require built development to be subservient to the landscape of the Zone and the wider rural environment by managing external materials and colours of all buildings.**

**45.2.1.5 Promote open space and farming activities as the backdrop to the golf course and to maintain landscape values.**

- 45.2.1.6 Provide the opportunity for sustainable water, stormwater, wastewater collection, treatment and disposal practises.**
- 45.2.1.7 Require that landscaping contributes to the ecological diversity and enhancement of the Zone.**
- 45.2.1.8 Facilitate the provision of walkway and cycleway access through the Zone.**

7.3 These can be implemented on the land, through the methods proposed, which I have updated to include additional provisions to ensure certain outcomes in relation to:

- Ecological protection and enhancement;
- The public walkway / cycleway connections;
- Design controls for buildings.

7.4 The land resources (location, topography, access, visibility, surrounding uses) do not preclude the implementation of the HGZ methods, and hence the objectives and policies, on the land – indeed the land resources lend themselves perfectly for the development enabled by the Zone.

7.5 In conclusion on this principle, both sets of objectives and policies can be implemented on the land.

## **8 Principle (d): economic costs and benefits are considered**

8.1 The economic costs and benefits are summarised in the table below.

	<b>Option A: WBRAZ</b>	<b>Option B: Hogans Gully Zone</b>
<b>Costs</b>	<p>(a) Costs from not enabling – indeed disabling – the potential for significant economic gains from the commercial recreation and related activities utilising the rural resources of the property.</p> <p>(b) Costs of not enabling employment in construction phase of subdivision and development.</p> <p>(c) Costs to the community from not obtaining development contributions and rates income.</p> <p>(d) Costs to the community from not enabling contribution to the economic growth of the District, through employment, from the construction phase and operation of the development.</p>	<p>(a) Costs to the developer for the development, including the golf course construction, infrastructure construction, amenity and ecological works, and public access works.</p> <p>(b) Costs of losing developable area from providing significant setbacks from boundaries to avoid or mitigate potential adverse effects on neighbouring amenities.</p> <p>(c) Potential costs of loss of the current (comparatively uneconomic) or future primary production from the property.</p>

<p><b>Benefits</b></p>	<p>(a) Benefits, albeit minor, from the limited agricultural production output from the land resource.</p>	<p>(a) Benefits of using land that can easily absorb the proposed development without significant environmental cost, and the resulting greater efficiencies than rural use of the land.</p> <p>(b) Benefits that all economic costs would lie with the developer, with no additional costs to the community.</p> <p>(c) Benefits, as discussed in the evidence of Mr Brandeburg<sup>4</sup>, to the community, the District and the nation from the contribution to economic growth, through employment, as follows:</p> <ul style="list-style-type: none"> <li>• construction (golf course, golf course facilities, subdivision, housing, ecological enhancement works);</li> <li>• operations of the golf course – maintenance, front of house, café / restaurant, clubhouse;</li> <li>• operations of the visitor accommodation activities</li> </ul> <p>(d) Benefits from the attraction of golfers to the course.</p> <p>(e) Benefits from the attraction of visitors to the resort area for the wider Basin including Arrowtown (cafes, restaurants, retail) and other centres and activities.</p> <p>(f) Benefits from golf events including the attraction of spectators, television coverage, etc; and the short- and long-term spinoffs from these events for golf and general tourism.</p> <p>(e) Benefits from education in relation to golf;</p> <p>(f) Benefits from the expansion of the number of marquee golf courses in New Zealand and the overall enhancement of the golf industry in Queenstown and New Zealand, building on the success of existing courses including the Hills, Millbrook and Jacks Point.</p>
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8.2 I therefore conclude that the economic benefits of the HGZ significantly outweigh the costs and outweigh the benefits of the WBRAZ.

8.3 There are various non-economic benefits also, including the ecological enhancement provided for in the HGZ, which would not arise, nor is incentivised by, the WBRAZ.

<sup>4</sup> Evidence of Ryan Brandeburg, dated 13 June 2018



**9 Principle (e): changes to zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g., Airport Obstacle Limitation Surfaces, SNAs, Building Restriction Areas, ONL/ONF)**

9.1 There are no additional overlays or constraints. There are no over-riding building restriction areas, ONL or ONF areas, or any heritage items.

9.2 I address the site specific topographical features of the site in Sections 10 and 16 below.

**10 Principle (f): changes should take into account the location and environmental features of the site (e.g., the existing and consented environment, existing buildings, significant features and infrastructure)**

10.1 The HGZ Structure Plan has been carefully devised to take into account the locational and environmental features of the site, including:

(a) The visible paddocks on the southern and southwestern sides of the land, adjacent to the state highway and McDonnell Road, and the rising land adjacent to Hogan Gully Road, which have low capacity to absorb change;

(b) The elevated terraces which have high capacity to absorb change without adverse effects on landscape values;

(c) The visibility of the site from the Crown Range zig-zag and the methods to avoid adverse effects of additional development in the landscape when viewed from that location;

(d) The deeply incised gullies within the site, and their remnant ecological values, and the ability for the protection and enhancement of these as part of a comprehensive development;

(e) The route of access into the site to avoid significantly visibility when views from the surrounding roads;

(f) The rural residential development to the west (Bendemeer) and addressing the potential effects on rural amenities of these properties.

10.2 For these reasons I consider that Principle (f) has been properly contemplated and the HGZ is consistent with it.

**11 Principle (g): zone changes are not inconsistent with long term planning for the provision of infrastructure and its capacity**

11.1 This is not relevant to the WBRAZ. For the HGZ, Mr Bartlett has addressed the traffic issues<sup>5</sup> and Mr Vail has addressed the servicing issues<sup>6</sup>. The HGZ development is able to connect to the existing reticulated networks where necessary or provide comprehensive on-site systems.

11.2 The HGZ is therefore consistent with Principle (g).

**12 Principle (h): zone changes take into account effects on the environment of providing infrastructure onsite**

12.1 Mr Vail has addressed the issue of on-site servicing<sup>7</sup> and if necessary the HGZ can be self-sufficient for services without adverse effects on the environment.

12.2 The HGZ is therefore consistent with Principle (h).

**13 Principle (i): there is adequate separation between incompatible land uses**

13.1 There are no incompatible uses in the vicinity of the HGZ. Other uses comprise rural, or rural residential (including the Bendemeer Zone and other individual rural residential properties adjacent to the site).

13.2 The HGZ is therefore consistent with Principle (i).

**14 Principle (j): rezoning in lieu of resource consent approvals, where a portion of a site has capacity to absorb development does not necessarily mean another zone is more appropriate**

14.1 This Principle is not relevant in this case. There are no relevant resource consent approvals for the land. The resource consent for the golf course and other elements of the development is yet to be notified.

**15 Principle (k): zoning is not determined by existing use rights, but these will be taken into account**

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<sup>5</sup> Evidence of Jason Bartlett for HGFL, dated 13 June 2018

<sup>6</sup> Evidence of Adam Vail for HGFL, dated 13 June 2018

<sup>7</sup> *ibid*

15.1 There are no relevant existing use rights.

## **16 Other factors: Context of a site or geographic area**

16.1 The relevant local context factors are addressed as follows:

**(a) the layout of streets and location of public open space and community facilities;**

16.2 The access location, and open space areas (including the golf course, the paddocks to be retained for farming uses and amenity, and the ecological enhancement areas) are delineated on the HGZ Structure Plan to ensure certainty in the physical outcomes sought.

**(b) land with physical challenges such as steep topography, poor ground conditions, instability or natural hazards;**

16.3 The development areas proposed in the HGZ exclude the steep incised gullies, streams and wetlands to protect and enhance the ecological values. Development on steeper land is also avoided, in the Structure Plan.

16.4 The WBRAZ would likely preclude development on such land given the size of the property and the limited development rights enabled by the WBRAZ.

**(c) accessibility to centres and the multiple benefits of providing for intensification in locations with easy access to centres; and**

16.5 Not relevant – this relates to urban zones.

**(d) the ability of the environment to absorb development.**

16.6 The development areas delineated on the Structure Plan are where the environment can absorb development, taking into account landscape values and geotechnical considerations.

16.7 This context factor relates also to the cumulative effects of development on the environment. In considering cumulative effects, it is necessary to consider the constituent developments, individually and collectively, in the eastern part of the Basin. These are:

- The existing development;
- The Council's WBLP development;
- HGZ development;

- The Hills Resort Zone development;
- The Ayburn Zone development;
- The Council's suggested urban expansion of Arrowtown onto the western side of McDonnell Road.

16.8 I discuss these as follows:

***Existing development***

16.9 The existing environment includes the existing open space areas and the Bendemeer Zone; the other rural residential developments in the broad vicinity of Hogans Gully and Morven Hill; rural commercial activities such as the Soho Winery; the special housing area (retirement village) development on the western side of McDonnell Road; Arrowtown; the Arrowsouth development; low density residential and rural residential densities at Lake Hayes; and so on. Some, but not all, of these elements are visible from any one viewpoint, including any viewpoint on the floor of the Basin or from any elevated viewpoint.

***Hogans Gully Zone development***

16.10 The significant majority of the HGZ development would not be visible when viewed from the surrounding roads (State Highway 6, McDonnell Road and Hogans Gully Road), because the development is located in the elevated terrace areas that are separated from and not visible from these roads. The exceptions to this are:

- the maintenance area facilities which in any case would resemble the buildings associated with a typical working farm and therefore support the retention of "rural character"; and
- the driving range building which is visible from parts of McDonnell Road but is a very minor addition to the view from this road, which is still dominated by open space;

16.11 The environment, with these additions, still retains rural character and "feel" when viewed from the surrounding roads.

16.12 The entire development would be visible from parts of the zig-zag of the Crown Range Road, and the lookout at the top of the road and in part from Tobins Track. This visibility is recognised in the mitigation measures built into the HGZ provisions, including:

- the dispersal of building clusters within the elevated terrace areas and their separation by large areas of open space;
- the design controls;

- the landscaping required;
- the ecological revegetation areas, which, in addition to the nature conservation benefits, also contribute to integrating the built development into the landscape, when viewed from above.

16.13 When viewed from the elevated position the development becomes part of the wider panorama that contains some of the existing development I listed above. I do not consider that the wider panorama is adversely affected by the addition of the HGZ development; the panorama is still dominated by open space including the distant ONLs and ONFs and the rolling hills within the Basin, and buildings are subservient. Its openness and ruralness would still be obvious, in my view.

16.14 No further submissions raised these issues.

***The Hills Resort Zone***

16.15 As with the HGZ, the THRZ development would not be visible from the surrounding roads. It is only in the elevated locations that the development areas become visible, including parts of the western ridge of Arrowtown above McDonnell Road, and Tobins Track. This has been addressed in detail in the evidence of the witnesses for Trojan Helmet. The development design controls and landscaping controls ensure that the development site comfortably in the landscape when viewed from these locations, and the effects are not adverse. Parts of the THRZ development would be visible from the zig zag lookout, but the distance involved and oblique angle means that the effects are inconsequential, in my view.

16.16 No further submissions raised these issues.

***Ayrburn Farm***

16.17 The Ayrburn urban development land is largely hidden from view from surrounding roads and when viewed from these roads would be less visible than the WBLP zoning. It is either not visible or would be very difficult to see in the same vista from the elevated locations where the HGZ or THRZ would be visible.

***All development in combination***

16.18 When considered in combination I do not consider that the new developments proposed in the HGZ, THRZ and Ayrburn, when considered along with the existing development and future development promoted by the Council, will have adverse effects on landscape and visual amenity values, because:

- (a) The development areas promoted in the zones are not visible from the surrounding roads;
- (b) They are only visible from the elevated locations, individually more so from certain points, but collectively none are fully visible from the same viewpoint.

**Summary**

- 16.19 In my view there are no particular context factors that preclude adoption of the HGZ. The WBRAZ provisions maintain the land in production and open space but do not directly address or incentivise the protection and enhancement of nature conservation values.

**17 Part 2 of the Act**

**Section 7**

- 17.1 The following matters must be given particular regard under section 7 of the Act:

- (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;**

- 17.2 I consider that the HGZ better meets these imperatives, for the following reasons:

- (a) Under s7(b), the HGZ is the most efficient use and development of the natural and physical resources of the land given the physical attributes of the land, the ability to service the development, and taking into account the landscape values of the site and the wider area. The HGZ is significantly more efficient use of the natural and physical resources of the land than the WBRAZ;
- (b) On ss7(c) and (f): the amenity values and quality of the environment of the wider area will be maintained by the development, including by the retention of the open spaces within the site's periphery and the location and design of the built development within the elevated terraces; and will be enhanced by the protection and rehabilitation of the site's nature conservation values;
- (c) On s7(g): large land holdings, within which comprehensively designed and executed developments that will bring substantial socio-economic benefits to the District in a way that positive environmental outcomes arise and without adverse landscape effects are a finite resource and should be addressed in a bespoke regulatory regime, in my view.

- 17.3 I do not consider that the WBRAZ adequately recognises the values and attributes of the land and does not meet the s7 matters in relation to efficiency, finite resources and the quality of the environment.

**Section 5**

- 17.4 The HGZ achieves the sustainable management purpose of the Act by enabling appropriate activities and development, and accordingly social and economic well-being, in a manner that sustains the potential of the natural and physical resources of the site and the wider Wakatipu Basin, for future generations. The HGZ directly safeguards the life-supporting capacity of air, water, soil, and ecosystems within the site. It avoids or adequately mitigates potential adverse effects including effects on landscape and visual amenity values, by the carefully crafted Structure Plan and the design and landscaping controls.
- 17.5 The WBRAZ, while effectively providing for no change to the values of the site, does not provide for socioeconomic wellbeing and does not protect the nature conservation values of the site gullies, streams and wetlands. Unlike the HGZ, it does not incentivise any protection or enhancement.
- 17.6 Taking into account the attributes of the Hogans Gully land, I consider that the most appropriate way to achieve the purpose of the Act is to adopt HGZ.

**18 Comments on the Council's s32 evaluation and the s42A reporting**

**Section 32**

- 18.1 In my view the Council's section 32 evaluation for Chapter 24 does not establish that the objectives of the WBRAZ are the most appropriate to achieve the purpose of the Act, in respect of the HGF land. The benefits and costs of the WBRAZ provisions have not been appropriately assessed or quantified nor have they been assessed with regards to their suitability for giving effect to the relevant higher order objectives.
- 18.2 The Council's s32 did not adequately evaluate options, particularly in light of the Landscape Character Unit's "capability to absorb development" rating as "Moderate" – the same overall rating as Millbrook, which has significantly more development intensity than the "high" rated areas (and noting that Millbrook was not included in the Wakatipu Basin Variation). Despite the Moderate rating for the HGZ land, the same objectives, policies and methods apply as the various areas in the Basin with a "Low" rating.
- 18.3 I consider therefore that in this respect the Council's s32 was inadequate.

18.4 The Hogans Gully Farm submission is addressed in Part 45 of Mr Langman's evidence. I comment on his evidence as follows:

- (a) On his summary on page 35, and in his paragraphs 45.3 and 45.4, for the reasons I discussed in Parts 16 and 17 above, I strongly disagree that the HGZ proposal will have significant adverse effects on the landscape character and amenity values of the LCU, and significant adverse cumulative effects in conjunction with other proposals. I addressed this in Part 16 above. In short summary, the HGZ development is largely invisible when viewed from surrounding roads and is only visible when viewed from the zig-zag. All of the other developments in combination are not visible from any one viewpoint except perhaps from in an aeroplane, or from Coronet Peak or other very elevated locations, where any visibility is mitigated by distance, design and vegetation.
- (b) On his paragraphs 45.1 and 45.6, the concerns in relation to traffic and infrastructure are addressed in the evidence of Mr Bartlett and Mr Vail, respectively. The HGZ can be serviced with adequate roading and infrastructure.
- (c) On his paragraph 45.7, as above I strongly disagree with his contention that the cumulative effects of the various proposed zonings are adverse, let alone significantly adverse. The question logically arises: on the ground, as opposed to looking at them on a zoning map, plan or an aerial, who will be able to see these developments, and from where? Taken individually the developments the proposed zones promote would not be visible to any passer-by on any of the roads adjacent to the proposed zones – that is a function of careful design, with potential visibility and effects of visibility a fundamental component of the design process. The developments are only visible from elevated positions, where a far wider panorama is available. Mr Langman does not appear to have contemplated these issues in reaching his conclusions.
- (d) On his paragraph 45.8, there is no justification for his claim that the HGZ would be contrary to s7(c) because the amenity of the landscape and the Basin as a whole would not be maintained or enhanced. On the contrary, the amenities of the Basin would at least be maintained, because the development enabled by the HGZ is largely invisible from the surrounding roads, so there is no significant change to what people can see. Also, the amenity values can be said to be enhanced because of the significant environmental protection and enhancement promoted by the provisions. If the problem he perceives is that some people looking down on the Zone from elevated positions (i.e. the Crown Range zig-zag) will see new development, then that needs to be considered in the context of the design and landscaping controls that will mitigate the potential adverse effects from that elevated view. Taken literally, Mr Langman's opinion would



mean that no development from anywhere visible from an elevated position, including the Council's new WBLP locations, would be able to meet s7(c). Further, his opinion does not correlate with the LCU 15 description, which states:

<b>Visibility / prominence</b>	<p>...</p> <p>The area is visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. <b>The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</b> [my emphasis]</p>
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In this context I cannot see how a finding that the HGZ development would lead to significant adverse effects. This further reinforces my view that the potential adverse effects of the HGZ development when viewed from the zig zag lookout are mitigated by the distance and the wide panorama available from that viewpoint. The effects are neither significant nor adverse.

- (e) On his paragraph 45.10, the submission is seeking a different zoning regime to the Wakatipu Basin provisions, and therefore the Chapter 24 objectives and policies are not relevant to the assessment of the HGZ. The higher order provisions, in Chapters 3, 4 and 6, are relevant, in line with the Commission's adopted principles for rezoning, and I have addressed them at length (in Attachment C and in Part 5 above). Mr Langman has not assessed the HGZ against the Chapter 3 and 6 provisions, despite the claim in his paragraph 2.7 that he has considered the submissions carefully against them. My conclusions from my evaluation are that the HGZ better achieves the higher order provisions than the WBRAZ.
- (h) On his paragraph 45.11, Mr Langman has not assessed the proposed changes against the provisions of s32, and his conclusions are not founded on any meaningful planning evaluation, in my view. Further, his claim in his Paragraph 5.7 that he has adopted the Commissioners' rezoning principles in reaching his conclusions is not based on any planning analysis contained in the s42A report.

## 19 Summary and conclusion

- 19.1 For the Hogans Gully land the HGZ objectives are the most appropriate for achieving the higher order objectives of the PDP and the purpose of the Act. They are significantly more appropriate than the WBRAZ objectives, for the Hogans Gully land. The methods (policies and rules) of the HGZ are the most effective and efficient for achieving the higher order objectives.

19.2 In conclusion, I consider that the HGZ is the better, superior option.

**J A Brown**

**13 June 2018**

## Attachment A

## Curriculum vitae – Jeffrey Brown

**Professional Qualifications**

1986: Bachelor of Science with Honours (Geography), University of Otago

1988: Master of Regional and Resource Planning, University of Otago

1996: Full Member of the New Zealand Planning Institute

**Employment Profile**

May 05 – present: Director, Brown & Company Planning Group Ltd – resource management planning consultancy based in Queenstown and Auckland. Consultants in resource management/statutory planning, strategic planning, environmental impact assessment, and public liaison and consultation. Involved in numerous resource consent, plan preparation, changes, variations and designations on behalf of property development companies, Councils and other authorities throughout New Zealand.

1998 – May 2005: Director, Baxter Brown Limited – planning and design consultancy (Auckland and Queenstown, New Zealand). Consultants in resource management statutory planning, landscape architecture, urban design, strategic planning, land development, environmental impact assessment, public liaison and consultation.

1996-1998: Director, JBA, Queenstown – resource management consultant.

1989 – 1996: Resource management planner in several local government roles, including Planner (1992 – 1994) and District Planner (1994 – 96), Queenstown-Lakes District Council. Held responsibility for all policy formulation and consent administration.

**Other**

- New Zealand Planning Institute – presenter at *The Art of Presenting Good Planning Evidence* workshops for young planners (2016 –)
- Judge, New Zealand Planning Institute Best Practice Awards (2017 –)

## Updated provisions: Hogans Gully Zone

**45 Hogans Gully Zone****45.1 Zone Purpose**

The purpose of the Zone to enable a golf course-based resort. The Zone provides for the golf course development, with clubhouse, driving range, maintenance facilities, and associated commercial activities, along with limited residential and visitor accommodation activities to support the golf course. The Zone promotes development that is absorbed into and is subservient to the surrounding landscape and rural context by providing for large open space and landscape protection areas, ecological enhancement, and building location and design controls.

**45.2 Objectives and Policies****45.2.1 Objective – Commercial recreational, residential, and visitor accommodation activities that are sensitive to the landscape, amenity and nature conservation values of the rural environment.****Policies**

- 45.2.1.1 Provide for a high-quality golfing experience with associated clubhouse, commercial, residential, visitor accommodation, and maintenance activities and facilities in a comprehensive master-planned environment.
- 45.2.1.2 Require development to be in accordance with a Structure Plan to ensure development is appropriately located and does not adversely affect the landscape, recreational, and ecological values and opportunities of the Zone.
- 45.2.1.3 Protect and enhance the ecological values through enhancement planting and other protection measures.
- 45.2.1.4 Require built development to be subservient to the landscape of the Zone and the wider rural environment by managing external materials and colours of all buildings.
- 45.2.1.5 Promote open space and farming activities as the backdrop to the golf course and to maintain landscape values, while avoiding reverse sensitivity effects through appropriate location of activities.
- 45.2.1.6 Provide the opportunity for sustainable water, stormwater, wastewater collection, treatment and disposal practises.
- 45.2.1.7 Require that landscaping contributes to the ecological diversity and enhancement of the Zone.
- 45.2.1.8 Provide for public walkway and cycleway access linkages.

**45.3 Other Provisions and Rules****45.3.1 District Wide**

Attention is drawn to the following District Wide Chapters. All provisions referred to are within Stage 1 of the Proposed Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions (& ODP)	3 Strategic Directions
4 Urban Development	5 Tangata Whenua	6 Landscapes

24 Signs (ODP)	25 Earthworks (ODP)	26 Historic Heritage
27 Subdivision	28 Natural hazards	29 Transport (ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic trees	35 Temporary Activities and Related Buildings
36 Noise	37 Designations	Planning Maps

### 45.3.2 Clarification

Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the “Non Compliance Status” column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

The following abbreviations are used within this Chapter:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	NC Non Complying	PR	Prohibited

### 45.4 Rules – Activities

	Activities – Hogans Gully Zone	Status
45.4.1	<b>Any activity</b> which complies with the rules for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity.	P
45.4.2	<b>Farming</b> - In the Landscape Protection Area	P
45.4.3	<b>Buildings</b> – In the following activity areas: Activity Areas R3, R4, R5, R6 provided they meet the standards in Rule 45.5.2.	P
45.4.4	<b>Farm Buildings</b> in all activity areas aside from the Landscape Protection Area. Council shall exercise control over effects on landscape values.	C
45.4.5	<b>Licensed Premises in the Clubhouse Activity Area</b> Premises licensed for the consumption of alcohol on the premises between the hours of 10pm and 8am, provided that this rule shall not apply to the sale and supply of alcohol: <ul style="list-style-type: none"> <li>a. To any person who is residing (permanently or temporarily) on the premises;</li> <li>b. To any person who is present on the premises for the purposes of dining up to 12am.</li> </ul> With the exercise of Council's control limited to: <ul style="list-style-type: none"> <li>i. The scale of the activity</li> <li>ii. Effects on amenity (including that of adjoining residential zones and public reserves</li> <li>iii. The configuration of activities with the building and the site (e.g, outdoor seating, entrances).</li> <li>iv. Noise and hours of operation.</li> </ul>	C
45.4.6	<b>Buildings</b> in: <ul style="list-style-type: none"> <li>a. Residential Activity Areas R1, R2, R7, R8, R9 and R10</li> <li>b. Clubhouse Activity Area</li> <li>c. Maintenance Activity Area</li> </ul> With the exercise of the Council's control limited to: <ul style="list-style-type: none"> <li>i. The external appearance of the building including the use of natural materials.</li> <li>ii. The location of access, car parking and curtilage areas</li> </ul>	C

	<b>Activities – Hogans Gully Zone</b>	Status
	<ul style="list-style-type: none"> <li>iii. Landscaping associated with the development and the extent to which landscaping contributes to the integration of the golf course amenities, ecological enhancement, and the amenities of the development areas.</li> <li>iv. Provision of infrastructure</li> </ul>	
<b>45.4.7</b>	<b>Buildings</b> in the Pastoral / Golf Course Activity Area, the Landscape Protection Activity Area and the Ecology / Golf Activity Area except for utilities, service and accessory buildings for farming or golf purposes up to 40m <sup>2</sup> in gross floor area.	NC
<b>45.4.8</b>	<b>Residential activity</b> in the Maintenance Area, Pastoral / Golf Course Activity Area, Landscape Protection Activity Area, Ecology / Golf Activity Area	NC
<b>45.4.9</b>	<b>Visitor Accommodation including Residential Visitor Accommodation and Homestays</b> in all Residential Activity Areas and the Clubhouse Activity Area	P
<b>45.4.10</b>	<b>Commercial and Community Activities</b> , except for: <ul style="list-style-type: none"> <li>a. Commercial recreation activities; or</li> <li>b. Offices and administration activities directly associated with the management and development of the resort or ancillary to other permitted or approved activities located within the Maintenance Activity Area and Clubhouse Activity Area; or</li> <li>c. Bars, restaurants in the Clubhouse Activity Area</li> </ul>	D
<b>45.4.11</b>	<b>Commercial Recreation Activities</b> , except for: <ul style="list-style-type: none"> <li>a. Golf courses and related ancillary commercial activities</li> </ul>	D
<b>45.4.11A</b>	<b>Golf Tournaments</b> With the exercise of the Council's control limited to: <ul style="list-style-type: none"> <li>a. Traffic and pedestrian management and safety within the site and on the local roading network;</li> <li>b. Temporary use by helicopters</li> <li>c. Waste management and disposal, sanitation</li> <li>d. Number of events per year</li> <li>e. Timing of set up and pack down for each event</li> </ul>	C
<b>45.4.12</b>	<b>Mining</b>	NC
<b>45.4.13</b>	<b>Service Activities</b> , except for: <ul style="list-style-type: none"> <li>a. activities directly related to other approved or permitted activities within the Zone; and</li> <li>b. located within the Maintenance Activity Area; or</li> <li>c. located within the Pastoral / Golf Activity Area and where any buildings have a gross floor area of no more than 40m<sup>2</sup></li> </ul>	NC
<b>45.4.14</b>	<b>Industrial Activities</b> ; except for: <ul style="list-style-type: none"> <li>a. activities directly related to other approved or permitted activities within the Zone; and</li> <li>b. activities undertaken in the Maintenance Activity Area</li> </ul>	NC
<b>45.4.15</b>	<b>Licensed Premises</b> outside of the Clubhouse Activity Area Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the the sale and supply of alcohol: <ul style="list-style-type: none"> <li>a. to any person who is residing (permanently or temporarily) on the premises;</li> <li>b. to any person who is present on the premises for the purpose of dining up until 12am.</li> </ul>	NC

	<b>Activities – Hogans Gully Zone</b>	Status
45.4.16	<b>Panelbeating, spray painting, motor vehicle repair or dismantling</b> except for activities directly related to other approved or permitted activities within the Zone and located within the Maintenance Activity Area.	NC
45.4.17	<b>Forestry Activities</b>	NC
45.4.18	<b>Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.</b>	PR
45.4.19	<b>Factory Farming</b>	PR
45.4.20	<b>Landing and taking off of helicopters within the Clubhouse Activity Area</b> With the exercise of the Council's control limited to: a. The number of trips b. Noise effects on properties outside the Zone c. The flight path to and from the landing location.	C

45.5	<b>Standards – Hogans Gully Zone</b>	<b>Non-compliance status</b>
45.5.1	<b>Building materials, colours and landscaping</b> <b>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure that they are visually recessive within the surrounding landscape:</b> Exterior colours of buildings: a. All exterior surfaces (excluding roofs and fittings such as guttering) shall be dark timbers or locally sourced schist. b. Pre-painted steel, and all roofs shall have a reflective value of not greater than 20% c. Surface finishes shall have a reflective value of not greater than 30% Discretion is restricted to all of the following: i. Whether the building will be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighboring properties ii. Where the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building iii. The size and height of the building where the subject the colours would be applied. iv. The extent of landscaping undertaken to soften all buildings.	RD
45.5.2	<b>Residential / visitor accommodation density</b> The maximum number of residential / visitor accommodation units within the Zone shall be 96.	NC
45.5.3	<b>Building Height</b> a. All residential dwellings shall be restricted to single story building forms, no higher than 3.75 metres in height, measured from floor slab to the highest point of the roof form. b. Flat roofs only are permitted as the primary roof form. c. Splits in architectural forms are permitted however only 3.75 metres of visible building form is permitted above finished ground level.	D

45.5	Standards – Hogans Gully Zone	Non-compliance status
	d. Roof features and light well features may extend 1.2 metres above roof forms and shall be no more than 1.2m x 1.2m in plan dimension.	
45.5.4	<p><b>Glare</b></p> <ul style="list-style-type: none"> <li>a. All fixed lighting shall be directed down and away from adjacent roads and properties.</li> <li>b. Any building or fence that can be viewed from a public place that is constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.</li> <li>c. No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</li> </ul>	
45.5.5	<p><b>Nature and Scale of Activities</b></p> <p><b>Except</b> within the Clubhouse and Maintenance Activity Areas:</p> <ul style="list-style-type: none"> <li>a. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</li> <li>b. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building</li> </ul>	
45.5.6	<p><b>Retail Sales</b></p> <p>No goods or services shall be displayed, sold or offered for sale from a site <b>except</b>:</p> <ul style="list-style-type: none"> <li>a. goods grown, reared or produced on the site; or</li> <li>b. goods and services associated with, and ancillary to the recreation activities taking place (within buildings associated with such activities) within the Clubhouse Area; or</li> <li>c. within the Clubhouse Activity Area.</li> </ul>	NC
45.5.7	<p><b>Maximum Total Site Coverage</b></p> <p>The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but <b>excludes</b> weirs, filming towers, bridges and roads and parking areas.</p>	NC
45.5.8	<p><b>Fire Fighting</b></p> <p>A fire fighting reserve of water shall be maintained. The storage shall meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.</p>	NC
45.5.9	<p><b>Atmospheric Emissions</b></p> <p>There shall be no indoor solid fuel fires, except for:</p> <ul style="list-style-type: none"> <li>a. feature open fireplaces in the clubhouse and other communal buildings including bars and restaurants.</li> </ul> <p>Note – Council bylaws and Regional Plan rules may also apply to indoor and outdoor fires.</p>	NC



45.5	Standards – Hogans Gully Zone	Non-compliance status
45.5.10	<p><b>Buildings</b> in Activity Areas R1, R2, R3, R4, R5, R6, R7, R8, R9, and R10 constructed prior to completion of the following ecological protection and enhancement works in the areas labelled Ecological Restoration Planting and Ecological Protection and Enhancement on Plan [_____]:</p> <ol style="list-style-type: none"> <li>1. A <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> shall be submitted to the Council for approval. The purpose of the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> is to achieve viable indigenous habitats that can support a variety of indigenous fauna. The <i>Strategy</i> shall set out the programme of and detail of the specific works required in 2 – 11 below.</li> <li>2. The areas shall be rabbit fenced and where necessary stock fenced to permanently exclude grazing animals from these areas.</li> <li>3. All woody weeds and wilding species including but not limited to willows, briar, hawthorn, broom and wilding conifers shall be removed and shall not be replanted.</li> <li>4. Pest species shall be controlled.</li> <li>5. No indigenous vegetation shall be removed except where necessary for restoration purposes or for the replacement of diseased or dying vegetation.</li> <li>6. New indigenous vegetation shall be: <ul style="list-style-type: none"> <li>• planted at a maximum of 1.2 m centres;</li> <li>• planted within a protective shelter;</li> <li>• planted with fertiliser,</li> <li>• of revegetation grade and eco-sourced.</li> </ul> </li> <li>7. Restoration of dryland communities should consist of a combination of indigenous species that represent the pre-human plant diversity within the Wakatipu Basin and provide for vegetation complexity (e.g. kowhai, <i>Olearia</i>'s, <i>Coprosmas</i>, hebes and native broom). Species selected shall increase plant diversity and provide a food source for invertebrates, lizards and birds within these areas.</li> <li>8. Restoration of wetlands and riparian areas shall occur using native species such as <i>Carex</i>, <i>Juncus</i>, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as <i>Coprosma propinqua</i>, <i>Olearia lineata</i>, and kowhai.</li> <li>9. All indigenous vegetation within the dryland areas shall be supported by irrigation for at least 3 years following the installation of the plantings.</li> <li>10. Twice yearly maintenance (Autumn and Spring) of ecological plantings shall occur for the first five years.</li> <li>11. An annual audit shall be undertaken to assess the performance of the ecological plantings for the first 3 years of the project and subsequently on a biennial basis. An audit report shall be submitted to council documenting the findings of the audit. The audit report shall address pest and weed control programs undertaken throughout the year, any replacement planting required, the overall plant losses and percentage survival of the plantings and proposed amendments to the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i>.</li> <li>12. Completion of the works in 2 – 11 above will be when all the plantings, irrigation and rabbit and stock proof fencing has been installed for a period of 12 months and the first audit report finds the performance metrics and objectives of the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> have been achieved.</li> </ol>	NC

45.5	Standards – Hogans Gully Zone	Non-compliance status
	13. The revegetation works required in 2 – 11 above may be undertaken in stages. Buildings in any one of Activity Areas R1, R2, R3, R4, R5, R6, R7, R8, R9, and R10 may be constructed provided a commensurate area of revegetation, to be shown on a revegetation works staging plan, is completed in accordance with 12 above.	
45.5.11	All landscaping and gardens associated with the residential development, clubhouse and lodge/hotel shall contain no less than 70% indigenous vegetation.	NC
45.5.12	Any earthworks within 20m of any water body (stream or wetland) Discretion is restricted to: <ul style="list-style-type: none"> <li>a. The methods for managing the works to avoid any adverse effects of sediment runoff into wetlands or streams;</li> <li>b. The revegetation of the works to maintain stability and enhance the indigenous habitat of the water body and its margins, and the integration, where practical, of the revegetation required in 45.5.11 above.</li> </ul>	RD

#### 45.6 Non-Notification of Applications

45.6.1 Except as provided for by the Act, all applications for controlled activities and restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

## Chapter 27 – Subdivision

### Consequential amendment to Chapter 27 – Subdivision

- (a) Modify Chapter 27 to provide for subdivision as a Controlled Activity in the Hogans Gully Zone:

**27.4.4 (new) The following shall be controlled activities:**

- (a) Subdivision in the development areas in the Hogans Gully Zone Structure Plan.

Control is limited to the following:

- (i) Lot size and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;
- (ii) Property access and roading;
- (iii) Natural hazards;
- (iv) Fire fighting water supply;
- (v) Water supply;
- (vi) Stormwater disposal;
- (vii) Sewage treatment and disposal;
- (viii) Energy supply and telecommunications;
- (ix) Easements.

- (b) Modify Table 27.5.1 as follows:

- 27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
...	...	...
<b>Hogans Gully Zone</b>		<b>No minimum</b>
...		

## 27.7 Zone – Location Specific Rules

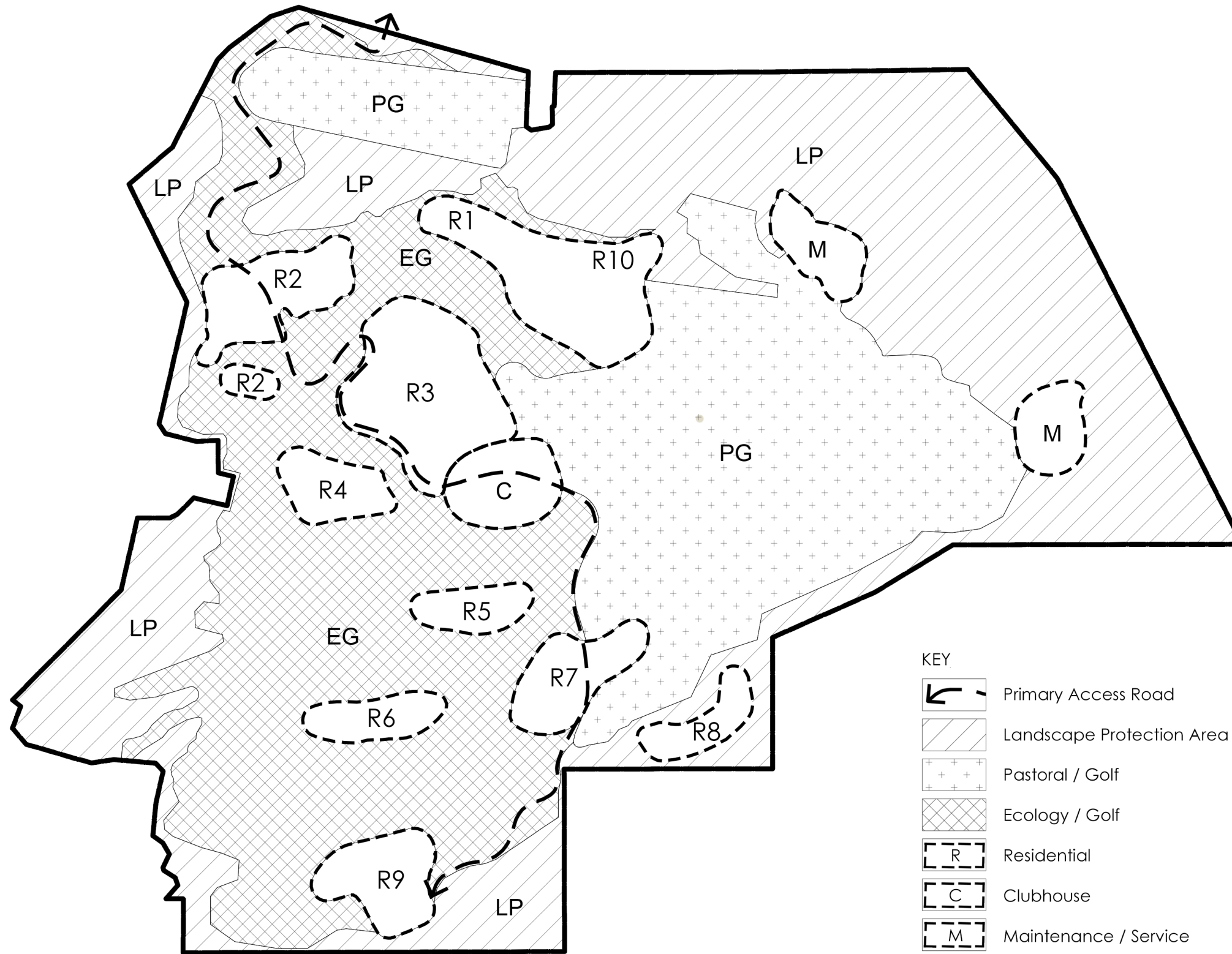
Add a new section in the Table as follows:

	Zone and Location Specific Rules	Activity Status
...	...	...
27.7.11	<b><u>Hogans Gully Zone</u></b>	<u>NC</u>
	<b><u>27.7.11.1</u></b> Any subdivision that is inconsistent with the Hogans Gully Zone Structure Plan contained in Section 27.13	
	<b><u>27.7.11.2</u></b> <i>Subdivision failing to comply with any of the following:</i>	<u>NC</u>
	(a) <u>Any subdivision of land that does not require, by condition of consent, the following to be registered as a consent notice on the titles of any land within the R areas on the Structure Plan:</u>	
	(i) <u>That no building shall be constructed prior to completion of the works required by Standard 47.5.11 in the Hogans Gully Zone.</u>	
	(ii) <u>That any building shall be in accordance with the Hogans Gully Building and Landscaping Design Controls.</u>	

## 27.13 Structure Plans

Add a new section as follows:

### **27.13.8 Structure Plan: Hogans Gully Zone**



KEY

-  Primary Access Road
-  Landscape Protection Area
-  Pastoral / Golf
-  Ecology / Golf
-  Residential
-  Clubhouse
-  Maintenance / Service



**Evaluation of the Options under the PDP Stage 1 – Decisions Version’s  
higher order objectives and policies**

**Chapter 3 – Strategic Direction**

Provision No.	Provision	Assessment: Is the objective / policy achieved? If so, how? If not, why not?	
		Option A: Wakatipu Basin Rural Amenity Zone (WBRAZ)	Option B: The Hogans Gully Zone (HGZ)
<b>3.2 – Strategic Objectives</b>			
3.2.1	<b>The development of a prosperous, resilient and equitable economy in the District.</b>	No. The WBRAZ over the Hogans Gully Farming (HGF) land does not contribute to the prosperity, resilience and equitable economy of the District.	Yes. The Hogans Gully Zone (HGZ) will contribute substantially to a prosperous, resilient and equitable District economy
3.2.1.1	<i>The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.</i>	No. The WBRAZ does not achieve the potential socio-economic benefits	Yes. The HGZ is a well-designed and appropriately located visitor industry facility based around a new proposed world-class golf course and related facilities, and will contribute socio-economic benefits to the District
3.2.1.2	<i>The Queenstown and Wanaka town centres are the hubs of New Zealand’s premier alpine visitor resorts and the District’s economy.</i>	Not relevant	Not relevant except to the extent that HGZ will not compromise the town centres’ role in the District’s economy.
3.2.1.3	<i>The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.</i>	Not relevant	Not relevant except to the extent that HGZ will not compromise Frankton’s role in the District’s economy.
3.2.1.4	<i>The key function of the commercial core of Three Parks is focused on large format retail development.</i>	Not relevant	Not relevant
3.2.1.5	<i>Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres 2, Frankton and Three Parks, are sustained.</i>	Not relevant	Not relevant

3.2.1.6	<i>Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.</i>	No. The WBRAZ does not contribute to such diversification and does not meet the policy, for the HGZ land.	Yes. The resort facilities (golf course, clubhouse, dining, meeting and visitor accommodation facilities) will further diversify the District's economic base and employment opportunities
3.2.1.7	<i>Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled.</i>	Yes. Agricultural activities are promoted by the WBRAZ.	Yes (in part). Part of the HGF land, where it is highly visible from surrounding roads, will remain in agricultural production and open space.
3.2.1.8	<i>Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.</i>	No. The WBRAZ does not directly enable diversification for commercial recreation and related commercial activities that depend on the rural location. It does not directly seek protection of conservation values	Yes. The HGZ directly seeks to diversify the use of the rural land away from farming in a way that the rural landscape values are not compromised and the conservation values of the land are protected and enhanced.
3.2.1.9	<i>Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment.</i>	Not relevant	Yes, to the extent that the Zone can be serviced efficiently
<b>3.2.2</b>	<b>Urban growth is managed in a strategic and integrated manner.</b>	Not relevant	Yes. The HGZ enables a resort development utilising the rural resources and does not represent "urban development" by definition, because it is a "resort" (as discussed in Part 5 of this evidence).
3.2.2.1	<i>Urban development occurs in a logical manner so as to:</i> <i>a. promote a compact, well designed and integrated urban form;</i> <i>b. build on historical urban settlement patterns;</i> <i>c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;</i>	Not relevant	Not relevant

	<p>d. <i>minimise the natural hazard risk, taking into account the predicted effects of climate change;</i></p> <p>e. <i>protect the District's rural landscapes from sporadic and sprawling development;</i></p> <p>f. <i>ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;</i></p> <p>g. <i>contain a high quality network of open spaces and community facilities; and.</i></p> <p>h. <i>be integrated with existing, and planned future, infrastructure.</i></p>		
3.2.3	<b>A quality built environment taking into account the character of individual communities.</b>	Not relevant	Yes. The design controls will create buildings that are appropriate to the rural character and an identifiable, unique character for the resort settlement
3.2.31	<i>The District's important historic heritage values are protected by ensuring development is sympathetic to those values.</i>	Not relevant	Not relevant
3.2.4	<b>The distinctive natural environments and ecosystems of the District are protected.</b>	No. The WBRAZ does not directly protect ecosystems	Yes. The HGZ directly protects the natural environment and ecosystems, through the rules for ecological enhancement
3.2.4.1	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	No. The WBRAZ does not directly protect or enhance conservation values within the site	Yes. The HGZ contains mechanisms to protect and enhance conservation values within the site
3.2.4.2	<i>The spread of wilding exotic vegetation is avoided.</i>	Not relevant (Chapter 34 deals with wilding exotic vegetation)	Not relevant (Chapter 34 deals with wilding exotic vegetation)
3.2.4.3	<i>The natural character of the beds and margins of the District's lakes, rivers</i>	No. The WBRAZ does not directly protect the natural character of the	Yes. The HGZ provisions seeks to directly protect and enhance the

	<i>and wetlands is preserved or enhanced.</i>	streams and wetlands within the site	streams and wetlands within the site
3.2.4.4	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	No. The WBRAZ does not directly protect the natural character of the streams and wetlands within the site	Yes. The HGZ provisions seeks to directly protect and enhance the streams and wetlands, and hence water quality, within the site
3.2.4.5	<i>Public access to the natural environment is maintained or enhanced.</i>	No. The WBRAZ does not directly provide for public access	Yes. Public access can be enabled by the public trails.
<b>3.2.5</b>	<b>The retention of the District's distinctive landscapes.</b>	Yes. The local landscape values would not change under the WBRAZ, except in relation to permitted farming uses	Yes The HGZ will change but will not adversely affect the local landscape and will not affect the wider landscape values of the Wakatipu Basin
3.2.5.1	<i>The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.</i>	Not relevant – the land is not within an ONL or ONF	Not relevant – the land is not within and the HGZ will not adversely affect any ONL or ONF.
3.2.5.2	<i>The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.</i>	Not relevant – the land is not within a Rural Character Landscape	Not relevant – the land is not within a Rural Character Landscape
<b>3.2.6</b>	<b>The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.</b>	No. The WBRAZ does not directly enable wellbeing	Yes. The HGZ will directly contribute to peoples' and communities' wellbeing through expanding the golf market and providing local employment opportunities
<b>3.2.7</b>	<b>The partnership between Council and Ngāi Tahu is nurtured.</b>	Not relevant	Not relevant
3.2.7.1	<i>Ngāi Tahu values, interests and customary resources, including taonga species and</i>	No. The conservation values of the site are not directly protected by the WBRAZ	Yes. The HGF directly protects conservation values of the site, including streams and wetlands



	<i>habitats, and wahi tupuna, are protected.</i>		
3.2.7.2	<i>The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.</i>	Not relevant	Not relevant
<b>3.3 – Strategic policies</b>			
<b>Visitor Industry</b>			
3.3.1	<i>Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</i>	No. The WBRAZ does not directly enable contribution to the visitor industry attractions, facilities and services	Yes. The HGZ provides for the visitor industry to maintain and enhance attractions facilities and services, within a new resort "settlement"
<b>Town Centres and other Commercial and Industrial Areas</b>			
3.3.2	<i>Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.</i>	Not relevant	Not relevant
3.3.3	<i>Avoid commercial zoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity.</i>	Not relevant	Not relevant except to the extent that the activities enabled within the HGZ will not undermine the role of the town centres, and is likely to enhance the Arrowtown centre by providing more visitor expenditure
3.3.4	<i>Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes.</i>	Not relevant	Not relevant
3.3.5	<i>Recognise that Queenstown Airport makes an important contribution to the</i>	Not relevant	Not relevant

	<i>prosperity and resilience of the District.</i>		
3.3.6	<i>Avoid additional commercial zoning that will undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton.</i>	Not relevant	Not relevant except to the extent that the activities enabled within the HGZ will not undermine the role of the Frankton commercial areas
3.3.7	<i>Provide a planning framework for the commercial core of Three Parks that enables large format retail development.</i>	Not relevant	Not relevant
3.3.8	<i>Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities.</i>	Not relevant	Not relevant
3.3.9	<i>Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.</i>	Not relevant	Not relevant except to the extent that the HGZ is likely to enhance the Arrowtown centre, by attracting more visitor numbers
3.3.10	<i>Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil.</i>	Not relevant	Yes The commercial activities enabled in the HGZ would not undermine the functions of the other centres
3.3.11	<i>Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.</i>	Not relevant	Not relevant.
<b>Climate Change</b>			
3.3.12	<i>Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.</i>	Not relevant	Not relevant.

<b>Urban Development</b>			
3.3.13	<i>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Wanaka and Lake Hawea Township.</i>	Not relevant	Not relevant The HGZ does not comprise "urban development" and does not impact on the urban growth boundary of Arrowtown
3.3.14	<i>Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.</i>	Not relevant	Not relevant
3.3.15	<i>Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose.</i>	Not relevant	Not relevant
<b>Heritage</b>			
3.3.16	<i>Identify heritage items and ensure they are protected from inappropriate development.</i>	Not relevant	Not relevant – there are no heritage items within the HGZ land.
<b>Natural Environment</b>			
3.3.17	<i>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs).</i>	Not relevant – there are no SNAs within the site	Not relevant – there are no SNAs within the HGZ area
3.3.18	<i>Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied.</i>	Not relevant	Not relevant
3.3.19	<i>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced.</i>	No. The WBRAZ does not directly protect nature conservation values of the streams and wetlands within the site	Yes. The HGF contains direct measures to protect and enhance the streams and wetlands within the zone
<b>Rural Activities</b>			
3.3.20	<i>Enable continuation of existing farming activities</i>	Yes and no.	Yes.

	<i>and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes.</i>	The WBRAZ enables continuation of the farming activities, but these would conflict with the nature conservation values within the stream and wetland areas of the property	The HGF enables continuation of the existing farming activities within the site, where the land is not used for golf, open space protection or development, and directly protects and enhances the nature conservation values of the streams and wetlands within the site
3.3.21	<i>Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values.</i>	No. The WBRAZ does not directly recognise the opportunities inherent in the land	Yes. The proposed HGZ's outdoor recreation / resort activities are appropriate given the acceptable impacts on the landscape and visual amenity values of the site and the wider area
3.3.22	<i>Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments.</i>	Not relevant	Not relevant in that the land is not identified specifically for a rural living zone
3.3.23	<i>Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas.</i>	Not relevant	Not relevant – the land is not identified on the planning maps as being unable to absorb further change
3.3.24	<i>Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character.</i>	Not relevant	Yes The development areas of the Structure Plan are within the parts of the site that can absorb development, with minimal visibility when viewed from the surrounding roads, while retaining the rural character of the wider area
3.3.25	<i>Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational</i>	Not relevant	Yes. The development has a functional need to locate in the rural area because it is primarily open space for outdoor recreation and amenity

	<i>constraints, while ensuring maintenance and enhancement of the rural environment.</i>		
3.3.26	<i>That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.</i>	Not relevant except to the extent that any subdivision is likely to adhere to “best practice” principles	Yes The HGZ promotes development that, in combination with the District-wide subdivision provisions, will be “best practice”, and specifically the HGZ promotes the protection and enhancement of the streams and wetlands within the Zone.
3.3.27	<i>Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.</i>	Not relevant – this issue is addressed by Chapter 34	Not relevant – this issue is addressed by Chapter 34
3.3.28	<i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.</i>	Not relevant	Yes. The HGZ can provide for public trails and connections with the existing public trail near the Arrow River
<b>Landscapes</b>			
3.3.29	<i>Identify the District’s Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps.</i>	Not relevant	Not relevant
3.3.30	<i>Avoid adverse effects on the landscape and visual amenity values and natural character of the District’s Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration.</i>	Not relevant	Not relevant – there are no adverse effects on any ONL or ONF
3.3.31	<i>Identify the District’s Rural Character Landscapes on the District Plan maps.</i>	Not relevant	Not relevant
3.3.32	<i>Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded.</i>	Not relevant – the land is not within a Rural Character Landscape	Not relevant – the land is not within a Rural Character Landscape

<b>Cultural Environment</b>			
3.3.33	<i>Avoid significant adverse effects on wāhi tūpuna within the District.</i>	Not relevant	Yes. There will be no significant adverse effects on the cultural values of the site or the wider environment.
3.3.34	<i>Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.</i>		
3.3.35	<i>Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.</i>		

## Chapter 6 – Landscapes and Rural Character

Provision No.	Provision	Assessment: Is the objective / policy achieved? If so, how? If not, why not?	
		Option A: Wakatipu Basin Rural Amenity Zone (WBRAZ)	Option B: The Hogans Gully Zone (HGZ)
<b>Chapter 6 - Landscapes and Rural Character</b>			
<b>6.3 – Policies</b>			
<b>Rural Landscape Categorisation</b>			
6.3.1	<i>Classify the Rural Zoned landscapes in the District as:</i> a. <i>Outstanding Natural Feature (ONF);</i> b. <i>Outstanding Natural Landscape (ONL);</i> c. <i>Rural Character Landscape (RCL)</i>	Not relevant	Not relevant
6.3.2	<i>Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of</i>	Not relevant	Not relevant

	<i>this chapter related to those categories.</i>		
6.3.3	<i>Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated.</i>	Not relevant	Yes. The HGZ is a separate regulatory regime – a new special zone in the same vein as Millbrook, Waterfall Park and Jacks Point, and the various rural living zones
<b>Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone</b>			
6.3.4	<i>Avoid urban development and subdivision to urban densities in the rural zones.</i>	Not relevant	Yes. The HGZ does not enable “urban development” by definition, but enables a “resort” development
6.3.5	<i>Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.</i>	Yes. The WBRAZ will not cause excessive glare and degradation of views of the night sky and landscape character. There is no “remoteness” given the proximity to other development zones (Bendemeer) and other activities	Yes Glare is taken into account in the HGZ provisions
6.3.6	<i>Ensure the District’s distinctive landscapes are not degraded by production forestry planting and harvesting activities.</i>	Not relevant	Not relevant
6.3.7	<i>Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District’s landscape character.</i>	Yes. The WBRAZ promotes the continuation of low intensity farming on a large landholding	Yes. The HGZ promotes continuation of farming in the highly visible parts of the site adjacent to the surrounding roads
6.3.8	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes.</i>	Not relevant	Not relevant

6.3.9	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.</i>	No. The limited subdivision rights under the under the WBRAZ are unlikely to yield development that realises this policy	Yes. The HGZ provisions promote indigenous biodiversity protection and regeneration over areas where there is retirement of farm land and in light of the change in intensity enabled by the Zone
6.3.10	<i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s).</i>	Not relevant	Not relevant.
6.3.11	<i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area.</i>	No – this is unlikely to be achieved by the WBRAZ provisions	Yes. This will be achieved by the HGZ provisions
<b>Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features</b> [note: the policies under this topic heading are not relevant because the land is not within an ONL or ONF]			
...			
<b>Managing Activities in Rural Character Landscapes</b> [note: the policies under this topic heading are not relevant because the land is not within a RCL?]			
...			



## Evaluation of the options under the relevant RPS objectives and policies

### A. ORC Operative Regional Policy Statement

Provision No.	Provision	Assessment: Is the objective / policy achieved? If so, how? If not, why not?	
		Option A: Wakatipu Basin Rural Amenity Zone (WBRAZ)	Option B: The Hogans Gully Zone (HGZ)
<b>Chapter 5 - Land</b>			
<b>Objective 5.4.1</b>	<i>To promote the sustainable management of Otago's land resources in order:</i> <i>(a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and</i> <i>(b) To meet the present and reasonably foreseeable needs of Otago's people and communities.</i>	Clause (a): Yes. The WBRAZ will maintain the productive (although not economic) potential of the land. Clause (b): No. The farming of the land does not contribute to any present or foreseeable needs.	Clause (a): Yes in part. The HGZ will maintain the productive (although not economic) capacity of part of the land resource. Clause (b): Yes. The HGZ will assist in meeting present and reasonably foreseeable needs of the community, for urban development.
5.4.2	<i>To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.</i>	No. The WBRAZ will not protect the stream and wetlands within the site	Yes. The HGZ will avoid, remedy and mitigate degradation of the stream and wetlands within the site
5.4.4	<i>To ensure that public access opportunities exist in respect of activities utilising Otago's natural and physical land features.</i>	No. The WBRAZ does not directly enable public access linkages to the existing walkway / cycleway network	Yes. The HGF enables public access linkages to the existing walkway / cycleway network
<b>Policies</b>			
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>	Yes and no. The WBRAZ would achieve most of the items in (a) – (g) but would not necessarily protect the streams and wetlands within the Hogans Gully land	Yes. The HGZ will not lead to the kinds of adverse effects listed in this policy.

	<p>(a) <i>Reduce the soil's life-supporting capacity</i></p> <p>(b) <i>Reduce healthy vegetative cover</i></p> <p>(c) <i>Cause soil loss</i></p> <p>(d) <i>Contaminate soils</i></p> <p>(e) <i>Reduce soil productivity</i></p> <p>(f) <i>Compact soils</i></p> <p>(g) <i>Reduce soil moisture holding capacity.</i></p>		
5.5.4	<i>To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.</i>	No. The WBRAZ does not diversify the uses of the land resources	Yes, to the extent that the HGZ activities are a diversification of the use of the land resources away from farming, to contribute to the economic well-being of the community
5.5.7	<p><i>To promote the provision of public access opportunities to natural and physical land features throughout the Otago region except where restriction is necessary:</i></p> <p>(i) <i>To protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna; or</i></p> <p>(ii) <i>To protect Maori cultural values; or</i></p> <p>(iii) <i>To protect public health or safety; or</i></p> <p>(iv) <i>To ensure a level of security consistent with the purpose of a resource consent or in circumstances where safety and security concerns require exclusive occupation; or</i></p> <p>(v) <i>In other exceptional circumstances sufficient to justify</i></p>	No. The WBRAZ does not provide the opportunity for public access.	Yes. The HGZ provides for additional public walking and cycling access opportunities to link with the nearby trails

	<i>the restriction notwithstanding the importance of maintaining that access.</i>		
<b>Chapter 9 – Built Environment</b>			
<b>Objective 9.4.1</b>	<i>To promote the sustainable management of Otago's built environment in order to:</i> <i>(a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and</i> <i>(b) Provide for amenity values, and</i> <i>(c) Conserve and enhance environmental and landscape quality; and</i> <i>(d) Recognise and protect heritage values.</i>	Not relevant	Yes. In relation to clauses (a) – (d) of the objective: <i>(a) The HGZ will contribute to meeting the needs for golf and related development, including visitor accommodation and residential;</i> <i>(b) It would provide for amenity values internally and protects the amenity values of surrounding residents by substantial setbacks and landscaping treatment.</i> <i>(c) It would conserve and enhance environmental quality by protecting and enhancing the streams and wetlands, and landscape quality by locating development in an area where development can be absorbed;</i> <i>(d) Not relevant as there are no heritage features within the site</i>
9.4.3	<i>To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.</i>	Yes and no. Adverse effects on rural character are avoided by the WBRAZ, but adverse effects on Mill Creek and margins would not be avoided, remedied or mitigated	Yes. Yes. The location can absorb development without adverse effects on landscape values, and the streams and wetlands would not be adversely affected and would be protected and enhanced. The amenity values of surrounding residents are protected because of the significant building setbacks and landscaping treatment required by the proposed provisions
<b>Policies 9.5.4</b>	<i>To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:</i> <i>(a) Discharges of contaminants to Otago's air, water or land; and</i> <i>(b) The creation of noise, vibration and dust; and</i>	Not relevant	Yes. Insofar as the proposal comprises settlement and structures, the HGZ provisions avoid, remedy or mitigate adverse effects in relation to the matters in (a) – (c) of the policy, and does not have any significant irreversible effects on any of the matters in (d)

	<p>(c) <i>Visual intrusion and a reduction in landscape qualities; and</i></p> <p>(d) <i>Significant irreversible effects on:</i></p> <p>(i) <i>Otago community values; or</i></p> <p>(ii) <i>Kai Tahu cultural and spiritual values; or</i></p> <p>(iii) <i>The natural character of water bodies and the coastal environment; or</i></p> <p>(iv) <i>Habitats of indigenous fauna; or</i></p> <p>(v) <i>Heritage values; or</i></p> <p>(vi) <i>Amenity values; or</i></p> <p>(vii) <i>Intrinsic values of ecosystems; or</i></p> <p>(viii) <i>Salmon or trout habitat.</i></p>		
9.5.5	<p><i>To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through:</i></p> <p>(a) <i>Promoting the identification and provision of a level of amenity which is acceptable to the community; and</i></p> <p>(b) <i>Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural</i></p>	Not relevant	<p>Yes.</p> <p>The HGZ would generally maintain the quality of life for people and communities within the internal built environment. On the individual clauses of the policy:</p> <p>(a) Yes. The HGZ promotes substantial building setbacks of development from external boundaries, and landscaping rules within the setbacks, to maintain amenity for surrounding landowners;</p> <p>(b) Yes. The Zone would avoid, remedy or mitigate any potential adverse effects on community health and safety, through the relevant subdivision and land use rules;</p> <p>(c) Yes. The land is capable of absorbing development without adverse effects on landscape values.</p>

	<p><i>and physical resources; and</i></p> <p>(c) <i>Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.</i></p>		
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## B. ORC Proposed Regional Policy Statement – Decisions Version

Provision No.	Provision	Assessment: Is the objective / policy achieved? If so, how? If not, why not?	
		Option A: Wakatipu Basin Rural Amenity Zone (WBRAZ)	Option B: The Hogans Gully Zone (HGZ)
Part B Chapter 1			
<b>Objective 1.1</b>	<b>Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago</b>	<p>Yes and no.</p> <ul style="list-style-type: none"> <li>It does not integrate with the natural values of the site including the gullies, streams and wetlands;</li> <li>It integrates with other farming land</li> </ul>	<p>Yes:</p> <ul style="list-style-type: none"> <li>The HGZ integrates within itself, by providing appropriate areas for development and no development, golf and internal open space linkages, including in relation to the streams and wetlands;</li> <li>It integrates appropriately with other adjacent Zones (by appropriate setbacks and landscaping controls);</li> <li>It integrates with roading and infrastructure;</li> <li>It enables development where further development is able to be absorbed in the landscape, thereby integrating with the wider character including developed character of nearby zones</li> </ul>
<b>Policy 1.1.1</b>	<p><b>Integrated resource management</b></p> <p><i>Achieve integrated management of Otago's natural and physical resources, by all of the following:</i></p> <p>a) <i>Coordinating the management of interconnected natural and physical resources;</i></p> <p>b) <i>Taking into account the impacts of management of one resource on the</i></p>	<p>Yes and no.</p> <p>In relation to the individual clauses in the policy:</p> <p>(a) No – the WBRAZ would not co-ordinate with stream and wetland protection and restoration;</p> <p>(b) No as above. The WBRAZ would not take into account effects on stream and wetlands;</p> <p>(c) No as above, in that the WBRAZ would have potential downstream effects beyond the property that are not adequately managed;</p>	<p>Yes.</p> <p>In relation to the individual clauses in the policy:</p> <p>(a) Yes – the HGZ would co-ordinate with stream and wetland protection, and would co-ordinate with the adjacent Bendemeer zone vis-à-vis protection of amenity values by wide development setbacks and landscaping requirements;</p> <p>(b) Yes, as above. The Zone would take into account effects on other values (eg streams and wetlands, and neighbouring amenities);</p>

	<p><i>values of another, or on the environment</i></p> <p>c) <i>Recognising that resource may extend beyond the immediate, or directly adjacent, area of interest;</i></p> <p>d) <i>Ensuring that resource management approaches across administrative boundaries are consistent and complementary;</i></p> <p>e) <i>Ensuring that effects of activities on the whole of a resource are considered when that resource is managed as subunits.</i></p>	<p>(d) [not relevant]</p> <p>(e) Yes and no – the effects of the WBRAZ on the entire resource (including the surrounding land uses) are able to be managed but some potential adverse effects would still arise, as above.</p>	<p>(c) Yes, as above, in that the Zone would have effects beyond the property that are better managed, by rules, and provide certain outcomes;</p> <p>(d) [not relevant]</p> <p>(e) Yes – the effects of the HGZ on the entire resource (including the surrounding land uses) are able to be managed adequately</p>
Policy 1.1.2	<p><b>Economic wellbeing</b></p> <p><i>Provide for the economic wellbeing of Otago's people and communities by enabling the use and development of natural and physical resources only if the adverse effects of those activities on the environment can be managed to give effect to the objectives and policies of the Regional Policy Statement.</i></p>	<p>No.</p> <p>Retaining the land for rural purposes under the WBRAZ does not provide economic wellbeing and does not adequately manage potential adverse effects.</p>	<p>Yes.</p> <p>The HGZ provides for economic wellbeing by enabling use of the land resources, in a way that potential adverse effects can be adequately managed</p>
Policy 1.1.3	<p><b>Social and cultural wellbeing and health and safety</b></p> <p><i>Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:</i></p> <p>a) <i>Recognising and providing for Kāi Tahu values;</i></p>	<p>No.</p> <p>The WBRAZ does not specifically provide for Kai Tahu values (by not directly enabling protection of waterways) and does not take into account the diverse needs of the community. It does not promote good quality and accessible infrastructure and public services.</p>	<p>Yes.</p> <p>The HGZ achieves these policy items, via the subdivision and land use provisions.</p>

	<p>b) <i>Taking into account the values of other cultures;</i></p> <p>c) <i>Taking into account the diverse needs of Otago's people and communities;</i></p> <p>d) <i>Promoting good quality and accessible infrastructure and public services;</i></p> <p>e) <i>Avoiding significant adverse effects of activities on human health.</i></p>		
<i>Part B Chapter 3 - Otago has high quality natural resources and ecosystems</i>			
<b>Objective 3.1</b>	<b><i>The values of Otago's natural resources are recognised, maintained and enhanced</i></b>	<p>No.</p> <p>The WBRAZ does not specifically provide for natural resource values (by not directly enabling protection of waterways and wetlands and their margins) and does not take into account the diverse needs of the community. It does not promote good quality and accessible infrastructure and public services.</p>	<p>Yes.</p> <p>The HGZ achieves these policy items, via the specific HGZ provisions for the nature conservation values, and the subdivision provisions</p>
Policy 3.1.1	<p><b><i>Freshwater</i></b></p> <p><i>Manage fresh water to achieve all of the following:</i></p> <p>a) <i>Maintain or enhance ecosystem health in all Otago aquifers, and rivers, lakes, wetlands, and their margins;</i></p> <p>...</p>	<p>No.</p> <p>The WBRAZ does not specifically provide for ecosystem health</p>	<p>Yes.</p> <p>The HGZ achieves these policy items, via the various provisions for protecting and enhancing nature conservation values</p>
Policy 3.1.2	<p><b><i>Beds of rivers, lakes, wetlands, and their margins</i></b></p> <p><i>Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to achieve all of the following:</i></p> <p>a) <i>Maintain or enhance their natural functioning;</i></p> <p>b) <i>Maintain good water quality, or enhance it where it has been degraded;</i></p>	<p>No.</p> <p>The WBRAZ does not specifically provide for ecosystem health</p>	<p>Yes.</p> <p>The HGZ achieves these policy items, via the various provisions for protecting and enhancing nature conservation values</p>

	<ul style="list-style-type: none"> <li>c) <i>Maintain or enhance ecosystem health and indigenous biological diversity;</i></li> <li>d) <i>Maintain or enhance natural character;</i></li> <li>e) <i>Maintain or enhance amenity values;</i></li> <li>f) <i>Control the adverse effects of pest species, prevent their introduction and reduce their spread;</i></li> </ul>		
Policy 3.1.9	<p><b><i>Ecosystems and indigenous biological diversity</i></b></p> <p><i>Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to achieve all of the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Maintain or enhance ecosystem health and indigenous biological diversity;</i></li> <li>...</li> <li>e) <i>Recognise and provide for natural resources and processes that support indigenous biological diversity;</i></li> </ul>	<p>No.</p> <p>The WBRAZ does not specifically provide for ecosystem health</p>	<p>Yes.</p> <p>The HGZ achieves these policy items, via the various provisions for protecting and enhancing nature conservation values</p>
Policy 3.1.10	<p><i>Recognising the values of natural features, landscapes, and seascapes Recognise the values of natural features, landscapes, seascapes and the coastal environment are derived from the following attributes, as detailed in Schedule 4:</i></p> <ul style="list-style-type: none"> <li>(a) <i>Biophysical attributes, including:</i> <ul style="list-style-type: none"> <li>(i) <i>Natural science factors;</i></li> <li>(ii) <i>The presence of water;</i></li> </ul> </li> </ul>	<p>No.</p> <p>The WBRAZ does not recognise the values of the streams and wetlands within the Hogan Gully land</p>	<p>Yes.</p> <p>The landscape values of the area have been recognised and the land has been identified as being capable of absorbing further development, and the provisions recognise the values of the streams and wetlands</p>



	<ul style="list-style-type: none"> <li>(iii) <i>Vegetation (indigenous and introduced);</i></li> <li>(iv) <i>The natural darkness of the night sky;</i></li> <li>(b) <i>Sensory attributes, including;</i> <ul style="list-style-type: none"> <li>(i) <i>Legibility or expressiveness;</i></li> <li>(ii) <i>Aesthetic values;</i></li> <li>(iii) <i>Transient values, including nature's sounds;</i></li> <li>(iv) <i>Wild or scenic values;</i></li> </ul> </li> <li>(c) <i>Associative attributes, including;</i> <ul style="list-style-type: none"> <li>(i) <i>Whether the values are shared and recognised;</i></li> <li>(ii) <i>Cultural and spiritual values for Kāi Tahu;</i></li> <li>(iii) <i>Historical and heritage associations.</i></li> </ul> </li> </ul>		
<p>Policy 3.1.12</p>	<p><b>Environmental enhancement</b></p> <p><i>Encourage, facilitate and support activities which contribute to enhancing the natural environment, by one or more of the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Improving water quality and quantity;</i></li> <li>b) <i>Protecting or restoring habitat for indigenous species;</i></li> <li>c) <i>Regenerating indigenous species;</i></li> <li>d) <i>Mitigating natural hazards;</i></li> <li>e) <i>Protecting or restoring wetlands;</i></li> </ul>		

	<p>f) <i>Improving the health and resilience of:</i></p> <p>i. <i>Ecosystems supporting indigenous biological diversity;</i></p> <p>...</p>		
<b>Chapter 5</b>			
<b>Objective 5.3</b>	<b><i>Sufficient land is managed and protected for economic production</i></b>	No. The land is not necessary for management and protection for economic production.	Yes. The land is not necessary for management and protection for economic production.
Policy 5.3.1	<p><i>Manage activities in rural areas, to support the region's economy and communities, by all of the following:</i></p> <p>a) <i>Enabling primary production and other rural activities that support the rural economy;</i></p> <p>b) <i>Minimising the loss of significant soils;</i></p> <p>c) <i>Restricting the establishment of activities in rural areas that may lead to reverse sensitivity effects;</i></p> <p>d) <i>Minimising the subdivision of productive rural land into smaller lots that may result in rural residential activities;</i></p> <p>e) <i>Providing for other activities that have a functional need to locate in rural areas, including tourism and recreational activities that are of a nature and scale compatible with rural activities.</i></p>	<p>Yes and no.</p> <p>The WBRAZ would not contribute to supporting the region's economy and the community in the same manner or extent as the HGZ.</p> <p>On clauses (a) – (e) of the policy:</p> <p>(a) Primary production from the HGZ land has a minor effect on the rural economy;</p> <p>(b) The soils are not so significant that they need to be protected exclusively for primary production;</p> <p>(c) Reverse sensitivity effects are not an issue for the WBRAZ;</p> <p>(d) The WBRAZ does not enable subdivision into smaller lots;</p> <p>(e) The WBRAZ does not sufficiently enable activities that have a functional need to locate in the rural area, such as the HGZ, and hence zone change is necessary for the land to more efficiently provide for a better resource management outcome</p>	<p>Yes.</p> <p>The HGZ is appropriate in this area as it can contribute to supporting the region's economy and the community.</p> <p>On clauses (a) – (e) of the policy:</p> <p>(a) Primary production from the HGZ land does not have any significant effect on the rural economy;</p> <p>(b) The soils are not so significant that they need to be protected exclusively for primary production;</p> <p>(c) The Zone will not lead to reverse sensitivity effects;</p> <p>(d) The land is not productive in an economic sense and subdivision into smaller lots is appropriate, in this location where development can be absorbed by the landscape;</p> <p>(e) The HGZ activities have a functional need to located in the rural area, to provide for a world-class golf course and related activities and amenities, and to provide a destination location for golfers and other visitors</p>