

Appendix S

Objectives and Policies

Appendix S – Assessment of Objectives and Policies

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1. NPS on Urban Development 2020

Objective or policy text (NPS-UD)	Assessment
<p>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	<p>Queenstown-Lakes Spatial Plan was prepared and adopted by Council in 2021 and assists to implement the direction of the NPS-UD to provide sufficient development capacity and to achieve a well-functioning urban environment for the key centres across the district.</p> <p>While not identified for urban development in the Spatial Plan, the site is located within the broader natural containment framework formed by the Cardrona/Ōrau and Clutha/Mata-au river corridors and state highway infrastructure, and is contiguous with existing urban development.</p> <p>The development will include amenities to service the owners and occupiers of the residential development through the inclusion of reserves, an early childcare centre, retail and café facilities that will support convenience and liveability within the development and surrounds.</p> <p>In spatial terms, the site functions as a logical extension of the existing urban environment rather than a detached greenfield location. This is also discussed in the urban design (Appendix B) and landscape (Appendix D) expert assessments. The proposal incorporates reserves, local services and community facilities that support day-to-day living and reduce the need for external trips. In doing so, it contributes to a well-functioning urban environment integrated with surrounding development.</p>
<p>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</p>	<p>The proposal will introduce approximately 250 medium- and high-density residential units into the Wānaka housing market, increasing overall supply and introducing smaller one- and two-bedroom typologies currently under-represented in the district.</p> <p>The site’s Rural zoning currently constrains residential density. The Economic Assessment (Appendix G) concludes that enabling development on this site would add development capacity in a constrained market and support increased competition in the short to medium term.</p>

Objective or policy text (NPS-UD)	Assessment
	<p>The development is intended to provide long-term residential accommodation. A consent notice is proposed on 80% of units in each stage to restrict use to long-term residential occupation (with homestays only), supporting the availability of housing for permanent residents.</p> <p>In addition, 13 dwellings are proposed to be transferred to the Queenstown-Lakes Housing Trust, increasing the supply of secure affordable housing within the Wānaka urban area.</p> <p>Collectively, the proposal increases development capacity and housing diversity and supports competitive land and development markets consistent with Objective 2.</p>
<p>Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</p>	<p>Wānaka is experiencing sustained growth and evolving housing demand. The existing housing stock does not fully reflect the diversity of household types within the community.</p> <p>The proposal introduces medium- and high-density housing at the urban edge, providing a range of one- and two-bedroom units alongside terrace housing, duplexes and walk-up apartments. These typologies are currently under-represented in the Wānaka market and broaden housing choice for smaller households, seasonal workers and young professionals.</p> <p>The development will change the site’s current open appearance within a peri-urban context. Its location at the intersection of two state highways and contiguous with existing urban development supports integration with surrounding neighbourhoods and infrastructure.</p> <p>By increasing housing diversity and accommodating a broader range of living arrangements, the proposal contributes to urban environments that evolve over time in response to changing community needs, consistent with Objective 4.</p>
<p>Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</p>	<p>The site is not located within or adjacent to a mapped cultural feature or wāhi tūpuna. Engagement with mana whenua has occurred as part of the application process. Relevant iwi management plans have been considered and an Accidental Discovery Protocol is incorporated within the proposed conditions. These steps demonstrate that the principles of Te Tiriti o Waitangi have been taken into account in the preparation and assessment of the proposal, consistent with Objective 5.</p>

Objective or policy text (NPS-UD)	Assessment
<p>Objective 6: Local authority decisions on urban development that affect urban environments are:</p> <ul style="list-style-type: none"> a. integrated with infrastructure planning and funding decisions; and b. strategic over the medium term and long term; and c. responsive, particularly in relation to proposals that would supply significant development capacity. 	<p>Infrastructure capacity for potable water and wastewater has been confirmed (Appendix J), with required upgrades incorporated into the subdivision works. Stormwater is managed through low impact treatment and infiltration systems (Appendix J). Internal roads and access connections are designed largely in accordance with Council standards and will be vested upon completion. Active transport links integrate with the existing trail network and surrounding urban areas. The proposal is therefore integrated with infrastructure planning and delivery, consistent with Objective 6(a).</p> <p>The site is not identified for growth in current RMA planning documents and lies outside the Wānaka UGB. However, it is contiguous with established and emerging urban development and functions as a consolidated extension of the existing urban environment. With 250 dwellings and associated commercial activity, the proposal supplies significant development capacity in a constrained market.</p> <p>In doing so, the development represents a medium- term urban growth response and demonstrates responsiveness to proposals that increase development capacity, consistent with Objective 6(b) and (c).</p>
<p>Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.</p>	<p>The proposal has been assessed against the most recent housing and business capacity assessments prepared for the district. The Economic Assessment identifies a shortfall of smaller dwelling typologies within the Wānaka market and evaluates the contribution of the proposal to overall development capacity.</p> <p>The application is supported by up-to-date technical information, including infrastructure, transport, geotechnical and economic assessments, enabling informed decision-making consistent with Objective 7.</p>
<p>Objective 8: New Zealand’s urban environments:</p> <ul style="list-style-type: none"> a. support reductions in greenhouse gas emissions; and b. are resilient to the current and future effects of climate change. 	<p>The proposal delivers medium- to high-density residential development contiguous with existing urban areas, representing consolidated growth at the urban edge. Its location supports shorter travel distances relative to more remote greenfield development and is within walking and cycling distance of employment, education, retail and recreation facilities, including Three Parks and Wānaka township.</p>

Objective or policy text (NPS-UD)	Assessment
	<p>Internal pedestrian and cycle connections, including links to the Mount Iron track network, are incorporated into the layout. On-site services such as early childhood education and small-scale retail support day-to-day needs and may reduce reliance on private vehicle trips.</p> <p>Climate resilience measures have been incorporated into infrastructure design, including stormwater treatment and infiltration systems designed for significant rainfall events, reticulated wastewater servicing, and development on land not subject to identified flood or geotechnical hazard constraints. The proposal therefore supports emissions reduction through compact urban form and incorporates climate-responsive design consistent with Objective 8.</p>
<p>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ol style="list-style-type: none"> a. have or enable a variety of homes that: <ol style="list-style-type: none"> i. meet the needs, in terms of type, price, and location, of different households; and ii. enable Māori to express their cultural traditions and norms; and b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and e. support reductions in greenhouse gas emissions; and f. are resilient to the likely current and future effects of climate change. 	<p>The proposal enables a range of housing types and sizes that respond to identified demand for smaller dwellings in accessible locations. Medium- and high-density typologies, including terrace housing, walk-up apartments and duplex units, broaden housing diversity within the Wānaka market.</p> <p>The site has direct access to employment areas, services, open space and recreational facilities. Accessibility, efficiency and network capacity has been assessed in the Integrated Transport Assessment (Appendix K). Internal pedestrian and cycle connections, including links to the Mount Iron track network, support movement within and beyond the site.</p> <p>The development increases housing supply within a constrained market and provides infrastructure-ready development capacity, supporting the competitive operation of land and development markets. Engagement with mana whenua has occurred and iwi management plans have been considered. The proposal does not create barriers to Māori housing or cultural expression.</p> <p>While there is no public transport in the area, the site's proximity to services and active transport connections supports shorter travel distances. Climate-responsive infrastructure design and development on land not subject to identified natural hazards support resilience to current and future climate effects.</p>

Objective or policy text (NPS-UD)	Assessment
<p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <ul style="list-style-type: none"> a. the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement b. that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect c. the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1). d. any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity e. the likely current and future effects of climate change. 	<p>Policy 6(a) requires decision-makers to have particular regard to the planned urban built form anticipated by RMA planning documents that have given effect to the NPS-UD. The site is not identified for urban development in the Queenstown-Lakes Spatial Plan and lies outside the Wānaka UGB. That planned built form must therefore be acknowledged and weighed in the assessment of the proposal.</p> <p>Policy 6(b) recognises that urban development may involve significant changes in density and character and that such change is not, of itself, an adverse effect. The proposal will alter the site's current open appearance within a peri-urban context and introduce medium- and high-density housing. While some may value the existing openness, others may value increased housing diversity and urban consolidation at the edge of the existing urban area. The change can be considered in the context of a growing urban environment.</p> <p>In terms of Policy 6(c) and (d), the proposal supplies approximately 250 dwellings and associated commercial activity, representing a meaningful addition to development capacity in a constrained housing market. It broadens housing typology diversity and integrates with established infrastructure networks.</p> <p>Policy 6(e) requires consideration of climate change effects. The development incorporates climate-responsive infrastructure design, including stormwater treatment and infiltration systems, reticulated servicing, wildfire management and development on land not subject to identified flood or geotechnical hazard constraints.</p> <p>When these matters are weighed, the proposal provides urban development benefits consistent with well-functioning urban environments and contributes to development capacity, consistent with Policy 6.</p>
<p>Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <ul style="list-style-type: none"> a. unanticipated by RMA planning documents; or b. out-of-sequence with planned land release. 	<p>Policy 8 requires decision-makers to be responsive to proposals that would add significant development capacity and contribute to well-functioning urban environments, even where that capacity is unanticipated or out-of-sequence with planned land release.</p> <p>The site is not identified for urban growth in current RMA planning documents and lies outside the Wānaka UGB. The proposal therefore represents unanticipated development capacity within the meaning of Policy 8.</p>

Objective or policy text (NPS-UD)	Assessment
	<p>With 250 dwellings and associated commercial activity, the proposal supplies significant additional short- to medium- term development capacity in a constrained housing market. Infrastructure capacity for potable water and wastewater has been confirmed, with necessary upgrades incorporated into the subdivision works, and the development integrates with established transport connections.</p> <p>While growth areas to the south of Wānaka and intensification within Three Parks are identified in planning documents, those areas are yet to be realised. Policy 8 anticipates that unanticipated or out-of-sequence proposals may arise where they can supply meaningful development capacity and integrate with infrastructure.</p> <p>The site is contiguous with existing urban development and functions as a consolidated extension of the Wānaka–Albert Town urban area. The underlying resource consent (RM181471) demonstrates that urban-scale development on the site forms part of the evolving environment.</p> <p>In these circumstances, the proposal represents development capacity that is unanticipated yet capable of integration and contribution to a well-functioning urban environment. Policy 8 therefore supports a responsive planning approach.</p>
<p>Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</p> <ul style="list-style-type: none"> a. involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and b. when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and c. provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource 	<p>The Queenstown-Lakes Spatial Plan was prepared with involvement from Aukaha and Te Ao Marama, reflecting iwi participation at the strategic planning level.</p> <p>For this proposal, engagement with Kā Rūnaka has occurred under the Fast-track Approvals Act process. Relevant iwi management plans have been reviewed and considered in the preparation of the application and an Accidental Discovery Protocol is incorporated within the proposed conditions.</p> <p>The site is not identified as a site of significance to Māori and the proposal does not affect mapped cultural features. The consultation process has provided opportunity for Māori input into the decision-making process consistent with Policy 9(c).</p>

Objective or policy text (NPS-UD)	Assessment
<p>consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and</p> <p>d. operate in a way that is consistent with iwi participation legislation.</p>	<p>The application therefore demonstrates that the principles of Te Tiriti o Waitangi have been taken into account in a manner consistent with Policy 9.</p>
<p>Policy 11: In relation to car parking:</p> <p>a. the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and</p> <p>b. Tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.</p>	<p>No minimum parking requirements apply under the NPS-UD. The proposal provides on-site parking for residential units, visitors and access to the Mount Iron Reserve. Parking allocation for apartment buildings will be managed through body corporate arrangements.</p> <p>In the current Wānaka transport context, where there is an absence of public transport services, on-site parking supports functional access while the internal layout minimises visual dominance of parking within the streetscape. The design integrates parking within building footprints and internal courts, managing associated effects on urban form and amenity. The proposal is therefore consistent with Policy 11.</p>

2. NPS for Natural Hazards 2025

Objective and policy text (NPS-NH)	Assessment
<p>2.1 Objective (1) Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.</p>	<p>A site-specific geotechnical assessment (Appendix V), including subsurface testing and test pits to establish soil conditions, identifies seismic shaking as the primary natural hazard affecting the site. Liquefaction susceptibility is low, no flood hazard is mapped, and the Mount Iron rockfall envelope does not extend to the site. The overall level of natural hazard risk is assessed as low and typical of the wider Wānaka environment.</p> <p>The proposed subdivision and development adopts a proportionate response through appropriate foundation design, earthworks management and compliance with the Building Code. No large-scale structural mitigation is required. None of the identified hazards present very high natural hazard risk requiring avoidance under Policy 3.</p>
<p>Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.</p>	
<p>Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.</p>	

Objective and policy text (NPS-NH)	Assessment
Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.	The risk assessment is based on qualitative evaluation of likelihood and consequence consistent with a risk-matrix approach under Policy 1, and the management response is proportionate to the assessed risk level in accordance with Policy 2.
Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.	The development will not create or increase natural hazard risk to other sites. Earthworks are confined to relatively flat land, do not modify the Mount Iron landform, and do not introduce instability or alter overland flow. The proposal does not create or exacerbate exposure or risk beyond the site.
Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.	The assessment relies on detailed geotechnical investigation, including subsurface testing and liquefaction modelling. It is based on the best available information and accepted methodologies. No material uncertainties have been identified that would alter the overall risk conclusions.
Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.	The potential effects of climate change have been considered. The site is not identified as subject to flood hazard, and geotechnical conditions confirm stable, free-draining soils. Stormwater infrastructure has been designed for significant rainfall events, including climate-adjusted scenarios. Climate change does not materially alter the natural hazard risk profile for the site.

3. NPS for Freshwater Management 2020 (amended 2025)

Objective and policy text (NPS-FM)	Assessment
<p>Objective 2.1(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</p> <ul style="list-style-type: none"> a. first, the health and well-being of water bodies and freshwater ecosystems 	The site does not contain any permanent or ephemeral waterbodies. The nearest waterbody, the Cardrona/Ōrau River, is located over 500 metres from the site. No direct discharge to surface water is proposed.

Objective and policy text (NPS-FM)	Assessment
<ul style="list-style-type: none"> b. second, the health needs of people (such as drinking water) c. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future. 	<p>Stormwater will be treated, attenuated and discharged to ground through a distributed network of soakage devices designed for significant rainfall events, including projected increases in rainfall intensity associated with climate change. The system incorporates pre-treatment and maintenance provisions to manage potential contaminants. Wastewater will be reticulated to the Council network.</p>
<p>Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.</p>	<p>Construction sediment effects will be managed through an Environmental Management Plan and erosion and sediment control measures to ensure sediment is contained within the site.</p>
<p>Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.</p>	<p>The proposal does not degrade the health and well-being of waterbodies or freshwater ecosystems and does not compromise drinking water supply. Freshwater effects are managed at source and within the site, consistent with Te Mana o te Wai and Policies 1–5 of the NPS-FM. The development supports community wellbeing in a manner that does not undermine higher order freshwater priorities.</p>
<p>Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</p>	<p>Engagement with mana whenua has occurred and relevant iwi management plans have been considered.</p>
<p>Policy 4: Freshwater is managed as part of New Zealand’s integrated response to climate change.</p>	<p>Accordingly, the proposal is consistent with the objectives and policies of the NPS-FM 2020.</p>
<p>Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.</p>	
<p>Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is</p>	

Objective and policy text (NPS-FM)	Assessment
taken where freshwater is degraded, and to reverse deteriorating trends	
Policy 15: Communities are enabled to provide for their social, economic and cultural well-being in a way that is consistent with this National Policy Statement.	

4. Otago Regional Policy Statement 2019

4.1 PART B Chapter 1: Resource management in Otago is integrated

Reference	Objective and policy text (RPS 2019 Part B Chapter 1)	Assessment
Objective 1.1	Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities	<p>The proposal enables the use and development of a site located at the urban edge of Wānaka for medium- and high-density residential development integrated with supporting commercial and community facilities. The development increases housing supply and typology diversity within the district and contributes to economic activity associated with construction, infrastructure provision and ongoing occupation, as discussed above and in the Economic Assessment (Appendix G).</p> <p>The proposal supports social wellbeing by providing a range of dwelling types, open space, and neighbourhood-scale services, including early childhood education and small-scale retail. Infrastructure capacity for potable water, wastewater and transport access has been confirmed, and necessary upgrades are incorporated into the development. The design integrates active transport connections and provides access to public open space, supporting community health and resilience.</p>
Policy 1.1.1	<p>Economic wellbeing</p> <p>Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources</p>	
Policy 1.1.2	<p>Social and cultural wellbeing and health and safety</p> <p>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:</p> <ol style="list-style-type: none"> Recognising and providing for Kāi Tahu values; Taking into account the values of other cultures; Taking into account the diverse needs of Otago's people and communities; 	

Reference	Objective and policy text (RPS 2019 Part B Chapter 1)	Assessment
	<ul style="list-style-type: none"> d. Avoiding significant adverse effects of activities on human health; e. Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing; f. Promoting good quality and accessible infrastructure and public services. 	<p>Engagement with mana whenua has occurred and relevant iwi management plans have been considered. No identified sites of significance to Māori are affected.</p> <p>The development does not give rise to significant adverse effects on human health and is supported by technical assessments addressing natural hazards, infrastructure servicing and environmental effects.</p>
Objective 1.2	Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago	<p>The proposal has been designed and assessed using an integrated resource management approach that coordinates land use, infrastructure servicing, freshwater management, natural hazards, landscape and transport considerations. The technical assessments consider how management of one resource (for example stormwater, earthworks or infrastructure servicing) affects other environmental values, including downstream receiving environments and the Mount Iron landform.</p>
Policy 1.2.1	<p>Integrated resource management Achieve integrated management of Otago's natural and physical resources, by all of the following:</p> <ul style="list-style-type: none"> a. Coordinating the management of interconnected natural and physical resources; b. Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment; c. Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest; d. Ensuring that resource management approaches across administrative boundaries are consistent and complementary; e. Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits. f. Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement. g. Promoting healthy ecosystems and ecosystem services; h. Promoting methods that reduce or negate the risk of exceeding sustainable resource limits 	<p>Stormwater is treated and infiltrated within the site, wastewater is reticulated to Council infrastructure, and sediment controls are proposed to avoid adverse effects beyond the site. Natural hazard risks have been assessed through site-specific investigation and managed proportionately. The development does not create adverse effects on interconnected resources or across administrative boundaries and does not give rise to significant adverse environmental effects.</p> <p>The proposal promotes efficient use of existing infrastructure and supports ecosystem services through on-site stormwater management and open space provision. Management measures reduce the risk of adverse cumulative effects or exceedance of sustainable limits.</p>

4.2 PART B Chapter 2: Kāi Tahu values and interests are recognised and kaitiakitaka is expressed

Reference	Objective and policy text (RPS 2019 Part B Chapter 2)	Assessment
Objective 2.1	The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.	
Policy 2.1.1	Promote awareness and understanding of the obligations of local authorities in regard to the principles of Te Tiriti o Waitangi, tikaka Māori and kaupapa Māori.	
Policy 2.1.2	<p>Treaty principles</p> <p>Ensure that local authorities exercise their functions and powers, by:</p> <ol style="list-style-type: none"> a. Recognising Kāi Tahu’s status as a Treaty partner; and b. Involving Kāi Tahu in resource management processes implementation; c. Taking into account Kāi Tahu values in resource management decision-making processes and implementation; d. Recognising and providing for the relationship of Kāi Tahu’s culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taoka; e. Ensuring Kāi Tahu have the ability to: <ol style="list-style-type: none"> i. Identify their relationship with their ancestral lands, water, sites, wāhi tapu, and other taoka; ii. Determine how best to express that relationship; f. Having particular regard to the exercise of kaitiakitaka; g. Ensuring that district and regional plans: <ol style="list-style-type: none"> i. Give effect to the Ngāi Tahu Claims Settlement Act 1998; ii. Recognise and provide for statutory acknowledgement areas in Schedule 2; iii. Provide for other areas in Otago that are recognised as significant to Kāi Tahu; h. Taking into account iwi management plans. 	<p>Chapter 2 of the 2019 RPS directs local authorities to recognise Kāi Tahu as a Treaty partner and to take into account Kāi Tahu values in resource management decision-making. Engagement with mana whenua has occurred during preparation of the application under the Fast-track Approvals Act process. Relevant iwi management plans have been reviewed and considered in the assessment of the proposal.</p> <p>The site is not identified as a wāhi tūpuna or other site of cultural significance, and no statutory acknowledgement areas are directly affected. The proposal does not involve works within waterbodies and does not adversely affect identified ancestral lands, water, sites or taoka.</p> <p>An Accidental Discovery Protocol is proposed as a condition of consent to manage any unforeseen archaeological material in a culturally appropriate manner.</p> <p>The development safeguards the life-supporting capacity of natural resources through stormwater treatment and infiltration, reticulated wastewater servicing and proportionate hazard management. The proposal therefore recognises and provides for Kāi Tahu values and interests consistent with Objectives 2.1–2.2 and Policies 2.1.1–2.2.3 of the 2019 RPS.</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 2)	Assessment
Objective 2.2	Kāi Tahu values, interests and customary resources are recognised and provided for	
Policy 2.2.1	Manage the natural environment to support Kāi Tahu wellbeing by all of the following: <ul style="list-style-type: none"> a. Recognising and providing for their customary uses and cultural values in Schedules 1A and B; and, b. Safeguarding the life-supporting capacity of natural resources. 	
Policy 2.2.2	Recognising sites of cultural significance Recognise and provide for the protection of wāhi tūpuna, by all of the following: <ul style="list-style-type: none"> a. Avoiding significant adverse effects on those values that contribute to the identified wāhi tūpuna being significant; b. Avoiding, remedying, or mitigating other adverse effects on the identified wāhi tūpuna; c. Managing the identified wāhi tūpuna sites in a culturally appropriate manner. 	
Policy 2.2.3	Wāhi tūpuna and associated sites Enable Kāi Tahu relationships with wāhi tūpuna by all of the following: <ul style="list-style-type: none"> a. Recognising that relationships between sites of cultural significance are an important element of wāhi tūpuna; b. Recognising and using traditional place names. 	

4.3 PART B Chapter 3: Otago has high quality natural resources and ecosystems

Reference	Objective and policy text (RPS 2019 Part B Chapter 3)	Assessment
Objective 3.1	The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained or enhanced where degraded.	The site has been heavily modified and is currently largely devoid of ecological values. Development will result in a net

Reference	Objective and policy text (RPS 2019 Part B Chapter 3)	Assessment
		enhancement through landscaping, introduction of vegetation and improved amenity.
Policy 3.1.7	<p>Safeguard the life-supporting capacity of soil and manage soil to:</p> <ol style="list-style-type: none"> a. Maintain or enhance as far as practicable <ol style="list-style-type: none"> i. Soil biological diversity ii. Biological activity in soils; iii. Soil function in the storage and cycling of water, nutrients, and other elements through the biosphere; iv. Soil function as a buffer or filter for contaminants resulting from human activities, including aquifers at risk of leachate contamination; v. Soil fertility where soil is used for primary production; b. Where a) is not practicable, minimise adverse effects; c. Recognise that urban and infrastructure development may result in loss of soil values. d. Control the adverse effects of pest species, prevent their introduction and reduce their spread; e. Retain the soil mantle where it acts as a repository of historic heritage objects unless an archaeological authority has been obtained. 	<p>The site comprises LUC 4 soils and is constrained by size, location and surrounding infrastructure, limiting its productive capacity along with the approved urban development across much of the site under resource consent RM181471.</p> <p>Urban development may result in loss of some soil values; however, this is anticipated and recognised by the policy framework. Pest species management and soil handling will be undertaken through construction management measures and landscaping.</p>
Policy 3.1.8	<p>Soil erosion</p> <p>Minimise soil erosion resulting from activities, by undertaking all of the following:</p> <ol style="list-style-type: none"> a. Using appropriate erosion controls and soil conservation methods; b. Maintaining vegetative cover on erosion prone land; c. Remediating land where significant soil erosion has occurred; d. Encouraging activities that enhance soil retention. 	<p>The site has been subject to modification and does not contain identified significant indigenous vegetation, ecosystems or ecological habitats. A substantial portion of the site is already subject to an existing resource consent (RM181471) for urban-scale development, and confirms its transition from rural land use.</p>
Policy 3.1.9	<p>Ecosystems and indigenous biological diversity</p> <p>Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to:</p> <ol style="list-style-type: none"> a. Maintain or enhance: 	<p>Urban development will result in permanent loss of soil values within building and roading footprints. Policy 3.1.7(c) recognises that urban and infrastructure development may result in such loss. In this context, the proposal represents a continuation of</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 3)	Assessment
	<ul style="list-style-type: none"> i. Ecosystem health and indigenous biological diversity including habitats of indigenous fauna; ii. Biological diversity where the presence of exotic flora and fauna supports indigenous biological diversity; b. Maintain or enhance as far as practicable: <ul style="list-style-type: none"> i. Areas of predominantly indigenous vegetation; ii. Habitats of trout and salmon unless detrimental to indigenous biological diversity; iii. Areas buffering or linking ecosystems; c. Recognise and provide for: <ul style="list-style-type: none"> i. Hydrological services, including the services provided by tall tussock grassland; ii. Natural resources and processes that support indigenous biological diversity; d. Control the adverse effects of pest species, prevent their introduction and reduce their spread. 	<p>the site's established trajectory toward urban use rather than the conversion of intact natural systems.</p> <p>Topsoil management, erosion and sediment controls, and construction management measures will minimise adverse effects during earthworks. Stormwater will be treated and infiltrated within the site, reducing off-site discharge and managing potential effects on receiving environments. Predominantly indigenous landscaping will be implemented consistent with the landscape plan, contributing to vegetation cover and environmental quality within a modified peri-urban context.</p> <p>No significant adverse effects on ecosystem health, indigenous biological diversity or hydrological services are identified. The proposal therefore recognises and manages natural resource values consistent with Objective 3.1 and Policies 3.1.7–3.1.9 and 3.1.13.</p>
Policy 3.1.11	<p>Natural features, landscapes, and seascapes</p> <p>Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.</p>	<p>Mount Iron is an identified Outstanding Natural Feature. No development is proposed within the ONF. The proposal maintains the legibility and dominance of Mount Iron and does not compromise its biophysical, sensory or associative values, as confirmed by the landscape assessment. Pedestrian and cycle connections to the existing trail network support public access without adversely affecting the feature. The proposal is consistent with Policy 3.1.11.</p>
Policy 3.1.13	<p>Environmental enhancement</p> <p>Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:</p> <ul style="list-style-type: none"> a. improving water quality and quantity; b. Protecting or restoring habitat for indigenous species; c. Regenerating indigenous species; d. Mitigating natural hazards; e. Protecting or restoring wetlands; f. Improving the health and resilience of: <ul style="list-style-type: none"> i. Ecosystems supporting indigenous biological diversity; ii. Important ecosystem services, including pollination; 	<p>Mount Iron is an identified Outstanding Natural Feature. No development is proposed within the ONF. The proposal maintains the legibility and dominance of Mount Iron and does not compromise its biophysical, sensory or associative values, as confirmed by the landscape assessment. Pedestrian and cycle connections to the existing trail network support public access without adversely affecting the feature. The proposal is consistent with Policy 3.1.11.</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 3)	Assessment
	<ul style="list-style-type: none"> g. Improving access to rivers, lakes, wetlands and their margins, and the coast; h. Buffering or linking ecosystems, habitats and areas of significance that contribute to ecological corridors; i. Controlling pest species. 	
Objective 3.2	Otago's significant and highly-valued natural resources are identified and protected, or enhanced where degraded	The site does not contain identified areas of significant indigenous vegetation or significant habitats of indigenous fauna. It is highly modified and was previously cleared and used for agricultural and construction purposes. Policy 3.2.2 is therefore not directly engaged.
Policy 3.2.2	<p>Managing significant indigenous vegetation and habitats Protect and enhance areas of significant indigenous vegetation and significant habitats of indigenous fauna, by all of the following:</p> <ul style="list-style-type: none"> a. In the coastal environment, avoiding adverse effects on: <ul style="list-style-type: none"> i. The values that contribute to the area or habitat being significant; ii. Indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; iii. Taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened; iv. Indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; v. Habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; vi. Areas containing nationally significant examples of indigenous community types; and vii. Areas set aside for full or partial protection of indigenous biological diversity under other legislation; b. Beyond the coastal environment, and in the coastal environment in significant areas not captured by a) above, maintaining those values that contribute to the area or habitat being significant; c. Avoiding significant adverse effects on other values of the area or habitat; d. Remedying when other adverse effects cannot be avoided; <ul style="list-style-type: none"> i. Mitigating when other adverse effects cannot be avoided or remedied; 	<p>No adverse effects arise on significant indigenous vegetation or habitats, either within the site or beyond it. Landscaping will incorporate predominantly indigenous species consistent with the landscape plan; however, this planting occurs within a modified peri-urban environment and does not involve significant ecological areas.</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 3)	Assessment
	<ul style="list-style-type: none"> ii. Encouraging enhancement of those areas and values that contribute to the area or habitat being significant; iii. Controlling the adverse effects of pest species, preventing their introduction and reducing their spread. 	
Policy 3.2.6	<p>Managing highly valued natural features, landscapes and seascapes Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following:</p> <ul style="list-style-type: none"> a. Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape; b. Avoiding, remedying or mitigating other adverse effects; c. Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape. 	<p>Mount Iron is a highly valued natural feature and an identified Outstanding Natural Feature. The site is adjacent to, but not within, the ONF. No development is proposed within the Mount Iron reserve.</p> <p>The landscape assessment confirms that while development will introduce built form at the toe of Mount Iron, the feature will remain legible and dominant in the landscape. Building scale, placement and landscaping have been designed to avoid significant adverse effects on the values that contribute to Mount Iron's high natural and associative value. Where visual effects arise, these are mitigated through design and planting measures.</p> <p>The proposal therefore maintains the values of the Mount Iron ONF</p>

4.4 PART B Chapter 4: Communities in Otago are resilient, safe and healthy

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
Objective 4.1	Risk that natural hazards pose to Otago's communities are minimised.	<p>Site-specific geotechnical investigation, including subsurface testing and test pits, has identified seismic shaking as the primary natural hazard affecting the site. Liquefaction susceptibility is low, no mapped flood hazard affects the site, rockfall risk does not extend to the development footprint, and soils are free draining. Hazard likelihood has been assessed</p>
Policy 4.1.1	<p>Identifying natural hazards Identify natural hazards that may adversely affect Otago's communities, including hazards of low likelihood and high consequence by considering all of the following:</p>	

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> a. Hazard type and characteristics; b. Multiple and cascading hazards; c. Cumulative effects, including from multiple hazards with different risks; d. Effects of climate change; e. Using the best available information for calculating likelihood; f. Exacerbating factors 	<p>using the best available geotechnical information and regional seismic data. The hazard profile is typical of the wider Wānaka environment and does not involve multiple or cascading hazards.</p> <p>The consequences of natural hazard events have been considered having regard to the nature and scale of activities proposed, vulnerability of future residents, infrastructure resilience and emergency access. Buildings will be designed in accordance with the Building Code, earthworks will be controlled, and lifeline utilities will be constructed to Council standards. The development integrates with existing transport infrastructure, including the recently constructed state highway roundabout, ensuring safe access for emergency services.</p>
Policy 4.1.2	<p>Natural hazard likelihood</p> <p>Using the best available information, assess the likelihood of natural hazard events occurring, over no less than 100 years.</p>	
Policy 4.1.3	<p>Natural hazard consequence</p> <p>Assess the consequences of natural hazard events, by considering all of the following:</p> <ul style="list-style-type: none"> a. The nature of activities in the area; b. Individual and community vulnerability; c. Impacts on individual and community health and safety; d. Impacts on social, cultural and economic wellbeing; e. Impacts on infrastructure and property, including access and services; f. Risk reduction and hazard mitigation measures; g. Lifeline utilities, essential and emergency services, and their co-dependence; h. Implications for civil defence agencies and emergency services; i. Cumulative effects; j. Factors that may exacerbate a hazard event 	<p>The level of natural hazard risk is assessed as low and does not reach a threshold requiring avoidance. Residual risk is typical of urban development in the region and is proportionately managed through design and regulatory controls. The proposal does not increase risk to neighbouring land or displace hazard exposure off-site.</p> <p>Climate change effects have been considered. The site is not identified as subject to flood hazard and stormwater infrastructure is designed for significant rainfall events. No hard protection structures are required. In circumstances where uncertainty exists, a precautionary approach has been applied through conservative assessment and proportionate mitigation.</p>
Policy 4.1.4	<p>Assess activities for natural hazard risk to people, property and communities, by considering all of the following:</p> <ul style="list-style-type: none"> a. The natural hazard risk identified, including residual risk; b. Any measures to avoid, remedy or mitigate those risks, including relocation and recovery methods; c. The long-term viability and affordability of those measures; 	

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> d. Flow-on effects of the risk to other activities, individuals and communities; e. The availability of, and ability to provide, lifeline utilities, and essential and emergency services, during and after a natural hazard event. 	
Policy 4.1.5	<p>Manage natural hazard risk to people, property and communities, with particular regard to all of the following:</p> <ul style="list-style-type: none"> a. The risk posed, considering the likelihood and consequences of natural hazard events; b. The implications of residual risk; c. The community's tolerance of that risk, now and in the future, including the community's ability and willingness to prepare for and adapt to that risk, and respond to an event; d. Sensitivity of activities to risk; e. The need to encourage system resilience; f. The social costs of recovery 	
Policy 4.1.6	<p>Minimising increase in natural hazard risk Minimise natural hazard risk to people, communities, property and other aspects of the environment by:</p> <ul style="list-style-type: none"> a. Avoiding activities that result in significant risk from natural hazard; b. Enabling activities that result in no or low residual risk from natural hazard; c. Avoiding activities that increase risk in areas potentially affected by coastal hazards over at least the next 100 years; d. Encouraging the location of infrastructure away from areas of hazard risk where practicable; e. Minimising any other risk from natural hazard. 	
Policy 4.1.7	<p>Reducing existing natural hazard risk Reduce existing natural hazard risk to people and communities, including by all of the following:</p> <ul style="list-style-type: none"> a. Encouraging activities that: <ul style="list-style-type: none"> i. Reduce risk; or 	

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> ii. Reduce community vulnerability; b. Discouraging activities that: <ul style="list-style-type: none"> i. Increase risk; or ii. Increase community vulnerability; c. Considering the use of exit strategies for areas of significant risk to people and communities; d. Encouraging design that facilitates: <ul style="list-style-type: none"> i. Recovery from natural hazard events; or ii. Relocation to areas of lower risk; or iii. Mitigation of risk; e. Relocating lifeline utilities, and facilities for essential and emergency service, to areas of reduced risk, where appropriate and practicable; f. Enabling development, upgrade, maintenance and operation of lifeline utilities and facilities for essential and emergency services; g. Reassessing natural hazard risk to people and communities, and community tolerance of that risk, following significant natural hazard events. 	
Policy 4.1.8	<p>Precautionary approach to natural hazard risk</p> <p>Where natural hazard risk to people and communities is uncertain or unknown, but potentially significant or irreversible, apply a precautionary approach to identifying, assessing and managing that risk</p>	
Policy 4.1.10	<p>Mitigating natural hazards</p> <p>Give preference to risk management approaches that reduce the need for hard protection structures or similar engineering interventions, and provide for hard protection structures only when all of the following apply:</p> <ul style="list-style-type: none"> a. Those measures are essential to reduce risk to a level the community is able to tolerate; b. There are no reasonable alternatives that result in reducing the risk exposure; c. It would not result in an increase in risk to people and communities, including displacement of risk off-site; d. The adverse effects can be adequately managed; 	

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	e. The mitigation is viable in the reasonably foreseeable long term.	
Policy 4.1.12	<p>Lifeline utilities and facilities for essential or emergency services</p> <p>Locate and design lifeline utilities and facilities for essential or emergency services to:</p> <ol style="list-style-type: none"> Maintain their ability to function to the fullest extent possible, during and after natural hazard events; and Take into account their operational co-dependence with other lifeline utilities and essential services to ensure their effective operation. 	<p>Lifeline utilities servicing the development, including water supply, wastewater, stormwater and power, will be designed and constructed in accordance with Council standards to maintain functionality during and after natural hazard events to the fullest extent practicable. Firefighting infrastructure, including hydrants, will be installed in accordance with the QLDC Land Development and Subdivision Code of Practice and relevant New Zealand Standards. Internal road layouts and accessways provide for emergency vehicle access to all buildings and critical infrastructure.</p>
Policy 4.1.13	<p>Hazard mitigation measures, lifeline utilities, and essential and emergency services</p> <p>Protect the functional needs of hazard mitigation measures, lifeline utilities, and essential or emergency services, including by all of the following:</p> <ol style="list-style-type: none"> Restricting the establishment of other activities that may result in reverse sensitivity effects on those measures, utilities or services; Avoiding significant adverse effects on those measures, utilities or services; Avoiding, remedying or mitigating other adverse effects on those measures, utilities or services; Maintaining access to those measures, utilities or services for maintenance and operational purposes; Managing other activities in a way that does not restrict the ability of those mitigation measures, utilities or services to continue functioning 	<p>The development integrates with established state highway and local road infrastructure, supporting operational connectivity and co-dependence between utilities and essential services. No hazard mitigation structures are required for the site, and the proposal does not locate sensitive activities in a manner that would constrain the operation, maintenance or upgrading of lifeline utilities or emergency services. Access for maintenance and operational purposes is retained.</p> <p>The proposal therefore protects the functional needs of lifeline utilities and emergency services and does not give rise to reverse sensitivity effects.</p>
Objective 4.2	Otago's communities are prepared for and able to adapt to the effects of climate change	<p>The potential effects of climate change have been considered in the assessment of natural hazards and infrastructure servicing.</p>
Policy 4.2.2	<p>Climate change</p> <p>Ensure Otago's people and communities are able to mitigate and adapt to the effects of climate change, over no less than 100 years, by all of the following:</p>	<p>The site is not identified within a mapped flood hazard area, is elevated relative to the nearest watercourse, and is underlain by free-draining gravels. Flooding was not identified as a site constraint in the geotechnical assessment.</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> a. Taking into account the effects of climate change, including by using the best relevant climate change data; b. Applying a precautionary approach when assessing and managing the effects of climate change where there is scientific uncertainty and potentially significant or irreversible effects; c. Encouraging activities that assist to reduce or mitigate the effects of climate change. d. Encouraging system resilience. 	<p>Stormwater will be managed on site through engineered soakage systems designed for significant rainfall events. This approach avoids increasing runoff or hazard exposure beyond the site and supports adaptation to more intense rainfall patterns.</p> <p>The proposal does not increase natural hazard exposure and does not rely on hard protection structures. Infrastructure is undergrounded and co-located within road corridors and designed in accordance with current engineering standards, supporting operational resilience.</p> <p>The development provides medium- to high-density housing adjacent to established urban areas, supporting more compact urban form relative to dispersed development.</p>
Objective 4.3	Infrastructure is managed and developed in a sustainable way	The proposal integrates with established infrastructure networks, including potable water, wastewater, stormwater and transport connections. Infrastructure will be designed and constructed in accordance with QLDC standards and relevant codes of practice, supporting long-term functionality and operational resilience.
Policy 4.3.1	<p>Managing infrastructure activities</p> <p>Recognise and provide for infrastructure by all of the following:</p> <ul style="list-style-type: none"> a. Protecting and providing for the functional needs of lifeline utilities and essential or emergency services; b. Increasing the ability of communities to respond and adapt to emergencies, and disruptive or natural hazard events; c. Improving efficiency of natural and physical resource use; d. Minimising adverse effects on existing land uses, and natural and physical resources; e. Managing other activities to ensure the functional needs of infrastructure are not compromised. 	<p>Lifeline utilities and emergency access are provided for through compliant internal roading layouts, hydrant provision and connection to existing state highway infrastructure. The development does not compromise the functional needs of existing infrastructure and does not introduce reverse sensitivity effects that would constrain operation, maintenance or upgrading.</p> <p>Stormwater is managed on site through engineered infiltration systems, improving efficiency of resource use and avoiding off-site effects. Infrastructure is co-located within road corridors and</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
		<p>undergrounded, reducing land use conflict and minimising adverse effects on natural and physical resources.</p> <p>The proposal therefore recognises and provides for infrastructure in a manner consistent with Objective 4.3 and Policy 4.3.1 of the 2019 RPS.</p>
Objective 4.5	Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments	<p>The site is adjacent to, but outside, the Wānaka UGB. The Queenstown-Lakes Spatial Plan identifies natural geographic constraints to urban expansion, including the Cardrona/Ōrau and Clutha/Mata-au Rivers. The site is located within those natural boundaries and is physically and perceptually connected to the existing urban environments of Wānaka and Albert Town.</p>
Policy 4.5.1	<p>Providing for urban growth and development Provide for urban growth and development in a strategic and co-ordinated way, including by:</p> <ol style="list-style-type: none"> a. Ensuring future urban growth areas are in accordance with any future development strategy for that district. b. Monitoring supply and demand of residential, commercial and industrial zoned land; c. Ensuring that there is sufficient housing and business land development capacity available in Otago; d. Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6 e. Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way. f. Having particular regard to: <ol style="list-style-type: none"> i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production; ii. Minimising competing demands for natural resources; iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna; 	<p>A substantial portion of the site is already subject to an existing resource consent (RM181471) for urban-scale development. The proposal represents consolidation of an established urban edge rather than isolated or sporadic expansion.</p> <p>Infrastructure capacity for potable water and wastewater have been confirmed (Appendix J), and necessary upgrades are incorporated into the development. The proposal avoids land with significant natural hazard risk, does not affect outstanding natural features or significant indigenous vegetation, and is not reliant on high-value rural production soils.</p> <p>While the site is not identified as a future growth area in the Spatial Plan, the proposal contributes to housing supply within a constrained market and represents efficient use of land at the urban fringe. In this context, the development provides for urban growth in a coordinated manner.</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> iv. Maintaining important cultural or historic heritage values; v. Avoiding land with significant risk from natural hazards; g. Ensuring efficient use of land; h. Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed; i. Requiring the use of low or no emission heating systems where ambient air quality is: i. Below standards for human health; or ii. Vulnerable to degradation given the local climatic and geographical context; j. Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth. 	
Policy 4.5.2	<p>Integrating infrastructure with land use Achieve the strategic integration of infrastructure with land use, by undertaking all of the following:</p> <ul style="list-style-type: none"> a. Recognising and providing for the functional needs of infrastructure; b. Locating and designing infrastructure to take into account all of the following: i. Actual and reasonably foreseeable land use change; ii. The current population and projected demographic changes; iii. Actual and reasonably foreseeable change in supply of, and demand for, infrastructure services; iv. Natural and physical resource constraints; v. Effects on the values of natural and physical resources; vi. Co-dependence with other infrastructure; vii. The effects of climate change on the long-term viability of that infrastructure; viii. Natural hazard risk. c. Coordinating the design and development of infrastructure with land use change in growth and redevelopment planning 	<p>Infrastructure servicing has been designed to integrate with land use change. Potable water, wastewater, stormwater, power and telecommunications will be installed within road corridors and constructed in accordance with Council standards. The infrastructure design takes into account projected development scale, natural hazard risk, and climate-related rainfall intensity.</p> <p>Roading will be constructed and vested to Council standards, ensuring operational continuity and emergency access. The development does not compromise the functional needs of existing infrastructure and does not create reverse sensitivity effects.</p> <p>The proposal therefore achieves strategic integration of infrastructure with land use</p>
Policy 4.5.3	<p>Urban design Design new urban development with regard to:</p>	<p>The development has been master planned with multi-disciplinary input to achieve a cohesive urban form that relates to its surrounding environment. Building scale, layout and</p>

Reference	Objective and policy text (RPS 2019 Part B Chapter 4)	Assessment
	<ul style="list-style-type: none"> a. A resilient, safe and healthy community; b. A built form that relates well to its surrounding environment; c. Reducing risk from natural hazards; d. Good access and connectivity within and between communities; e. A sense of cohesion and recognition of community values; f. Recognition and celebration of physical and cultural identity, and the historic heritage values of a place; g. Areas where people can live, work and play; h. A diverse range of housing, commercial, industrial and service activities; i. A diverse range of social and cultural opportunities. 	<p>landscaping have been designed to maintain the dominance of Mount Iron and to integrate with the peri-urban context.</p> <p>The proposal provides medium- and high-density housing typologies, neighbourhood-scale services and open space areas. Internal and external connectivity supports active and vehicle transport. Natural hazard risks have been assessed and proportionately managed.</p> <p>The development provides for a diverse range of housing and community opportunities.</p>
Policy 4.5.4	<p>Low impact design Encourage the use of low impact design techniques in subdivision and development to reduce demand on stormwater, water and wastewater infrastructure and reduce potential adverse environmental effects.</p>	<p>Stormwater will be managed on site through distributed infiltration systems, reducing demand on downstream infrastructure and limiting off-site discharge. Infrastructure is co-located within road corridors to improve efficiency and minimise land use conflict. The development therefore incorporates low impact design principles</p>
Policy 4.5.5	<p>Warmer buildings Encourage the design of subdivision and development to reduce the adverse effects of the region's colder climate, and higher demand and costs for energy, including maximising passive solar gain.</p>	<p>The subdivision layout has been configured to optimise solar access where practicable, particularly within the northern portion of the site. Higher density typologies improve energy efficiency through shared walls and reduced heat loss. All dwellings will need to comply with Building Code requirements and Healthy Homes standards.</p>
Policy 4.5.6	<p>Designing for public access Design and maintain public spaces, including streets and open spaces, to meet the reasonable access and mobility needs of all sectors.</p>	<p>Internal road design and pedestrian connections are proposed in accordance with Council standards, supporting reasonable access and mobility for all users. An additional access connection to the Mount Iron trail network and associated parking area will formalise and improve public access to existing recreational infrastructure.</p>

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

Reference	Objective and policy text (RPS 2019 Part B Chapter 5)	Assessment
Objective 5.1	Public access to areas of value to the community is maintained or enhanced	<p>Public access to the Mount Iron Reserve and its trail network will be maintained and enhanced. The proposal formalises and improves connections between the development and the existing reserve, including provision of a designated public car parking area and improved pedestrian linkages.</p> <p>No public access to rivers, lakes, reserves, or other areas of community value is reduced or restricted. The proposal does not require access limitations for health and safety, ecological protection, cultural protection, or operational security reasons.</p> <p>Accordingly, the proposal maintains and enhances public access to areas of value to the community</p>
Policy 5.1.1	<p>Public access</p> <p>Maintain or enhance public access to the natural environment, including to the coast, lakes, rivers and their margins and where possible areas of cultural or historic significance, unless restricting access is necessary for one or more of the following:</p> <ol style="list-style-type: none"> Protecting public health and safety; Protecting the natural heritage and ecosystem values of sensitive natural areas or habitats; Protecting identified sites and values associated with historic heritage or cultural significance to Kāi Tahu; Ensuring a level of security consistent with the operational requirements of a lawfully established activity. 	
Objective 5.3	Sufficient land is managed and protected for economic production	<p>Although zoned Rural, the site is constrained in its capacity to support meaningful primary production. It comprises LUC 4 soils, is small in scale, bounded by State Highways, and is partially subject to existing urban development consent (RM181471). In this context, it does not form part of a wider productive rural unit nor contribute materially to the region’s rural economy.</p> <p>The proposal results in the loss of rural production potential on this site; however, that potential is limited and already substantially compromised by location, scale, surrounding urban</p>
Policy 5.3.1	<p>Rural activities</p> <p>Manage activities in rural areas, to support the region’s economy and communities, by:</p> <ol style="list-style-type: none"> Enabling primary production and other rural activities that support that production; Providing for mineral exploration, extraction and processing; Minimising the loss of significant soils; Restricting the establishment of incompatible activities in rural areas that are likely to lead to reverse sensitivity effects; 	

Reference	Objective and policy text (RPS 2019 Part B Chapter 5)	Assessment
	<ul style="list-style-type: none"> e. Minimising the subdivision of productive rural land into smaller lots that may result in a loss of its productive capacity or productive efficiency; f. Providing for other activities that have a functional need to locate in rural areas. 	<p>activity and approved development. The proposal does not fragment significant productive rural land nor undermine the ongoing viability of rural production elsewhere. Reverse sensitivity effects are unlikely given the site's peri-urban setting and separation from active farming operations.</p>
Policy 5.3.2	<p>Distribution of commercial activities Manage the distribution of commercial activities by:</p> <ul style="list-style-type: none"> a. Enabling a wide variety of commercial, social and cultural activities in central business districts, and town and commercial centres; b. Enabling smaller commercial centres to service local community needs; c. Restricting commercial activities outside of a) and b) when such activities are likely to undermine the vibrancy and viability of those centres; d. Encouraging the adaptive reuse of existing buildings. 	<p>The small-scale commercial activities proposed (early childcare, neighbourhood retail and café) are ancillary to, and service, the residential community. They do not function as a competing commercial centre and will not undermine the vibrancy or viability of Wānaka Town Centre or Three Parks. Rather, they provide localised services consistent with efficient urban consolidation.</p> <p>Accordingly, while the proposal transitions land from Rural to urban use, it does not materially compromise the intent of Objective 5.3 or Policies 5.3.1–5.3.2.</p>
Objective 5.4	Adverse effects of using and enjoying Otago's natural and physical resources are minimised	<p>The proposal incorporates a management framework that enables adverse effects to be identified, monitored and addressed before they become significant or irreversible. Construction-stage risks, including sediment discharge and erosion, are managed through the EMP and ESCP, with defined performance standards and corrective response measures. These provide an adaptive management mechanism consistent with Policy 5.4.2.</p> <p>Where uncertainty exists, particularly in relation to construction-phase effects and stormwater infiltration, a precautionary approach is applied through conservative design parameters, engineering oversight and compliance with recognised standards. This is consistent with Policy 5.4.3.</p>
Policy 5.4.2	<p>Adaptive management approach Apply an adaptive management approach, to avoid, remedy or mitigate actual and potential adverse effects that might arise and that can be remedied before they become irreversible, by both:</p> <ul style="list-style-type: none"> a. Setting appropriate indicators for effective monitoring of those adverse effects; and b. Setting thresholds to trigger remedial action before the effects result in irreversible damage 	
Policy 5.4.3	<p>Precautionary approach to adverse effects Apply a precautionary approach to activities where adverse effects may be uncertain, not able to be determined, or poorly understood but are potentially significant or irreversible.</p>	

Reference	Objective and policy text (RPS 2019 Part B Chapter 5)	Assessment
Policy 5.4.10	<p>Managing land use change in dry catchments</p> <p>Manage land use change in dry catchments, to avoid any significant reduction in water yield, by:</p> <ol style="list-style-type: none"> Controlling any extension of forestry activities within those catchments that would result in a significant reduction in water yield, including cumulative reductions; and Minimising the conversion of tall tussock grasslands to species which are less able to capture and hold precipitation. 	<p>Policy 5.4.10 addresses land use change in dry catchments and potential reduction in water yield, particularly from forestry or vegetation conversion. The proposal does not involve forestry expansion or conversion of tall tussock grasslands. Water supply will be reticulated and stormwater is to be managed through on-site soakage systems that replicate natural infiltration processes. The development is therefore unlikely to result in any significant reduction in catchment water yield.</p> <p>Overall, adverse effects associated with the use and enjoyment of natural and physical resources are managed through design, engineering controls and consent conditions, consistent with Objective 5.4.</p>

5. Proposed Otago Regional Policy Statement 2021

5.1 LF – Land and freshwater

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
<i>LF-WAI – Te Mana o te Wai</i>		
LF-WAI-O1	<p>Te Mana o te Wai</p> <p>The mauri of Otago’s water bodies and their health and well-being is protected, and restored where it is degraded, and the management of land and water recognises and reflects that:</p> <ol style="list-style-type: none"> Water is the foundation and source of all life – na te wai ko te hauora o ngā mea katoa, there is an integral kinship relationship between water and Kāi Tahu whānui, and this relationship endures through time, connecting past, present and future, 	<p>The proposal has been assessed in accordance with the prioritisation framework in LF-WAI-P1.</p> <p>First, the health and well-being of water bodies and freshwater ecosystems is protected. The site contains no surface waterbodies and no direct discharge to water is proposed. Stormwater will be treated and discharged to ground through engineered soakage systems designed to remove sediment and contaminants prior to infiltration. Construction-phase erosion</p>

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	<ol style="list-style-type: none"> 3. each water body has a unique whakapapa and characteristics, 4. water and land have a connectedness that supports and perpetuates life, and 5. Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports. 6. all people and communities have a responsibility to exercise stewardship, care, and respect in the management of fresh water. 	<p>and sediment controls will be implemented through certified management plans. These measures avoid degradation of connected groundwater or the Cardrona/Ōrau River and therefore protect te hauora o te wai.</p> <p>Second, the health needs of people are safeguarded. The proposal relies on reticulated potable water and wastewater infrastructure, ensuring safe drinking water and sanitary servicing. No activity is proposed that would compromise water quality for human use.</p>
LF-WAI-P1	<p>Prioritisation In all decision-making affecting fresh water in Otago, prioritise:</p> <ol style="list-style-type: none"> (1) first, the health and well-being of water bodies and freshwater ecosystems (te hauora o te wai) and the exercise of mana whenua to uphold this, 46 (2) second, the health needs of people, (te hauora o te tangata) interacting with water through: <ol style="list-style-type: none"> (a) ingestion (such as drinking of water and consuming resources harvested from the water body), (b) immersive activities (such as harvesting resources and primary contact), and (c) personal hygiene activities (such as food preparation, utensil washing, oral hygiene, showering and flushing the toilet), and (3) third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future. 	<p>Third, the proposal enables social and economic wellbeing through housing supply, but only in a manner consistent with the above priorities.</p> <p>Mana whakahaere under LF-WAI-P2 has been recognised through consultation with mana whenua and consideration of iwi management plans. No freshwater-specific concerns have been raised. The proposal manages land and water holistically, recognising the connection between land disturbance and downstream receiving environments in accordance with a ki uta ki tai approach.</p>
LF-WAI-P2	<p>Mana whakahaere</p> <p>Recognise and give practical effect to Kāi Tahu rakatirataka in respect of fresh water by:</p> <ol style="list-style-type: none"> (1) facilitating partnership with, and the active involvement of, mana whenua in freshwater management and decision-making processes, (2) sustaining the environmental, social, cultural and economic relationships of Kāi Tahu with water bodies, (3) providing for a range of customary uses, including mahika kai, specific to each water body, 	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	<p>(4) incorporating mātauraka into decision making, management and monitoring processes, and</p> <p>(5) managing wai and its connections with whenua in a holistic and interconnected way – ki uta ki tai.</p>	
LF-WAI-P3	<p>Integrated management/ ki uta ki tai Manage the use of fresh water and land in accordance with tikaka and kawa, using an integrated approach that:</p> <ol style="list-style-type: none"> 1. recognises and sustains the connections and interactions between water bodies (large and small, surface and ground, fresh and coastal, permanently flowing, intermittent and ephemeral), 2. sustains and, wherever possible, restores the connections and interactions between land and water, from the mountains to the sea, 3. sustains and, wherever possible, restores the habitats of mahika kai and indigenous species, including taoka species associated with the water body, 4. manages the effects of the use and development of land to maintain or enhance the health and well-being of fresh water and coastal water, 5. encourages the coordination and sequencing of regional or urban growth to ensure it is sustainable, 6. has regard to foreseeable climate change risks, and 7. has regard to cumulative effects and the need to apply a precautionary approach where there is limited available information or uncertainty about potential adverse effects. 	
LF-WAI-P4	<p>Giving effect to Te Mana o te Wai All persons exercising functions and powers under this RPS and all persons who use, develop or protect resources to which this RPS applies must recognise that LF-WAI-O1, LF-WAI-P1, LF-WAI-P2 and LF-WAI-P3 are fundamental to upholding Te Mana o te Wai, and must be given effect to when making decisions affecting fresh water, including when interpreting and applying the provisions of the LF chapter.</p>	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
<i>LF-FW – Fresh water</i>		
LF-VM-O2	<p>Clutha Mata-au FMU vision In the Clutha Mata-au FMU, and in addition to the matters in LF-FW-O1A:</p> <ol style="list-style-type: none"> 1. management of the FMU recognises that: (a) the Clutha Mata-au is a single connected system ki uta ki tai, and (b) the source of the wai is pure, coming directly from Tāwhirimātea to the top of the mauka and into the awa, 7. in the Upper Lakes rohe, the high quality waters of the lakes and their tributaries are protected, and if degraded are improved recognising the significance of the purity of these waters to Kāi Tahu and to the wider community, 	<p>The proposal manages stormwater and wastewater in a manner consistent with the PORPS discharge framework.</p> <p>All wastewater from the development will be discharged to Council’s reticulated wastewater network. No direct discharge of sewage, greywater, industrial or trade waste to fresh water is proposed. The development therefore aligns with the direction to phase out direct wastewater discharges to freshwater and to require reticulation in urban areas to the greatest extent practicable.</p>
LF-FW-O8	<p>Fresh water In Otago’s water bodies and their catchments:</p> <ol style="list-style-type: none"> 1. the health of the wai supports the health of the people and thriving mahika kai, 2. water flow is continuous throughout the whole system, 3. the interconnection of fresh water (including groundwater) and coastal waters is recognised, 4. native fish can migrate easily and as naturally as possible and taoka species and their habitats are protected, and 5. the significant and outstanding values of Otago’s outstanding water bodies are identified and protected. 	<p>Stormwater will be managed through engineered soakage systems incorporating attenuation and pre-treatment prior to discharge to ground. In the local context of permeable soils, discharge to land avoids direct discharge to surface water and is consistent with the preference for managing contaminants at source. Construction-phase erosion and sediment controls will be implemented to prevent sediment migration beyond the site.</p> <p>The proposal does not introduce new point source discharges to fresh water, does not rely on wastewater overflows, and integrates with existing reticulated infrastructure. Accordingly, adverse effects of wastewater and stormwater discharges on freshwater are minimised and the proposal is consistent with the intent of LF-FW-P15 and associated wastewater discharge provisions.</p>
LF-FW-P15	<p>Stormwater and wastewater discharges Minimise the adverse effects of direct and indirect discharges of stormwater and wastewater to fresh water by:</p> <ol style="list-style-type: none"> 1. except as required by LF-VM-O2 and LF-VM-O4, preferring discharges of wastewater to land over discharges to water, unless adverse effects associated with a discharge to land are greater than a discharge to water, and 2. requiring: 	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	<ol style="list-style-type: none"> a. all sewage, industrial or trade waste to be discharged into a reticulated wastewater system, where one is available, b. all stormwater to be discharged into a reticulated system, where one is available, c. implementation of methods to progressively reduce the frequency and volume of wet weather overflows and minimise the likelihood of dry weather overflows occurring for reticulated stormwater and wastewater systems, d. on-site wastewater systems to be designed and operated in accordance with best practice standards, e. stormwater and wastewater discharges to meet any applicable water quality standards set for FMUs and/or rohe, and f. the use of water sensitive urban design techniques to avoid or mitigate the potential adverse effects of contaminants on receiving water bodies from the subdivision, use or development of land, wherever practicable, and <ol style="list-style-type: none"> 3. promoting the reticulation of stormwater and wastewater in urban areas. 	
LF-FW-P16	<p>Discharges of wastewater, animal effluent, sewage, greywater and industrial and trade waste Minimise the adverse effects of direct and indirect discharges of wastewater, animal effluent, sewage, greywater and industrial and trade waste to fresh water by:</p> <ol style="list-style-type: none"> 1. phasing out existing discharges of wastewater, sewage or industrial and trade waste directly to freshwater to the extent practicable, 2. [...] 3. to the greatest extent practicable, requiring the reticulation of wastewater in urban areas 	
<i>LF-LS – Land and soil</i>		
LF-LS-O11	Land and soil	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	The availability and productive capacity of highly productive land for primary production is protected from inappropriate use and development now and for future generations	
LF-LS-O12	<p>Use, development, and protection</p> <p>The use, development, and protection of land and soil:</p> <ol style="list-style-type: none"> 1. safeguards the life-supporting capacity of soil, 1A. sustains the potential of land and soil to meet the reasonably foreseeable needs of future generations while recognising the extractive nature of mining, 2. contributes to achieving environmental outcomes for fresh water, and 3. recognises the role of these resources in providing for the social, economic, and cultural well-being of Otago’s people and communities. 	<p>The site comprises LUC 4 soil and is not identified as highly productive land under the NPS-HPL. It does not form part of a cohesive area of versatile land capable of sustaining primary production at scale and is physically constrained by state highway infrastructure and surrounding urban development. Part of the site is already committed to urban development under RM181471.</p> <p>Accordingly, the proposal does not result in the loss or inappropriate use of highly productive land and does not conflict with LF-LS-O11 or LF-LS-P19.</p> <p>Earthworks will be managed through site-specific erosion and sediment controls, with topsoil reuse where practicable. Soil disturbance is temporary and will be stabilised following construction through landscaping and sealed surfaces.</p>
UFD-O4	<p>Development in rural areas</p> <p>Use and development in Otago’s rural areas occurs in a way that:</p> <ol style="list-style-type: none"> 4. provides for the ongoing use of rural areas for primary production and rural industry, and 4A. does not compromise the long term viability of primary production and rural communities, and 5. enables the use and development of Native Reserves and Māori land. 	<p>Management of soil, stormwater and vegetation cover has been considered together to prevent sediment discharge and protect freshwater outcomes, consistent with the integrated land–water management direction in LF-LS-P16 and the freshwater provisions addressed earlier. The proposal therefore safeguards the life-supporting capacity of soil to the extent practicable in an urban context and contributes to freshwater environmental outcomes, consistent with LF-LS-O12.</p>
LF-LS-P16	<p>Maintaining soil quality</p> <p>Maintain soil quality by managing both land and freshwater resources, including the interconnections between soil health, vegetative cover and water quality and quantity.</p>	<p>Construction will implement erosion and sediment control measures to minimise soil exposure duration, manage runoff, and prevent discharge to water bodies. Disturbed areas will be progressively stabilised and revegetated where appropriate. The proposal is consistent with LF-LS-P18.</p>
LF-LS-P18	<p>Soil erosion</p> <p>Minimise soil erosion, and the associated risk of sedimentation in water bodies, resulting from land use activities by:</p> <ol style="list-style-type: none"> (2) maintaining vegetative cover on erosion-prone land, to the extent practicable, 	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	<p>(1) implementing management practices to minimise the potential for soil to be discharged to water bodies, including by controlling the timing, duration, scale and location of soil exposure, and</p> <p>(3) promoting activities that enhance soil retention</p>	<p>The proposal represents land use change from Rural to urban; however, the land is not highly productive and is already partially urbanised. The development connects to reticulated infrastructure, manages stormwater on site, and supports compact urban form, which reduces outward expansion pressure on more productive rural land. In this context, the proposal is consistent with LF-LS-P20.</p> <p>Although zoned Rural, the site sits within a modified peri-urban environment and does not function as an operational rural production unit. The soils are not highly productive and the land is fragmented and constrained.</p> <p>The proposal does not compromise the long-term viability of primary production or rural communities, nor does it fragment cohesive productive land. Rural production remains viable on more suitable land beyond the urban edge. The development does not create reverse sensitivity effects on existing primary production activities.</p> <p>Accordingly, the proposal is not inconsistent with UFD-O4 or the Rural Areas provisions that prioritise highly productive land and protect rural production from fragmentation and reverse sensitivity effects.</p>
LF-LS-P19	<p>Highly productive land</p> <p>1. Maintain the availability and productive capacity of highly productive land by identifying and managing the use of highly productive land in accordance with the NPSHPL</p>	
LF-LS-P20	<p>Land use change</p> <p>Promote changes in land use or land management practices that support and improve:</p> <p>(1) the sustainability and efficiency of water use,</p> <p>(2) resilience to the impacts of climate change,</p> <p>(3) the health and quality of soil, or</p> <p>(4) water quality</p>	
UFD-P7	<p>Rural Areas</p> <p>The management of use and development in rural areas:</p> <p>(2) maintains rural areas as places where people live, work and recreate and where a range of activities and services are required to support these rural functions, and provide for social and economic wellbeing within rural communities and the wider region,</p> <p>(3) prioritises land-based primary production on highly productive land in accordance with the NPS-HPL, except as provided for in (5) below,</p> <p>(4) provides for primary production, rural industry, and supporting activities, and recognises:</p> <p>(a) the importance of these activities to the social and economic wellbeing of Otago’s communities, and</p> <p>(b) that mining and aggregate activities can only be located where those resources are present,</p> <p>(5) enables the use by Kāi Tahu of Native Reserves and Māori Land in accordance with MW-P4,</p>	

Reference	Objective and Policy Text (PORPS 2021 – LF-Land and freshwater)	Assessment
	(6) restricts the establishment of non-rural activities which could adversely affect, including by way of reverse sensitivity or fragmentation, the productive capacity of highly productive land, or existing or anticipated primary production and rural industry activities, except as provided for in (5) or the NPSHPL; and [...]	

5.2 EIT – Energy, infrastructure and transport

Reference	Objective and Policy Text (PORPS 2021 - EIT – Energy, infrastructure and transport)	Assessment
<i>EIT-INF – Infrastructure</i>		
EIT-INF-O4	Provision of infrastructure Effective, efficient, safe and resilient infrastructure, nationally significant infrastructure and regionally significant infrastructure enables the people and communities to provide for their social and cultural wellbeing, their health and safety, and supports sustainable economic development and growth in the region, while adverse effects are managed.	The proposal integrates land use change with the coordinated provision and upgrade of infrastructure. The development connects to existing reticulated potable water and wastewater networks that have capacity to accommodate growth, subject to identified local upgrades including relocation of trunk water and wastewater mains and installation of a new wastewater pump station. These works will be delivered as part of the subdivision and vested with QLDC, ensuring infrastructure is provided efficiently and sequenced with development. Infrastructure is located within the development site and road corridors. No new infrastructure is proposed within the Mount Iron ONF, and there are no natural wetlands, outstanding water bodies, wāhi tapu or other identified sensitive areas. Works within the Mount Iron Reserve are limited to minor track upgrades that support public access and do not compromise landscape values.
EIT-INF-O5	Integration Development of infrastructure and land use change is coordinated, where appropriate.	
EIT-INF-P13	Locating and managing effects of infrastructure, nationally significant infrastructure and regionally significant infrastructure outside the coastal environment When providing for new infrastructure outside the coastal environment: 1. avoid, as the first priority, locating infrastructure in all of the following: a. significant natural areas, b. outstanding natural features and landscapes, c. natural wetlands,	

Reference	Objective and Policy Text (PORPS 2021 - EIT – Energy, infrastructure and transport)	Assessment
	<ul style="list-style-type: none"> d. outstanding water bodies, e. areas of high or outstanding natural character, f. areas or places of significant or outstanding historic heritage, g. wāhi tapu, wāhi taoka, and areas with protected customary rights, and h. areas of high recreational and high amenity value, and <p>2. if it is not reasonably practicable to avoid locating in the areas listed in (1) above because of the functional needs or operational needs of the infrastructure, nationally significant infrastructure and regionally significant infrastructure manage adverse effects as follows [...]</p>	<p>Design and servicing have regard to natural hazard risk and operational resilience, consistent with the hazard assessments undertaken. Infrastructure will be constructed in accordance with Council standards and relevant codes of practice to ensure functionality during and after hazard events.</p> <p>The proposal therefore provides effective, efficient and resilient infrastructure, coordinates land use change with infrastructure provision, avoids inappropriate location of infrastructure in sensitive areas, and supports existing and expected urban growth demands.</p>
EIT-INF-P17	<p>Urban growth and infrastructure Provide for development infrastructure and additional infrastructure required to service existing, planned and expected urban growth demands in the short, medium and long term, taking in account UFD–P1 to UFD–P10.</p>	
<i>EIT-TRAN – Transport</i>		
EIT-TRAN-O7	<p>Effective, efficient and safe transport Otago has an integrated air, land and sea transport network that:</p> <ul style="list-style-type: none"> 1. is effective, efficient and safe, 2. connects communities and their activities within Otago, with other regions, and internationally, and 3. is resilient to natural hazards and the effects of climate change, and the changing needs of communities. 	<p>The proposal integrates with the existing transport network through direct access to the completed SH6/SH84 five-way roundabout. The Integrated Transport Assessment confirms that the roundabout currently operates within capacity in the morning peak and is forecast to experience constraints in the evening peak due to cumulative regional traffic growth rather than site-specific effects. Modelling indicates that, even in a no-development scenario, the SH84 westbound approach exceeds practical capacity in the design year. In planning terms, this establishes that the receiving environment is already capacity constrained and that the proposal can be assessed on the basis of its incremental contribution rather than as the cause of systemic congestion. The assessment concludes that the development does not result in unacceptable operational or</p>
EIT-TRAN-O8	<p>Transport system The transport system within Otago supports the movement of people, goods and services, is integrated with land use, provides a choice of transport modes and is adaptable to changes in demand.</p>	
EIT-TRAN-O9	<p>Effects of the transport system</p>	

Reference	Objective and Policy Text (PORPS 2021 - EIT – Energy, infrastructure and transport)	Assessment
	<p>The contribution of transport to Otago’s greenhouse gas emissions is reduced and communities are less reliant on fossil fuels for transportation.</p>	<p>safety effects and does not compromise the functioning or future adaptability of the state highway network.</p>
EIT-TRAN-P18	<p>Integration of the transport system The transport system contributes to the social, cultural and economic well-being of the people and communities of Otago through:</p> <ol style="list-style-type: none"> 1. integration with land use activities and across transport modes, and 2. provision of transport infrastructure that enables safe and efficient service delivery in response to demand. 	<p>The proposal promotes a consolidated urban form in proximity to existing urban areas, consistent with EIT-TRAN-P19. Internal road design incorporates pedestrian pathways, cycle connectivity and links to the Mount Iron trail network, enabling active transport between Wānaka, Albert Town and Three Parks. While public transport is not currently provided in Wānaka, the project does not preclude bus stops and shelters being constructed in either or both SH6/SH86 and the road layout provides easy walking and cycle connections to those stops, supporting long-term adaptability of the transport system.</p>
EIT-TRAN-P19	<p>Transport system design Resilience and adaptability of the transport system supports efficient networks for the transport of people and goods that are sustained and improved, and responsive to growth by:</p> <ol style="list-style-type: none"> 1. promoting a consolidated urban form that integrates land use activities with the transport system, 2. placing a high priority on active transport and public transport and their integration into the design of development and transport networks, and 3. encouraging regional connectivity, including to key visitor destinations, and improved access to public spaces, including the coastal marine area, lakes and rivers. 	<p>Parking is provided on site to ensure safe and efficient operation in the current transport context. However, the medium and high-density form, proximity to services, and integration with the active transport network support reduced vehicle trip lengths and enable gradual mode shift over time. This aligns with EIT-TRAN-O9 and EIT-TRAN-P21 by supporting more efficient use of the transport system and contributing to reduced transport-related emissions over time.</p>
EIT-TRAN-P20	<p>Public transport Maintenance and development of the transport system enhances the uptake of public transport by:</p> <ol style="list-style-type: none"> 1. promoting safe and reliable alternatives to low occupancy private vehicle use, 2. including measures to ensure pedestrian and cyclist safety and amenity, and 3. taking into consideration the accessibility needs of the community. 	<p>Overall, the proposal integrates land use with transport infrastructure, manages its incremental effects on an already constrained network, and supports a resilient and adaptable transport system</p>

Reference	Objective and Policy Text (PORPS 2021 - EIT – Energy, infrastructure and transport)	Assessment
EIT-TRAN-P21	<p>Operation of the transport system</p> <p>The efficient and effective operation of the transport system is maintained by:</p> <ol style="list-style-type: none"> 1. avoiding or mitigating adverse effects of activities on the functioning of the transport system, 2. avoiding the impacts of incompatible activities, to the extent reasonably practicable, including those that may result in reverse sensitivity effects, 3. avoiding or minimising the effects of activities and development so that the opportunity to adapt, upgrade or develop the transport system to meet future transport demand, is not compromised, 4. promoting the development and use of transport hubs that enable an efficient transfer of goods for transport and distribution across different freight and people transport modes, 5. promoting methods that provide more efficient use of, or reduce reliance on, private motor vehicles, including ridesharing, park and ride facilities, bus hubs, bicycle facilities, demand management and alternative transport mode, and 6. encouraging a shift to using renewable energy sources 	

5.3 HAZ – Hazards and risks

Reference	Objective and Policy Text (PORPS 2021 - HAZ – Hazards and risks)	Assessment
<i>HAZ-NH – Natural hazards</i>		
HAZ-NH-O1	Natural hazards Activities do not exacerbate natural hazard risks within Otago, and are managed to reduce significant natural hazard risk.	Natural hazard risk has been assessed in detail under the NPS for Natural Hazards 2025 and is informed by a site-specific geotechnical investigation including subsurface testing. Seismic shaking is the primary hazard relevant to the site. Liquefaction susceptibility is low, no mapped flood hazard applies, rockfall
HAZ-NH-O2	Adaptation	

Reference	Objective and Policy Text (PORPS 2021 - HAZ – Hazards and risks)	Assessment
	<p>Otago’s people, communities, property, and other aspects of the environment are prepared for and able to adapt to the effects of natural hazards, including natural hazard risks that are exacerbated by climate change.</p>	<p>hazard does not extend into the developable area, and the site is underlain by free-draining gravels at an elevation materially above the nearest waterbody.</p>
HAZ-NH-P1	<p>Identifying areas subject to natural hazards For hazards not identified in accordance with HAZ-NH-P1A, using the best available information, identify areas where natural hazards may adversely affect Otago’s people, communities and property, by assessing:</p> <ol style="list-style-type: none"> (1) the hazard type and characteristics, (2) multiple and cascading hazards, where present, (3) changes over time, including due to climate change, (4) the likelihood of different hazard scenarios occurring, and (5) any other exacerbating factors. 	<p>Consistent with the NPS-NH assessment, the level of natural hazard risk is low and is appropriately characterised as acceptable. The proposal does not exacerbate natural hazard risk within Otago, does not introduce new hazard pathways, and does not displace risk to adjoining land. Risk management is proportionate to the hazard identified and achieved through compliance with Building Code requirements, geotechnical design recommendations and standard engineering practice.</p>
HAZ-NH-P2	<p>Natural hazard risk assessments Within areas identified under HAZ-NH-P1 as being subject to natural hazards, assess the natural hazard risk as significant, tolerable, or acceptable by determining a range of natural hazard event scenarios and their potential consequences in accordance with APP6.</p>	<p>The assessment has considered hazard type, likelihood, consequence and potential exacerbating factors, consistent with HAZ-NH-P1 and HAZ-NH-P2. There is no basis to categorise the risk as significant requiring avoidance. In accordance with HAZ-NH-P3, acceptable risk is maintained through design responses. There is no reliance on hard protection structures, and no precautionary avoidance response is required under HAZ-NH-P5 given the absence of material uncertainty.</p>
HAZ-NH-P3	<p>Managing new activities for coastal hazard risk and natural hazard risk For natural hazard risk that has been determined in accordance with HAZ-NH-P2, HAZ-NH-P2A and APP6, manage new activities to achieve the following outcomes:</p> <ol style="list-style-type: none"> 1. significant natural hazard risks are avoided, 2. when the natural hazard risk is tolerable, manage the level of risk so that it does not exceed tolerable 3. when the natural hazard risk is acceptable, maintain the level of risk. 	<p>Infrastructure is designed to remain functional during and after hazard events, supporting community resilience and adaptability consistent with HAZ-NH-O2.</p>
HAZ-NH-P5	<p>Precautionary approach to natural hazard risk Where the natural hazard risk, either individually or cumulatively, is uncertain or unknown, but potentially significant or irreversible, apply a precautionary approach to identifying, assessing and managing that risk</p>	

Reference	Objective and Policy Text (PORPS 2021 - HAZ – Hazards and risks)	Assessment
	by adopting an avoidance or adaptive management response to diminish the risk and uncertainty.	
HAZ-NH-P7	<p>Mitigating natural hazards</p> <p>Prioritise risk management approaches that reduce the need for hard protection structures or similar engineering interventions, and provide for hard protection structures only when:</p> <p>(1) the following apply: (a) there are no reasonable alternatives that manage or reduce the risk exposure to a level the community is able to tolerate, (b) hard protection structures would not result in a more than minor increase in risk to people, communities, property, and other aspects of the environment, including displacement of risk offsite, (c) the adverse effects of the hard protection structures can be adequately managed, and 194 (d) the mitigation is viable in the reasonably foreseeable long term or provides time for future adaptation methods to be implemented, or</p> <p>(2) the hard protection structure protects a lifeline utility, or a facility for essential or emergency services.</p>	
HAZ-NH-P8	<p>Lifeline utilities and facilities for essential or emergency services</p> <p>Locate, relocate, and design lifeline utilities and facilities for essential or emergency services to:</p> <ol style="list-style-type: none"> maintain their ability to function to the fullest extent possible, during and after natural hazard events, and take into account their operational co-dependence with other lifeline utilities and essential services to ensure their effective operation. 	<p>Lifeline utilities and emergency services infrastructure are designed to remain functional during and after natural hazard events. Internal roading provides safe manoeuvring for emergency vehicles, and hydrant provision meets QLDC Code of Practice and relevant standards. Utilities are co-located within road corridors to maintain access and operational resilience. The proposal therefore supports continued functioning of lifeline utilities and emergency services consistent with HAZ-NH-P8</p>

5.4 NFL – Natural features and landscapes

Reference	Objective and Policy Text (PORPS 2021 NFL – Natural features and landscapes)	Assessment
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NFL-O1	<p>Outstanding natural features and landscapes The areas and values of Otago’s outstanding natural features and landscapes are identified, and the use and development of Otago’s natural and physical resources results in the protection of them from inappropriate subdivision, use and development.</p>	<p>Mount Iron is identified as an Outstanding Natural Feature. The proposal is located outside the mapped ONF and does not involve any modification of the reserve or landform. The landscape assessment (Appendix D) confirms Mount Iron will remain the dominant feature in the locality. Development has been designed to avoid significant adverse effects on the values that underpin its outstanding status, and public access to the reserve is maintained and enhanced.</p> <p>The proposal therefore protects the identified ONF from inappropriate subdivision, use and development, consistent with the objective.</p>
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5.5 UFD – Urban form and development

Reference	Objective and Policy Text (PORPS 2021 UFD – Urban form and development)	Assessment
UFD-O1	<p>Development of urban areas The development and change of Otago’s urban areas occurs in a strategic and coordinated way, which:</p> <ul style="list-style-type: none"> (1) accommodates the diverse and changing needs and preferences of Otago’s people and communities, now and in the future, (2) integrates effectively with surrounding urban areas and rural areas, (2A) results in a consolidated, well-connected and well-designed urban form which is integrated with infrastructure, and (2B) supports climate change adaptation and climate change mitigation 	<p>The proposal represents urban expansion beyond the mapped Wānaka UGB. However, the site is contiguous with the existing urban environment, contained by clear physical boundaries, and already transitioning toward urban use under RM181471 with established access and infrastructure upgrades.</p> <p>The development delivers 250 medium and high-density dwellings across a range of typologies, directly responding to identified shortfalls in smaller and more affordable housing in Wānaka. Infrastructure capacity is available, with required upgrades delivered as part of the development. The site integrates with the existing transport network via the completed roundabout and connects to surrounding urban areas without creating isolated or sporadic settlement patterns.</p>
UFD-P1	<p>Strategic planning Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and:</p> <ul style="list-style-type: none"> (1) identify how housing choice, quality, and affordability will be improved,(1A) ensure integration of land use and infrastructure, including how, where and when necessary development 	

Reference	Objective and Policy Text (PORPS 2021 UFD – Urban form and development)	Assessment
	<p>infrastructure and additional infrastructure will be provided, and by whom,</p> <p>(2) demonstrate at least sufficient development capacity supported by integrated infrastructure provision for Otago’s housing and business needs in the short, medium and long term,</p> <p>(3) maximise current and future opportunities for increasing resilience and reducing contributions of communities to climate change, and facilitate adaptation to changing demand, needs, preferences and climate change,</p> <p>(5) indicate how connectivity will be improved and connections will be provided within urban areas,</p> <p>(6) provide opportunities for iwi, hapū and whānau involvement in planning processes, including in decision making, to ensure provision is made for their needs and aspirations, and cultural practices and values,</p> <p>(7) facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities, and</p> <p>(8A) identify areas of potential conflict between incompatible activities and sets out the methods by which these are to be resolved</p>	<p>Although not sequenced in the Spatial Plan, the proposal provides development capacity capable of timely realisation and supported by integrated infrastructure. It achieves a consolidated urban form, avoids highly productive land, and supports efficient land use relative to dispersed greenfield expansion. On balance, the proposal aligns with the strategic direction of the UFD provisions.</p>
UFD-P2	<p>Sufficiency of development capacity</p> <p>Ensure that at least sufficient housing and business development capacity is provided in urban areas in the short, medium and long term, including by:</p> <p>(5) responding to any demonstrated insufficiency in housing or business development capacity by increasing development capacity or providing more development infrastructure as required, as soon as practicable,</p> <p>(5A) being responsive to plan changes that demonstrate compliance with UFD-P10, and</p> <p>(6) requiring Tier 2 urban environments to meet, at least, the relevant housing bottom lines in APP10.</p>	
UFD-P3	Urban intensification	

Reference	Objective and Policy Text (PORPS 2021 UFD – Urban form and development)	Assessment
	<p>Manage intensification in urban areas, so that as a minimum:</p> <ul style="list-style-type: none"> (1) contributes to establishing or maintaining the qualities of a well-functioning urban environment, (2) is well-served by existing or planned development infrastructure and additional infrastructure, (3) enables heights and densities that meets the greater of demonstrated demand for housing and/or business use or the level of accessibility provided for by existing or planned active transport or public transport, and (5) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents. 	
UFD-P4	<p>UFD-P4 – Urban expansion Expansion of existing urban areas may occur where, at a minimum, the expansion:</p> <ul style="list-style-type: none"> (1) contributes to establishing or maintaining the qualities of a well-functioning urban environment, (1A) is identified by and undertaken consistent with strategic plans prepared in accordance with UFD-P1, or is required to address a shortfall identified in accordance with UFD-P2, (1B) achieves consolidated, well designed and sustainable development in and around existing urban areas, (2) is logically and appropriately staged, and will not result in inefficient or sporadic patterns of settlement and residential growth, (3) is integrated efficiently and effectively with development infrastructure and additional infrastructure in a strategic, timely and co-ordinated way, (4) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents, (5) manages adverse effects on other values or resources identified by this RPS that require specific management or protection, and (6) avoids, highly productive land except as provided for in the NPS-HPL, and considers adverse effects, particularly reverse sensitivity effects, on existing and anticipated primary production or rural 	

Reference	Objective and Policy Text (PORPS 2021 UFD – Urban form and development)	Assessment
	<p>industry activities when determining the location of the new urban/rural boundary.</p>	
UFD-P5	<p>Commercial activities Provide for commercial activities in urban areas by:</p> <ul style="list-style-type: none"> (1) enabling a wide variety and scale of commercial activities, social, recreational and cultural activities to concentrate in city, metropolitan, town centre and commercial zoned areas, where appropriate, especially if they are highly accessible by public transport or active transport, (2) enabling smaller local and neighbourhood centres, mixed use zones and rural settlements to accommodate a variety of commercial activities, social, recreational and cultural activities of a scale appropriate to service local community needs, and (4) outside the areas described in (1) and (2), provide for small scale retail and service activities, home occupations and community services to establish within or close to the communities they serve. 	<p>The proposal includes small-scale retail and service activities that are ancillary to the residential function and intended to serve local needs. Their scale and function will not undermine established centres and support local accessibility and reduced short vehicle trips.</p>
UFD-P6	<p>Industrial activities Provide for industrial activities in urban areas by:</p> <ul style="list-style-type: none"> (1) identifying specific locations and applying zoning suitable for accommodating industrial activities and their reasonable needs and effects including supporting or ancillary activities, (2) identifying a range of land sizes and locations suitable for different industrial activities, and their operational needs including land-extensive activities, (3) managing the establishment of non-industrial activities, in industrial zones, to avoid the likelihood of reverse sensitivity effects on existing or potential industrial activities arising, unless the potential for reverse sensitivity is insignificant. 	<p>No industrial activities are proposed. The development does not compromise identified industrial land or introduce reverse sensitivity effects affecting industrial activities.</p>
UFD-P10	<p>Criteria for significant development capacity Significant development capacity is provided for where a proposed plan change affecting an urban environment meets all of the following criteria:</p>	<p>While the proposal is to proceed via resource consent rather than plan change, it provides development capacity of a scale that is significant relative to identified housing demand in the</p>

Reference	Objective and Policy Text (PORPS 2021 UFD – Urban form and development)	Assessment
	<p>(3) required development infrastructure can be provided effectively and efficiently for the proposal, and without material impact on planned development infrastructure provision to, or reduction in development infrastructure capacity available for, other feasible, likely to be realised developments, in the short-medium term,</p> <p>(4) the proposal makes a significant contribution to meeting a need identified in a Housing and Business Development Capacity Assessment, or a shortage identified in monitoring for:</p> <ul style="list-style-type: none"> (a) housing of a particular price range or typology, particularly more affordable housing, (b) business space or land of a particular size or locational type, or (c) community or educational facilities, and <p>(5) when considering the significance of the proposal’s contribution to a matter in (4), this means that the proposal’s contribution:</p> <ul style="list-style-type: none"> (a) is of high yield relative to either the forecast demand or the identified shortfall, (b) will be realised in a timely (i.e. rapid) manner, (c) is likely to be taken up, and (d) will facilitate a net increase in district-wide up-take in the short to medium term. 	<p>Upper Clutha. Infrastructure can be provided effectively and efficiently without reducing planned capacity elsewhere. The development is capable of near-term delivery and is likely to be realised within 5 years of approval. In practical terms, it makes a material contribution toward meeting identified housing shortfalls.</p>

6. Regional Plan: Water for Otago

Reference	Objective and policy text (Regional Plan: Water)	Assessment
<i>Section 7 – Water Quality</i>		
Objective 7.A.1	To maintain water quality in Otago lakes, rivers, wetlands, and groundwater, but enhance water quality where it is degraded	The proposal involves earthworks and stormwater management to enable residential development. No permanent discharge of contaminants to surface water is proposed. Wastewater will be reticulated to the Council network. Stormwater will be
Objective 7.A.2	To enable the discharge of water or contaminants to water or land, in a way that maintains water quality and supports natural and human use	

Reference	Objective and policy text (Regional Plan: Water)	Assessment
	values, including Kāi Tahu values	discharged to ground via soakage systems in free-draining gravels.
Objective 7.A.3	To have individuals and communities manage their discharges to reduce adverse effects, including cumulative effects, on water quality	Construction-related sediment effects will be managed through a site-specific Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP), prepared in accordance with recognised best practice. The management approach prioritises:
Policy 7.B.1	<p>Manage the quality of water in Otago lakes, rivers, wetlands and groundwater by:</p> <ol style="list-style-type: none"> Describing, in Table 15.1 of Schedule 15, characteristics indicative of Good Quality Water; and Setting, in Table 15.2 of Schedule 15, receiving water numerical limits and targets for achieving Good Quality Water; and Maintaining, from the dates specified in Schedule 15, Good Quality Water; and Enhancing water quality where it does not meet Schedule 15 limits, to meet those limits by the date specified in the Schedule; and Recognising the differences in the effects and management of point and non-point source discharges; and Recognising discharge effects on groundwater; and Promoting the discharge of contaminants to land in preference to water. 	<ul style="list-style-type: none"> minimising exposed areas and construction duration, retaining sediment on site through appropriately sized and staged controls, monitoring performance and implementing rapid response procedures where required. <p>The proposal does not involve a direct discharge to surface water and therefore does not require assessment of a mixing zone. Discharge to land is adopted in preference to discharge to water, consistent with Policy 7.B.1(g). Land suitability, groundwater effects, and soil stability have been considered in accordance with Policy 7.B.4.</p>
Policy 7.B.2	Avoid objectionable discharges of water or contaminants to maintain the natural and human use values, including Kāi Tahu values, of Otago lakes, rivers, wetlands, groundwater and open drains and water races that join them.	The EMP incorporates monitoring and review mechanisms to enable adaptive management if performance standards are not met. This aligns with Policies 7.B.8, 7.D.1 and 7.D.10, which promote best practice sediment control, innovation, and continuous improvement.
Policy 7.B.3	Allow discharges of water or contaminants to Otago lakes, rivers, wetlands and groundwater that have minor effects or that are short-term discharges with short-term adverse effects.	
Policy 7.B.4	When considering any discharge of water or contaminants to land, have regard to:	

Reference	Objective and policy text (Regional Plan: Water)	Assessment
	<ul style="list-style-type: none"> a. The ability of the land to assimilate the water or contaminants; and b. Any potential soil contamination; and c. Any potential land instability; and d. Any potential adverse effects on water quality; and e. Any potential adverse effects on use of any proximate coastal marine area for contact recreation and seafood gathering. 	<p>With these measures in place, temporary construction effects are appropriately managed and no long-term degradation of receiving environment is anticipated. The proposal therefore maintains water quality consistent with Objectives 7.A.1–7.A.3 and the associated Section 7 policies.</p>
Policy 7.B.6	<p>When assessing any consent to discharge contaminants to water, consider the need for and the extent of any zone for physical mixing, within which water will not meet the characteristics and limits described in Schedule 15, by taking account of:</p> <ul style="list-style-type: none"> a. The sensitivity of the receiving environment; and b. The natural and human use values, including Kāi Tahu values; and c. The natural character of the water body; and d. The amenity values supported by the water body; and e. The physical processes acting on the area of discharge; and f. The particular discharge, including contaminant type, concentration and volume; and g. The provision of cost-effective community infrastructure; and h. Good Quality Water as described in Schedule 15. 	
Policy 7.B.7	Encourage land management practices that reduce the adverse effects of water or contaminants discharged into water.	
Policy 7.B.8	Encourage adaptive management and innovation that reduces the level of contaminants in discharges	
Policy 7.D.1	<p>Encourage innovation in management practices and the sharing of information, including by:</p> <ul style="list-style-type: none"> a. Council: 	

Reference	Objective and policy text (Regional Plan: Water)	Assessment
	<ul style="list-style-type: none"> i. Providing and facilitating the sharing of information on water management and plan implementation including through fora, field days and brochures; and ii. Supporting landholders in measuring or assessing contaminants in discharges; and iii. Supporting the development of means to measure or assess contaminants in discharges; and iv. Monitoring progress towards achievement of water quality objectives and Schedule 15 limits and targets, and making this information available on the Council website. <p>b. Landholders:</p> <ul style="list-style-type: none"> i. Implementing practices that reduce the level of contaminants in discharges; and ii. Providing relevant information to support the catchment or aquifer studies undertaken by Council; and iii. Working as a group to achieve Good Quality Water 	
Policy 7.D.10	The loss or discharge of sediment from earthworks is avoided or, where avoidance is not achievable, best practice guidelines for minimising sediment loss are implemented to maintain water quality.	

7. Queenstown-Lakes Proposed District Plan

7.1 Chapter 3 – Strategic Direction

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
<i>3.2 Strategic objectives</i>		
Objective 3.2.1	The development of a prosperous, resilient and equitable economy in the District.	Objective 3.2.1 seeks the development of a prosperous, resilient and equitable economy in the District. The proposal contributes

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
Objective 3.2.1.1	The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District	<p>to this outcome by increasing residential capacity within the Wānaka ward in a compact, serviced and master-planned form. The provision of additional housing supply supports labour force stability and workforce retention, which underpins the resilience of the local economy.</p> <p>While the proposal is not visitor-industry development under Objective 3.2.1.1, it supports the broader functioning of the visitor economy by enabling housing choice within proximity to established urban services and employment areas. In that respect, it indirectly supports the socioeconomic outcomes anticipated by the Strategic Direction.</p> <p>Objective 3.2.1.6 anticipates diversification of the District’s economic base and employment opportunities. The proposal incorporates a mix of residential typologies and small-scale commercial activity, contributing to diversification of land use within a peri-urban context and enabling employment-generating activity at a neighbourhood scale.</p> <p>Objective 3.2.1.8 enables diversification of land use in rural areas beyond traditional activities, provided that landscape and nature conservation safeguards are maintained. The proposal represents a diversification from traditional rural activity; however, as addressed in Chapters 4 and 6, it does not compromise the values of the Mount Iron ONF, does not undermine the character or visual amenity of the Rural Character Landscape, and does not affect identified nature conservation values. In this respect, the safeguards embedded in Objective 3.2.1.8(a)–(c) are maintained.</p> <p>Objective 3.2.1.9 anticipates that community needs are met through efficient and effective infrastructure. The site is contiguous with existing urban infrastructure networks, and</p>
Objective 3.2.1.6	Diversification of the District’s economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	
Objective 3.2.1.8	<p>Diversification of land use in rural areas beyond traditional activities, including farming, provided that:</p> <ul style="list-style-type: none"> a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. 	
Objective 3.2.1.9	Community needs are met by the efficient and effective operation, maintenance, upgrade and development of infrastructure in the District.	

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		<p>required upgrades are integrated into the subdivision works. The development is therefore capable of being serviced efficiently and in a manner consistent with urban development rather than dispersed rural living patterns.</p> <p>When read collectively, the proposal supports the economic resilience and infrastructure efficiency outcomes sought by Objective 3.2.1 while maintaining the environmental safeguards embedded in Objectives 3.2.1.8(a)–(c).</p>
Objective 3.2.2	Urban growth is managed in a strategic and integrated manner	<p>Objective 3.2.2 requires that urban growth be managed in a strategic and integrated manner. Objective 3.2.2.1 sets out the attributes of logical urban development, including compact form, integration with infrastructure, hazard management, protection of rural landscapes and provision of housing choice.</p>
Objective 3.2.2.1	<p>Urban development occurs in a logical manner so as to:</p> <ul style="list-style-type: none"> a. promote a compact, well designed and integrated urban form; b. build on historical urban settlement patterns; c. achieve a built environment that provides desirable, healthy and safe places to live, work and play; d. minimise the natural hazard risk, taking into account the predicted effects of climate change; e. protect the District’s rural landscapes from sporadic and sprawling urban development; f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in; g. contain a high quality network of open spaces and community facilities; and h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure 	<p>The proposal represents urban expansion at the edge of the Wānaka urban area and is located outside the mapped Urban Growth Boundary. This creates spatial tension with the containment framework. However, the site is contiguous with the existing urban edge and forms part of a modified peri-urban gateway environment influenced by established residential, commercial and transport infrastructure. The development does not extend into isolated rural landscapes or create detached or leapfrog expansion.</p> <p>The master-planned layout adopts a compact urban form incorporating medium- and high-density housing typologies, neighbourhood-scale open space and small-scale commercial activity. Development is internalised within a defined site rather than dispersed across the wider Rural Character Landscape. The proposal integrates with existing infrastructure networks and includes necessary servicing and transport upgrades. Natural</p>

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		<p>hazard risks have been assessed and are capable of being appropriately managed.</p> <p>Importantly, the development does not result in sporadic or sprawling urban expansion into intact rural landscapes. Growth is consolidated adjacent to the urban edge and does not give rise to fragmentation or cumulative degradation of rural character.</p>
Objective 3.2.3	A quality-built environment taking into account the character of individual communities.	<p>Objectives 3.2.3 and 3.2.3.2 seek high-quality urban environments that respond appropriately to landscape context and contribute positively to local character and amenity.</p>
Objective 3.2.3.2	Built form integrates well with its surrounding urban environment.	<p>The proposal adopts a master-planned urban design approach that integrates building form, street layout, open space and pedestrian connectivity within a cohesive neighbourhood structure. Development responds to the site's proximity to the Mount Iron ONF through building placement, height transitions and landscape treatment, ensuring that the feature remains visually dominant and legible in the wider landscape.</p> <p>The built form, density and material approach are consistent with established residential character in the Wānaka area while introducing a compact urban typology appropriate to a peri-urban location contiguous with the existing urban edge. Visual connections toward Mount Iron are retained through layout and spatial design, and development does not enclose or visually compete with the ONF.</p>
Objective 3.2.5	The retention of the District's distinctive landscapes.	<p>Objective 3.2.5 recognises the importance of protecting and maintaining landscape character and visual amenity values</p>
<i>Rural Character Landscapes</i>		

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
Objective 3.2.5.5	<p>Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:</p> <ul style="list-style-type: none"> a. landscape character is maintained; and b. visual amenity values are maintained or enhanced 	<p>across the District, including within Rural Character Landscapes and in proximity to Outstanding Natural Features.</p> <p>The site is mapped within a Rural Character Landscape and is located adjacent to the Mount Iron Outstanding Natural Feature. The landscape assessment (Appendix D) confirms that the rural character attributes present on the site are limited in extent and transitional in nature, reflecting its peri-urban context and the influence of surrounding residential, commercial and transport infrastructure. While the site forms part of a wider Rural Character Landscape, it does not comprise an intact or expansive pastoral landscape that contributes significantly to the open character of the Upper Clutha Basin.</p> <p>The proposal represents a change in intensity from the site's current undeveloped condition. However, the assessment concludes that the site has moderate to high capacity to absorb the proposed development without materially undermining the character or visual amenity values of the wider Rural Character Landscape. Development is consolidated within a defined site contiguous with the existing urban edge and does not give rise to cumulative degradation of rural landscape values.</p> <p>In relation to the Mount Iron ONF, the development is located outside the mapped ONF boundary and does not encroach upon or physically modify the feature. The landscape assessment confirms that Mount Iron will remain visually dominant and legible in the wider landscape. While built form will form part of the foreground context, effects are assessed as low to low-moderate and do not compromise the values for which the ONF is identified.</p>
Objective 3.2.5.6	<p>In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.</p>	
Objective 3.2.5.7	<p>In Rural Character Landscapes of the Upper Clutha Basin:</p> <ul style="list-style-type: none"> a. Priority Areas of Rural Character Landscapes are identified; and b. associated landscape character and visual amenity values and related landscape capacity are identified. 	

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		Accordingly, the proposal does not defeat the outcomes sought by Objectives 3.2.5.5–3.2.5.7 when read in conjunction with the Urban Development and Rural Character Landscape provisions.
Objective 3.2.6	The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.	<p>Objectives 3.2.6, 3.2.6.1 and 3.2.6.3 seek development that contributes to well-functioning communities, supports social and cultural wellbeing, and provides accessible and inclusive urban environments.</p> <p>The proposal delivers a master-planned neighbourhood structure incorporating residential development, open space, pedestrian connectivity and small-scale commercial activity, including an early childcare facility. The integration of these elements within a compact urban form supports neighbourhood-level interaction and community functionality.</p> <p>The layout provides for pedestrian and cycling connectivity through shared path networks and internal street design. While public transport is not currently provided in Wānaka, the project does not preclude bus stops and shelters being constructed in either or both SH6/SH86 and the road layout proposed provides easy walking and cycle connections to those stops, supporting long-term adaptability of the transport system. Parking provision and street layout are designed to ensure safe and efficient access while maintaining pedestrian amenity.</p> <p>The site’s proximity to established urban areas and its integration with existing infrastructure networks support accessibility to employment, education and services within the wider Wānaka area.</p> <p>When read collectively, the proposal contributes to the creation of a well-functioning urban environment consistent with the intent of Objectives 3.2.6, 3.2.6.1 and 3.2.6.3.</p>
Objective 3.2.6.1	The accessibility needs of the District’s residents and communities to places, services and facilities are met.	
Objective 3.2.6.3	The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.	

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
<i>3.3 Strategic Policies</i>		
Climate Change		
Policy 3.3.13	Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.	<p>The proposal is located on land not identified as subject to flood hazard and characterised by free-draining soils. Natural hazard and geotechnical assessments confirm the site is suitable for urban development and does not expose future residents or economic activity to unacceptable climate-related risk.</p> <p>Stormwater management and infrastructure design incorporate contemporary engineering standards and account for projected climate variability. The development integrates with existing infrastructure networks rather than extending services into isolated or hazard-prone rural areas.</p> <p>By consolidating growth adjacent to established urban infrastructure and employment areas, the proposal supports economic resilience in a manner consistent with Strategic Policy 3.3.13. It does not increase exposure to climate-related hazards and is capable of adapting to future servicing and infrastructure requirements as necessary.</p>
Urban Development		
Policy 3.3.14	Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements.	<p>The Wānaka UGB is located immediately adjacent to the site. The proposal comprises urban-scale development outside the mapped UGB and is therefore not consistent with the spatial containment direction of SP 3.3.15. However, the site adjoins the existing urban edge and sits within a peri-urban gateway environment influenced by state highway infrastructure, consented urban-scale development and established residential and commercial land uses. The development does not create a detached growth node or extend urban form into intact rural</p>
Policy 3.3.15	Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs	

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		<p>landscapes; rather, it consolidates development contiguous with the existing urban area.</p> <p>The strategic purpose of the UGB is to manage expansion, avoid sprawl and protect rural character and landscape values. As addressed in the landscape assessment, the site does not exhibit intact rural character attributes and has moderate to high capacity to absorb the proposed development without undermining Mount Iron or wider landscape values. While there is tension with the strict spatial boundary, the proposal does not materially undermine the strategic intent of the UGB. Its consistency must therefore be considered in the broader statutory context, including its peri-urban location and the absence of significant rural or landscape effects.</p>
<i>Rural Activities</i>		
Policy 3.3.24	Provide for non-residential development (other than Regionally Significant Infrastructure) that, due to its function, needs to locate in the rural environment, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment.	SP 3.3.24 provides for non-residential development in the rural environment where it functionally requires a rural location. The proposed childcare centre and small-scale retail activity do not rely on rural resources or require a rural setting; rather, they are ancillary to and integrated within the comprehensive residential development proposed for this peri-urban gateway site. They are intended to serve the resident population and support a compact urban form, rather than establish standalone commercial activity within a productive rural landscape. The proposal therefore does not rely on SP 3.3.24 as an enabling pathway and does not undermine the maintenance of rural environmental values at this location.
<i>Outstanding Natural Features and Landscapes and Rural Character Landscape</i>		

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
Policy 3.3.33	<p>For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:</p> <ul style="list-style-type: none"> a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design. 	<p>SP 3.3.33 requires that, for Rural Character Landscapes, landscape character and visual amenity values to be maintained (or enhanced) are identified, together with landscape capacity, using the District Plan methodology and best practice. The landscape assessment applies that approach to the site (which sits outside any identified Priority Area) by describing the existing receiving environment, identifying the relevant character and amenity attributes, and assessing the site's capacity to absorb change having regard to visibility, viewing audience, landscape context and existing modification.</p> <p>The assessment concludes that the site does not form part of a coherent rural landscape unit with intact rural character attributes; rather, it is a highly modified peri-urban gateway environment influenced by state highways, consented urban-scale development and established residential and commercial land uses. On that basis, the landscape character to be maintained at this location is not a rural open-space character, but a transitional peri-urban landscape where built form is already an established component. The landscape assessment identifies moderate to high capacity for development of the type proposed, subject to design and mitigation measures that manage interface effects and maintain key amenity values (including views toward Mount Iron).</p> <p>In relation to Mount Iron, the relevant issue is not whether rural character is altered, but whether the proposal adversely affects the identified values of the outstanding feature. The landscape assessment confirms the development is outside the Mount Iron ONF and that Mount Iron remains dominant and legible in the landscape; effects are primarily perceptual within an already modified foreground and are assessed as low to low-moderate, with design and planting assisting to integrate built form over time.</p>

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		<p>Accordingly, SP 3.3.33 is satisfied because landscape character, visual amenity values and capacity have been appropriately identified using the required methodology, and the proposal responds to that capacity through a master planned layout and mitigation framework. The assessment does not rely on benefits outweighing effects; rather, it demonstrates that effects are acceptable having regard to the identified character, amenity values and capacity of the receiving environment.</p>
<p>Policy 3.3.35</p>	<p>In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:</p> <ul style="list-style-type: none"> a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context: <ul style="list-style-type: none"> i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping; ii. the landscape character and visual amenity values of that landscape character area are identified; and iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context. 	<p>SP 3.3.35 restricts new subdivision or development for the purposes of Rural Living within Rural Character Landscapes unless a landscape character area is identified, values are described, capacity is assessed in accordance with SP 3.3.45, and development maintains identified character and visual amenity values. The proposal is not a dispersed Rural Living outcome; it is a master-planned, consolidated urban development within a peri-urban gateway environment. The landscape assessment identifies the relevant landscape character area at an appropriate scale, describes its values, and assesses capacity using best practice methodology. That assessment concludes the site does not exhibit intact rural character attributes, but sits within a modified landscape influenced by state highways and existing urban development, with moderate to high capacity to absorb change.</p> <p>In relation to visual amenity and Mount Iron, the development is located outside the ONF and does not undermine the dominance, legibility or key values of the feature. While built form will alter the immediate foreground context, effects are assessed as low to low-moderate within an already urban-influenced environment, and are appropriately integrated through design and landscaping. The proposal does not result in sporadic Rural Living or incremental erosion of rural character; rather, it represents</p>

Reference	Objective and policy text (PDP Chapter 3 Strategic Direction)	Assessment
		consolidated urban form in a location where rural character values are already substantially diminished. Accordingly, the requirements and intent of SP 3.3.35 are satisfied.
Cultural Environment		
Policy 3.3.49	Avoid significant adverse effects on wāhi tūpuna within the District.	The site is not identified in the District Plan as containing or being adjacent to a scheduled wāhi tūpuna. Engagement with iwi has occurred as part of the application process, and no specific cultural sites or concerns have been identified in relation to the site. The proposal does not involve disturbance of identified cultural heritage features or known sites of significance. On that basis, the development does not give rise to adverse effects on wāhi tūpuna.
Policy 3.3.50	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District	

7.2 Chapter 4 – Urban Development

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
Objective 4.2.1	Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges	Objective 4.2.1 and its associated policies seek to apply UGBs to manage the spatial extent of urban areas, avoid unplanned expansion into rural environments, and protect rural character and landscape values. The Wānaka UGB is located immediately adjacent to the site. The proposal comprises urban-scale development beyond the mapped boundary and is therefore not consistent with the spatial containment direction of Policies 4.2.1.2 and 4.2.1.3.
Policy 4.2.1.1	Define Urban Growth Boundaries, where required, to identify the areas that are available for the growth of urban settlements.	
Policy 4.2.1.2	Focus urban development primarily on land within and adjacent to the existing larger urban areas and, to a lesser extent, within and adjacent to smaller urban areas, towns and rural settlements.	

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
Policy 4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing towns and rural settlements, urban development is avoided outside of those boundaries.	<p>However, the strategic intent of Policy 4.2.1.1 is not solely containment, but also to ensure that urban growth occurs in a coordinated and well-functioning manner with appropriate infrastructure support. The proposal is contiguous with the existing urban edge and located within a peri-urban gateway environment influenced by state highway infrastructure and established residential and commercial development. It does not create a detached urban node or extend development into intact rural production landscapes.</p> <p>As confirmed by the landscape assessment, the site does not exhibit strong rural character attributes and has moderate to high capacity to absorb development without undermining Mount Iron or wider landscape values. The proposal therefore does not result in sporadic urban expansion as contemplated by Policy 4.2.1.4. Infrastructure is available and upgraded as part of the development, and the layout integrates with existing transport and service networks.</p> <p>Policy 4.2.1.7 anticipates that UGBs may be amended through appropriate planning processes. While this application does not seek to amend the UGB, it confirms that the boundary is a planning tool to achieve strategic outcomes rather than an immutable environmental limit.</p> <p>While the proposal is not consistent with the mapped UGB, it does not materially undermine the strategic purpose of the UGB framework. It consolidates growth contiguous with the urban edge, is supported by infrastructure, and does not erode intact rural landscape values. When assessed against the broader intent of Objective 4.2.1 and Policies 4.2.1.1–4.2.1.7, the proposal does not defeat the strategic urban containment outcomes sought by the Plan.</p>
Policy 4.2.1.4	<p>Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:</p> <ol style="list-style-type: none"> the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form; ensuring the ongoing availability of a competitive land supply for urban purposes; the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth; the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities; a compact and efficient urban form; avoiding sporadic urban development in rural areas; minimising the loss of the productive potential and soil resource of rural land; and a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity. 	
Policy 4.2.1.7	Review and amend Urban Growth Boundaries as required, to address changing community needs, respond to monitoring evidence, or to enable appropriate urban development.	

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
Objective 4.2.2A	<p>A compact, integrated and well designed urban form within the Urban Growth Boundaries that:</p> <ul style="list-style-type: none"> i. is coordinated with the efficient provision, use and operation of infrastructure and services; and ii. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities. 	<p>Objectives 4.2.2A and 4.2.2B seek compact, well-functioning urban environments that are integrated with infrastructure, transport and environmental values. The proposal adopts a master-planned, medium-density urban form contiguous with the existing Wānaka urban edge. It integrates residential development with open space, pedestrian connectivity and small-scale commercial activity, enabling a cohesive neighbourhood structure rather than dispersed or fragmented development.</p>
Objective 4.2.2B	<p>Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna</p>	<p>Infrastructure servicing has been confirmed, with potable water, wastewater, electricity and telecommunications available and required upgrades incorporated within subdivision works. Utilities are installed underground and generally co-located within road corridors, ensuring efficient operation and long-term maintainability. The development is therefore supported by infrastructure consistent with Policies 4.2.2.1 and 4.2.2.11.</p>
Policy 4.2.2.1	<p>Integrate urban development with existing or proposed infrastructure so that:</p> <ul style="list-style-type: none"> a. Urban development is serviced by infrastructure of sufficient capacity; and b. reverse sensitivity effects of activities on regionally significant infrastructure are minimised; and c. in the case of the National Grid, reverse sensitivity effects avoided to the extent reasonably possible and the operation, maintenance, upgrading and development of the National Grid is not compromised. 	<p>The layout promotes walkability and cycling through internal shared paths and connections to existing networks linking to Wānaka Town Centre, Three Parks and Albert Town. While public transport is not currently provided in Wānaka, the project does not preclude bus stops and shelters being constructed in either or both SH6/SH86 and the road layout proposed provides for easy walking and cycle connections to those stops, supporting long-term adaptability of the transport system. The integration of land use and transport is therefore consistent with Policies 4.2.2.3 and 4.2.2.4.</p>
Policy 4.2.2.2	<p>Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:</p> <ul style="list-style-type: none"> a. its topography; b. its ecological, heritage, cultural or landscape significance if any; c. any risk of natural hazards, taking into account the effects of climate change; d. connectivity and integration with existing urban development; e. convenient linkages with public transport; f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment; 	<p>The proposal represents efficient use of land at the urban fringe through a compact layout and varied housing typologies, including terrace housing and apartments. This contributes to housing diversity and supports short- to medium-term housing</p>

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
	<ul style="list-style-type: none"> g. the level of existing and future amenity that is sought (including consideration of any identified special character areas); h. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure; i. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible; j. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and k. the need to locate emergency services at strategic locations. 	<p>demand, consistent with Policies 4.2.2.2, 4.2.2.7 and 4.2.2.8. The masterplan integrates building placement, reserves and street hierarchy to create a legible and functional neighbourhood, consistent with Policies 4.2.2.5 and 4.2.2.6.</p> <p>CPTED principles are embedded in the design through clear sightlines, active frontages and avoidance of concealed spaces. Lighting will be designed in accordance with Council standards to support safety while managing spill and glare. The proposal therefore delivers a compact, integrated and well-functioning urban environment consistent with Objectives 4.2.2A and 4.2.2B and Policies 4.2.2.1–4.2.2.11.</p>
Policy 4.2.2.3	Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.	
Policy 4.2.2.4	Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.	
Policy 4.2.2.5	Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.	
Policy 4.2.2.6	Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.	
Policy 4.2.2.7	Explore and encourage innovative approaches to design to assist provision of quality affordable housing.	
Policy 4.2.2.8	In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability	

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
Policy 4.2.2.9	Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.	
Policy 4.2.2.10	Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.	
Policy 4.2.2.11	Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.	
Upper Clutha Basin Specific Policies		
Policy 4.2.2.22	<p>Define the Urban Growth Boundaries for Wānaka and Lake Hāwea Settlement, as shown on the District Plan web mapping application that:</p> <ol style="list-style-type: none"> are based on existing urbanised areas; identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period; have community support as expressed through strategic community planning processes; utilise the Clutha and Cardrona Rivers and the lower slopes of Mount. Alpha as natural boundaries to the growth of Wānaka; and avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin 	<p>Policy 4.2.2.22 recognises that the Wānaka urban area is shaped by the natural and landscape constraints of the Upper Clutha Basin, including the Clutha/Mata-au and Cardrona/Ōrau River corridors. The site is located within this broader basin envelope and sits between established urban development and strategic infrastructure, forming part of a peri-urban gateway environment rather than an isolated rural landscape.</p> <p>As addressed under Objective 4.2.1, the site is immediately adjacent to, but outside, the mapped Wānaka UGB, creating spatial tension with the formal containment framework. However, within the wider basin context defined by the river corridors and surrounding landscape features, the proposal does not extend development beyond the broader urbanised catchment or into intact rural landscapes separated from the existing urban form.</p> <p>The landscape assessment confirms that the site does not exhibit strong rural character attributes and has moderate to high capacity to absorb development without undermining Mount Iron or wider basin landscape values. Accordingly, while outside the</p>

Reference	Objective and policy text (PDP Chapter 4 Urban Development)	Assessment
		<p>mapped UGB, the proposal does not result in sporadic or fragmented urban expansion within the Upper Clutha Basin and does not undermine the strategic intent of Policy 4.2.2.22.</p>
Policy 4.2.2.23	<p>Rural land outside of the Urban Growth Boundaries is not used for urban development until a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.</p>	<p>Policy 4.2.2.23 directs that urban development outside the Wānaka UGB be avoided. The proposal comprises urban-scale development outside the mapped boundary and is therefore not consistent with the spatial application of this policy.</p> <p>As addressed under Objective 4.2.1, the key question is whether the proposal undermines the strategic intent of the UGB framework. The development is contiguous with the existing urban edge, does not create leapfrog or detached expansion, and does not extend urban form into intact rural landscapes within the wider Upper Clutha Basin. The landscape assessment confirms that the site does not exhibit strong rural character attributes and that development can occur without significant adverse effects on Mount Iron or wider basin landscape values.</p> <p>While tension with the mapped UGB remains, the proposal does not result in sporadic urban expansion or fragmentation of the rural environment. Its adjacency to the urban edge, integration with established infrastructure networks, and absence of significant landscape or environmental effects are relevant considerations in assessing overall consistency with the intent of Policy 4.2.2.23.</p>

7.3 Chapter 6 – Landscapes and Rural Character

Reference	Objective and policy text (PDP Chapter 6 Landscapes and Rural Character)	Assessment
Policy 6.3.2	Managing activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone	<p>Policy 6.3.2 directs that urban development within the Rural Zone be avoided where it would erode rural character, amenity, landscape or nature conservation values. The proposal comprises urban-scale development within land zoned Rural and therefore creates tension with the general avoidance direction of this policy.</p> <p>However, the site is located within a modified peri-urban gateway environment influenced by state highway infrastructure, established residential and commercial development, and consented urban-scale activity. As confirmed by the landscape assessment (Appendix D), the site does not exhibit intact rural character attributes and has moderate to high capacity to absorb development without undermining wider rural landscape values. The proposal does not result in dispersed, fragmented or sprawling urban expansion into intact rural landscapes.</p> <p>In relation to Policy 6.3.2.7, the site is adjacent to, but outside, the Mount Iron ONF. The landscape assessment confirms that the proposal does not compromise the identified landscape values of Mount Iron. The ONF remains dominant and legible within the wider landscape, and the development does not encroach into or physically modify the feature. While built form will form part of the foreground context, effects are assessed as low to low-moderate within an already modified peri-urban environment and do not undermine the values for which Mount Iron is identified.</p> <p>The site does not contain identified significant natural areas or indigenous biodiversity requiring protection. Landscape design incorporates indigenous planting within reserves and</p>
Policy 6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zone.	
Policy 6.3.2.2	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	
Policy 6.3.2.6	Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values 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 farmland	
Policy 6.3.2.7	Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.	
Policy 6.3.2.8	Encourage any landscaping to be ecologically viable and consistent with the established character of the area.	

Reference	Objective and policy text (PDP Chapter 6 Landscapes and Rural Character)	Assessment
		<p>streetscapes, contributing to amenity and incremental ecological enhancement relative to the current modified condition.</p> <p>While the proposal is not consistent with the avoidance direction of Policy 6.3.2.1, it does not materially undermine the rural character, landscape or outstanding natural feature values that the policy seeks to protect.</p>
Policy 6.3.4	Managing activities in Rural Character Landscapes	<p>Policy 6.3.4 seeks to maintain rural character and visual amenity values within Rural Character Landscapes and avoid cumulative degradation of those values. The site is mapped within a Rural Character Landscape and is therefore subject to these provisions.</p> <p>The landscape assessment confirms that, while zoned Rural, the site is highly modified and located within a peri-urban gateway environment influenced by state highway infrastructure, consented urban development and established residential and commercial land uses. The site does not form part of a coherent open rural landscape with intact pastoral character. In this context, the rural character attributes present are limited and transitional in nature. The assessment identifies moderate to high capacity for the site to absorb development of the type proposed without undermining wider rural landscape values.</p> <p>The proposal does not result in dispersed or fragmented urban expansion across the Rural Character Landscape, nor does it create incremental encroachment along rural road frontages. Development is consolidated within a defined site adjacent to the existing urban edge. In accordance with Policy 6.3.4.3, the assessment has taken into account existing and consented development within the relevant landscape character area. The</p>
Policy 6.3.4.1	Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.	
Policy 6.3.4.2	Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change.	
Policy 6.3.4.3	<p>Require that proposals for subdivision or development for rural living in the Rural Zone:</p> <ol style="list-style-type: none"> a. take into account all subdivision and development that is in existence or is consented for all land within the relevant landscape character area as at 14 May 2021; and b. assess the potential for adverse cumulative effects on the landscape character of that area and its wider landscape context. 	
Policy 6.3.4.4	Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.	

Reference	Objective and policy text (PDP Chapter 6 Landscapes and Rural Character)	Assessment
Policy 6.3.4.5	Ensure incremental changes from subdivision and development do not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.	receiving environment is already influenced by residential, commercial and consented urban-scale development, and the proposal does not give rise to adverse cumulative landscape effects within the wider Rural Character Landscape.
Policy 6.3.4.8	Avoid adverse effects on visual amenity from subdivision, use and development that: <ul style="list-style-type: none"> a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads 	Policy 6.3.4.2 relates to the application of Rural Lifestyle and Rural Residential zoning as the appropriate mechanism for rural living development. The proposal does not comprise rural lifestyle or rural residential subdivision and does not rely on that policy pathway.
Policy 6.3.4.10	In the Upper Clutha Basin, subdivision and development maintains open landscape character where that is the existing character of the Rural Character Landscape.	In relation to Policy 6.3.4.8, the site forms part of the foreground to the Mount Iron ONF. The landscape assessment confirms that development is located outside the ONF boundary and does not compromise the dominance, legibility or key landscape values of Mount Iron. While built form will alter the immediate foreground context, effects are assessed as low to low-moderate within an already modified peri-urban environment and do not undermine the identified values of the feature.
Policy 6.3.4.11	Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character	<p>Policy 6.3.4.10 recognises the importance of maintaining the open landscape character of the Upper Clutha Basin. Although the proposal represents a change from the currently undeveloped condition of part of the site, it occurs within a landscape already influenced by urban development and infrastructure. The site does not contribute to a broader expanse of intact open rural land, and its development does not materially diminish the wider open character of the Basin.</p> <p>Policy 6.3.4.11 directs that subdivision and development respond to landform and minimise adverse landscape effects, including through appropriate access arrangements. Access to the site is via the existing state highway roundabout, with no additional vehicle crossings proposed. The layout responds to the site's</p>

Reference	Objective and policy text (PDP Chapter 6 Landscapes and Rural Character)	Assessment
		<p>topography and incorporates boundary planting and landscape treatment to integrate development into its setting.</p> <p>When considered collectively, and having regard to the landscape evidence, the proposal does not materially undermine the rural character or visual amenity values that Policy 6.3.4 seeks to maintain. While it represents urban development within a Rural Character Landscape, it does so in a modified peri-urban context with identified capacity to accommodate change.</p>

7.4 Chapter 21 – Rural Zone

Reference	Objective and policy text (PDP Chapter 21 Rural Zone)	Assessment
Objective 21.2.1	<p>A range of land uses, including farming are enabled while:</p> <ol style="list-style-type: none"> Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values; Maintaining or enhancing amenity values within the rural environment; and Maintaining or enhancing nature conservation values. 	<p>Objective 21.2.1 anticipates that land within the Rural Zone will be used primarily for farming and rural resource-based activities, while ensuring that landscape, amenity and ecological values are protected or maintained.</p> <p>The proposal introduces urban development on land zoned Rural and therefore does not align with the primary farming-focused intent of the zone. The assessment accordingly focuses on whether the proposal maintains the protective limbs of the objective.</p>
Policy 21.2.1.3	Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.	<p>No development is proposed within an Outstanding Natural Feature or Outstanding Natural Landscape. The Mount Iron ONF remains physically unmodified, and the landscape assessment (Appendix D) confirms that its dominance and legibility in the wider landscape are retained.</p>
Policy 21.2.1.4	Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads,	

Reference	Objective and policy text (PDP Chapter 21 Rural Zone)	Assessment
	neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.	<p>The site is mapped within a Rural Character Landscape. The landscape evidence confirms that rural character attributes present on the site are limited and transitional in nature due to its location at the urban edge and proximity to established residential, commercial and transport infrastructure. While development will alter the site's current open appearance, built form is consolidated within a defined area contiguous with the urban edge and does not extend into more intact rural landscapes. The proposal does not materially undermine the character or visual amenity values of the wider Rural Character Landscape.</p> <p>Rural amenity values are influenced by the existing state highway infrastructure and surrounding peri-urban activity. Building placement, height transitions, landscaping and lighting design are integrated within the master plan to manage visual and amenity effects. Effects associated with noise, lighting and traffic are addressed through technical assessments and compliance with relevant standards. The development does not introduce adverse effects of a scale that would materially diminish rural amenity beyond the site.</p> <p>No significant nature conservation values are identified within the site. Earthworks, stormwater management and wastewater servicing are designed to avoid adverse effects on soil and water resources. Erosion and sediment controls and reticulated wastewater connections ensure that ecosystem services and downstream receiving environments are protected.</p> <p>While the proposal departs from the primary farming intent of the Rural Zone, it does not materially compromise the protective</p>
Policy 21.2.1.5	Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.	
Policy 21.2.1.6	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	
Policy 21.2.1.7	Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.	
Policy 21.2.1.8	Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.	
Policy 21.2.1.9	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	
Policy 21.2.1.10	Provide for commercial activities in the Rural Zone that have a direct link with, or dependence on the rural land or water resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.	
Policy 21.2.1.11	Provide for the establishment of commercial, retail and industrial activities where these would protect, maintain or enhance rural character, amenity values and landscape values.	
Policy 21.2.1.15	Ensure traffic from new commercial activities maintains: <ol style="list-style-type: none"> a. The safe and efficient operation of the roading and trail network b. Access to public places 	

Reference	Objective and policy text (PDP Chapter 21 Rural Zone)	Assessment
Policy 21.2.1.16	Provide for a range of activities that support the vitality, use and enjoyment of the Queenstown Trail and Upper Clutha Tracks networks on the basis that landscape, visual amenity and nature conservation values are protected, maintained or enhanced, and established activities are not compromised.	outcomes sought by Objective 21.2.1 and its associated policies when read in the context of the site's peri-urban setting and the higher-order Strategic Direction and Landscape provisions.
Objective 21.2.2	The life supporting capacity of soils is sustained	<p>The proposal will convert the site from rural zoning to urban development. As a result, the land within the development footprint will no longer be available for rural production. A substantial portion of the site is already subject to an existing resource consent authorising urban-scale development (RM181471), forming part of the established and consented environment. That consent anticipates permanent modification of soils within its footprint.</p> <p>The site does not comprise highly productive soils and is not part of an operational farming unit. It is influenced by surrounding peri-urban land uses and infrastructure.</p> <p>Earthworks and land disturbance are managed through erosion and sediment control measures, and stormwater is treated and discharged to ground to maintain soil and hydrological function as far as practicable. Reticulated wastewater servicing avoids on-site disposal systems that could adversely affect soil quality.</p> <p>While the soil resource within the site will be permanently modified, the proposal does not fragment an existing productive rural landholding or compromise the productive potential of other rural land. In this context, the development does not materially undermine the outcomes sought by Objective 21.2.2 and its associated policies.</p>
Policy 21.2.2.1	Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.	
Policy 21.2.2.2	Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	
Policy 21.2.2.3	Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.	

Reference	Objective and policy text (PDP Chapter 21 Rural Zone)	Assessment
Objective 21.2.4	Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.	<p>The proposal introduces residential and small-scale commercial activity within the Rural Zone and therefore has the potential to create reverse sensitivity effects. The site, however, is located within a modified peri-urban environment influenced by state highways and surrounding residential and commercial development. It is not adjacent to intensive farming operations or activities that generate significant odour, noise or dust typical of rural production.</p> <p>The development is consolidated within a defined area contiguous with the urban edge and does not extend into more remote or actively farmed rural areas. Effects from surrounding infrastructure, including traffic and noise from state highways, have been assessed and are managed through design and acoustic mitigation where required.</p> <p>Given the site context and the absence of nearby intensive rural production activities, the proposal does not create land use conflicts of a scale that would compromise established rural activities.</p>
Policy 21.2.4.1	New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas	
Policy 21.2.4.2	Control the nature, scale and location of activities seeking to establish in the Rural Zone, so as to minimise conflict with permitted and established activities, that may be incompatible with those activities	

7.5 Chapter 25 – Earthworks

Reference	Objective and policy text (PDP Chapter 25 Earthworks)	Assessment
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	<p>The proposed earthworks are associated with subdivision, infrastructure installation, roading, and building platform preparation for an urban-scale development within a peri-urban</p>

Reference	Objective and policy text (PDP Chapter 25 Earthworks)	Assessment
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development	<p>environment. Earthworks of this nature and scale are anticipated by the Earthworks Chapter, which does not seek to avoid earthworks, but to ensure their adverse effects are appropriately managed. The earthworks are a necessary component of the development and are not atypical for a subdivision of this scale and location.</p> <p>Potential adverse effects include erosion, sediment generation, dust, noise, vibration, construction traffic, and temporary visual effects. These effects will be managed through staged earthworks, limiting the extent of exposed ground at any one time, and implementing erosion and sediment controls in accordance with best practice and a certified Environmental Management Plan (Appendix L) which will ensure that adverse effects are temporary, localised, and capable of being effectively mitigated.</p> <p>The site is not located within an ONF, ONL, Significant Natural Area, or the margins of lakes, rivers, or wetlands. As confirmed by the landscape assessment (Appendix D), earthworks will not adversely affect the values of Mount Iron ONF or the Ōrau / Cardrona River due to physical separation, intervening development, and the peri-urban context. Cultural values, heritage sites, aquifers, and public access will be appropriately protected through design, protocols (including an Accidental Discovery Protocol), and consent conditions.</p> <p>The site does not contain visually prominent slopes, ridgelines, or distinctive natural landforms. Any visual effects associated with earthworks will be short-term and absorbed within the existing urbanised gateway environment. Post-construction landscaping</p>
Policy 25.2.1.2	<p>Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:</p> <ol style="list-style-type: none"> Protects the values of Outstanding Natural Features and Landscapes; Maintains the amenity values of Rural Character Landscapes; Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; <i>Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</i> Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and Maintains public access to and along lakes and rivers. 	
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	

Reference	Objective and policy text (PDP Chapter 25 Earthworks)	Assessment
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	and reinstatement will further mitigate visual and amenity effects.
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects	Earthworks have been designed to respond to site constraints, including proximity to state highways, infrastructure corridors, and neighbouring properties. Engineering design will ensure site stability, avoid adverse effects on adjacent land and infrastructure, and manage stormwater and drainage appropriately. Earthworks-related traffic will be managed through construction traffic management planning to maintain the safety and efficiency of surrounding roads. The proposal does not increase natural hazard risk.
Policy 25.2.1.8	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	Overall, the earthworks associated with the proposal are appropriately designed and managed staged construction, management plans, and consent conditions, that minimise adverse environmental effects and protect people and communities.
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	
Policy 25.2.1.11	Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	
Objective 25.2.2	The social, cultural and economic wellbeing of people and communities benefits from earthworks	The earthworks are integral to delivering a Fast-track listed housing development that provides significant regional benefits, including housing supply, infrastructure provision, and community facilities. The earthworks are necessary to enable this development and are appropriately managed to minimise adverse effects.
Policy 25.2.2.1	Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: <ul style="list-style-type: none"> a. Nationally and Regionally Significant Infrastructure; b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of 	

Reference	Objective and policy text (PDP Chapter 25 Earthworks)	Assessment
	<p>recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;</p> <ul style="list-style-type: none"> c. minimising the risk of natural hazards; d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and e. the use and enjoyment of land for recreation, including public walkways and trails; and f. maintaining or enhancing the operational efficiency of existing infrastructure. 	

7.6 Chapter 27 – Subdivision and Development

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
Objective 27.2.1	Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	<p>Objective 27.2.1 seeks subdivision that delivers high-quality environments. The proposal comprises a comprehensive, master-planned urban subdivision providing residential allotments, reserves, roads and shared paths in an integrated layout. Although zoned Rural, the site sits within a peri-urban context, and the subdivision outcomes are appropriately assessed against urban design quality, integration and servicing considerations.</p> <p>The layout responds to site constraints, including proximity to Mount Iron and state highway interfaces, through a legible street network, perimeter treatment and reserve placement. Allotments are efficiently configured to support the anticipated residential and mixed-use built form. While the Rural Zone does not prescribe a minimum lot size, the proposed lots do not meet rural dimensional expectations; this reflects the urban typology of the development rather than subdivision inefficiency. The lots are of</p>
Policy 27.2.1.1	Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.	
Policy 27.2.1.2	Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.	
Policy 27.2.1.3	Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions	
Policy 27.2.1.4	Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas,	

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
	<p>consideration will be given to whether any adverse effects are mitigated or compensated by providing:</p> <ul style="list-style-type: none"> a. desirable urban design outcomes; b. greater efficiency in the development and use of the land resource; c. affordable or community housing. 	<p>appropriate size and shape to be serviced and developed for the intended land uses, consistent with Policy 27.2.1.3.</p>
Policy 27.2.1.5	Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.	<p>Infrastructure is designed to be fit-for-purpose and integrated with existing networks, with necessary upgrades delivered as part of the subdivision works in accordance with Policy 27.2.1.1. The master plan aligns subdivision layout with anticipated built form outcomes. Staging may occur in any order, including the creation and release of development lots prior to construction to support project delivery, but the overall access, servicing, and design framework is resolved through the subdivision consent and associated conditions.</p>
Policy 27.2.1.6	Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.	<p>Future landowners can reasonably expect that key effects relating to access, servicing, infrastructure and integration have been addressed at the subdivision stage, consistent with Policy 27.2.1.5. The proposal has been coordinated with relevant agencies and can be conditioned to ensure integrated delivery in accordance with Policy 27.2.1.6.</p> <p>Overall, the subdivision delivers a coordinated, serviceable and well-designed urban environment.</p>
Objective 27.2.2	Subdivision design achieves benefits for the subdivider, future residents and the community.	<p>Objective 27.2.2 seeks subdivision design that achieves benefits for the subdivider, future residents and the wider community. The proposed layout delivers a coherent neighbourhood structure with a legible street network, distributed open space, and clear pedestrian and cycle connections. The master plan has been prepared alongside the subdivision scheme to ensure alignment between lot configuration, street layout and anticipated built</p>
Policy 27.2.2.1	Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access	
Policy 27.2.2.2	Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.	

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
Policy 27.2.2.3	Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.	form, resulting in an integrated and functional urban environment.
Policy 27.2.2.4	Urban subdivision shall seek to provide for good and integrated connections and accessibility to: <ul style="list-style-type: none"> a. existing and planned areas of employment; b. community facilities; c. services; d. trails; e. public transport; and f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area. 	Roads and allotments are arranged to maximise sunlight access where practicable and to enable buildings to front streets, consistent with Policies 27.2.2.1 and 27.2.2.2. While parts of the western area will experience seasonal shading due to Mount Iron, the overall subdivision design mitigates this through orientation, open space provision and connectivity across the site. The layout enables passive surveillance of streets and reserves, supporting CPTED principles and community safety in accordance with Policy 27.2.2.7.
Policy 27.2.2.5	Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.	Open spaces and reserves are strategically located to provide functional amenity, recreational opportunity and visual relief within the development. Their size, accessibility and distribution reflect topography and anticipated use, consistent with Policy 27.2.2.3. The subdivision provides integrated pedestrian and cycle connections within the site and to Mount Iron Reserve and surrounding urban areas, supporting permeability and reduced vehicle reliance in accordance with Policies 27.2.2.4 and 27.2.2.5.
Policy 27.2.2.6	Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.	
Policy 27.2.2.7	Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting	The design responds to the local context, including landform, climate and proximity to Mount Iron, through orientation, landscape treatment and edge management. This reflects the intent of Policy 27.2.2.6 to encourage subdivision that is responsive to place. Overall, the subdivision achieves a high level of residential amenity, connectivity and safety.
Objective 27.2.4	Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The site is highly modified and does not contain identified Significant Natural Areas, mapped watercourses, or scheduled

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment	
Policy 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of <u>subdivision</u> , transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	<p>heritage or archaeological features. It is located adjacent to Mount Iron, but outside the ONF. The subdivision layout has been prepared having regard to this context, including reserve placement, interface treatment and pedestrian connections linking to Mount Iron Reserve and the wider trail network.</p> <p>The proposal introduces a network of reserves and structured planting across the site, including indigenous species appropriate to the Wānaka environment. While existing ecological values on the site are limited, the subdivision will result in enhanced landscape structure and amenity relative to the current vacant condition. Appropriate accidental discovery protocols will manage any unexpected cultural material during earthworks and part of the EMP.</p> <p>Overall, the subdivision appropriately recognises its environmental context and results in no adverse effects on identified natural or heritage values, while providing incremental landscape and biodiversity enhancement.</p>	
Policy 27.2.4.3	Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.		
Policy 27.2.4.4	<p>Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:</p> <ol style="list-style-type: none"> a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection. b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes 		
Objective 27.2.5	Infrastructure and services are provided to new subdivisions and developments.	<p>The proposed subdivision is fully integrated with existing infrastructure networks and includes necessary upgrades to ensure capacity for the anticipated development. Access is provided via the new roundabout at the SH6/SH84 intersection, with an internal road network designed to accommodate expected traffic movements and provide safe and efficient pedestrian and cycle connections. The layout integrates with the surrounding transport network and provides linkages to Mount Iron Reserve and the wider shared path system, consistent with Policies 27.2.5.1–27.2.5.3.</p>	
Policy 27.2.5.1	<p>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.</p> <p>For the purposes of this policy, reference to ‘expected traffic levels’ refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.</p>		
Policy 27.2.5.2	Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.		

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
Policy 27.2.5.3	Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.	
Policy 27.2.5.4	Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	The internal roading layout reflects topography and site constraints, minimising unnecessary landform modification and visual effects. Roads, footpaths and shared paths are designed in accordance with Council standards and the Subdivision Code of Practice, including appropriate gradients, corner splays, lighting and tree planting. Street lighting is designed to provide safety while minimising upward light spill, consistent with amenity and landscape considerations. These measures satisfy Policies 27.2.5.4 and 27.2.5.5.
Policy 27.2.5.5	<p>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:</p> <ul style="list-style-type: none"> a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency; b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency; c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails; d. the provision and vesting of corner splays or rounding at road intersections; e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky; f. the provision of appropriate tree planting within roads in urban areas; g. any requirements for widening, formation or upgrading of existing roads; h. any provisions relating to access for future subdivision on adjoining land; i. the provision and location of public transport routes and bus shelters in urban areas 	

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
Policy 27.2.5.6	All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.	<p>Each lot will be serviced with reticulated water, wastewater, power and telecommunications infrastructure. Water supply has sufficient capacity to meet anticipated demand, including firefighting requirements, with hydrant coverage provided in accordance with Code of Practice standards. Wastewater infrastructure upgrades, including pump station works, will ensure adequate capacity and long-term functionality. Services will be located underground within road corridors and provided to lot boundaries, and appropriate easements will secure ongoing access and management. These measures are consistent with Policies 27.2.5.6–27.2.5.7, 27.2.5.10 and 27.2.5.16–27.2.5.18.</p> <p>Stormwater will be managed on site through soakage systems informed by geotechnical assessment, with infrastructure designed to accommodate significant rainfall events and manage water quality effects. The design directs runoff to engineered soakage areas, with sediment capture and maintenance provisions to protect underlying soils and groundwater. This approach is appropriate in the absence of a reticulated stormwater network where ground soakage is suitable, and is consistent with Policies 27.2.5.8, 27.2.5.9 and 27.2.5.11–27.2.5.12.</p>
Policy 27.2.5.7	Ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	
Policy 27.2.5.8	Encourage the efficient and sustainable use of potable water by acknowledging that the Council’s reticulated potable water supply may be restricted to provide primarily for households’ living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.	
Policy 27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	
Policy 27.2.5.10	<p>Ensure appropriate water supply, design and installation by having regard to:</p> <ol style="list-style-type: none"> a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use. 	
Policy 27.2.5.11	<p>Ensure appropriate stormwater design and management by having regard to:</p> <ol style="list-style-type: none"> a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas; b. the capacity of existing and proposed stormwater systems; 	

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
	<ul style="list-style-type: none"> c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems; d. the location, scale and construction of stormwater infrastructure; e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow. 	
Policy 27.2.5.12	Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.	
Policy 27.2.5.13	Treat and dispose of sewage in a manner that: <ul style="list-style-type: none"> a. maintain public health; b. avoids adverse effects on the environment in the first instance; and c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable 	
Policy 27.2.5.14	Ensure appropriate sewage treatment and disposal by having regard to: <ul style="list-style-type: none"> a. the method of sewage treatment and disposal; b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system; c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system. 	
Policy 27.2.5.15	Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.	

Reference	Objective and policy text (PDP Chapter 27 Subdivision and Development)	Assessment
Policy 27.2.5.16	<p>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:</p> <ol style="list-style-type: none"> providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations; ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment; generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves. 	
Policy 27.2.5.17	Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.	
Policy 27.2.5.18	Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.	

7.7 Chapter 28 – Natural Hazards

Reference	Objective and policy text (PDP Chapter 28 Natural Hazards)	Assessment
Objective 28.3.1A	The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.	Chapter 28 requires natural hazard risk to be managed so that development does not create intolerable risk to people or property.
Objective 28.3.1B	Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.	

Reference	Objective and policy text (PDP Chapter 28 Natural Hazards)	Assessment
Policy 28.3.1.1	<p>When determining the significance of the natural hazard risk the following matters shall be considered:</p> <ol style="list-style-type: none"> The likelihood of the hazard event including multiple and cascading events; After taking account of existing and proposed risk reduction measures, the potential consequences including: Whether buildings and structures, critical services and lifeline utilities would be functionally compromised in a hazard event; The risk to human life or safety; The scale of potential adverse effects; The displacement of risk. People's and communities' tolerance of the natural hazard risk. 	<p>A detailed geotechnical investigation (Appendix V) has assessed seismic, liquefaction, rockfall, slope stability and groundwater conditions across the site. The site is underlain by dense glacial outwash gravels extending to at least 4.5m depth, with groundwater not encountered in test pits and a piezometer installed to 6.7m recorded dry conditions. The site is naturally free-draining and flooding was not identified as a hazard requiring assessment. On that basis, no flood hazard risk has been identified.</p>
Policy 28.3.1.2	<p>When assessing tolerance of risk the following matters shall be considered:</p> <ol style="list-style-type: none"> the nature and scale of the activity; existing lawfully established land use or zoning; the actual and potential adverse effects of the natural hazard on people and communities; those people's and communities' awareness or experience of the risk, including any investigations, initiatives or natural hazard risk engagement that have been undertaken; the consequence of and response to past natural events; the effectiveness and implementation of responses, adaptations or mitigation measures. 	<p>Liquefaction assessment indicates no to minor liquefaction-induced settlement (0–10mm within the upper 10m), with a substantial non-liquefiable crust thickness of at least 8.7m under the ULS event. While deeper lake sediments may liquefy under extreme seismic loading, predicted surface expression is unlikely and settlement effects are minor and manageable through foundation design. Lateral spreading is not expected due to the flat topography and absence of a free face. This satisfies Policies 28.3.1.1–28.3.1.3, as the likelihood and consequences of liquefaction are low and capable of being appropriately mitigated.</p>
Policy 28.3.1.3	<p>Ensure all proposals to subdivide or develop land that is subject to natural hazard risk include an assessment that is commensurate with the level of natural hazard risk including where relevant:</p> <ol style="list-style-type: none"> the likelihood of the natural hazard event occurring over no less than a 100 year period; the type and scale of the natural hazard and the effects of a natural hazard on the subject land, and proposed activity or development; the effects of multiple and cascading hazards; 	<p>Rockfall from Mount Iron has been specifically assessed. Historic rockfall mapping confirms maximum rollout distances of 40–70m from the base of Mount Iron, whereas the minimum separation to the site boundary is approximately 115m, increasing to 180m across the balance of the site. Natural barriers including moraine ridges and vegetation further reduce potential exposure. The hazard envelope does not reach the proposed development area and risk is assessed as low.</p> <p>The primary hazard affecting the site is therefore regional seismic shaking associated with the Alpine Fault, which is characteristic of the wider Wānaka environment. This risk is managed through</p>

Reference	Objective and policy text (PDP Chapter 28 Natural Hazards)	Assessment
	<ul style="list-style-type: none"> d. the effects of climate change on the likelihood and scale of the natural hazard; e. the potential for the activity to exacerbate the natural hazard risk both within and beyond the subject land; f. the location, design and construction of building and structures to mitigate the effects of natural hazards, such as the raising of floor levels, or relocation of buildings and structures; g. management techniques that avoid or manage natural hazard risk to a tolerable level, including with respect to ingress and egress of both residents and emergency services during a natural hazard event. 	<p>standard engineering design and Building Code compliance. The proposal will not increase hazard exposure, generate new hazard effects, or require off-site mitigation works.</p> <p>Overall, the geotechnical analysis confirms that natural hazard risks affecting the site are typical of the district and can be managed to a tolerable level.</p>
Policy 28.3.1.6	<p>Not preclude subdivision and development of land subject to natural hazards which do not:</p> <ul style="list-style-type: none"> a. accelerate or worsen the natural hazard risk to an intolerable level; b. expose vulnerable activities to intolerable natural hazard risk; c. create an intolerable risk to human life; d. increase the natural hazard risk to other properties to an intolerable level; e. require additional works and costs including remedial and maintenance works, that would be borne by the public. 	
Policy 28.3.1.8	<p>Ensure assets and infrastructure are constructed and located to avoid or mitigate:</p> <ul style="list-style-type: none"> a. the potential for natural hazard risk to human life to be exacerbated; and b. the potential risk of damage to property and infrastructural networks from natural hazards to the extent practicable, including consideration of the functional needs of regionally significant infrastructure 	
Policy 28.3.1.9	<p>Where a natural hazard has been identified, but the natural hazard risk to people and communities is unknown, but potentially significant, apply a precautionary approach.</p>	

Reference	Objective and policy text (PDP Chapter 28 Natural Hazards)	Assessment
Policy 28.3.1.10	Enable Otago Regional Council and the Council exercising their statutory powers to undertake physical works for the purposes of natural hazard risk mitigation while recognising the need to mitigate potential adverse effects that may result from those works.	

7.8 Chapter 29 – Transport

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
Objective 29.2.1	<p>An integrated, safe, and efficient transport network that:</p> <ul style="list-style-type: none"> a. provides for all transport modes and the transportation of freight; b. provides for future growth needs and facilitates continued economic development; c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport; d. contributes towards addressing the effects on climate change; e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and f. Enables the significant benefits arising from public walking and cycling trails. 	<p>The proposal connects to the existing five-leg SH6/SH84/Riverbank Road roundabout via a single access at Junction Road. The Integrated Transport Assessment (Appendix K) confirms that the roundabout currently operates within capacity in the morning peak and is forecast to experience constraints in the evening peak due to cumulative regional traffic growth rather than site-specific effects. Even in a no-development scenario, modelling indicates the SH84 westbound approach exceeds practical capacity in the design year. In planning terms, this establishes that the receiving environment is already capacity constrained and that the proposal must be assessed based on its incremental contribution rather than as the cause of systemic congestion.</p>
Policy 29.2.1.1	<p>Require that transport networks including active transport networks, are well-connected and specifically designed to:</p> <ul style="list-style-type: none"> a. enable an efficient public transport system; b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport. 	<p>The development utilises existing state highway infrastructure and does not introduce additional access points or compromise the safe and efficient operation of the network. The internal roading layout is designed in general accordance with the QLDC Land Development and Subdivision Code of Practice 2025 and achieves the required target operating speeds through carriageway width, recessed parking and traffic calming features.</p>

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
Policy 29.2.1.8	Acknowledge the benefits of drop-off and pickup areas for shared transport, public transport and active transport, where appropriately located.	<p>Roads are to be vested to Council and designed to accommodate the scale and intensity of the proposed land use. This supports continued growth while maintaining internal safety and efficiency.</p> <p>In terms of multimodal outcomes, the proposal provides strong pedestrian and cycling connections. A 3.0m shared path is proposed along Junction Road connecting to the Mount Iron Reserve network, which links to the wider Wānaka, Three Parks and Albert Town active transport systems. The site benefits from grade-separated active connections beneath SH84, avoiding at-grade highway crossings. These features are consistent with Policies 29.2.1.1 and 29.2.1.8 and support a reduction in short-distance private vehicle trips.</p> <p>While public transport is not currently provided in Wānaka, the project does not preclude bus stops and shelters being constructed in either or both SH6/SH86 and the road layout proposed is conducive to walking and cycle connections to those stops, supporting long-term adaptability of the transport system. The provision of active transport infrastructure and the compact urban form support the strategic objective of reducing long-term reliance on private vehicles, even acknowledging current modal realities.</p> <p>Overall, the proposal contributes to an integrated and multimodal transport environment. Although cumulative growth pressures exist on the state highway network, these are not attributable solely to the development and do not render the proposal inconsistent with Objective 29.2.1.</p>
Objective 29.2.2	<p>Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:</p> <p>a. providing a safe and efficient transport network;</p>	Although the site is zoned Rural, the proposal delivers an urban-scale residential and mixed-use development. Parking, access and manoeuvring have therefore been designed to align with medium to higher density urban environments rather than rural

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
	<ul style="list-style-type: none"> b. compact urban growth; c. economic development; d. facilitating an increase in walking and cycling and the use of public transport; and e. achieving the level of residential amenity and quality of urban design anticipated in the zone. 	<p>standards. The internal road network is Code-compliant, with appropriate carriageway widths, recessed parking where required, and turning heads or block circulation that avoid reversing movements onto the state highway network. Access to the site is consolidated to a single leg from the existing roundabout, maintaining network safety and avoiding additional conflict points.</p>
Policy 29.2.2.1	<p>Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> i. ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists; ii. avoiding heavy vehicles reversing off or onto any roads; and iii. ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads. c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; 	<p>The proposal provides a combination of on-street parking, recessed parking, garaging and centralised parking courts. The Transport Assessment confirms that the development can operate safely and efficiently without generating unacceptable spillover or compromising the surrounding transport network. The parking supply reflects the compact urban form of the development and the objective of balancing housing yield with transport provision.</p> <p>Policy 29.2.2.1 requires parking and access design to be safe and compatible with road classification. The internal roads are local roads designed to accommodate expected volumes and provide sufficient manoeuvring space for residents, service vehicles and emergency access. Commercial activities, including the childcare centre and retail uses, are located near the site entrance to limit internal traffic penetration and heavy vehicle movements. Dedicated drop-off and manoeuvring areas are provided to ensure safe operation without reliance on on-road queuing.</p> <p>Policy 29.2.2.3 recognises reduced parking provision in higher-density contexts. While the site is not formally within a high-density zone, the development typology is consistent with that</p>

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
	<ul style="list-style-type: none"> e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land; f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and h. provides adequate vehicle access width and manoeuvring for all emergency vehicles. 	<p>outcome. The layout concentrates parking to prioritise built form and open space, supporting compact urban growth.</p> <p>Policy 29.2.2.5 enables reduced parking where network effects are minor and alternative transport options are available. The site benefits from strong active transport connectivity to Mount Iron Reserve and the wider Wānaka network. In this context, and having regard to the integrated transport assessment, the parking provision is proportionate to the location and development form and does not undermine the safe or efficient operation of the surrounding network.</p>
Policy 29.2.2.3	<p>Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:</p> <ul style="list-style-type: none"> a. support intensification and increased walking, cycling, and public transport use, and b. in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones. 	<p>Overall, parking, access and manoeuvring are designed to reflect the urban character and intensity of the development while maintaining network safety and internal amenity.</p>
Policy 29.2.2.5	<p>Enable a reduction in the minimum number of car parking spaces required only where:</p> <ul style="list-style-type: none"> a. There will be positive or only minor adverse effects on the function of the surrounding <u>transport network</u> and <u>amenity</u> of the surrounding environment; and/ or b. there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules; and/ or 	

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
	<ul style="list-style-type: none"> c. the characteristics of the activity or the <u>site</u> justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or d. there is an ability for shared or reciprocal parking arrangements to meet on-<u>site</u> car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules. 	
Policy 29.2.2.11	Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.	
Objective 29.2.3	Roads that facilitate continued growth, are safe and efficient for all users and modes of transport and are compatible with the level of amenity anticipated in the adjoining zones.	
Policy 29.2.3.1	<p>Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on:</p> <ul style="list-style-type: none"> a. the active and public transport networks and the efficiency and safety of the roading network are no more than minor; and b. amenity values, urban design, landscape values are appropriately mitigated. 	<p>The proposed internal road network has been designed in accordance with the QLDC Land Development and Subdivision Code of Practice 2025, adopting the “Live and Play” land use classification and E9/E12 local road typologies where appropriate. Legal road widths, carriageway dimensions, pedestrian facilities and target operating speeds have been configured to achieve 40km/h (or lower where appropriate), using narrow lane widths, recessed parking and raised crossings to reinforce a low-speed residential environment. This is consistent with Policy 29.2.3.1 and ensures the internal network is safe and efficient for its intended scale.</p>
Policy 29.2.3.3	<p>Ensure new roads are designed, located, and constructed in a manner that:</p> <ul style="list-style-type: none"> a. provides for the needs of all modes of transport in accordance with the Council’s active transport network plan and public transport network plan and for the range of road users that are expected to use the road, based on its classification; b. provides connections to existing and future roads and active transport network; 	<p>The road layout reflects the physical constraints of the site, which is bounded by SH6, SH84 and Mount Iron. A single access point from the roundabout is proposed, and internal roads terminate in cul-de-sacs or circulate internally rather than connecting to the state highway network. This design avoids additional highway conflict points and maintains the safety and efficiency of the strategic road network, consistent with Policies 29.2.3.3 and 29.2.4.8.</p>

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
	<ul style="list-style-type: none"> c. avoids, remedies, or mitigates effects on listed heritage buildings, structures and features, or protected trees and reflects the identity of any adjoining special character areas and historic management areas; d. avoids, remedies, or mitigates adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features and on landscape values in other parts of the District; and e. provides sufficient space and facilities to promote safe walking, cycling, and public transport within the road to the extent that it is relevant given the location and design function of the road. 	<p>Provision is made for pedestrians and cyclists throughout the development. Footpaths are provided on at least one side of all local roads, with dual footpaths where required by dwelling yield and road length. A 3.0m shared pedestrian and cycle path is provided along Junction Road linking directly to the Mount Iron Reserve network and wider active transport routes. These connections integrate with the existing underpass beneath SH84, providing safe, grade-separated access to Three Parks and surrounding urban areas. This satisfies the requirement to provide for all modes in accordance with the anticipated road function.</p>
Policy 29.2.3.4	Provide for services and new linear network utilities to be located within road corridors and, where practicable, within the road reserve adjacent to the carriageway in a manner consistent with the provisions of Chapter 30.	<p>Landscape treatment within the road corridor incorporates tree planting and berm design to reinforce amenity and soften built form, while maintaining sightlines and important views toward Mount Iron. Roads are designed not only as movement corridors but as public spaces that support social interaction and neighbourhood identity, consistent with Policies 29.2.3.6 and 29.2.3.7.</p>
Policy 29.2.3.6	Enable public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.	
Policy 29.2.3.7	Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.	<p>Services, including water, wastewater, stormwater and network utilities, are located within road corridors where practicable and will vest in Council, ensuring long-term functionality and maintenance access. This integrated infrastructure approach supports the safe and efficient operation of the network over time.</p> <p>Overall, the proposed roads are appropriately designed for their function, accommodate growth within a constrained gateway location, and deliver a safe, efficient and amenity-rich environment for all users.</p>

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
Objective 29.2.4	<p>An integrated approach to managing subdivision, land use, and the transport network in a manner that:</p> <ul style="list-style-type: none"> a. supports improvements to active and public transport networks; b. promotes an increase in the use of active and public transport networks and shared transport; c. reduces traffic generation; and d. manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network. 	<p>An integrated approach to managing subdivision, land use and the transport network that supports active and future public transport, reduces traffic generation and manages transport effects on adjoining land uses and vice versa.</p> <p>An Integrated Transport Assessment evaluates traffic generation, network performance, safety and multimodal connectivity in the context of the proposed 250 residential units and associated commercial activities. The level of analysis is proportionate to the scale of development and consistent with Policy 29.2.4.4B.</p>
Policy 29.2.4.1	Restrict vehicle storage and parking in association with commercial activities and home occupations in residential zones in order to prevent adverse effects on residential amenity or the safety of the transport network.	The modelling confirms that the SH6/SH84 roundabout currently operates within capacity in the morning peak but is forecast to experience congestion in the evening peak due to cumulative regional growth. Importantly, modelling demonstrates that this constraint occurs in the design year even without the proposed development, reflecting background growth and earlier underestimation of traffic volumes. The proposal contributes additional trips but does not introduce a new access point, new intersection, or materially alter the geometry of the strategic network. In planning terms, the effects are cumulative rather than uniquely attributable to the site.
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network by adopting an integrated approach to addressing the following matters, as relevant to the application:</p> <ul style="list-style-type: none"> a. the design and layout of the activity, as it relates to integration with the transport network; b. providing high levels of amenity for cyclists and pedestrians; c. travel planning; d. improving access to active and public transport; e. other methods to limit increases in traffic generation; and f. other methods to encourage people to walk, cycle, or travel by public transport. 	The internal layout has been designed to limit adverse transport effects. Higher traffic-generating activities, including the childcare centre and retail uses, are located near the entrance to reduce internal circulation and heavy vehicle penetration. The internal road network does not provide a through-route between the surrounding state highways and therefore does not enable external traffic to divert through the development, maintains low operating speeds, and provides safe pedestrian and cycle infrastructure. This reflects an integrated land use and transport design response consistent with Policy 29.2.4.4.
Policy 29.2.4.4B	<p>Require an Integrated Transport Assessment to be submitted with all applications for high traffic generating activities, that:</p> <ul style="list-style-type: none"> a. is of a level of detail commensurate with the nature and scale of the activity requiring consent, and 	

Reference	Objective and policy text (PDP Chapter 29 Transport)	Assessment
	b. takes into account any relevant Structure Plans and Comprehensive Development Plans within the District Plan	<p>Active transport is strongly supported. The site connects directly to the Mount Iron shared path network and the wider Wānaka active transport system via the SH6 underpass. Internal shared paths and footpaths provide permeability and safe access to reserves and adjoining neighbourhoods. While public transport is not currently provided in Wānaka, the project does not preclude bus stops and shelters being constructed in either or both SH6/SH86 and the road layout proposed is conducive to walking and cycle connections to those stops, supporting long-term adaptability of the transport system.</p> <p>Policy 29.2.4.6 encourages compact urban growth through reduced parking requirements in accessible locations. The proposal adopts a balanced parking approach that prioritises residential yield and open space while maintaining safe network operation.</p> <p>Access to the state highway network is restricted to a single point from the roundabout, with no additional crossings or access points proposed. This is consistent with Policy 29.2.4.8 and ensures that the safety and efficiency of the strategic road network are maintained.</p> <p>Overall, the proposal demonstrates an integrated approach to land use and transport planning. While cumulative growth pressures affect the wider state highway network, the development itself is efficiently configured, does not create unacceptable safety or operational effects, and supports active transport and compact urban form.</p>
Policy 29.2.4.5	Recognise, when considering the avoidance or mitigation of adverse effects of a high traffic generating activity, that land should be able to be developed in accordance with the purpose and objectives of the relevant zone and any structure plan that is included in the District Plan.	
Policy 29.2.4.6	Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.	
Policy 29.2.4.7	Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.	
Policy 29.2.4.8	Control the number, location, and design of additional accesses onto the State Highway and arterial roads.	
Policy 29.2.4.11	Enable the construction or implementation of the active and public transport networks to reduce traffic congestion and improve transport choice	

7.9 Chapter 30 – Energy and utilities

Reference	Objective and policy text (PDP Chapter 30 Energy and utilities)	Assessment
Objective 30.2.4	Subdivision layout, site layout and building design takes into consideration energy efficiency and conservation.	<p>The subdivision layout supports energy efficiency through a compact urban form, integrated land use pattern, and opportunities for solar orientation. Terrace housing and walk-up apartments promote improved thermal performance through shared walls and reduced building envelope exposure compared with detached housing. Lot configuration and road alignment enable buildings and outdoor living areas to access sunlight where practicable, having regard to site constraints including proximity to Mount Iron and the state highway corridors.</p> <p>The design framework enables future buildings to incorporate energy efficiency measures, including solar orientation, passive heating opportunities, and reduced vehicle dependency. While specific building performance outcomes will be determined at detailed design stage, the subdivision structure does not constrain the incorporation of solar photovoltaic panels, solar hot water systems, high-performance building envelopes, or other energy efficiency measures.</p> <p>The internal layout supports reduced vehicle trips by centrally locating commercial activities and higher-density housing and by providing strong pedestrian and cycle connectivity to Mount Iron and the wider Wānaka network. This assists in reducing reliance on private motor vehicles and supports lower transport-related energy demand.</p> <p>Overall, the subdivision has been designed to enable and support energy-efficient development outcomes through its layout and urban form</p>
Policy 30.2.4.2	Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.	
Policy 30.2.4.4	Encourage building design which achieves a Homestar™ certification rating of 6 or more for residential buildings, or a Green Star rating of at least 4 stars for commercial buildings.	
Policy 30.2.4.5	Transport networks should be designed so that the number, length and need for vehicle trips is minimised, and reliance on private motor vehicles is reduced, to assist in reducing energy consumption.	
Policy 30.2.4.6	Control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.	

Reference	Objective and policy text (PDP Chapter 30 Energy and utilities)	Assessment
Objective 30.2.5	The growth and development of the District is supported by utilities that are able to operate effectively and efficiently.	<p>The subdivision will be fully serviced with reticulated water supply, wastewater, electricity and telecommunications infrastructure prior to occupation, consistent with Policy 30.2.5.1. Utilities will be installed underground within road corridors and extended to lot boundaries in a staged manner aligned with subdivision delivery. No buildings will be occupied until the relevant servicing infrastructure is in place.</p> <p>Servicing arrangements have been confirmed with relevant utility providers, including relocation of an existing trunk water main and wastewater network upgrades required to support the development. These works ensure that the network can operate effectively for the scale of development proposed, consistent with Policies 30.2.5.3 and 30.2.5.5.</p> <p>Solid waste management has been integrated into the subdivision layout. Terrace housing will accommodate individual bin storage with safe kerbside collection, and apartment and commercial areas provide shared waste storage facilities of sufficient size and accessibility for collection vehicles. The road design accommodates service vehicle manoeuvring. The subdivision therefore enables efficient waste collection and recycling in accordance with Policy 30.2.5.2.</p> <p>The compact urban form reduces the length of reticulation required relative to dispersed rural development and supports efficient installation, operation and long-term maintenance of utilities. Services are co-located within road reserves where practicable, facilitating coordinated access and reducing duplication of infrastructure. This approach aligns with Policy 30.2.5.6 by enabling efficient servicing outcomes.</p>
Policy 30.2.5.1	Utilities are provided to service new development prior to buildings being occupied, and activities commencing.	
Policy 30.2.5.2	<p>Ensure the efficient management of solid waste by:</p> <ol style="list-style-type: none"> encouraging methods of <u>waste</u> minimisation and reduction such as re-use and recycling; providing landfill sites with the capacity to cater for the present and future disposal of solid waste; assessing trends in solid waste; identifying solid waste sites for future needs; consideration of technologies or methods to improve operational efficiency and sustainability (including the potential use of landfill gas as an energy source); providing for the appropriate re-use of decommissioned landfill sites. 	
Policy 30.2.5.3	Recognise the future needs of utilities and ensure their provision in conjunction with the provider.	
Policy 30.2.5.5	Ensure reticulation of those areas identified for urban expansion or redevelopment is achievable, and that a reticulation system be implemented prior to subdivision.	
Policy 30.2.5.6	Encourage low impact design techniques which may reduce demands on local utilities.	

Reference	Objective and policy text (PDP Chapter 30 Energy and utilities)	Assessment
		Overall, the proposal ensures that utilities are provided in a coordinated and staged manner to support development, and that infrastructure can operate effectively and efficiently.
Objective 30.2.6	The operation, maintenance, development and upgrading of utilities supports the well-being of the community.	Objective 30.2.6 seeks to ensure that the operation, maintenance, development and upgrading of utilities supports the wellbeing of the community. The proposal integrates with existing potable water, wastewater, electricity and telecommunications networks and incorporates required upgrades within the subdivision works. In this respect, the development supports the ongoing viability and efficiency of utility infrastructure, consistent with Policy 30.2.6.1. The infrastructure assessment confirms that network capacity is available and that necessary upgrades, including relocation of the potable main and installation of a wastewater pump station, are incorporated into the design. These upgrades contribute to the resilience and functionality of the wider network and enable the safe and efficient servicing of additional residential and commercial activity. Policy 30.2.6.3 requires that adverse effects of utilities be managed while recognising the positive social and economic benefits they provide. The proposal locates utilities underground and generally co-locates services within road corridors, managing potential visual and environmental effects while ensuring reliable servicing. The provision of essential infrastructure supports public health and safety, enables residential and commercial activity, and facilitates economic and community growth within the Wānaka area. Consistent with Policy 30.2.6.4, utilities are co-located within transport corridors where operationally feasible, minimising duplication of infrastructure and reducing environmental effects.
Policy 30.2.6.1	Provide for the operation, maintenance or upgrading of utilities to ensure their on-going viability and efficiency.	
Policy 30.2.6.3	Ensure that the adverse effects of utilities on the environment are managed while taking into account the positive social, economic, cultural and environmental benefits that utilities provide, including: <ul style="list-style-type: none"> a. enabling enhancement of the quality of life and standard of living for people and communities; b. providing for public health and safety; c. enabling the functioning of businesses; d. enabling economic growth; e. enabling growth and development; f. protecting and enhancing the environment; g. enabling the transportation of freight, goods, people; h. enabling interaction and communication. 	
Policy 30.2.6.4	Encourage the co-location of facilities where operationally and technically feasible.	
Policy 30.2.6.5	Manage land use, development and/or subdivision in locations which could compromise the safe and efficient operation of utilities.	

Reference	Objective and policy text (PDP Chapter 30 Energy and utilities)	Assessment
		<p>The design does not introduce sensitive activities within utility corridors in a manner that would compromise safe and efficient operation, consistent with Policy 30.2.6.5.</p> <p>Overall, the proposal integrates with and upgrades existing utility networks in a manner that supports community wellbeing while managing environmental effects</p>
Objective 30.2.7	The adverse effects of utilities on the surrounding environment are avoided or minimised (in the case of Regionally Significant Infrastructure also having regard to functional needs and operational needs).	<p>The proposal includes relocation of an existing trunk water main and upgrades to the wastewater network, including installation of a pump station, to service the development. These works ensure that utilities can operate effectively for the scale and intensity of the proposed land use and that infrastructure remains fit for purpose over time. The upgrades are integrated into the subdivision works and designed in consultation with relevant service providers.</p>
Policy 30.2.7.1	<p>Manage the adverse effects of utilities on the environment by:</p> <ol style="list-style-type: none"> a. for utilities other than the National Grid, Electricity Sub-Transmission Infrastructure and Significant Electricity Distribution Infrastructure: <ol style="list-style-type: none"> i. avoiding their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines except where no other location is practicable; and ii. where avoidance is not practicable, avoiding significant adverse effects and minimising other adverse effects of those utilities on those sites, areas, landscapes or features. b. encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment; c. ensuring that redundant utilities are removed; d. using landscaping and or colours and finishes to reduce visual effects; e. integrating utilities with the surrounding environment; whether that is a rural environment or existing built form. 	<p>All new reticulated services will be installed underground and generally co-located within legal road corridors. This ensures safe and practical access for inspection, maintenance and future upgrading without reliance on private property. Locating utilities within the road reserve also avoids reverse sensitivity issues and ensures ongoing operational efficiency, consistent with Policies 30.2.6.1 and 30.2.6.5.</p> <p>Co-location of compatible utilities has been adopted where technically feasible, reducing duplication of infrastructure corridors and minimising environmental disturbance. This supports coordinated maintenance and long-term efficiency in accordance with Policy 30.2.6.4.</p>

Reference	Objective and policy text (PDP Chapter 30 Energy and utilities)	Assessment
Policy 30.2.7.2	Require the undergrounding of new utilities servicing new areas of development, other than the National Grid, where technically feasible.	<p>The provision and upgrading of utilities enable safe drinking water supply, wastewater management, waste collection, electricity distribution and telecommunications connectivity. These services support public health, business activity, residential occupation and broader community wellbeing, consistent with Policy 30.2.6.3.</p> <p>The subdivision is designed so that utilities can be safely operated, maintained and upgraded over time without adverse effects on surrounding land uses or Mount Iron.</p>
Policy 30.2.7.4	Take account of economic and operational needs in assessing the location and external appearance of utilities.	

7.10 Chapter 36 – Noise

Reference	Objective and policy text (PDP Chapter 36 Noise)	Assessment
Objective 36.2.1	The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.	<p>The acoustic assessment (Appendix U) evaluates operational and construction noise effects.</p> <p>Operational noise from the childcare centre, café, market, pickleball court and loading activities generally complies with the 50 dB LAeq(15min) daytime limit at neighbouring residential sites, with minor exceedances (52–55 dB) at two Balneaves Lane locations associated with short-duration delivery activity (Table 3.1, p9). Night-time limits are met at all surrounding sites (Table 3.2, p11). The assessment concludes that, with recommended mitigation including limited operating hours and acoustic fencing, effects are minimal.</p> <p>Traffic noise from SH6 and SH84 affects parts of the site, with façade levels up to 76 dB LAeq(24h) predicted near the highways. A condition requiring dwellings within 100 m of the highways to</p>
Policy 36.2.1.1	Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.	
Policy 36.2.1.2	Avoid, remedy or mitigate adverse noise reverse sensitivity effects.	

Reference	Objective and policy text (PDP Chapter 36 Noise)	Assessment
		<p>achieve 40 dB LAeq (24h) internally will ensure appropriate acoustic insulation and manage reverse sensitivity.</p> <p>Construction noise will comply with Rule 36.5.13 and NZS 6803:1999, supported by a Construction Noise and Vibration Management Plan.</p> <p>Overall, the acoustic analysis confirms that operational and construction noise effects can be appropriately managed through design and conditions. The proposal avoids unreasonable noise effects, protects residential amenity, and manages reverse sensitivity.</p>

8. Iwi Management Plans

8.1 Kāi Tahu Ki Otago Natural Resource Management Plan 2005

Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal planning document for Kāi Tahu ki Otago and encompasses the Clutha/Mata-au Catchment and is an iwi management plan relevant to this proposal.

Objective and policy text	Assessment
10.2.3 Wai Māori Policies in the Clutha/Mata-au Catchment	
5. To discourage activities that increases the silt loading in waterways or reaches of waterways.	Policy 10.2.3(5) discourages activities that increase silt loading in waterways. The proposal incorporates erosion and sediment control measures in accordance with best practice and as detailed within the Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP). These measures are designed to minimise sediment
9. To encourage the adoption of sound environmental practices, adopted where land use intensification occurs	

Objective and policy text	Assessment
<p>10. To promote sustainable land use in the Clutha/Mata-au Catchment</p>	<p>generation during earthworks and prevent off-site discharge. No waterbodies are present within the site. Stormwater is proposed to be managed through treatment, attenuation and infiltration to ground, reducing the potential for sediment or contaminant discharge to downstream receiving environments.</p>
<p>11. To encourage all consents related to subdivision and lifestyle blocks are applied for at the same time including, land use consents, water consents, and discharge consents.</p>	<p>Policies 10.2.3(9) and (10) encourage sound environmental practices where land use intensification occurs and promote sustainable land use within the Clutha/Mata-au Catchment. While the proposal represents intensification of land use, it integrates stormwater management, infrastructure upgrades and landscape treatment to manage environmental effects. Infrastructure servicing has been confirmed and incorporates contemporary engineering standards, supporting long-term environmental performance and network resilience.</p>
<p>12. To require reticulated community sewerage schemes that have the capacity to accommodate future population growth.</p>	<p>Policy 10.2.3(11) encourages integrated consent processes for subdivision-related activities. The Fast-track application consolidates land use, infrastructure and associated approvals within a single process, supported by technical assessments and management plans addressing earthworks, stormwater and servicing.</p> <p>Policy 12 requires reticulated community sewerage schemes with capacity to accommodate future population growth. The proposal connects to the Council's reticulated wastewater network, with confirmed capacity and incorporation of necessary upgrades, including a pump station. Servicing arrangements avoid on-site wastewater disposal and support the protection of soil and water resources within the Clutha/Mata-au Catchment.</p> <p>Consultation with Kāi Tahu ki Otago has occurred as part of the application process. No specific issues or concerns have been raised to date in relation to the proposal. The applicant remains open to further engagement during detailed design and implementation if required.</p> <p>Overall, the proposal incorporates sediment control, sustainable land use practices, reticulated wastewater servicing and integrated consent processes in a manner consistent with the relevant provisions of the Kāi Tahu ki Otago Natural Resource Management Plan 2005.</p>

Objective and policy text	Assessment
10.3.3 Wahi Tapu Policies in the Clutha/Mata-au Catchment	
1. To require that wahi tapu sites are protected from further loss or destruction.	The site is not identified in the District Plan or through consultation as containing or adjoining a recorded wāhi tapu site. No known cultural heritage features are located within the development footprint. The proposal therefore does not give rise to adverse effects on identified wāhi tapu.
2. To require accidental discovery protocols for any earth disturbance activities.	

8.2 Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008

The Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 also known as Te Tangi a Tauira - The Cry of the People, is a statement of Ngāi Tahu ki Murihiku values, knowledge and perspectives on natural resource and environmental management issues. It reflects the values of the four Rūnanga Papatipu o Murihiku – Awarua, Hokonui, Oraka/Aparima and Waihōpai. The site is located within the Takitmu me ona Uri (High Country and Foothills).

Policy	Assessment
3.5.10 General Water Policy	
3. Protect and enhance the mauri, or life supporting capacity, of freshwater resources throughout Murihiku.	While no waterbodies are located within the site, the proposal incorporates erosion and sediment control measures during earthworks and stormwater management through treatment, attenuation and infiltration to ground. These measures minimise the risk of sediment or contaminant discharge to downstream receiving environments within the Clutha/Mata-au catchment.

	<p>Infrastructure servicing avoids on-site wastewater disposal and connects to the reticulated wastewater network, reducing potential risks to soil and freshwater resources. Collectively, these measures support the protection of freshwater values consistent with Policy 3.</p>
<p>Earthworks</p>	
<p><i>1.Consent applicants who are undertaking earthworks may be required to enter into Accidental Discovery Protocol and monitoring agreements with Ngāi Tahu ki Murihiku, stating that any earthworks, fencing, landscaping or other such activity has the potential to uncover archaeological sites. Procedures and processes associated with such an occurrence should also be outlined.</i></p>	<p>The iwi management plan recognises that earthworks have the potential to uncover archaeological material and may require accidental discovery protocols and monitoring arrangements.</p> <p>As above, earthworks associated with the proposal will be undertaken in accordance with an Accidental Discovery Protocol consistent with Heritage New Zealand Pouhere Taonga guidance and incorporated within the Environmental Management Plan and proposed consent conditions. This ensures that, should previously unidentified cultural material be encountered, works will cease and appropriate procedures followed in consultation with relevant authorities and mana whenua.</p>