Assessment of Objectives and Policies

National Policy Statement on Urban Development 2020		
Objective / Policy	**Text**	**Response**
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.	The Queenstown Lakes Spatial Plan was prepared to be consistent with the direction of the NPS-UD to provide sufficient development capacity and to achieve well-functioning urban environments. The proposal aligns with the objectives and requirements outlined for the application site under the Spatial Plan. The application site is identified as a 'future urban' area at the end of the Southern Corridor which is to integrate with the existing roading and active travel networks in the corridor to support mode shift. The application also includes a local centre to provide for the day-to-day needs of residents in the corridor and reduce the need to travel outside of the corridor for these needs. The proposal provides for approximately 2,500 residential units, including a variety of housing typologies. This will increase the District's housing supply but will also provide for more affordable housing in the development of smaller, townhouses, apartments and the like.

		A comprehensive network of reserves, recreational trails and ecological planting is proposed as part of the application which will integrate with the other existing developments in the corridor. Taking the above into account, the Homestead Bay proposal is considered to be an addition to the Southern Corridor of Queenstown which will in itself, but also in conjunction with the other existing (or under construction) developments, constitute a well-functioning urban environment that will enable residents of the corridor and the wider Queenstown community, including the future generations, to provide for their social, economic, and cultural wellbeing, and for their health and safety.
Objective 2	Planning decisions improve housing affordability by supporting competitive land and development markets.	As addressed in the Economic Assessment **Appendix EE** the proposal will significantly increase the supply of land for housing, with an anticipated effect on especially in the medium term, improving market competition.
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	The proposal includes a proportion of high-density housing which is likely to be of greater densities and heights than existing within the Southern Corridor currently. Land use consents are not sought for the development of the High Density Superlots as part of the current application, however one way of developing the lots is identified in the work completed by UrbanShift (**Appendix O**). The need for increased density and housing supply within the application site has been the subject of discussions with QLDC in relation to providing for the population projections of the District.

		However, the provision of housing supply within the Corridor also has to be balanced with the ability to service the development including three waters and transportation as addressed in the AEE. The proposal includes the development of various housing typologies. Terrace housing, duplexes, townhouses and apartments are proposed to be developed within the medium and high density superlots (subject to later consents). These will provide additional housing types which are under-represented in the Queenstown housing stock and will better provide for smaller households, lower income households, first home buyers, people looking to 'age in place' and the like. The development of the application site as an urban environment will result in a change in the existing rural character of the land and visual amenity values of some of the surrounding properties. The proposed development is however providing for the needs of the growing Queenstown population whilst mitigating these potential adverse effects.
Objective 5	Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	The proposal has been developed to be consistent with the Queenstown Lakes Spatial Plan, which was developed by QLDC in partnership with Te Ao Marama Inc and Aukaha. Furthermore, consultation has commenced with representatives of the above iwi authorities as well as with two Kā Rūnaka representatives. This consultation is ongoing and is intended to develop into a partnership covering a number of areas of the development.

Objective 6	Local authority decisions on urban development that affect urban environments are: 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.	The development of the three waters infrastructure to support the proposal will be undertaken and paid for by the Applicant in a staged manner to align with the proposed stages of the subdivision. Roading infrastructure internally within the site will also be developed and paid for by the Applicant. As detailed in the WSP report in **Appendix GG**, a large package of transportation works is required to cater for the proposed development as well as the consented and plan-enabled capacity within the Southern Corridor. The Applicant has proposed the construction of three roundabouts along SH6 (one providing access into the development) by way as mitigation of the transportation effects of the proposal. The WSP report outlines how the development and funding of the wider package of works usually occurs. This is not currently planned or funded but this is consistent with the way the existing state highway business planning and funding occurs. As noted above, the proposal aligns with the objectives and planned outcomes of the application site as outlined within the Queenstown Lakes Spatial Plan. The Spatial Plan is a long-term framework for managing growth within the District. As addressed in the Economic Assessment **Appendix EE** the proposal will significantly increase the development capacity for housing.

Objective 8	New Zealand's urban environments: a. support reductions in greenhouse gas emissions; and b. are resilient to the current and future effects of climate change.	The proposal will support reductions in greenhouse gas emissions predominantly through supporting a mode shift within the Southern Corridor. The integration and extension of the spine road through the corridor will allow for the expansion of the existing public transport bus service in the corridor and the proposed housing numbers and densities will support its future viability as a high frequency route. The incorporation and integration of the proposed active travel routes will also support alternative transport methods away from the private vehicle. The provision of the Local Centre within the application site will provide additional employment within the corridor and therefore will reduce vehicle trips from within the corridor to Frankton and Queenstown for some employees within the centre, but also for customers of those businesses and services. The design of the proposed on-site wastewater and stormwater disposal have been developed taking into account the current and future effects of climate change with the risks being well assessed in the Geosolve reports in **Appendix B.**
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: a. have or enable a variety of homes that: i. meet the needs, in terms of type, price, and location, of different households; and	As assessed above in relation to Objective 1, the proposed development is considered to contribute to a well-functioning urban environment within the Southern Corridor and of Queenstown.

	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.	The proposal allows for the development of a variety of home types, including standalone residential units and flats within the proposed single house lots. The creation of the proposed Medium and High Density Superlots will provide for future terrace housing, duplexes, townhouses and apartments. This variety will provide housing at different scales, typology and price. Discussions are also underway with Kā Rūnaka in relation to the potential for input into the design of various components of the subdivision but also in relation to the potential for a partnership with regard to various areas of the development. The local centre will provide for approximately 11,000m² of commercial land in which a variety of tenancy sizes and types could be developed. UrbanShift have provided an example of one way the commercial centre could be developed (see **Appendix O**) to provide this variety, including consideration of access to outdoor dining areas, frontage locations, servicing by heavy vehicles and the like. The ITA in **Appendix V** outlines the high level of accessibility that is planned throughout the development, through the development of the various roading typologies including provision of shared paths, neighbourhood greenways, pedestrian footpaths and recreational trails. Accessibility between the application site and the existing developments in the surrounding area has also been planned for

		(where possible) including desire lines like the lake and the Jacks Point trail o Kelvin Heights. The approval of the proposed development will support the competitive operation of the Queenstown greenfield land market. Queenstown is geographically constrained and there is limited developable greenfield land left. The Applicant is close to completing their Hanley's Farm subdivision which has been the predominant supplier of affordable greenfield land in the last 10 years. The other known consented or plan enabled greenfield developments in Queenstown are limited, and the approval of the proposal will ensure that there is market competition. As noted above in response to Objective 8, the proposal is considered to support a reduction in greenhouse gas emissions and the potential effects of current and future effects of climate change have been assessed and incorporated into the design of the proposal.
Policy 6	When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: 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	The proposal is consistent with the objectives and outcomes identified for the application site detailed within the Queenstown Lakes Spatial Plan which was developed to be consistent with the direction of the NPS-UD. The proposal will provide housing for the existing and future members of the community including for future generations. This will include a variety of housing densities and typologies at

	significant changes to an area, and those changes 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.	different prices. As noted above in relation to Objective 4, the development of the application site as an urban extension of the Southern Corridor may detract from the existing rural character and visual amenity values of a number of property owners and occupiers within the area surrounding the subject site, however this is an expected effect when land is developed from farmland to urban land. Regardless, the potential adverse effects of this change are mitigated through the provision of setbacks and mitigation planting. As addressed in Objective 1 above, the proposal is considered to be, and be part of a well-functioning environment. Development capacity is increased with a significant increase in housing supply. The current and potential future effects of climate change have been considered in the design of the proposal including the SH6 diversion swale and bund and size of the northern channel.
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: a. unanticipated by RMA planning documents; or b. out-of-sequence with planned land release.	The proposal is not a plan change however a plan change is anticipated to follow once the QLDC have completed their structure planning for the entire Southern Corridor. Notwithstanding, the proposal is not unanticipated given the Queenstown Lakes Spatial Plan identified the application site as being suitable for 'future urban' in 2021. The Spatial Plan does not provide a preferred sequence for its priority development areas (of which the Southern Corridor is one).

		It does however state that structure planning will be undertaken to identify the infrastructure triggers needed "*to enable and sequence new growth areas*". As outlined in the AEE, the proposal is self-sufficient with regard to three waters and the WSP report (**Appendix GG**) has detailed the wider transportation upgrades that are required for the existing consented and plan enabled development as well as for the proposed development.
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: 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 consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and d. operate in a way that is consistent with iwi participation legislation.	The development of the Spatial Plan by QLDC was undertaken in partnership with Aukaha and Te Ao Marama. Consultation with regard to the development of the application site, including commencement of the consultation required under the *Fast Track Approvals Act 2024*, has been undertaken. Further and ongoing discussions with Kā Rūnaka are anticipated with regard to ways that manawhenua values can be incorporated into the design of the development.

National Policy Statement for Freshwater Management 2020		
Objective 1	The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: a. first, the health and well-being of water bodies and freshwater ecosystems 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	The health and well-being of waterbodies and freshwater ecosystems is prioritised through the high-quality wastewater treatment design, subsurface irrigation, low application rates and careful location of the LTA's in relation to surface water bodies to avoid adverse effects on freshwater. Primary and secondary treatment of stormwater is also proposed along with erosion control measures. Furthermore, the erosion and sediment control measures proposed to be implemented for each stage of the subdivision will ensure that runoff, sedimentation and dust will be avoided or mitigated through on-site controls. The measures above also ensure that the health needs of people are provided for and maintained, including of the existing drinking water supplies and the water quality of Lake Wakatipu. The ultimate purpose of the activity is to provide for social, economic and cultural wellbeing by supporting a proposed subdivision development allowing for residential and commercial uses. Therefore, the proposal is consistent with this objective.
Policy 1	Freshwater is managed in a way that gives effect to Te Mana o te Wai.	As set out above in relation to Objective 1, the proposal is considered to give effect to the three priorities which form the principle of Te Mana o te Wai.

Policy 2	Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.	As assessed in the AEE, any potential adverse effects of the proposal on freshwater and cultural values will be appropriately avoided and/or mitigated. Regardless, as required by the *Fast Track Approvals Act*, consultation with regard to the proposed wastewater and stormwater disposal methods has been undertaken with both Aukaha and Te Ao Marama Inc. Overall, Māori freshwater values are considered to be identified and provided for through the proposal.
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.	Freshwater is managed through the proposed development in an integrated way that recognises the interconnectedness between land and water, including the potential effects wastewater and stormwater discharges can have on freshwater. This is assessed in detail in the AEE and includes assessment by freshwater scientists and ecologists. Therefore, the proposal is considered consistent with this policy.
Policy 4	Freshwater is managed as part of New Zealand's integrated response to climate change.	This consent application has assessed the effects of the proposal taking into account climate change, specifically in relation to stormwater flows, including hazards and also wastewater flows. Therefore, it is considered consistent with this policy.
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.	The proposed native planting within the stormwater gullies where there are ephemeral streams is anticipated to improve the health and well-being of those waterbodies and ecosystems. Māori Jack Stream has been assessed previously as having 'fair' to 'poor' water quality. This is a stream that is perennial and partially subterranean / intermittent, with no surface connectivity to the

		lake the majority of the time. Stormwater will be discharged from the Northern Channel into the stream (as would already occur pre-development) and the treated wastewater disposed of to land may also make its way to the stream given its interconnectivity with the groundwater table. However Māori Jack Stream is not located within the application site and therefore the Applicant does not have the ability to undertake physical works to improve the waterbody, however it is noted that native planting has been implemented along the stream through the Jardine property in the past which will have positive impacts upon the health of the stream and ecosystems. The proposed development has been designed and assessed as ensuring that the proposed wastewater and stormwater discharges will maintain the health of the waterbodies, including of Lake Wakatipu which is identified as having significant values in this respect.
Policy 6	There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	Six small wetlands have been identified across the application site. Five of these will be destroyed by the proposed subdivision works, with the largest one being retained and enhanced through works that will be detailed in a Wetland Management Plan.
Policy 8	The significant values of outstanding water bodies are protected.	Lake Wakatipu and the Kawarau River are both identified as protected water bodies in the *Water Conservation (Kawarau) Order 1997* with Lake Wakatipu being identified as outstanding as a fishery, for its scenic characteristics and values, for recreational and historic purposes and for significance to Māori. As assessed in

		detail in the AEE, the water quality values of the lake are to be maintained by the proposal and conditions of consent are proposed to require that the wastewater discharges are monitored to ensure this.
Policy 9	The habitats of indigenous freshwater species are protected.	As water quality is to be maintained, the habitats of indigenous freshwater species as well as of trout and salmon in Lake Wakatipu are also to be maintained.
Policy 10	The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	
Policy 11	Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	Groundwater is to be utilised for the potable water supply for the development and the existing bore has been assessed as being capable of providing a sustainable yield of 44 litres per second. A second bore / water source will be required for the development of over 1900 lots/units.
Policy 13	The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	Monitoring conditions are proposed in relation to both groundwater and surface waterbody water quality.
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.	The proposal is consistent with this policy as the provision of housing will provide for the communities' social, economic and cultural well-being.

National Policy Statement for Indigenous Biodiversity 2023		
Objective	The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	The objective of the NPS is to maintain indigenous biodiversity across NZ so that there is no overall loss in indigenous biodiversity from the commencement date of the NPS (4 August). The application site is 205ha in area and is a working farm. There are limited existing areas of indigenous plantings (within the gullies and on the terraces) and six small wetlands. There are no identified SNAs. The proposal involves the removal of 0.9ha of existing indigenous planting primarily to allow for the installation of infrastructure to support the proposed development. The planting of 19.02ha of indigenous vegetation however is proposed across the development site. This will significantly improve the biodiversity values across the site. The proposal will result in the removal of five small wetlands across the site, however the largest wetland which is ephemeral is to be maintained and enhanced. A condition is proposed requiring submission of a Wetland Management Plan for certification and implementation for a minimum of 3 years.

Policy 8	The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	
Policy 13	Restoration of indigenous biodiversity is promoted and provided for.	
Policy 14	Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	

National Policy Statement for Highly Productive Land 2022		
	The NPS requires that the ORC undertake mapping of the highly productive land in the region. This has not yet been notified. Until this occurs and they become operative, the NPS is to be applied as if references to highly productive land apply to land zoned rural or rural production and classed LUC 1, 2 or 3, but not land which is identified for future urban development or land which is subject to Council initiated, or an adopted, notified plan change to rezone the land. The Rural zoned portion of the subject site is identified by the Manaaki Whenua / Landcare Research GIS mapping as having a highly productive land rating of LUC-Class 3. However, as the Queenstown Lakes Spatial Plan 2021 identifies the subject land for future urban development, the NPS does not apply to this area of the site. Furthermore, the remainder of the site is zoned Jacks Point Zone and the NPS also does not apply to this part of the application site. Consequently, the NPS is not applicable to the assessment of the proposal.	

Otago Regional Policy Statement 2019		
Objective 1.1	Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.	The proposal provides for all facets of community wellbeing through the creation of a comprehensively designed and logically placed extension to the Queenstown urban area, with new internal water and wastewater infrastructure providing community resilience, opportunity for future new homes at different densities, commercial areas, a school if needed, integrated transport with active and public transport options, extensive greenspace network and revegetation, and providing for Kai Tahu values. The proposal is consistent with the objectives and policies.
Policy 1.1.1 Economic wellbeing	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.	
Policy 1.1.2 Social and cultural wellbeing and health and safety	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: a. Recognising and providing for Kāi Tahu values; b. Taking into account the values of other cultures; c. Taking into account the diverse needs of Otago's people and communities; 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.	
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.	The proposal achieves integrated management, appropriately managing adverse effects on the natural environment, sustainably using water and enhancing natural values consistent with the objective and policy.
Policy 1.2.1 Integrated resource management	Achieve integrated management of Otago's natural and physical resources, by all of the following:	

	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.	
Objective 2.1	The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.	Kāi Tahu have been involved throughout the design process, with iwi matters taken on board and addressed through the final design, with the intention for more ongoing involvement. The korero to date appropriately recognises Kāi Tahu values and interests. The development is not within a wāhi tupuna.
Policy 2.1.2 Treaty principles	Ensure that local authorities exercise their functions and powers, by: 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: 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: 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	The proposal is consistent with these objectives and policies.
Objective 2.2	Kāi Tahu values, interests and customary resources are recognised and provided for.	
Policy 2.2.1 Kāi Tahu wellbeing	Manage the natural environment to support Kāi Tahu wellbeing by all of the following: 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: 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: a. Recognising that relationships between sites of cultural significance are an important element of wāhi tūpuna; b. Recognising and using traditional place names.	
Objective 3.1	The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded.	Ecosystem values are maintained and enhanced consistent with this objective as discussed below.
Policy 3.1.1 Fresh water	Safeguard the life-supporting capacity of fresh water and manage fresh water to: a. Maintain good quality water and enhance water quality where it is degraded, including for: i. Important recreation values, including contact recreation; and, ii. Existing drinking and stock water supplies; b. Maintain or enhance aquatic: i. Ecosystem health; ii. Indigenous habitats; and, iii. Indigenous species and their migratory patterns. c. Avoid aquifer compaction and seawater intrusion; d. Maintain or enhance, as far as practicable: i. Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers; ii. Coastal values supported by fresh water;	The wastewater disposal is proposed to land away from water including drinking water sources. The ephemeral gullies do not support aquatic life. Their margins will be enhanced through extensive native revegetation and complimentary pest and weed control, and managing how stormwater enters the gullies. Natural hazards are mitigated including through construction of flood deflection bunds diverting water around the site and into Lake Wakatipu. Erosion control measures will be in place throughout subdivision works, including when doing works in the ephemeral gullies which are an ORC defined riverbed.

	iii. The habitat of trout and salmon unless detrimental to indigenous biological diversity; and iv. Amenity and landscape values of rivers, lakes, and wetlands; e. Control the adverse effects of pest species, prevent their introduction and reduce their spread; f. Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion; and, g. Avoid, remedy or mitigate adverse effects on existing infrastructure that is reliant on fresh water.	
Policy 3.1.2 Beds of rivers, lakes, wetlands, and their margins	Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to: a. Safeguard the life supporting capacity of fresh water; b. Maintain good quality water, or enhance it where it has been degraded; c. Maintain or enhance bank stability; d. Maintain or enhance ecosystem health and indigenous biological diversity; e. Maintain or enhance, as far as practicable: i. Their natural functioning and character; and ii. Amenity values; f. Control the adverse effects of pest species, prevent their introduction and reduce their spread; and, g. Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion.	
Policy 3.1.3 Water allocation and use	Manage the allocation and use of fresh water by undertaking all of the following: a. Recognising and providing for the social and economic benefits of sustainable water use;	Water is sourced from an aquifer that is under-allocated, and has ample supply for the development, consistent with this policy.

	b. Avoiding over-allocation, and phasing out existing over-allocation, resulting from takes and discharges; c. Ensuring the efficient allocation and use of water by: i. Requiring that the water allocated does not exceed what is necessary for its efficient use; ii. Encouraging the development or upgrade of infrastructure that increases efficiency; iii. Providing for temporary dewatering activities necessary for construction or maintenance.	
Policy 3.1.6 Air quality	Manage air quality to achieve the following: a. Maintain good ambient air quality that supports human health, or enhance air quality where it has been degraded; b. Maintain or enhance amenity values.	The wastewater disposal fields within some LTAs are closer to residential dwellings, formed public roads and amenity areas than permitted activity rules provide for. As detailed in the LEI effects assessment (**Appendix HH**) there will be no noticeable odour from the discharge of wastewater to land because the application method is subsurface, and monitoring and control devices will ensure the managing entity, be it Council where vested or an Incorporated Society (or equivalent legal body) if remaining private, are notified of any system failure or poor performance such that the system / failure can be addressed and fixed.
Policy 3.1.7 Soil values	Safeguard the life-supporting capacity of soil and manage soil to: a. Maintain or enhance as far as practicable	The site is located within a 'future urban area' identified through the Queenstown Lakes Spatial Plan 2021, and therefore the rural

	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.	zoned part is not productive land. Pest and weed control is proposed. The proposal is consistent with this policy.
Policy 3.1.8 Soil erosion	Minimise soil erosion resulting from activities, by undertaking all of the following: 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.	Erosion and sediment control will be implemented throughout subdivision works consistent with this policy.

Policy 3.1.9 Ecosystems and indigenous biological diversity	Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to: a. Maintain or enhance: 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: 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: 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	As discussed earlier, the ephemeral gullies riparian margins will be enhanced through extensive native revegetation and complimentary pest and weed control measures. While five natural inland wetlands will be destroyed, the ephemeral Wetland 3 will be kept within a reserve and enhanced. The proposal is consistent with this policy.
Policy 3.1.11 Natural features, landscapes, and seascapes	Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.	This is recognised through the proposal.
Policy 3.1.13 Environmental enhancement	Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable: a. Improving water quality and quantity; b. Protecting or restoring habitat for indigenous species; c. Regenerating indigenous species;	Overall, the proposal is consistent with this policy as it contributes to environmental enhancement despite the loss of some natural inland wetland and possible loss of lizards. Lizard relocation is proposed and their habitat

	d. Mitigating natural hazards; e. Protecting or restoring wetlands; f. Improving the health and resilience of: i. Ecosystems supporting indigenous biological diversity; ii. Important ecosystem services, including pollination; 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.	improved, a significant indigenous revegetation and pest management programme is proposed, and the remaining ephemeral wetland also enhanced. Natural hazards are mitigated.
Objective 3.2	Otago's significant and highly-valued natural resources are identified and protected, or enhanced where degraded.	Overall the proposal is consistent with this objective, albeit that protection is not fully achieved, natural resources are enhanced as set out through the policy assessment below.
Policy 3.2.2 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: a. In the coastal environment, avoiding adverse effects on: 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;	Homestead Bay is not identified as containing significant indigenous vegetation or habitats. The Wildlands Ecological Report (**Appendix Y**) identifies that the site does support McCann's skink in low numbers and the Threatened – Nationally Endangered kārearea/eastern falcon and At Risk–Declining pīhoihoi/New Zealand pipit do occasionally utilise the exotic pasture grassland habitat, and that the ephemeral natural inland wetlands are ecologically valuable due their significant reduction nationwide. As mitigation, the

	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; e. Mitigating when other adverse effects cannot be avoided or remedied; f. Encouraging enhancement of those areas and values that contribute to the area or habitat being significant; g. Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.	applicant is proposing an extensive 19ha of indigenous vegetation and habitat planting and restoration, including the remaining ephemeral wetland, and will implement a Lizard Management Plan (**Appendix AA**), and pest and weed control. While not all adverse effects can be avoided, that are appropriately remedied and mitigated through the above measures, and overall consistent with the policy.
Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes	Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following: a. In the coastal environment, avoiding adverse effects on the values (even if those values are not themselves	Homestead Bay is not within an Outstanding Natural Landscape or Feature, though it can be seen with the backdrop of the Remarkables and viewed from Lake Wakatipu which are

	outstanding) that contribute to the natural feature, landscape or seascape being outstanding; b. Beyond the coastal environment, maintaining the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding; c. Avoiding, remedying or mitigating other adverse effects; d. Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape.	both ONL's. The RMM report (**Appendix FF**) finds it unlikely these ONLs will be compromised despite the noticeable change because of the design approach. The proposal is consistent with this policy.
Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes	Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following: 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.	
Policy 3.2.14 Managing outstanding freshwater bodies	Protect outstanding freshwater bodies by all of the following: a. Maintaining the values that contribute to the water body being outstanding; b. Avoiding, remedying or mitigating other adverse effects on the water body; c. Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;	Lake Wakatipu's outstanding qualities including as a fishery, water clarity, scenic and recreational values will not be adversely affected by the proposal, consistent with this policy.

	d. Encouraging enhancement of those values that contribute to the water body being outstanding.	
Policy 3.2.16 Managing the values of wetlands	Protect the function and values of wetlands by all of the following: a. Maintaining the significant values of wetlands; b. Avoiding, remedying or mitigating other adverse effects; c. Controlling the adverse effects of pest species, preventing their introduction and reducing their spread; d. Encouraging enhancement that contributes to the values of the wetland; e. Encouraging the rehabilitation of degraded wetlands.	The proposal is not consistent with this policy as five wetlands will be destroyed. The remaining ephemeral natural inland wetland will be protected and enhanced through planting, pest management and its location within a reserve.
Policy 3.2.17 Identifying significant soil	Identify areas of soil that are significant using the following criteria: a. Land classified as land use capability I, II and III in accordance with the New Zealand Land Resource Inventory; b. Degree of significance for primary production; c. Significance for providing contaminant buffering or filtering services; d. Significance for providing water storage or flow retention services; e. Degree of rarity.	The soils within the site are part LUC 3, 4 and 6 as classified on the New Zealand Land Resource Inventory. The loss of the soils to urban development is appropriate given the site is identified as a future urban area in the Queenstown Lakes Spatial Plan. The proposal is consistent with this policy.
Policy 3.2.18 Managing significant soil	Manage areas of significant soil, by all of the following: a. Maintaining those values that make the soil significant; b. Recognising that loss of significant soil to urban development may occur in accordance with any future development strategy;	

	c. Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.	
Objective 4.1	Risks that natural hazards pose to Otago's communities are minimised.	The potential impact from natural hazards has been considered through the Geosolve Geotechnical Report (**Appendix B**), accounting for the RCP8.5 climate change scenario for rainfall and snow melt and further summarised a Section 13 of the AEE. Overall, with mitigation measures for flooding; minimum freeboard for buildings and deflection bunds along SH6 as designed and discussed in the Stantec Engineering Report (**Appendix B**) the most significant flooding risk is eliminated. All other risks are assessed as acceptable using the qualitative assessment criteria in the RPS. As such, natural hazard risk has been appropriately managed, including to people and property. The hard mitigation / deflection bund is fully located within the site and not on public land.
Policy 4.1.3 Natural hazard consequence	Assess the consequences of natural hazard events, by considering all of the following: 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.	
Policy 4.1.4 Assessing activities for natural hazard risk	Assess activities for natural hazard risk to people, property and communities, by considering all of the following: 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;	

	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.	The proposal is consistent with this objective and policies 4.1.4 – 4.1.11.
Policy 4.1.5 Natural hazard risk	Manage natural hazard risk to people, property and communities, with particular regard to all of the following: 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 Minimising increase in natural hazard risk	Minimise natural hazard risk to people, communities, property and other aspects of the environment by: 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 4.1.8 Precautionary approach to natural hazard risk	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.	
Policy 4.1.9 Protecting features and systems that provide hazard mitigation	Avoid, remedy or mitigate adverse effects on natural or modified features and systems, that contribute to mitigating the effects of both natural hazards and climate change.	
Policy 4.1.10 Mitigating natural hazards	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: 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; e. The mitigation is viable in the reasonably foreseeable long term	
Policy 4.1.11 Hard protection structures	Enable the location of hard protection structures or similar engineering interventions on public land only when either or both of the following apply: a. There is significant public or environmental benefit in doing so; b. The work relates to the functioning ability of a lifeline utility, or a facility for essential or emergency services.	

Policy 4.2.2 Climate change	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: 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.	
Policy 4.4.4 Efficient transport of electricity	Enable electricity transmission and distribution infrastructure activities that achieve all of the following: a. Maintenance or improvement of the security and reliability of electricity supply; b. Enhancement of the safety, efficiency and effectiveness of the infrastructure; and c. Avoidance, remediation or mitigation of adverse effects from that activity	The subdivision can be appropriately serviced by electricity distribution as confirmed by PowerNet (**Appendix B**), consistent with these policies.
Policy 4.4.5 Electricity distribution infrastructure	Recognise and provide for electricity distribution infrastructure, by all of the following: a. Recognising the functional needs of electricity distribution activities; b. Restricting the establishment of activities that may result in reverse sensitivity effects;	

	c. Avoiding, remedying or mitigating adverse effects from other activities on the functional needs of that infrastructure; d. Minimising adverse effects of new and upgraded electricity distribution infrastructure on existing land uses; e. Identifying significant electricity distribution infrastructure and managing effects of potentially incompatible activities through methods such as corridors.	
Policy 4.4.6 Energy efficient transport	Enable energy efficient and sustainable transport for Otago's communities, by all of the following: a. Encouraging the development of compact and well integrated urban areas, to reduce travel needs within those areas; b. Ensuring that transport infrastructure in urban areas has good connectivity, both within new urban areas and between new and existing urban areas, by all of the following: i. Placing a high priority on walking, cycling, and public transport, where appropriate; ii. Maximising pedestrian and cycling networks connectivity, and integration with public transport; iii. Having high design standards for pedestrian and cyclist safety and amenity; c. Enabling the development or upgrade of transport infrastructure and associated facilities that both: i. Increase freight efficiency; and	The proposed development will provide for mixed residential density, commercial areas and a school with transport linkages that integrate into the neighbouring Jacks Point and Hanley Downs urban area. This may help to reduce travel needs. The internal transport network includes integrated pedestrian and cycle connections and public transport infrastructure. Further upgrades to State Highway 6 intersections are also proposed. The proposal is consistent as it enables energy efficient transport.

	ii. Foster the uptake of new technologies for more efficient energy uses, and renewable or lower emission transport fuels. d. d) Fostering uptake of public transportation through provision of safe, reliable and well sheltered alternatives to private transport.	
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.	The proposal is consistent with this objective as set out in the policy assessment below.
Policy 4.5.1 Providing for urban growth and development	Provide for urban growth and development in a strategic and co-ordinated way, including by: 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: 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;	The proposal is consistent with the QLDC Spatial Plan which identifies the site as a future urban area, and represents strategic and co-ordinated urban development, mitigate potential effects from natural hazards and is an efficient use of the land providing for different residential densities, commercial and community activities consistent with this policy.

	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; 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 Integrating infrastructure with land use	Achieve the strategic integration of infrastructure with land use, by undertaking all of the following: a. Recognising and providing for the functional needs of infrastructure; b. Locating and designing infrastructure to take into account all of the following:	The design of onsite infrastructure provision has been done taking into account the demand from this development with residual capacity for growth, provides resilience as is not co-dependant on other infrastructure, and

	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.	accounts for climate change and natural hazards consistent with this policy.
Policy 4.5.3 Urban design	Design new urban development with regard to: 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;	The application is assessed through the Urban Shift urban design assessment (**Appendix O**) as creating a well-designed and well-functioning compact urban form which will provide a range of housing options which are well connected to transport links, open spaces and commercial and community activities, whilst also providing integration with the surrounding landholdings and a range of social and cultural opportunities. The proposal is consistent with this policy.

	h. A diverse range of housing, commercial, industrial and service activities; i. A diverse range of social and cultural opportunities.	
Policy 4.5.4 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.	It is proposed that the Filterra® Bioscape System will be used throughout Homestead Bay to treat stormwater, and is consistent with Low Impact Design Principles as discussed in the Stantec Report (**Appendix B**), consistent with this policy.
Policy 4.5.5 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.	The design predominantly orients roads north south with allotments running east-west in order maximise access to sunlight consistent with this policy.
Policy 4.5.6 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.	The development includes an integrated network of open space reserves with trails, and formal roads and footpaths that provides different options for connectivity within the development area, to Lake Wakatipu and neighbouring Jacks Point. These connections will meet or exceed the QLDC Code of Practice ensuring different mobility needs are met. The proposal is consistent with the policy.
Objective 4.6	Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago.	Proposed earthworks will disturb likely contaminated land as detailed in the PSI (**Appendix E**). The intention is to remediate

Policy 4.6.5 Managing contaminated land	Ensure contaminated or potentially contaminated land does not pose an unacceptable risk to people and the environment, by: a. Assessing and, if required, monitoring contaminant levels and environmental risks; b. Protecting human health in accordance with regulatory requirements; c. Minimising adverse effects of the contaminants on the environment.	with each stage of subdivision as necessary, and this is secured with a condition of consent (**Appendix T**) which requires a DSI to be submitted to the QLDC and ORC for review and certification prior to commencing a stage of the proposal which contains an identified HAIL site, and the recommendations of the DSI implemented prior to s224c. This is an appropriate management technique, such that the proposal is consistent with the objective and policy.
Objective 5.1	Public access to areas of value to the community is maintained or enhanced.	Public access to Lake Wakatipu is enhanced through trails within the reserves that meander to the lake foreshore consistent with this objective and policy.
Policy 5.1.1 Public access	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: a. Protecting public health and safety; b. Protecting the natural heritage and ecosystem values of sensitive natural areas or habitats; c. Protecting identified sites and values associated with historic heritage or cultural significance to Kāi Tahu; d. 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.	As discussed previously, the site is identified as a future urban area in the QLDC Spatial Plan and not 'productive land'. The proposal is a logical extension of the urban area and is not incompatible with rural activities on the lower slopes of the Remarkables across SH6. The proposal provides an appropriate mix of residential, commercial and open space land with provision for future community and educational activities that will service the local needs of both the new emerging community through this application, and adjoining communities in Jacks Point, Hanley's Farm and Oraka. The proposal is consistent with this objective and policies.
Policy 5.3.1 Rural activities	Manage activities in rural areas, to support the region's economy and communities, by: a. Enabling primary production and other rural activities that support that production; b. Providing for mineral exploration, extraction and processing; c. Minimising the loss of significant soils; d. Restricting the establishment of incompatible activities in rural areas that are likely to lead to reverse sensitivity effects; 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.	
Policy 5.3.2 Distribution of commercial activities	Manage the distribution of commercial activities by: 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.	

Objective 5.4	Adverse effects of using and enjoying Otago's natural and physical resources are minimised.	The proposal is consistent with this objective for the reasons set out under policy 5.4.1 and 5.4.5.
Policy 5.4.1 Offensive or objectionable discharges	Manage offensive or objectionable discharges to land, water and air by: a. Avoiding significant adverse effects of those discharges; b. Avoiding significant adverse effects of discharges of human or animal waste directly, or in close proximity, to water or mahika kai sites; c. Avoiding, remedying or mitigating other adverse effects of those discharges.	As detailed in the LEI effects assessment (**Appendix HH**) there will be no noticeable odour from the discharge of wastewater to land because the application method is subsurface, and monitoring and control devices will ensure the managing entity, be it Council where vested or an Incorporated Society (or similar) if remaining private, are notified of any system failure or poor performance such that the system / failure can be addressed and fixed, effectively managing adverse effects from the discharge to land and air. The stormwater system is designed to prevent contamination through appropriate roadside techniques and outlet traps, lined detention basins, and roof material restrictions to effectively avoid significant adverse effects and appropriately mitigate other adverse effects. The proposal is consistent with this policy.

Policy 5.4.5 Pest plants and animals	Control the adverse effects of pest species, prevent their introduction, reduce their spread and enable the removal and destruction of material for biosecurity purposes, to safeguard all of the following: a. The viability of indigenous species and habitats for indigenous species; b. Ecosystem services that support economic activities; c. Water quality and water quantity; d. Soil quality; e. Human and animal health; f. Recreation values; g. Landscapes, seascapes and natural character; h. Primary production.	A pest and weed management plan is proposed to manage and reduce pest species consistent with this policy.

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MW–O1 – Principles of Te Tiriti o Waitangi	The principles of Te Tiriti o Waitangi are given effect in resource management processes and decisions, utilising a partnership approach between councils and papatipu rūnaka to ensure that what is valued by mana whenua is actively protected in the region.	As outlined through AEE sections 13 and 14, the applicant has been in discussions with Ka Rūnaka about development plans, and how these could be aligned with Ka Rūnaka aims and objectives, since the land was first purchased. This includes social and economic effects/benefits for whanau in addition to environmental and cultural aspirations. The proposal has been developed mindful of this ongoing korero, incorporating the principles of Hauora, Ki Uta Ki Tai and Te Mana o te Wai through: • Restoration enhancement of the Central and Southern gullies to improve biodiversity and habitat with Ka Rūnaka plant recommendations. • Centralised stormwater disposal designed to mitigate potential disturbance from high flows and to support the ephemeral stream ecology within the Central and Southern gullies. • Greater riparian planting along the modified Northern Channel and trail providing an east-west link through the development. • Walking trails throughout the wider development, within green space Reserves to provide connections and linkages for people and species to move within, and to and from the lakefront, improving the mauri of the area and access to mahinga kai.
MW–P2 – Treaty principles ***Under appeal***	Local authorities exercise their functions and powers in accordance with the principles of Te Tiriti o Waitangi, by: 1. recognising the status of Kāi Tahu as mana whenua and facilitating Kāi Tahu involvement in decision-making as a partner under Te Tiriti o Waitangi, 2. including Kāi Tahu in resource management processes, implementation and decision-making to the extent desired by mana whenua, 3. recognising and providing for Kāi Tahu values and addressing resource management issues of significance to Kāi Tahu, as identified by mana whenua, in resource management decision-making processes and plan implementation, 4. recognising and providing for the relationship of Kāi Tahu culture and traditions with their ancestral lands, and waters, encompassing wai māori and wai tai, significant sites, wāhi tūpuna, wāhi tapu and wāhi taoka, and other	

	taoka by ensuring that Kāi Tahu have the ability to identify these relationships and determine how best to express them, 5. ensuring that regional plans and district plans recognise and provide for Kāi Tahu relationships with Statutory Acknowledgement Areas, tōpuni, nohoaka and customary fisheries identified in the NTCSA, including by actively protecting the mauri of these areas, 6. having particular regard to the responsibility of Kāi Tahu to exercise their role as kaitiaki, as an expression of mana and rakatirataka, 7. actively pursuing opportunities for: (a) delegation or transfer of functions to Kāi Tahu, and (b) partnership or joint management arrangements, 8. taking into account iwi management plans when making resource management decisions, (8A) regional plans and district plans recognising and providing for aquaculture settlement outcomes identified under the Māori Commercial Aquaculture Claims Settlement Act 2004, and13 (8B) recognising and providing for mātauraka and tikaka in environmental and resource management.14	• Public Reserves overlooking Lake Wakatipu with seating and places for people to gather. • The possibility of information signage and Ngāi Tahu design elements incorporated into reserves, designed by Ka Rūnaka for sharing Mātauranga / Mātauraka. • A wastewater system designed and constructed to dispose to land not water with ongoing monitoring proposed to ensure water quality is maintained. • Potential collaboration for mixed tenure housing development to support Ngāi Tahu whanau. These steps taken by the applicant give effect to the principles of the Te Tiriti, engaging with Ngāi Tahu throughout the development conception, incorporating important aspects raised by Ka Rūnaka to support Kāi Tahu hauora, and the principles of Ki Uta Ki Tai and Te Mana o te Wai, and is consistent with the Iwi Management Plan Kāi Tahu ki Otago Natural Resource Management Plan 2005. As such this proposal is consistent with MW-O1, MW-P2, MW-P3, IM-O1 and IM-O2.

MW–P3 – Supporting Kāi Tahu hauora	The natural environment is managed to support Kāi Tahu hauora by: 1. recognising that Kāi Tahu hold an ancestral and enduring relationship with all whenua, wai māori and coastal waters within their takiwā, 2. protecting customary uses, Kāi Tahu values and relationships as identified by Kāi Tahu to resources and areas of significance, and restoring these uses and values where they have been degraded by human activities, 3. safeguarding the mauri and life-supporting capacity of natural resources, recognising the whakapapa connections of Kāi Tahy with these resources as taoka, and the connections to practices such as mahika kai, and 4. working with Kāi Tahu to incorporate mātauraka into resource management processes and decision-making.	
IM–O1 – Long term vision (mō tatou, ā, mō kā uri ā muri ake nei)	The management of natural and physical resources, by and for the people of Otago, in partnership with Kāi Tahu, achieves a healthy and resilient natural environment, including the ecosystem services it provides and supports the well-being of present and future generations.	
IM–O2 – Ki uta ki tai	The management of natural and physical resources embraces ki uta ki tai, recognising that the	

	environment is an interconnected system which depends on its connections to flourish and must be managed as an interdependent whole.	
IM–O3 – Sustainable impact	Otago's communities provide for their social, economic, and cultural well-being in ways that support or restore environmental integrity, form, functioning, and resilience, so that the life-supporting capacities of air, water, soil, and ecosystems are sustainably managed, for future generations.	The proposal provides for community wellbeing through development of land identified as a future urban area with residential and supporting commercial and community infrastructure. Resilience is created through onsite wastewater management negating the need to place additional demand on already stretched wastewater infrastructure with less than minor adverse effects. The proposal is consistent with this policy.
IM-P1 – Integrated approach to decision-making	Giving effect to the integrated package of objectives and policies in this RPS and other relevant statutory provisions requires decision-makers to: 1. consider all provisions relevant to an issue or decision and apply them purposively according to the terms in which they are expressed and 2. if after (1) there is an irreconcilable conflict between any of the relevant RPS and/or statutory provisions which apply to an activity, only consider the activity if: a. the activity is necessary to give effect to a relevant policy or statutory provision and not merely desirable, and	This proposal is a comprehensive application and could constitute an irreconcilable conflict between provisions in the RPS or any other statutory provision. This proposal is necessary to achieve the intent of the NPS-Urban Development, it is logical because the land is already identified as suitable for a future urban area, can be adequately serviced, and achieve a well-functioning urban environment. It is acknowledged that adverse effects do arise with the respect to the sites existing rural character landscape and the change to urban character, the loss of five small wetlands and the potential loss of some lizards. These adverse effects and inconsistency with

	b. all options for the activity have been considered and evaluated, and c. if possible, the chosen option will not breach any other relevant policy or statutory provision, and d. if (c) is not possible, any breach is only to the extent required to give effect to the policy or statutory provision providing for the activity, and 3. if 2(d) applies, evaluate all relevant factors in a structured analysis to decide which of the conflicting policies or statutory provisions should prevail, or the extent to which any relevant policy or statutory provision should prevail, and 4. (4) in the analysis under (1), (2) or the structured analysis under (3), assess the nature of the activity against the values inherent in the relevant policies or statutory provisions in the particular circumstances.	some policies, are mitigated as practicably as possible, through extensive native planting around and through the site, enhancement of the remaining ephemeral wetland within a reserve, and following a clear management plan for where possible relocating lizards to improved habitat within the sites gullies while providing for density of living in a future urban area that can be supported through a well-functioning urban environment.
IM–P3 – Providing for mana whenua cultural values in achieving integrated management	Recognise and provide for the relationship of Kāi Tahu with natural resources by: 1. enabling mana whenua to exercise rakatirataka and kaitiakitaka, 2. facilitating active participation of mana whenua in resource management processes and decision making, 3. incorporating mātauraka Māori in processes and decision-making, and	As discussed above, mana whenua have been engaged in the resource management process since the inception of this development. The proposal provides for mātauraka/ mātauranga Māori, connection to roto (Lake Whakatipu), mahika kai and habitat restoration through ecological enhancements through gully systems, extensive trail networks within the development and to Lake Wakatipu and ongoing korero for signage/ information panels and reserve and planting design. The proposal is consistent with IM-P3.

	4. ensuring resource management provides for the connections of Kāi Tahu to wāhi tūpuna, wai māori (including awa [rivers] and roto [lakes] and wai tai (including te takutai moana [coastal marine area]) and mahika kai and habitats of taoka species.	
IM–P8 – Effects of climate change	Recognise and provide for the effects of climate change by: 1. identifying the effects of climate change in Otago, including from the perspectives of Kāi Tahu as mana whenua, 2. assessing how the effects are likely to change over time, and 3. taking into account those changes in resource management processes and decisions.	The effects of climate change have been considered through development of this application consistent with this policy.
IM–P13 – Managing cumulative effects	In resource management decision-making, recognise and manage the impact of cumulative effects on the form, functioning and resilience of Otago's environment (including resilience to climate change) and the opportunities available for future generations.	Potential cumulative effects have been identified with respect to wastewater disposal given the proximity of LTA's within Lot 12 to neighbouring Jacks Point wastewater land disposal. Monitoring conditions have, therefore, been proposed in **Appendix T** to account for the joint contributions from the Jacks Point subdivision and Homestead Bay that are similar to the Jacks Point discharge consent conditions and include the requirement to take water quality samples from the same bores and to monitor Lake Wakatipu's water quality. As such potential cumulative effects have been considered and are appropriately mitigated and managed to be consistent with IM-P13.

AIR–O1 – Ambient air quality	Ambient air quality provides for the health and well-being of the people of Otago, amenity values and mana whenua values, and the life-supporting capacity of ecosystems	The application site is within Air Zone 3 and is not within an identified air shed. The wastewater disposal fields within some LTAs are closer to residential dwellings, formed public roads and amenity areas than permitted activity rules provide for. As detailed in the LEI effects assessment (**Appendix HH**) there will be no noticeable odour from the discharge of wastewater to land because the application method is subsurface, and monitoring and control devices will ensure the managing entity, be it Council where vested or an Incorporated Society (or similar) if remaining private, are notified of any system failure or poor performance such that the system / failure can be addressed and fixed. The proposal is consistent with AIR-O1, -O2, -P1, -P3, P4, -P6.
AIR–O2 – Discharges to air ***Under appeal***	The localised adverse effects of discharges to air do not compromise human health, amenity values, ~~and~~ mana whenua values and the life-supporting capacity of ecosystems.	
AIR–P1 – Maintain ambient air quality	Ambient air quality is, at a minimum, maintained across Otago by: 1. ensuring discharges to air comply with ambient air quality limits, including ambient air quality standards and guidelines, where those have been set as limits, and 2. where limits, including ambient air quality standards and guidelines, have not been set, only allowing discharges to air if the adverse effects on ambient air quality are avoided, remedied or mitigated no more than minor.	
AIR–P3 – Providing for discharges to air	Provide for discharges to air that do not adversely affect human health, amenity values, mana whenua values and the life supporting capacity of ecosystems.	
AIR–P4 – Managing certain discharges	Manage the adverse effects of discharges to air by: 1. avoiding noxious or dangerous effects, 2. ensuring discharges to air do not cause offensive or objectionable effects,	

	3. avoiding, remedying or mitigating other adverse effects from discharges to air, including but not limited to discharges arising from: a. outdoor burning of organic material, b. agrichemical and fertiliser applications, c. primary production activities, d. activities that produce dust, and e. industrial and trade activities. 4. locating new sensitive activities to avoid potential reverse sensitivity effects from existing consented or permitted discharges to air, unless these can be appropriately managed.	
AIR–P6 – Impacts on mana whenua values	Ensure that discharges to air do not adversely affect mana whenua values by having particular regard to values and areas of significance to mana whenua, including wāhi tūpuna, wāhi tapu and wāhi taoka.	
Objectives LF–WAI–O1 – Te Mana o te Wai	Otago's water bodies and their health and well-being are protected, and restored where they are degraded, so that the mauri of those water bodies is protected, and the management of land and water recognises and reflects that: 1. water is the foundation and source of all life – na te wai ko te hauora o ngā mea katoa, 2. there is an integral kinship relationship between water and Kāi Tahu whānui, and this	The site is within the Upper Lakes Rohe within the wider Clutha/Mata-Au FMU where Lake Wakatipu is identified as having high water quality. Kāi Tahu have been engaged with throughout the development of this proposal. The proposed treated wastewater disposal for the development is to land with supporting monitoring conditions to ensure the mauri of the water is protected, aligned with Ki uta ki tai and Te

	relationship endures through time, connecting past, present and future, 3. each water body has a unique whakapapa and characteristics, 4. fresh water, land, and coastal water have a connectedness that supports and perpetuates life, **(4A)** protecting the health and well-being of water protects the wider environment, 5. Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports, and 6. all people and communities have a responsibility to exercise stewardship, care, and respect in the management of fresh water.	Mana o te Wai. Further the ephemeral streams connecting with Lake Wakatipu in the Central and Southern gullies and the modified Northern gully are to be enhanced through native revegetation and for the former two, stabilisation through erosion controls to manage the development stormwater directed to these gullies. Throughout construction erosion and sediment control procedures will be employed such that only clean or treated water will be discharged to Lake Wakatipu via either the Southern or Central gullies or Maori Jack Stream. In this the health and wellbeing of Lake Wakatipu and the broader Upper Lakes rohe are protected first throughout construction and post development. Suitable water can be supplied, stored and treated to meet the demand generated by this proposal in accordance with the QLDC Code of Practice, with provision for additional storage capacity in the future if needed. The proposed treatment as outlined in There will be no direct discharge of wastewater to water. Instead, land disposal is proposed, with the wastewater system designed in co-ordination with Stantec (**Appendix B**) and LEI (attached to **Appendix B**). The interconnectedness of water, and potential cumulative effects with the neighbouring Jacks Point disposal fields is recognised through the design such that nitrogen and phosphorus loading rates will remain similar to the existing
LF–WAI–P1 – Prioritisation	In all decision-making affecting fresh water in Otago, prioritise: 1. first, the health and well-being of water bodies and freshwater ecosystems (te hauora o te wai) and the contribution of this to the health and well-being of the environment (te hauora o te taiao) together with and the exercise of mana whenua to uphold these, 2. second, the health needs of people, (te hauora o te tangata) interacting with water through ingestion (such as drinking water and consuming resources harvested from the water body) and immersive activities (such as	

	harvesting resources and primary contact), and 3. third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future.	farming nutrient loss permitted by the Regional Plan Water, will have a dilution effect on the JPROA groundwater, along with monitoring measures described in AEE section 13.7 and the LEI assessment in **Appendix HH**. Overall, the proposal is consistent with the principles of Te Mana o te Wai and Ki uta ki tai, it protects the health of the water while ensuring the health needs of people are also maintained, restores and enhances biodiversity values through native replanting along reserves and gullies in co-ordination with Kāi Tahu runāka, follows sustainable land and water management practices. Furthermore, the sequencing for development is appropriate, given the site is identified for future urban growth and the site can be fully serviced from within the site, negating additional demand on local services. The proposal is consistent with the suite of objectives and policies under LF-WAI, LF-FW,
LF–WAI–P2 – Mana whakahaere	Recognise and give practical effect to Kāi Tahu rakatirataka in respect of fresh water by: 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, 4. incorporating mātauraka into decision making, management and monitoring processes, and 5. managing wai and its connections with whenua in a holistic and interconnected way – ki uta ki tai.	
LF–WAI–P3 – Integrated management/ki uta ki tai	Manage the use of fresh water and land, using an integrated approach that is consistent with tikaka and kawa, that: 1. sustains and, to the greatest extent practicable, restores or improves: (a) the natural connections and interactions between water bodies (large and small, surface and	

	ground, fresh and coastal, permanently flowing, intermittent and ephemeral), (b) the natural connections and interactions between land and water, from the mountains to the sea, (c) the habitats of mahika kai and indigenous species, including taoka species associated with the water bodies, 4. manages the effects of the use and development of land to maintain or enhance the health and well-being of freshwater, coastal water and associated ecosystems, 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 the potential effects of climate change on water bodies, including on their natural functioning, 7. has regard to cumulative effects, and 8. applies a precautionary approach where there is limited available information or uncertainty about potential adverse effects, in accordance with IM-P6	
LF–WAI–P4 – 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.	
LF-FW-O1A – Visions set for each FMU and rohe	In each FMU and rohe in Otago and within the timeframes specified in the freshwater visions in LF-VMO2 to LF-VM-O6: 1. healthy freshwater and estuarine ecosystems support healthy populations of indigenous species (including non-diadromous galaxiids and Canterbury mudfish) and mahika kai that are safe for consumption, 2. the interconnection of land, freshwater (including springs, groundwater, ephemeral water bodies, wetlands, rivers, and lakes) and coastal water is recognised, 3. fish passage within and between catchments is provided for except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats, 4. the form, function and character of water bodies reflects their natural characteristics and natural behaviours to the extent reasonably practicable, 5. the ongoing relationship of Kāi Tahu with wāhi tūpuna, including access to and use of water bodies, is sustained, 6. the health of the water supports the health of people and their connections with water bodies,	

	7. sustainable land and water management practices: a. support food and fibre production and the continued social, economic, and cultural well-being of Otago's people and communities, and b. improve the resilience of communities to the effects of climate change, and c. ensure communities are appropriately serviced by community water supplies, and other three waters infrastructure, 8. direct discharges of wastewater to water bodies are phased out to the extent reasonably practicable, and 9. freshwater is managed as part of New Zealand's integrated response to climate change and renewable electricity generation activities are provided for.	
LF–VM–O2 – Clutha Mata-au FMU vision	In the Clutha Mata-au FMU, and in addition to the matters in LF-FW-O1A: 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 136 and into the awa, **(1A**) sustainable abstraction occurs from lakes, river main stems or groundwater in	

	preference to tributaries, to the extent reasonably practicable, 6. the national significance of the ongoing operation, maintenance and upgrading of the Clutha hydroelectricity generation scheme, including its generation capacity, storage and operational flexibility and its contribution to climate change mitigation, is recognised and protected, and potential further development is provided for within this modified catchment, **(6A)** water bodies support a range of outdoor recreation opportunities, 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, **(7A)** in the Lower Clutha rohe, opportunities to restore the natural form and function of water bodies are promoted wherever practicable, and 8. the outcomes sought are to be achieved within the following timeframes: c. by 2030 in the Upper Lakes rohe, d. by 2045 in the Dunstan and Roxburgh rohe, and	

	e. by 2050 in the Manuherekia and Lower Clutha rohe.	
LF–FW–O8 – Fresh water	In Otago's water bodies and their catchments: (5) The significant and outstanding values of Otago's outstanding water bodies are identified and protected	
LF–FW–O9 – Wetlands	Otago's wetlands are protected from inappropriate subdivision, use and development and, where degraded, restoration is promoted so that: 1. mahika kai and other mana whenua values are sustained and enhanced now and for future generations, 2. there is no net decrease, and preferably an increase, in the extent and diversity of wetland indigenous ecosystem types and habitats, and 3. there is no reduction and, where degraded, there is an improvement in wetland ecosystem health, hydrological functioning, amenity values, extent or water quality, and 4. their flood attenuation and water storage capacity is maintained or improved.	The proposal is not consistent with the objective and policies for wetlands because five of the six identified natural inland wetlands will be destroyed through earthworks and development of roading and future buildings. The remaining wetland, ephemeral Wetland 3 is being retained, protected and enhanced through being located within a Recreation Reserve and development and implementation of a Wetland Management Plan to protect its values.
LF–FW–O10 – Natural character	The natural character of wetlands, lakes and rivers and their margins is preserved and protected from inappropriate subdivision, use and development.	Due to the loss of five small wetlands the proposal is not wholly consistent with this objective however the subdivision is appropriate in this context.

LF–FW–P7 – Fresh water	Environmental outcomes, attribute states (including target attribute states), environmental flows and levels, and limits ensure that: 1. the health and well-being of water bodies and freshwater ecosystems is maintained or, if degraded, improved, 2. the habitats of indigenous species with life stages dependent on water bodies are protected and sustained, **(2A)** the habitats of trout and salmon are protected insofar as this is consistent with (2), **(2B)** fish passage is provided for, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats, 3. specified rivers and lakes are suitable for primary contact within the following timeframes: a. by 2030, 90% of rivers and 98% of lakes, and b. by 2040, 95% of rivers and 100% of lakes, and 4. resources harvested from water bodies including mahika kai and drinking water are safe for human consumption.	The application demonstrates that the health of water and ecosystems is maintained and improved where possible, Mahika kai and drinking water will not be adversely impacted. The ephemeral streams within the gullies have been assessed by Beale Consultants (**Appendix D**) as not supporting any fish or any stream macroinvertebrates. The proposal is consistent with this policy.

LF–FW–P7A – Water allocation and use	Within limits and in accordance with any relevant environmental flows and levels, the benefits of using fresh water are recognised and over-allocation is either phased out or avoided by: 1. managing over-allocation as set out in LF-FW-M6, 2. allocating fresh water efficiently to support the social, economic, and cultural well-being of people and communities to the extent possible within limits, including for: a. community drinking water supplies, b. maintaining generation output and capacity from existing renewable electricity generation schemes, c. mana whenua customary or cultural needs and activities, and d. primary production, 3. ensuring that no more fresh water is abstracted than is necessary for its intended use, 4. ensuring that the efficiency of fresh water abstraction, storage and conveyancing infrastructure is improved, 5. providing for the harvesting and storage of fresh water to meet increasing demand for water, to manage water scarcity conditions and to provide resilience to the effects of climate change, and	The sedimentary catchment for the aquifer water source is identified as being well under allocated currently (Stantec Report **Appendix B**). Freshwater will be sourced via an existing bore with capacity for up to 1,900 lots, while a second bore location has been identified to supply the remaining lots if an alternative agreement to utilise a neighbouring existing bore cannot be reached. The extent of freshwater abstracted is limited to that necessary to supply the development with suitable drinking water and fire fighting supply and promotes efficiency through sharing resources between users. Consent conditions will ensure the supply, conveyance and storage of water is established and maintained effectively and efficiently.

	6. providing for spatial and temporal sharing of allocated fresh water between uses and users where feasible.	
LF-FW-P10A – Managing wetlands	Otago's wetlands are managed: 1. in the coastal environment, in accordance with the NZCPS in addition to (2) and (3) below, 2. by applying clause 3.22(1) to (3) of the NPSFM to all wetlands, and 3. to improve the ecosystem health, hydrological functioning and extent of wetlands that have been degraded or lost by promoting: a. an increase in the extent and condition of habitat for indigenous species, b. the restoration of hydrological processes, c. control of pest species and vegetation clearance, and d. the exclusion of stock, except where stock grazing is used to enhance wetland values.	The remaining Wetland 3 will be improved through this development consistent with part 3 of this policy.
LF–FW–P11 – Otago's outstanding water bodies	Otago's outstanding water bodies are: 1. the Kawarau River and tributaries described in the Water Conservation (Kawarau) Order 1997, 2. Lake Wanaka and the outflow and tributaries described in the Lake Wanaka Preservation Act 1973, and	Acknowledged

	4. any other water bodies identified in accordance with APP1	
LF–FW–P13 – Preserving natural character and instream values	Preserve the natural character and instream values of lakes and rivers and the natural character of their beds and margins by: 1. avoiding the loss of values or extent of a river, unless: a. there is a functional need for the activity in that location, and b. the effects of the activity are managed by applying the effects management hierarchy (in relation to natural inland wetlands and rivers), 2. not granting resource consent for activities in (1) unless the consent authority is satisfied that: a. the application demonstrates how each step of the effects management hierarchy (in relation to natural inland wetlands and rivers) will be applied to the loss of values or extent of the river, and b. any consent is granted subject to conditions that apply the effects management hierarchy (in relation to natural inland wetlands and rivers) in respect of any loss of values or extent of the river, c. if aquatic offsetting or aquatic compensation is applied, the applicant	The proposal includes and network of open space reserves that incorporate existing feature and will overtime, improve and enhance those features and their natural character. This includes the re-vegetation of Southern and Central gullies, improvements to Wetland 3, and general landscape improvements with the blue green network. As such the proposal is consistent with the intent of LF-FW-P13 and P14.

	has complied with principles 1 to 6 in Appendix 6 and 7 of the NPSFM, and has had to regard to the remaining principles in Appendix 6 and 7 of the NPSFM, as appropriate, and d. if aquatic offsetting or aquatic compensation is applied, any consent granted is subject to conditions that will ensure that the offspring or compensation will be maintained and managed over time to achieve the conservation outcomes, 3. establishing environmental flow and level regimes and water quality standards that support the health and well-being of the water body, 4. to the extent practicable, sustaining the form and function of a water body that reflects its natural behaviours, 5. recognising and implementing the restrictions in Water Conservation Orders, 6. preventing the impounding or control of the level of Lake Wanaka, 7. preventing modification that would permanently reduce the braided character of a river, 8. controlling the use of water and land that would adversely affect the natural character of the water body, and	

	9. maintaining or enhancing the values of riparian margins to support habitat and biodiversity, reduce contaminant loss to water bodies and support natural flow behaviour.	
LF–FW–P14 – Restoring natural character and instream values	Where the natural character or instream values of lakes and rivers or the natural character of their margins has been reduced or lost, promote actions that, where practicable: 1. restore a form and function that reflect the natural behaviours of the water body, 2. improve water quality or quantity where it is degraded, 3. increase the presence, resilience and abundance of indigenous flora and fauna, including by providing for fish passage within river systems, and where necessary and appropriate, creating fish barriers to prevent incursions from undesirable species, 4. improve water body margins by naturalising bank contours and establishing indigenous vegetation and habitat, and 5. restore natural connectivity between and within water systems	
LF–FW–P15 – Stormwater discharges	Minimise the adverse effects of direct and indirect discharges of stormwater to fresh water by: 2. requiring:	This proposal is a comprehensive development of land identified through the Queenstown Lakes Spatial Plan as being fit for future urban development. Being comprehensively designed, the application takes a holistic view and account of all stormwater flows through and from the development ensuring the volume of

	(ab) integrated catchment management plans for management of stormwater in urban areas, a. (b) all stormwater to be discharged into a reticulated system, where one is made available by the operator of the reticulated system, unless alternative treatment and disposal methods will result in the same or improved outcomes for fresh water, b. (c) implementation of methods to progressively reduce unintentional stormwater inflows to wastewater systems, c. (e) that any stormwater discharges do not prevent water bodies from meeting any applicable water quality standards set for FMUs and/or rohe, and d. (f) the use of water sensitive design techniques wherever practicable, and 3. promoting the reticulation of stormwater in urban areas where appropriate, and 4. promoting source control as a method for reducing contaminants in discharges and the use of good practice guidelines for managing stormwater	water that leaves the site does not exceed pre-development flows, and is controlled in terms of flow volumes and contaminants removed consistent with this policy.

LF–FW–P16 – Discharges containing animal effluent, sewage, greywater and industrial and trade waste	Minimise the adverse effects of direct and indirect discharges containing animal effluent, sewage, greywater and industrial and trade waste to fresh water by: 1. phasing out existing discharges containing sewage or industrial and trade waste directly to water to the extent practicable, 2. requiring: a. new discharges containing sewage or industrial and trade waste to be to land, b. discharges of animal effluent from land-based primary production to be to land, c. that all discharges containing sewage or industrial and trade waste are discharged into a reticulated wastewater system, where one is made available by its owner, unless alternative treatment and disposal methods will result in improved outcomes for fresh water, d. implementation of methods to progressively reduce the frequency and volume of wet weather overflows and minimise the likelihood of dry weather overflows occurring from reticulated wastewater systems, e. on-site wastewater systems and animal effluent systems to be	Wastewater from the development will be collected via a new purpose built wastewater system, that will effectively treat and discharge wastewater to land, consistent with this policy.

	designed and operated in accordance with best practice standards, f. that any discharges do not prevent water bodies from meeting any applicable water quality standards set for FMUs and/or rohe, 3. to the greatest extent practicable, requiring the reticulation of wastewater in urban areas, and 4. promoting source control as a method for reducing contaminants in discharges	
LF–LS–O11 – Land and soil	The availability and productive capacity of highly productive land for primary production is protected now and for future generations.	The site is located within a *'future urban area'* identified through the Queenstown Lakes Spatial Plan 2021, and therefore the rural zoned part is not productive land.
UFD–O4 – Development in rural areas	Development in Otago's rural areas occurs in a way that: (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.	
LF–LS–P18 – Soil erosion	Minimise soil erosion, and the associated risk of sedimentation in water bodies, resulting from land use activities by: (2) maintaining vegetative cover on erosion-prone land, to the extent practicable,	Proposed earthworks will be undertaken in a stages approach as necessary for each stage of the subdivision and in accordance with an approved Erosion and Sediment Control Plan which will effectively minimise soil exposure and erosion.

	(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 (3) promoting activities that enhance soil retention.	
LF–LS–P20 – Land use change	Promote changes in land use or land management practices that support and improve: 1. the sustainability and efficiency of water use, 2. resilience to the impacts of climate change, or 3. the health and quality of soil, or 4. water quality	The health and well being of water is maintained through appropriate wastewater treatment and disposal to land rather than disposal to water. Stormwater runoff will be managed during construction through erosion and sediment control practices as above. Development stormwater will be managed through an integrated stormwater system that ensures stormwater leaving the site is at or below predevelopment flows as required by the QLDC Code of Practice. Riparian margins will be enhanced through a combination of low-level planting along the base of gullies, taller native trees on the gully sides, and shrubland species along the upper slopes along the Southern and Middle gullies. The modified northern gully will also benefit from enhanced native shrubland planting along the outer channel edge. Combined these aspects enable the proposal to maintain and enhance the wellbeing of the freshwater ecosystem of the Upper Lakes Rohe.
LF–LS–P21 – Land use and fresh water	The health and well-being of water bodies and freshwater ecosystems is maintained to meet environmental outcomes set for Freshwater Management Units and/or rohe by: 1. reducing or otherwise maintaining the adverse effects of direct and indirect discharges of contaminants to water from the use and development of land, 2. managing land uses that may have adverse effects on the flow of water in surface water bodies or the recharge of groundwater, 3. recognising the drylands nature of some of Otago and the resulting low water availability, and	

	4. maintaining or, where degraded, enhancing the habitat and biodiversity values of riparian margins.	As such the proposed land use change is consistent with P-20 and P21.
LF–LS–P19 – Highly productive land	Maintain the availability and productive capacity of highly productive land by: 1. identifying highly productive land based on the following criteria: d. land must be identified as highly productive land if: i. it is in a general rural zone or rural production zone, and ii. it is predominantly LUC 1, 2, or 3 land, and iii. it forms a large and geographically cohesive area, e. land may be identified as highly productive land if; i. it is in a general rural zone or rural production zone, and ii. it is not LUC 1, 2, or 3 land, and iii. it is or has potential to be highly productive for land-based primary production in Otago, having regard to the soil type, the physical characteristics of the land and soil, and the climate, and f. land must not be identified as highly productive land if it was identified for	While not a future development strategy for the purpose of the NPS-Urban Development, the Queenstown Lakes Spatial Plan 2021 is a strategic planning document that identifies areas suitable for future urban development and created before 17 October 2022. Therefore, the land within the site cannot be considered highly productive land as it is identified a *future urban area* within the Spatial Plan 2021.

	future urban development on or before 17 October 2022, and 2. (2) prioritising the use of highly productive land for land-based primary production in accordance with the NPSHPL	
LF–LS–P22 – Public access	Provide for public access to and along lakes and rivers by: 1. maintaining existing public access, 2. seeking opportunities to enhance public access, including access by mana whenua in their role as kaitiaki and for gathering of mahika kai, and 3. encouraging landowners to avoid restricting access unless it is necessary to protect: a. health and safety, b. significant natural areas, c. areas of outstanding natural character, d. outstanding natural features and landscapes, e. places or areas with special or outstanding historic heritage values, or f. places or areas of significance to Kāi Tahu, including wāhi taoka, wāhi tapu and wāhi tūpuna, g. establishing vegetation, or h. a level of security consistent with the operational requirements of a lawfully established activity.	The site in part adjoins the Lake Wakatipu foreshore. Provision is made for greater public access throughout the development within the road network and integrated reserve network, consistent with this policy.

ECO–O1 – Indigenous biodiversity	Otago's indigenous biodiversity is healthy and thriving and any overall decline in condition, quantity and diversity is halted.	As discussed throughout, converting this current farmland to urban includes extensive native planting across the proposed reserve network, including gully and wetland restoration and enhancement, complimentary pest and weed control, which will assist to enhance biodiversity values. Mana whenua have been involved and will continue to be involved in plant selections enabling Kai Tahu to exercise kaitiaki. The proposal is consistent with this objective and suite of policies.
ECO–O2 – Restoring and enhancing	Restoration and enhancement activities result in an overall increase in the extent and occupancy of Otago's indigenous biodiversity.	
ECO–O3 – Kaitiakitaka and stewardship	Mana whenua exercise their role as kaitiaki of Otago's indigenous biodiversity, and Otago's communities are recognised as stewards, who are responsible for: 1. te hauora o te koiora (the health of indigenous biodiversity), te hauora o te taoka (the health of species and ecosystems that are taoka), and te hauora o te taiao (the health of the wider environment), while 2. providing for te hauora o te takata (the health of the people).	
ECO–P1 – Kaitiakitaka	Enable Kāi Tahu to exercise their role as kaitiaki of Otago's indigenous biodiversity by: 1. partnering with Kāi Tahu in the management of indigenous biodiversity to the extent desired by mana whenua, **(1A)** working with Kāi Tahu to identify indigenous species and ecosystems that are taoka, 2. incorporating the use of mātauraka Māori in the management and monitoring of indigenous biodiversity, and	

	3. facilitating access to and use of indigenous biodiversity by Kāi Tahu, including mahika kai, according to tikaka	
ECO–P3 – Protecting significant natural areas and taoka	Outside the coastal environment, and except as provided for by ECO-P4 and ECO-P5A, protect significant natural areas and indigenous species and ecosystems that are taoka by: 1. first avoiding adverse effects that result in: (aa) loss of ecosystem representation and extent, (ab) disruption to sequences, mosaics, or ecosystem function, (ac) fragmentation of significant natural areas or the loss of buffers or connections within an SNA, (ad) a reduction in the function of the significant natural area as a buffer or connection to other important habitats or ecosystems, or (ae) a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an significant natural area for any part of their life cycle, b. any loss of taoka values identified by mana whenua as requiring protection under ECOP2(2), and	

	2. after (1), applying the effects management hierarchy (in relation to indigenous biodiversity) to areas and values other than those covered by ECO-P3(1), and 3. prior to significant natural areas and indigenous species and ecosystems that are taoka being identified and mapped in accordance with ECO-P2, adopt a precautionary approach towards activities in accordance with IM-P6(2).	
ECO–P6 – Maintaining indigenous biodiversity	Outside the coastal environment and excluding areas protected under ECO-P3, manage Otago's indigenous biodiversity by: 1. applying the effects management hierarchy (in relation to indigenous biodiversity) to manage significant adverse effects on indigenous biodiversity), and 2. requiring the maintenance of indigenous biodiversity for all other adverse effects of any activity, and 3. notwithstanding (1) and (2) above, for regionally significant infrastructure and nationally significant infrastructure that is either renewable electricity generation or the National Grid avoid, remedy or mitigate adverse effects to the extent practicable.	
ECO–P10 – Integrated approach	Manage indigenous biodiversity and the effects on it from subdivision, use and development in an integrated way, which means:	

	1. ensuring any permitted or controlled activity in a regional plan or district plan rule does not compromise the achievement of ECO-O1, 2. recognising the interactions ki uta ki tai (from the mountains to the sea) between the terrestrial environment, fresh water, and the coastal marine area, including: a. the migration of fish species between fresh and coastal waters, and b. the effects of land-use activities on coastal biodiversity and ecosystems, **(2A)** acknowledging that climate change will affect indigenous biodiversity and managing activities which may exacerbate the effects of climate change, 3. providing for the coordinated management and control of subdivision, use and development, as it affects indigenous biodiversity across administrative boundaries, 4. working towards aligning strategies and other planning tools required or provided for in legislation that are relevant to indigenous biodiversity, 5. recognising the critical role of people and communities in actively managing the remaining indigenous biodiversity occurring on private land, and 6. adopting regulatory and non-regulatory regional pest management programmes.	

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 well-being, their health and safety, and supports sustainable economic development and growth in the region.	The proposed water supply, wastewater treatment plant and provision for public transport is regionally significant infrastructure as defined in the pRPS. The application site is identified in the QLDC Spatial Plan as a future urban area. The infrastructure provision is co-ordinated with future land use planning, because the area is identified for future residential growth. Locating the infrastructure within the development area is efficient, and for the wastewater, the proposed method is preferred to the alternatives as discussed in the LEI AEE (**Appendix HH**), including conveyance and disposal to the QLDC Shotover treatment plant, which currently has operational challenges, and it is not certain development of Homestead Bay could be accommodated. The proposed wastewater system will cater to the proposed development capacity through a suitable ground disposal method, with the potential to cater to more development in the surrounding area, providing greater resilience in the Queenstown wastewater network. The Homestead Bay site is not identified as a 'significant natural area', 'outstanding natural landscape or feature', 'outstanding water body', 'area or place of significance or outstanding historic heritage' or wahi tupuna'. It does encompass six natural inland wetlands of which five will be destroyed. The wastewater LTA's
EIT–INF–O5 – Integration	Development of infrastructure, as well as land use change, occurs in a co-ordinated manner to minimise adverse effects on the environment and increase efficiency in the delivery, operation and use of the infrastructure.	
EIT–INF–P10 – Recognising resource requirements	Decision making on the allocation or use of natural and physical resources must take into account the functional needs and operational needs of nationally significant infrastructure and regionally significant infrastructure	
EIT-INF-P12 – Upgrades and development	Provide for upgrades to existing, and development of new, *nationally significant infrastructure* or *regionally significant infrastructure* while ensuring that: 1. it is designed and located, as far as practicable, to maintain functionality during and after *natural hazard* events, 2. it is, as far as practicable, co-ordinated with long-term *land use* planning, and 3. its delivery, operation or use is efficient.	

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, nationally significant infrastructure and regionally significant 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. wetlands, d. outstanding water bodies, f. areas or places of significant or outstanding historic heritage, and g. wāhi tupuna, and 2. (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: a. (a) for nationally or regionally significant infrastructure: i. in significant natural areas, in accordance with ECO–P4,and ECO-P6, ii. in wetlands, in accordance with the relevant provisions in the NESF, iii. in outstanding water bodies, in accordance with LF–FW-P12,	are not within remaining wetland '3', at closest the proposed LTA's are 60m from the wetland, a greater distance than the permitted 50m separation. The proposed water supply is from two bores located within the application site. The Stantec Report (**Appendix B**) states that the source aquifer appears to be secure in terms of drinking water quality and can be appropriately treated without the additional broad-spectrum treatment that a lake water take requires. The aquifer is not a declared aquifer in the Regional Plan Water. Sourcing water from within the development site provides efficiencies, resilience and a sustainable method for functionally serving the development needs of this future urban area. The proposed development of new regionally significant infrastructure to service this development of an identified future urban area is therefore consistent with EIT-INF-O4, -O5, -P10, -P12, P13, -P14, and P17.

	(iiia) in relation to wāhi tūpuna, in accordance with HCV-WT-P2, iv. (iv) in other areas listed in EIT–INF–P13 (1) above, the adverse effects of the infrastructure on the values that contribute to the area's importance shall be: (I) remedied or mitigated to the extent practicable, (II) where they cannot be practicably remedied or mitigated, regard shall be had to offsetting and/or compensation of more than minor residual adverse effects. b. for all infrastructure that is not nationally significant infrastructure or regionally significant infrastructure, avoid adverse effects on the values that contribute to the area's outstanding nature or significance except in relation to historic heritage which is not significant or	

	outstanding, then HCV-HH-P5(3) will apply	
EIT–INF–P14 – Decision making considerations	When considering proposals to develop or upgrade infrastructure: 1. require consideration of alternative sites, methods and designs if adverse effects are potentially significant or irreversible, and 2. utilise the opportunity of substantial upgrades of infrastructure to reduce adverse effects that result from the existing infrastructure, including on sensitive activities, where appropriate	
EIT–INF–P17 – 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.	
EIT–EN–O3 – Energy use	Development is located and designed to facilitate the efficient use of energy and to reduce demand if possible, minimising the contribution that Otago makes to total greenhouse gas emissions.	The subdivision can be appropriately serviced by electricity distribution as confirmed by PowerNet (**Appendix B**), consistent with this objective and policy.
EIT-EN-P9A – Providing for electricity distribution	Recognise and provide for electricity distribution infrastructure, by all of the following: 1. recognising the functional needs of electricity distribution activities; 2. restricting the establishment of activities that may result in reverse sensitivity effects;	

	3. avoiding, remedying or mitigating adverse effects from other activities on the functional needs of that infrastructure; 4. minimising adverse effects of new and upgraded electricity distribution infrastructure on existing land uses; 5. identifying significant electricity distribution infrastructure and managing effects of potentially incompatible activities through methods such as corridors.	
EIT–TRAN–O7 – Effective, efficient, and safe transport	Otago has an integrated air, land and water-based transport network that: 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.	The Applicant is proposing a number of upgrades, transport connections and is facilitating public and active transport connections as part of the proposal which are all to be tied to specific timings of the development. These will provide some mitigation of the potential transport effects of the proposed development discussed throughout the Stantec ITA, WSP traffic effects assessment (**Appendices V and GG**) and summarised through AEE section 13.6. What is universally acknowledged through the Spatial Plan and transport analysis for this development, is that congestion through the Southern Corridor is growing, regardless of this development, and that a major shift away from private vehicle use will be critical to support future travel demand through the southern corridor. While the proposal will contribute to adverse effects on the transport network, the development is logical and
EIT–TRAN–O8 – 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.	
EIT–TRAN–O9 – Effects of the transport system	The contribution of transport to Otago's greenhouse gas emissions is reduced and communities are less reliant on fossil fuels for transportation.	

EIT–TRAN–P18 – 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: 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	strategic urban growth, with provision made to address the transport effects, to provide opportunity for modal shift, facilitate safe egress to the State Highway, and integrating internal roading to provide internal circulation within the broader Southern Corridor developments. Overall, the proposal contributes to a well-connected, resilient community with effective, efficient and safe transport network with opportunity for modal shift consistent with objectives EIT-TRAN-O7, -O8 and -O9 and the subset of Policies as relevant to this application.
EIT–TRAN–P19 – Transport system design	Resilience and adaptability of the transport system supports efficient networks for the transport of people and goods that are sustained, improved, and responsive to growth by: 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.	
EIT–TRAN–P20 – Public transport	Maintenance and development of the transport system enhances the uptake of public transport by: 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.	
EIT–TRAN–P21 – Operation of the transport system	The efficient and effective operation of the transport system is maintained by: 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 modes, and 6. encouraging a shift to using renewable energy sources.	

EIT–TRAN–P22 – Sustainable transportation	Enable the development of sustainable transport networks that enhance the uptake of new technologies and reduce reliance on fossil fuels throughout Otago.	
HAZ–NH–O1 – Natural hazards	Risks to people, communities and property from natural hazards within Otago are maintained where they are acceptable, and managed to ensure they do not exceed a tolerable level.	The potential impact from natural hazards has been considered through the Geosolve Geotechnical Report (**Appendix B**), accounting for the RCP8.5 climate change scenario for rainfall and snow melt and further summarised a Section 13.10 of the AEE. Overall, with mitigation measures for flooding; minimum freeboard for buildings and deflection bunds along SH6 as designed and discussed in the Stantec Engineering Report (**Appendix B**) the most significant flooding risk is eliminated. All other risks are assessed as acceptable using the qualitative assessment criteria in the RPS. Therefore the proposal is consistent with the HAZ relevant suite of objectives and policies.
HAZ–NH–P2 – Risk assessments	Within areas identified under HAZ-NH-P1 as being to natural hazards, assess natural hazard risk as significant, tolerable, or acceptable by determining a range of natural hazard event scenarios and their potential consequences in accordance with the criteria set out within APP6.	
HAZ–NH–P3 – New activities	Once the level of natural hazard risk associated with an activity has been determined in accordance with HAZ–NH–P2, manage new activities to achieve the following outcomes: 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 and 3. when the natural hazard risk is acceptable, maintain the level of risk	
HAZ–NH–P5 – Precautionary approach to	Where the natural hazard risk, either individually or cumulatively, is uncertain or unknown, but potentially significant or irreversible, apply a	

natural hazard risk	precautionary approach to identifying, assessing and managing that risk by adopting an avoidance or adaptive management response.	
HAZ–NH–P6 – Protecting features and systems that provide hazard mitigation	Protect the ability of natural or modified features and systems to mitigate the effects of natural hazards and climate change.	
HAZ–NH–P7 – Mitigating natural hazards	Prioritise risk management approaches that reduce the need for hard protection structures or similar engineering interventions, and provide for hard protection structures only when: (1A) 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 and property, including displacement of risk off-site, c. the adverse effects of the hard protection structures can be adequately managed, and d. the mitigation is viable in the reasonably foreseeable long term or	

	provides time for future adaptation methods to be implemented, or (1B) the hard protection structure protects a lifeline utility, or a facility for essential or emergency services.	
HAZ–CL–O3 – Contaminated land	Contaminated land and waste materials are managed to protect human health and do not harm Kāi Tahu, values and the environment in Otago	Proposed earthworks will disturb likely contaminated land as detailed in the PSI (**Appendix E**). The intention is to remediate with each stage of subdivision as necessary, and this is secured with a condition of consent (**Appendix T**) which requires a DSI to be submitted to the QLDC and ORC for review and certification prior to commencing a stage of the proposal which contains an identified HAIL site, and the recommendations of the DSI implemented prior to s224c. This is an appropriate management technique, such that the proposal is consistent with the objective and policy.
HAZ–CL–P14 – Managing contaminated land	Manage contaminated or potentially contaminated land so that it does not pose an unacceptable risk to people and the environment, by: 1. assessing and, if required, monitoring contaminant levels and environmental risks, 2. protecting human health in accordance with regulatory requirements, 3. avoiding, as the first priority, and only where avoidance is not reasonably practicable, mitigating or remediating, adverse effects of the contaminants on the environment, 4. requiring closed landfills to be managed in accordance with a closure plan that sets out monitoring requirements and, where necessary, any remedial actions required to address ongoing risks, and 5. prioritising the identification and management of closed landfills and contaminated land at risk from the effects of climate change	

NFL–O1 – 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	The landscape character of this currently rural site will change and there will be a high degree of adverse effects in that regard. However, the land is identified as future urban because it has capacity to absorb development given it is wedged between existing urban and rural residential development. While rural currently, the site is not within an Outstanding Natural Landscape or Feature, though it can be seen with the backdrop of the Remarkables and viewed from Lake Wakatipu which are both ONL's. The RMM report (**Appendix FF**) finds it unlikely these ONLs will be compromised despite the noticeable change because of the design approach which includes proposed native revegetation of the scarp face, the property setbacks from the scarp edge and the internal hummock remaining free of development, given it is proposed to be in a reserve. Given this, the proposed subdivision, use and development of land does protect the surrounding ONL values is not considered inappropriate in the context. It is consistent with NFL-O1 and P2.
NFL–P2 – Protection of outstanding natural features and landscapes	Protect outstanding natural features and landscapes from inappropriate subdivision, use and development by: (1A) avoiding exceeding the landscape capacity of the natural feature or landscape, (1) maintaining the values that contribute to the natural feature or landscape being considered outstanding, even if those values are not themselves outstanding, (2) avoiding, remedying or mitigating other adverse effects; and (3) managing the adverse effects of infrastructure on the values of outstanding natural features and landscapes in accordance with EIT-INF-P13	
UFD–O1 – Development of urban areas	The development and change of Otago's urban areas occurs in a strategic and coordinated way, which:	This proposal seeks to develop land identified in the QLDC Spatial Plan 2021 as a *future urban area*.

	(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.	Recognising existing capacity constraints, this proposal sees the Developer providing new communal drinking and firefighting water supply and wastewater treatment and disposal all within the site. These services are sufficient to meet the demand for the intended future residential and commercial uses, are designed to accord with the QLDC Code of Practice, and able to be vested in Council for the public benefit. The mixture of residential living opportunities that are proposed, will contribute to provision of housing bottom lines initially in the short-, medium- term through subdivision and release of the individual residential lots, and in the medium- long term as the medium and high-density residential lots are realised. Three commercial super lots are proposed ranging in size and comprising approximately 2.5 hectares of commercial land. These lots will enable a variety of activities to support the emerging and surrounding residential area. These lots all front the main road through the subdivision with provision for public transport. Opportunities for resilience are achieved through the proposed additional water and wastewater solutions, avoiding additional load on the existing Council water supply and wastewater systems. The opportunity is available for an additional primary school should the Ministry of Education want that opportunity,
UFD–P1 – Strategic planning	Strategic planning processes, undertaken at an appropriate scale and detail, precede urban growth and development and: (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 infrastructure and additional infrastructure will be provided, and by whom, (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,	

	(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, (5) indicate how connectivity will be improved and connections will be provided within urban areas, (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, (7) facilitate involvement of the current community and respond to the reasonably foreseeable needs of future communities, and (8A) identify areas of potential conflict between incompatible activities and sets out the methods by which these are to be resolved.	potential reducing demand on the existing Hanley Downs Kura, and including the commercial precinct may provide opportunity to reduce travel demand through opportunities for local employment. Provision is made for active travel and extension to the public transport networks along with extensive open space and new connections to the lake. Together these aspects all represent the qualities of a well-functioning urban environment. As discussed already, Kai Tahu have been involved throughout the design process, with iwi matters taken on board and addressed through the final design, with the intention for more ongoing involvement. The land is not highly productive land. As such, the proposed urban expansion is appropriate and consistent with the UFD objectives and policies.
UFD–P4 – Urban expansion	Expansion of existing urban areas may occur where at a minimum the expansion:	

	(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,	

	(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 industry activities when determining the location of the new urban/rural boundary.	
UFD–P5 – Commercial activities	Provide for commercial activities in urban areas by: 1. enabling a wide variety and scale of commercial activities, social, recreational and cultural activities to concentrate in city, metropolitan, town centres 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.	

Regional Plan: Water for Otago		
Objectives – Natural and Human Use Values		
5.3.1	To maintain or enhance the natural and human use values, identified in Schedules 1A, 1B and 1C, that are supported by Otago's lakes and rivers.	The application is within a future urban area, collaboratively designed for the future community. Recreational values are enhanced along with Kai Tahu values (discussed in detail in the pRPS assessment above), extensive gully restoration and trail formation provide access to the lake shore and viewing areas provide opportunity for enjoying the lakeside and view values. The RMM Landscape Report finds that while the development will be a noticeable change, the Lake Wakatipu Outstanding Natural Landscape values beyond (viewed from the lake) are unlikely to be compromised given the reserves and revegetation along the scarp with built form behind. The Stantec and LEI reports (**Appendix B**) demonstrate that the use of water and disposal of stormwater and wastewater can be undertaken without leading to adverse effects on the water resource, particularly Lake Wakatipu, in terms of water quality. Overall, the proposal is consistent with these objectives
5.3.2	To maintain or enhance the spiritual and cultural beliefs, values and uses of significance to Kai Tahu, identified in Schedule 1D, as these relate to Otago's lakes and rivers.	
5.3.3	To protect the natural character of Otago's lakes and rivers and their margins from inappropriate subdivision, use or development.	
5.3.4	To maintain or enhance the amenity values associated with Otago's lakes and rivers and their margins.	
5.3.5	To maintain or enhance public access to and along the margins of Otago's lakes and rivers.	
5.3.6	To provide for the sustainable use and development of Otago's water bodies, and the beds and margins of Otago's lakes and rivers.	The proposed water take is from a substantially under-allocated aquifer and is a sustainable use of the groundwater resource consistent with this policy.

5.3.8	To avoid the exacerbation of any natural hazard or the creation of a hazard associated with Otago's lakes and rivers.	The proposal involves a defence against water to help divert alluvial fan flooding coming from the Remarkables around the development site and into natural gullies before exiting to Lake Wakatipu. This design is discussed in the Stantec Report (**Appendix B**) and demonstrates that the diversion channels eliminate the onsite flood areas. As such the proposal avoids exacerbating or creating natural hazard consistent with the policy.
Policies – Natural and Human Use Values		
5.4.2	In the management of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding, in preference to remedying or mitigating: 1. Adverse effects on: a. Natural values identified in Schedule 1A; b. Water supply values identified in Schedule 1B; c. Registered historic places identified in Schedule 1C, or archaeological sites in, on, under or over the bed or margin of a lake or river; d. Spiritual and cultural beliefs, values and uses of significance to Kai Tahu identified in Schedule 1D; e. The natural character of any lake or river, or its margins; f. Amenity values supported by any water body; and 2. Causing or exacerbating flooding, erosion, land instability, sedimentation or property damage.	There are sufficient setbacks from the LTA's to avoid any potentially adverse effects on natural character, amenity values, public access or heritage values associated with the nearest surface water body. Subdivision works will be undertaken in accordance with an Erosion and Sediment Control Plan to avoid exacerbating any erosion, land instability or sedimentation. The proposal will not exacerbate flooding or lead to property damage (**Appendix B**). The proposal is consistent with this policy.
5.4.3	Avoid adverse effects on existing lawful uses of surface or groundwater.	As assessed in Section 7 of **Appendix HH**, adverse effects on the Jacks Point Surface Water supply used for drinking water will be avoided through good management

		practices, the high-quality discharge and the nature of the site, therefore being consistent with this policy.
5.4.4	To recognise Kai Tahu's interests in Otago's lakes and rivers by promoting opportunities for their involvement in resource consent processing.	Kai Tahu have been involved in discussions about this application since the applicant purchased the land, as detailed further in the pRPS assessment above. Therefore, the application is consistent with this policy.
5.4.5	To recognise the Water Conservation (Kawarau) Order 1997 by: (a) Preserving, as far as possible, the waters set out in Schedule 1 of the Water Conservation Order in their natural state; (b) Protecting the outstanding characteristics of waters set out in Schedule 2 of the Water Conservation Order; and (c) Sustaining the outstanding amenity and intrinsic values set out in Schedules 1 and 2 of the Water Conservation Order.	The Water Conservation (Kawarau) Order 1997 is recognised in the application, which does not identify any adverse effect on the outstanding characteristics, amenity and intrinsic values associated with the Kawerau River and Lake Wakatipu. Therefore the proposal is consistent with this policy.
5.4.8	To have particular regard to the following features of lakes and rivers, and their margins, when considering adverse effects on their natural character: (a) The topography, including the setting and bed form of the lake or river; (b) The natural flow characteristics of the river; (c) The natural water level of the lake and its fluctuation; (d) The natural water colour and clarity in the lake or river; (e) The ecology of the lake or river and its margins; and	The site is partially adjacent for the Lake Wakatipu foreshore. The use and development of the land includes extensive planting and restoration of gullies whose ephemeral flows enter the lake. Stormwater will be managed such that the volume of water entering the lake are pre-development flows as required through the QLDC Code of Practice. The proposal is consistent with this policy.

	(f) The extent of use or development within the catchment, including the extent to which that use and development has influenced matters (a) to (e) above.	
5.4.9	To have particular regard to the following qualities or characteristics of lakes and rivers, and their margins, when considering adverse effects on amenity values: (a) Aesthetic values associated with the lake or river; and (b) Recreational opportunities provided by the lake or river, or its margins	The proposal includes an extensive trail network connecting to the Lake Wakatipu foreshore within reserve that provide for recreational opportunities and appreciating the lakes aesthetic values consistent with this policy.
Objectives – Water Quantity		
6.3.2	To provide for the water needs of Otago's primary and secondary industries, and community domestic water supplies.	Community water supply is provided through two bores within the site from an aquifer that is not a declared aquifer in the RPW, and a source that appears stable for the intended supply purpose as discussed in the Stantec report (**Appendix B**) and the pRPS assessment above. No conflict has been identified with the one nearby groundwater take consent with records showing only 0.09 million m^3/ per annum of groundwater is allocated in the Homestead Bay sedimentary basin and is therefore significantly under-allocated given the groundwater resource of this sedimentary basin is estimated as being at least 1.38millionm^3/per annum (Section 2.6.2 of Appendix HH).
6.3.2A	To maintain long term groundwater levels and water storage in Otago's aquifers.	
6.3.3	To minimise conflict among those taking water.	
Policies – Water Quantity		
6.4.0	To recognise the hydrological characteristics of Otago's water resources, including behaviour and trends in: (a) The levels and flows of surface water bodies; and (b) The levels and volumes of groundwater; and (c) Any interrelationships between adjoining bodies of water, when managing the taking of water From the explanation: *Before the Council can allocate water for taking, or grant a resource consent, there needs to be adequate understanding of the*	

	hydrological characteristics of potential sources. This includes knowledge of river flows and groundwater levels, interactions among connected ground and surface water bodies and net outflows of freshwater from aquifers. Integrated management of Otago's water resources requires knowledge of available water quantity from all sources.	The proposal is consistent with the objectives and policies for water quantity.
6.4.10A1	Enable the taking of water allocated as groundwater by Policy 6.4.1A, by: (a) Determining the volume available for taking as the maximum allocation limit less the assessed maximum annual take for an aquifer calculated using Method 15.8.3.1; and (b) Applying aquifer restrictions where specified in Schedule 4B.	
6.4.10A2	Define the maximum allocation limit for an aquifer as: (a) That specified in Schedule 4A; or (b) For aquifers not in Schedule 4A, 50% of the mean annual recharge calculated under Schedule 4D.	
6.4.10A3	For any aquifer, avoid allocating beyond the maximum allocation limit, unless the water: (a) Is for a non-consumptive take; or (b) Has been previously taken under a resource consent; or (c) Is for a new, consumptive take of a temporary nature that is necessary for construction or repair of a structure; or (d) Is in a rock formation having an average hydraulic conductivity of less than 1 x 10-5 metres per second, which is not an aquifer mapped in the C-series of this Plan, and is taken in connection with mineral extraction activities.	

6.4.10B	In managing the taking of groundwater, to have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained.	
6.4.10C	To require appropriate siting, construction and operation of new groundwater bores, to maintain artesian pressure in confined conditions and to promote such management for existing bores.	
Objective		
7.A.1	To maintain water quality in Otago lakes, rivers, wetlands, and groundwater, but enhance water quality where it is degraded.	The discharge of contaminants will not degrade water quality and there is not expected to be any significant effect on water quality given the high quality treatment proposed, subsurface nature of the discharge, separation distance between the LTA and surface water bodies, low application rate, general good management practices and dilution effects. Therefore, the proposal is consistent with these objectives.
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 values, including Kāi Tahu values.	
7.A.3	To have individuals and communities manage their discharges to reduce adverse effects, including cumulative effects, on water quality.	
Policies		
7.B.1	Manage the quality of water in Otago lakes, rivers, wetlands and groundwater by: (a) Describing, in Table 15.1 of Schedule 15, characteristics indicative of Good Quality Water; and (b) Setting, in Table 15.2 of Schedule 15, receiving water numerical limits and targets for achieving Good Quality Water; and (c) Maintaining, from the dates specified in Schedule 15, Good Quality Water; and (d) Enhancing water quality where it does not meet Schedule 15 limits, to meet those limits by the date specified in the Schedule; and (e) Recognising the differences in the effects and	Objectionable discharges of water or contaminants are avoided such that human use and Kāi Tahu values associated with water are maintained. There is potential for leaching of contaminants to groundwater given the wastewater land disposal method, however it is expected to have only less than minor effects and the taking of groundwater from this aquifer

	management of point and non-point source discharges; and (f) Recognising discharge effects on groundwater; and (g) Promoting the discharge of contaminants to land in preference to water.	will be sustained with analysis showing secure water quality can be achieved for ongoing human consumption. The proposal is consistent with policies 7.B.1-8 and 7.C.2.
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.	
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.	
7.B.4	When considering any discharge of water or contaminants to land, have regard to: (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.	
7.B.7	Encourage land management practices that reduce the adverse effects of water or contaminants discharged into water.	
7.C.2	When considering applications for resource consents to discharge contaminants to water, or onto or into land in circumstances which may result in any contaminant entering water, to have regard to: (a) The nature of the discharge and the sensitivity of the receiving environment to adverse effects; (b) The financial implications, and the effects on the environment of the proposed method of discharge when compared with alternative means; and (c) The	

	current state of technical knowledge and the likelihood that the proposed method of discharge can be successfully applied.	
7.C.5	Avoid significant adverse environmental effects and minimise other adverse effects on water bodies, with respect to discharges from any new stormwater reticulation system, or any extension to an existing stormwater reticulation system, by requiring: (a) The separation of sewage and stormwater; and (b) Measures to prevent contamination of the receiving environment by industrial or trade waste; and (c) The use of appropriate techniques to trap debris, sediments and nutrients present in runoff; and (d) Consideration of appropriate measures to reduce and/or attenuate stormwater being discharged from rain events; and (e) Consideration of appropriate measures for discharging to land, in preference to discharging directly to water, to address adverse effects on Kāi Tahu cultural and spiritual beliefs, values and uses.	Significant adverse effects are avoided from the stormwater system discharges, and mitigation of effects consistent with this policy. The waste and stormwater systems are separated with wastewater LTA's located a suitable distance from waterbodies and away from stormwater outlets. The stormwater system is designed to prevent contamination through appropriate roadside techniques and outlet traps, lined detention basins, and roof material restrictions. Vegetation enhancement, stabilisation and flow reduction techniques are proposed to manage how the stormwater flows into and in the gullies prior to exiting to Lake Wakatipu. Flood hazard mitigation is accounted for considering flows off the Remarkables.
7.C.13	Avoid in the first instance, and otherwise minimise, the adverse effects of discharges from new reticulated wastewater systems by: (a) Preferring discharges to land, unless adverse effects associated with a discharge to land are greater than a discharge to water; and (b) Requiring systems to be designed, operated, maintained and monitored in accordance with recognised industry standards; and (c) Requiring the implementation of appropriate: (i) Measures to minimise the frequency and volume of wet weather overflows; (ii) Measures to minimise the likelihood of dry weather overflows	Wastewater discharge to land is proposed once treated, and ongoing maintenance and monitoring of the entire system will ensure the system works appropriately, consistent with this policy.

	occurring; and (iii) Contingency measures to minimise the effects of discharges of wastewater as a result of system failure or overloading of the system; and (d) Recognising and providing for the relationship of Kāi Tahu with the water body, and having particular regard to any adverse effects on Kāi Tahu cultural and spiritual beliefs, values, and uses.	
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.	Subdivision earthworks will be managed via an approved Erosion and Sediment Control Plan to effectively avoid and minimise sediment loss to water consistent with this policy.
8.3.5 Objective	To maintain the passage of fish, or improve the passage of fish, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	The ephemeral streams within the gullies have also been assessed by Beale Consultants (**Appendix D**) as not supporting any fish.
8.5.5 Policy	In considering the construction, reconstruction or modification of defences against water, to have regard to: (a) The effectiveness of the proposed work; (b) The need for the defence; and (c) Any effect on existing defences.	The proposed bund along the SH6 boundary of the application site will act as a defence against water and divert stormwater flows towards the Southern and Northern Channels. The defence is needed because of the stormwater flows received across the development site from the Remarkables across SH6 as identified in the Geosolve hazards assessment (**Appendix B**). The design will effectively direct flows around the site into the existing gully network accounting for the new roundabout entry and engineered to achieve pre-development flows

		from the overall stormwater solution. The proposal is consistent with the policy.
8.7.1 Policy	To promote the creation, retention and enhancement of appropriate riparian vegetation where it will: (a) Maintain or enhance water quality, through the interception of non-point source contamination from adjacent land; (b) Enhance the aquatic ecosystems within a water body, and the habitat for flora and fauna on the margins; (c) Maintain or enhance the natural character of lakes and rivers and their margins; (d) Maintain or enhance amenity values; (e) Avoid, remedy or mitigate the adverse effects arising from flooding or erosion; (f) Be unlikely to have a significant adverse effect on desirable species already present, or adjacent to, and downstream from, that riparian vegetation; (g) Be unlikely to restrict existing public access along the beds and margins of Otago's lakes and rivers; (h) Be unlikely to have a significant adverse effect on the heritage value of any site, building, place or area; (i) Be unlikely to impose any significant operational constraints on existing network utilities; or (j) Enhance mahika kai values.	Riparian margins will be enhanced through a combination of low-level planting along the base of gullies, taller native trees on the gully sides, and shrubland species along the upper slopes along the Southern and Middle gullies. The modified northern gully will also benefit from enhanced native shrubland planting along the outer channel edge. Public access will be enhanced through the network of trails, including through the development to the lake foreshore enhancing mahinga kai and natural character values. The proposal is consistent with this policy.
9.3.3 Objective	To maintain the quality of Otago's groundwater.	As discussed earlier with policies 7.B, objective 6.3 and policies 6.4, the water take is from an aquifer that is under allocated meaning the take is sustainable and as above the potential discharge of contaminants into soil will have less than minor effect on ground water quality, and overall groundwater quality will be maintained consistent with this objective and policy.
9.4.1 Policy	In managing any activity involving the taking of groundwater or the discharge of contaminants, to ensure that the suitability of aquifers to support the recognised uses of groundwater identified in Schedule 3 is maintained.	

9.4.14	To require appropriate siting, construction and operation of new groundwater bores, to prevent: (a) Contaminants from entering an aquifer; and (b) The contamination of groundwater in any aquifer from the groundwater in another aquifer; and to promote such management for existing bores.	The Stantec report outlines the likely borefield infrastructure for the new bore which will be installed, operated and managed consistent with this policy.
9.4.21	To support appropriate codes of practice and management guidelines for land use activities which may result in contaminants entering groundwater.	As per earlier, the stormwater and wastewater systems will be appropriately constructed, managed and monitored to mitigate potential contaminants entering the groundwater consistent with this policy.
10.3.1 Objective	Otago's wetlands and their individual and collective values and uses will be maintained or enhanced for present and future generations.	The proposal is not consistent with the objective and policies for wetlands because five of the six identified natural inland wetlands will be destroyed through earthworks and development of roading and future buildings. The remaining wetland, ephemeral Wetland 3 is being retained, protected and enhanced through being located within a Recreation Reserve and development and implementation of a Wetland Management Plan to protect its values.
10.4.6 Policies	To promote the conservation, creation and reinstatement of wetland areas and enhancement of individual and collective wetland values by: (a) Educating Otago's people and communities about land use activities that may affect wetlands and their values; (b) Promoting the fencing of wetlands; (c) Initiating or supporting investigations and monitoring of wetlands and their values; (d) Supporting voluntary community and landholder programmes; (e) Initiating or undertaking works in consultation with local communities; (f) Providing information on wetlands and their	

	values; or (g) Providing for the restoration or enhancement of wetlands and wetland values.	
10.4.8	The loss of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: (a) The loss of extent or values arises from any of the following: (i) The customary harvest of food or resources undertaken in accordance with tikanga Maori (ii) Restoration activities (iii) Scientific research (iv) The sustainable harvest of sphagnum moss (v) The construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (vi) The maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (vii) Natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020; or (b) The regional council is satisfied that: (i) The activity is necessary for the construction or upgrade of specified infrastructure; and (ii) The specified infrastructure will provide significant national or regional benefits; and	

	(iii) There is a functional need for the specified infrastructure in that location; and (iv) The effects of the activity are managed through applying the effects management hierarchy.	

Otago Regional Council – Regional Plan – Air for Otago		
Objective 6.1.1	To maintain ambient air quality in parts of Otago that have high air quality and enhance ambient air quality in places where it has been degraded.	The ambient air quality will be maintained as the wastewater disposal method is subsurface and consent conditions will ensure proper maintenance and monitoring. The proposal is consistent with the objective.
Objective 6.1.2	To avoid adverse localised effects of contaminant discharges into air on: (a) Human health; (b) Cultural, heritage and amenity values; (c) Ecosystems and the plants and animals within them; and (d) The life-supporting capacity of air.	As assessed in Section 7 of the LEI AEE (**Appendix HH**), the discharge to air only requires consent due to proximity to residential dwellings. The discharge is subsurface and any effects of the discharge to air will be less than minor. The proposal is consistent with this objective and policy.
Policy 8.2.3	In the consideration of any application to discharge contaminants into air, Council will have: (a) Particular regard to avoiding adverse effects including cumulative effects on: (i) Values of significance to Kai Tahu; (ii) The health and functioning of ecosystems, plants and animals; (iii) Cultural, heritage and amenity values;	Potential cumulative effects are addressed in Section 7 of **Appendix HH.** This demonstrates that potential cumulative effects can be avoided from locating the proposed LTA's adjacent to the Jacks Point land treatment areas through proper maintenance and monitoring of each system and the proposed consent conditions. The proposal is consistent with the policy.

	(iv) Human health; and (v) Ambient air quality of any airshed; and (b) Regard to any existing discharge from the site, into air, and its effects.	
Policy 8.2.4	The duration of any permit issued to discharge contaminants into air will be determined having regard to: (a) The mass and nature of the discharge; (b) The nature and sensitivity of the receiving environment; and (c) Any existing discharge from the site, into air, and its effects.	A consent duration of 35 years is sought which is the maximum duration allowed by the Resource Management Act 1991. Policy guidance directs that the duration of the permit may be less than this is there is the potential for more than minor adverse effects. However, as outlined in Section 7 of **Appendix HH**, the adverse effects of the proposed discharge to air will be less than minor, therefore a 35-year term is justified.
Policy 8.2.8	To avoid discharges to air being noxious, dangerous, offensive or objectionable on the surrounding local environment.	A discharge to air from subsurface application of treated wastewater is negligible. There is not expected to be any objectionable or offensive odour, and robust monitoring will ensure the Consent Holder is aware of any system failures immediately. Therefore, the proposal is consistent with this policy.
Policy 10.1.1	The Otago Regional Council will encourage: (a) People undertaking land use activities to adopt management practices to avoid, remedy or mitigate any adverse effects of dust beyond the boundary of the property; and (b) City and district councils to use land use planning mechanisms and other land management techniques to	All subdivision works will be undertaken in accordance with an approved Erosion and Sediment Control Plan which incorporates dust suppression mechanisms. This is appropriate mitigation and secured through consent conditions. The proposal is consistent with this policy.

	manage land use activities which have the potential to result in dust beyond the boundary of the property.	
Policy 11.1.1	To avoid or mitigate any adverse effects on human health or amenity values resulting from the discharge of offensive or objectionable odour through the use of: (a) Good management practices (including the use of codes of practice) and process technology that has an inherently low odour potential to ensure the amount of odorous contaminants generated by a process or activity is minimised; (b) Appropriate control technologies to reduce the emission of odorous contaminants; (c) Site planning mechanisms and other land use management techniques to reduce the potential for adverse off site effects; and (d) Tools and techniques that provide an objective assessment of odour, such as olfactometry, odour dose response assessments and community surveys	The discharge of contaminants to air will be negligible given the application of wastewater is subsurface, there will be no noticeable, offensive or objectionable odour from the discharge to land. Therefore, the proposal will be consistent with this policy.

Queenstown Lakes Proposed District Plan		
Strategic Objectives 3.2.1	The development of a prosperous, resilient and equitable economy in the District.	The proposal represents a change of land use of the majority of the application site from rural to urban activities. As assessed in the AEE, with reference to the

3.2.1.8	Diversification of land use in rural areas beyond traditional activities, including farming, provided that: 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.	RMM landscape assessment, the proposal will maintain the landscape values of the adjacent ONLs – Lake Wakatipu and the Remarkables. However, the existing rural landscape character of the site (an RCL) will not be maintained or enhanced by the proposal given its change to urban development. This change has however been signalled by the Queenstown Lakes Spatial Plan. The significant nature conservation values of the application site and surrounds are generally being maintained, including water quality of Lake Wakatipu and capture and release of lizards during construction and enhancement of their habitat. The destruction of five of the six identified natural inland wetlands however will not maintain the nature conservation values of these, however the proposal will provide for the housing supply needs of the District and the proposal includes retention and enhancement of the largest of the wetlands as well as 19.2ha of indigenous planting. Ngāi Tahu values, interests and customary resources will be maintained through the proposal being designed in accordance with Te Mana o te Wai and Ki Uta Ki Tai principles.
3.2.1.9	Community needs are met by the efficient and effective operation, maintenance, upgrade and development of infrastructure in the District.	

		The infrastructure needs of the future residents of the proposed development will be met through the development of the water, wastewater, stormwater and transportation infrastructure. These are all being designed to meet the requirements of the QLDC CoP and therefore will be efficient and effective.
3.2.2	Urban growth is managed in a strategic and integrated manner.	The proposal provides for urban growth in a location identified in the Queenstown Lakes Spatial Plan as part of the Southern Corridor priority development area, as well as within a future urban area. The application site is also referred to as an 'indicative future expansion area' within Chapter 4 of the PDP. Accordingly, the proposal is considered to be located in a strategic and logical location for urban development. The proposal represents expansion and consolidation of the Southern Corridor which integrates well with other development within the corridor. The design of the development has been the subject of master-planning by a multi-disciplinary team and is well designed and provides for a built environment which will be desirable, healthy and safe. A mix of housing typologies are proposed within
3.2.2.1	Urban development occurs in a logical manner so as to: 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.	the full extent of the development including a range of smaller and more affordable housing types. Natural hazard risks including climate change effects have been assessed and where necessary incorporated into the design of the proposal. Provision of a network of open spaces and reserves has been incorporated into the design of the proposed subdivision. Preliminary designs of the reserves have been prepared including significant areas of indigenous planting. Additional space adjacent to Jack Tewa Park is also proposed to be vested which will allow for the development/expansion of the community facilities in that location. The development is to be self-sufficient with regard to the provision of three waters infrastructure however there are opportunities for components of the infrastructure (WTP, WWTP and water storage) to be utilised by other adjoining landowners if necessary.

3.2.3	A quality built environment taking into account the character of individual communities.	Consent is being sought for the future built form within the single house lots. The design control standards to be imposed as consent notices are based upon the existing standards for the Jacks Point Zone under the PDP. The built form is therefore anticipated to be of similar scale and form to other existing urban development within the corridor.
3.2.3.2	Built form integrates well with its surrounding urban environment.	
3.2.4	The distinctive natural environments and ecosystems of the District are protected.	As assessed in the AEE in detail, the proposed development including the wastewater and stormwater discharges to land, air and water (stormwater only) will sustain and life-supporting capacity of air, water, soil and ecosystems. The water quality of Lake Wakatipu will also be maintained. The proposed development will require the removal of approximately 0.9ha of existing indigenous vegetation (across an area of 205ha), however over 19ha of indigenous planting is proposed across the development, particularly within the open spaces and reserves as well as along the waterbodies within the site which will provide significant biodiversity benefits. Public access is provided in the form of recreational trails within these open spaces,
3.2.4.1	Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.	
3.2.4.2	The spread of wilding exotic vegetation is avoided.	
3.2.4.3	The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.	
3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.	
3.2.4.5	Public access to the natural environment is maintained or enhanced.	

3.2.4.6	The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.	reserves and gullies as well as links to the existing trails within the Lake Wakatipu foreshore area. The proposal does involve the removal of five small wetlands within the application site, however the largest is to be retained and enhanced through implementation of a Wetland Management Plan. A Lizard Management Plan is also proposed to be implemented for the capture and relocation of McCann's skinks (common and not rare) which reside within the development area. These are to be released into enhanced habitat within the gullies.
3.2.4.7	The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.	
Strategic Policy 3.3.20	Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.	
3.2.5	The retention of the District's distinctive landscapes.	The Site is not within an ONF / ONL. Rather it forms the southern end of the flat / undulating land that is located on the western side of SH6 and forms the Southern Corridor between the Kawarau River and Ōraka - Drift Bay that already contains the Jack's Point, Hanley's Farm, Woolbrae, Park Ridge and Oraka / Lakeside Estates development. Also, the Queenstown Lakes Spatial Plan and Chapter 4 of the PDP identifies the land as being appropriate for future urban development. Furthermore, the RMM Landscape Assessment states that the proposed development will not compromise the values of the adjacent ONLs.
3.2.5.3	In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.	
3.2.5.5	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: a. landscape character is maintained; and b. visual amenity values are maintained or enhanced.	

3.2.5.6	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.	The majority of the site is within an RCL by default of it not being in an ONL/F and is not within a Priority Area. The proposed urban development will not maintain the site-specific rural character of the existing environment, as it will transition to an urbanised character. Notwithstanding, the RMM landscape assessment states that the proposal will be spatially arranged to maintain and enhance the majority of the site-specific landscape features. Furthermore, it will maintain the views over the site to the surrounding mountains, and most of the views to Lake Whakatipu that are currently experienced from the surrounding public places. Beyond the application site, the proposed development has been assessed as having a very low to no effect on the appreciation of the wider landscape and will not compromise the landscape values of the ONL's. Chapter 4 – Urban Development and the Queenstown Lakes Spatial Plan have identified the application site as being suitable for urban development. This has taken into account the strategic location of the application site and the landscape context. Furthermore, the RMM report
Strategic Policies 3.3.30	Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.	
3.3.31	Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.	
3.3.35	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: a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context: b. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;	

	c. the landscape character and visual amenity values of that landscape character area are identified; and d. 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 e. 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.	assesses the effects upon the landscape character and visual amenity values.
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.	The proposed development will provide housing supply to cater for the District's projected population growth. This will include a range of housing typologies and sizes to cater for the needs of the community as well as improved affordability. A local centre is proposed within the subdivision which is to contain future commercial and community activities to provide future residents (as well as surrounding residents) access to places, services and facilities for work and play.
3.2.6.1	The accessibility needs of the District's residents and communities to places, services and facilities are met.	
3.2.6.2	A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.	
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.	Recreation opportunities have been incorporated into the design of the proposed subdivision through provision of a network of open spaces and reserves as well as recreational trails. Enhancement and extension of the facilities offered at the existing Jack Tewa Park will also be facilitated through the vesting of adjoining land. Combined, it is considered that the proposal will provide for the social, cultural and economic wellbeing, as well as health and safety of the existing and future residents and communities, including future generations.
3.2.7	The partnership between Council and Ngāi Tahu is nurtured.	Protection of Ngāi Tahu values, interests and customary resources as detailed in the two Iwi Management Plans have been considered in the design and development of the proposal. The development of the application site has been discussed with Aukaha and Te Ao Marama Inc over time since the Applicant purchased Lot 8 with additional consultation being undertaken with regard to the Fast Track application. This consultation is ongoing with anticipation of further input with regard to place naming, possible reserve designs and the like.
3.2.7.1	Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.	
3.2.7.2	The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.	
Strategic Policies 3.3.49	Avoid significant adverse effects on wāhi tūpuna within the District.	

3.3.50	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.	There is no wāhi tupuna area identified over the application site.
3.3.51	Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.	
Town Centres and other Commercial and Industrial Areas 3.3.4	Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wānaka town centres as the primary focus for the District's economic activity.	The proposed local centre is to provide approximately 2.5ha or 11,000m² of commercial floor area. The allocation of this area for the local centre is based upon economic analysis undertaken by Property Economics. The proposed local centre is anticipated to contain a mid-sized supermarket and other smaller tenancies, providing for the day-to-day needs of people in the Southern Corridor. Given the relatively small scale of the centre and the types of commercial tenants anticipated, the role of the Queenstown town centre, nor Frankton commercial areas will not be undermined.
3.3.7	Avoid additional commercial zoning that is likely to undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton.	
3.3.10	Support the role settlement commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.	

3.3.11	Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton and Three Parks fulfil.	
Urban Development 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.	Lot 12 and part of Lot 8 are located within the UGB but the remainder of Lot 8 is located outside of the UGB. Future urban development of the full application site is however anticipated by Chapter 4 of the PDP and the Queenstown Lakes Spatial Plan.
3.3.15	Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.	
3.3.16	Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose.	
4.2.1 Objective	Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defendable urban edges. (from Policies 3.3.13 and 3.3.14)	The application site is partially within and partially outside of the UGB in the PDP, however the site has been identified as an appropriate location for future urban development within Chapter 4 as well as within the Queenstown Lakes Spatial Plan. The application site is adjacent to existing urban development and the proposal will represent expansion and consolidation of the urban form within the Southern Corridor. The development will provide additional housing and business land capacity and is anticipated to provide this land supply in the short and
Policies 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.	
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.	medium term and will allow for a range of housing densities and form.
4.2.1.4	Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with: a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form; b. ensuring the ongoing availability of a competitive land supply for urban purposes; c. 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; d. 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; e. a compact and efficient urban form; f. avoiding sporadic urban development in rural areas;	As assessed in detail in the AEE, the proposal is located and designed taking into account the opportunities and constraints of the site, including its topography, ecological and landscape significance as well as taking into account the risk of natural hazards. Taking into account the above and the assessment in the AEE, the proposal is considered to represent appropriate urban development that will provide for the changing community needs as a result of population growth.

	g. minimising the loss of the productive potential and soil resource of rural land; and h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity.	
4.2.1.5	When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.	
4.2.1.6	When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.	
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.	
4.2.2 A Objective	A compact, integrated and well designed urban form within the Urban Growth Boundaries that: a. is coordinated with the efficient provision, use and operation of infrastructure and services; and	As stated above, the proposal represents an expansion and consolidation of the existing urban environment within the Southern Corridor of Queenstown in a location anticipated by the Queenstown Lakes Spatial Plan but is currently

	b. is managed to ensure that the Queenstown Airport is not significantly compromised by the adverse effects of incompatible activities.	outside of the UGB identified in the PDP. This will provide for the compact built form sought for the Queenstown Lakes District. The proposal through the *Fast Track Approvals Act* will provide timely approval and development of the application site as opposed to awaiting the outcome of a plan change. The provision of sufficient three waters and internal roading infrastructure to service the development will be staged as the proposed subdivision progresses and this is to be funded and developed by the Applicant. SH6 upgrades are also proposed by the Applicant which are also to be coordinated with the staging of the subdivision to address increased traffic generation from the development as it expands. The application site is outside of both the Air Noise Boundary and Outer Control Boundary of Queenstown Airport. As assessed by RMM in the appended Landscape Assessment, the proposed development will protect the values of the adjacent ONLs. The conversion of the site
4.2.2 B Objective	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. (From Policy 3.3.13, 3.3.17, 3.3.29)	
4.2.2.1 Policies	Integrate urban development with existing or proposed infrastructure so that: 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.	
4.2.2.4	Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.	

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.	from rural to urban will however result in changes to the existing rural character and visual amenity values associated with the site. Removal of a limited area of existing indigenous flora is proposed to provide for the development however this is being compensated through the planting of over 19ha of new native vegetation around the site, including adjacent to the waterbodies. Lizards (McCann's skinks) are also to be captured and relocated within the site to enhanced habitat areas under a proposed Lizard Management Plan. Connections to the existing and proposed recreation facilities including to the Lake Wakatipu foreshore and Jack Tewa Park as well as the waterbodies and landscape features within the application site are provided in the form of recreational trails and active travel networks. The proposed development has been the subject of masterplanning by a multi-disciplinary team including surveyors, ecologists, landscape architects, urban designers, engineers and planners. This has resulted in a comprehensively designed development which is well-
4.2.2.7	Explore and encourage innovative approaches to design to assist provision of quality affordable housing.	
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.	
4.2.2.10	Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.	
4.2.2.20	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.	

		integrated and sustainable. Integration with the surrounding land holdings has also been a focus of the proposal. The proposal will provide for a range of housing typologies and sizes, however it is acknowledged that the consenting and provision of the majority of these will occur at a later point once the NZone activity has vacated the site. Notwithstanding, the smaller unit sizes anticipated within the future townhouses, terraces and apartments are anticipated to provide greater housing choice and affordability for the community. It is also expected that residential flats will be developed in conjunction with the residential units within the single house lots which will also provide additional housing supply of smaller, more affordable rental units. With regard to effects of lighting upon the night sky. Any street lighting will be required to adhere to the QLDC Southern Lights Strategy and the PDP lighting controls for the Jacks Point Zone are also proposed to be imposed as consent notices on the single house lots.

5.4.1 Objective	Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies	The Applicant has engaged with Aukaha and Te Ao Marama Inc in relation to the proposed development. These discussions are ongoing and it is hoped that further engagement will occur in relation to input into incorporating cultural narratives, place naming and designs of the built and green fabric. The principles of Te Mana o te Wai and Ki Uta Ki Tai have been taken into account in the design and development of the proposal. This includes the proposed discharges of wastewater and stormwater in ways which will maintain the mauri of the wai. Furthermore, the development of the blue-green areas of the site to enhance biodiversity and access within and between these areas has been a focus of the development of the proposal. The application site does not include any identified wāhi tupuna areas and the assessment of the two iwi management plans is provided separately.
Policies 5.4.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.	
5.4.1.3	When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account iwi management plans.	
5.4.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.	
5.4.2 Objective	Ngāi Tahu have a presence in the built environment	
Policies 5.4.2.1	Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material. Enable the sustainable use of Māori land.	
5.4.3 Objective	Ngāi Tahu taonga species and related habitats are protected.	

Policies 5.4.3.1	Where adverse effects on taonga species and habitats of significance to Ngāi Tahu cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.	
5.4.5 Objective	Wāhi tūpuna and all their components are appropriately managed and protected	
Policies 5.4.5.4	Enable Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.	
5.4.5.5	Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.	
Landscapes - Rural Character		
Policies 6.3.2	Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone	It is accepted that the proposal will not meet policy 6.3.2.1 because urban density of development is proposed in a rural zone. The site is not remote and the proposal represents a natural extension and filling in of the Southern Corridor
6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zones.	
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.	urban area, in a space identified for future urban development and thereby is not urban sprawl. The clearance of 0.9 ha of indigenous vegetation will not significantly degrade the landscape and that removal, and the change in intensity of land use is off set by the proposed 19ha of native revegetation and habitat restoration. In reliance on the RMM Landscape Report (Appendix FF) the development will not compromise the surrounding Outstanding Natural Landscapes.
6.3.2.5	Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.	
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 farm land.	
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.	
6.3.2.8	Encourage any landscaping to be ecologically viable and consistent with the established character of the area.	
6.3.4	Managing Activities in Rural Character Landscapes	As discussed through the AEE and RMM Report, the proposal will be visible from public places, principally SH6 and Lake Wakatipu, therefore not meeting policy 6.3.4.8.
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.	The landscape character effects of the proposal are mitigated through the wide SH6 landscape strip and vegetated stormwater diversion bund, which will appear similar to neighbouring development at Jacks Point, Hanley's Farm and Okara, and with the reserves, scarp landscaping and property setbacks mitigating visual effects from Lake Wakatipu. From SH6 this will mitigate the perception of future urban development being seen as sprawl, providing for a continuous outlook along the western side of the highway, whilst maintaining the views to the surrounding mountains when viewing from SH6. When seen from these public places, the future mixed use residential development will have a low to moderate degree of effects on the perceptual values that is currently experienced. The future urban development will be seen in the foreground of the Remarkables and Lake Wakatipu. Notably, it may screen views towards the lake from SH6, albeit roadside planting can achieve this as well. As assessed by RMM, when seen in the foreground of these views, the proposal will have a very low to low-moderate
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.	
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.	
6.3.4.8	Avoid adverse effects on visual amenity from subdivision, use and development that: 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	

		degree of adverse effects on the visual amenity experienced from these public places. This is because, in most instances the future mixed use residential development will be appear be in keeping with the existing pattern of residential development in the area and will be seen off to one side of the view, will form a relatively small part of the view, and /or sit very low in the view towards the Remarkables Mountain Range or Lake Wakatipu. While there will be isolated viewpoint locations where the proposal is inconsistent with Policy 6.3.4.8, on balance, the proposal is considered to be suited to accommodating urban development in a manner that is consistent with the broad objectives and policies of the Plan (6.3.4.1).
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.	A new SH6 roundabout is proposed and new three waters infrastructures, all to be paid for and constructed by the applicant, as a practical response to provide for the scale of infrastructure needed, which is beyond the capacity of existing Council or neighbouring private infrastructure.

		New lots and roading are located away from the internal landscape features of value such as gullies, hummock and scarp face.
Rural Zone		
21.2.1 Objective	A range of land uses, including farming are enabled while: a. Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values; c. Maintaining or enhancing amenity values within the rural environment; and d. Maintaining or enhancing nature conservation values.	The Homestead Bay site is not identified as an Outstanding Natural Feature or Landscape, it is a gently sloped and rolling piece of land that is situated in amongst an outstanding natural landscape setting and as identified in the RMM Report, urban development within the Site will not compromise the outstanding landscape values of the Remarkables Mountain Range, or Lake Wakatipu. The application does not maintain the Rural Character Landscape visual amenity values currently experienced across the Rural Zoned part of Lot 8 because it will change the site to urban and therefore is not consistent from a landscape perspective. The proposal does enhance nature conservation values through the extensive revegetation and habitat restoration despite the wetland destruction as discussed below.
Policies	Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate	The potential adverse effects upon visual amenity of adjoining properties is mitigated through the setbacks and

21.2.1.3	potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.	planting proposed albeit there is a distinct change in land use.
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, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.	Potential reverse sensitivity effects from the existing NZone activity are mitigated by the proposed staging and not releasing residential lots within the
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.	A consent notice will require outdoor lighting to be directed in a way that minimised spill.
21.2.1.6	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	The loss of five wetlands does represent an adverse cumulative effect because the ephemeral wetlands are reduced nationally and ecologically valuable. The effects are mitigated by restoring and enhancing the remaining largest Wetland 3. Across the site, adverse cumulative effects are avoided by implementing a catch and release Lizard Management Plan and the extensive habitat restoration through native revegetation (19ha) to natural areas and gullies which promote enhancement of ecosystem services and nature conservation values.

21.2.1.7	Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.	Ngāi Tahu values, interests and customary resources will be maintained through the proposal being designed in accordance with Te Mana o te Wai and Ki Uta Ki Tai principles.
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.	Adequate firefighting provision is made to service the development based on the Firefighting Water Supply Code of Practice to cater for peak flows and emergency works.
21.2.1.9	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	
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.	The proposed commercial precinct is not based on the rural resource and as discussed earlier, does not specifically protect, maintain or enhance Rural Character Landscape values because the wider development is a change to urban character.
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.	
21.2.1.15	Ensure traffic from new commercial activities maintains:	The ITA identifies that, with proposed upgrades and consent conditions, the road and trail network will remain safe with appropriate access to public place and Lake

	a. the safe and efficient operation of the roading and trail network; and b. access to public places.	Wakatipu, and that the roading can be deigned to accommodate heavier vehicles.
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.	As discussed above, landscape and visual amenity values are affected by the proposal. However, extensive off road trail networks are proposed throughout the development that will connect into the Jacks Point trail, extending the existing Queenstown Trail network in the Southern Corridor. Nature conservation values are enhanced through the trail network within the reserves and gullies from native revegetation, along with increased access to Lake Wakatipu that will support the use and enjoyment of the trails. The established NZone activity is not impacted, and specifically provided for through development staging until their lease expiry.
21.2.2 Objective	The life supporting capacity of soils is sustained.	The proposal does not use and protect the soil from a rural productive land perspective because it changes the use from rural to urban, which is an identified outcome in the Queenstown Lakes Spatial Plan.
Policies	Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.	

21.2.2.1		Soil will be protected throughout subdivision works including earthworks and the small vegetation clearance which will be managed through an Environmental Management Plan, and pest and weed species through a complimentary Pest Management Plan that support ecological, and habitat restoration works.
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.	
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.	
21.2.3 Objective	The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.	The life-supporting capacity of water, being subsurface and lake water, is safeguarded through the proposed wastewater to land disposal method as explained in the LEI Report (within Appendix B) and integrated low impact stormwater system. Water for the development will be sourced from bores with suitable capacity.
Policies 21.2.3.1	In conjunction with the Otago Regional Council, regional plans and strategies: a. encourage activities that use water efficiently, thereby conserving water quality and quantity; b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.	
21.2.4 Objective	Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.	The proposed staging of the subdivision has been devised so to ensure that there are no residential lots created within the 55 dB Ldn contour prior to the NZone activity

Policies 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.	ceasing on the site appropriately avoiding potential reverse sensitivity effects on this existing activity consistent with this 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.	
21.2.7 Objective	An area that excludes activities which are sensitive to aircraft noise, is retained within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.	
21.2.12 Objective	The natural character of lakes and rivers and their margins is protected, or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.	Tangata whenua have been appropriately engaged with and values and interests responded to. The natural character of the margins of the waterbodies within the subject site and the terraces which adjoin the Lake Wakatipu lakefront are all being protected and enhanced through the proposed native plantings. There are however five small inland wetlands which will be destroyed by the proposal however these effects are sought to be mitigated through the enhancement of the remaining wetland within the site, the pest and weed
Policies 21.2.12.1	Have regard to statutory obligations, Wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.	
21.2.12.2	Enable people to have access to a wide range of recreational experiences on the lakes and rivers, and their margins, while	

	having regard to environmental and safety constraints of the various parts of each lake and river.	control measures and the proposed 19ha of native planting that is proposed through the reserves and to enhance the gullies.
21.2.12.5	Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.	Residential lots and future buildings will be setback from the scarp face, and as assessed by RMM, from Lake Wakatipu, the Remarkables remain the dominant backdrop with the development area nestled between the existing urban form at Jacks Point and Okara. In this sense visual quality is not adversely affected.
21.2.12.6	Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.	The development does not represent a safety issue and does not conflict with recreational activities. The pedestrian and cycle trail network will enhance public access to the lake and opportunity for recreational activities.
21.2.12.7	Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.	
Earthworks		
25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through	Earthworks will be managed by completing ground works in stages according to the relevant subdivision stage,

Objective	mitigation or remediation, and protects people and communities.	effectively minimising the area of earth exposed at any one time, through implementing erosion and sediment control according to the Stantec EMP, and following Geotechnical recommendations of Geosolve for permanent and temporary batter slopes, including for the stormwater deflection bund around the site. Five of six wetlands and some lizard habitat's will be destroyed through ground development works and a small area of indigenous vegetation cleared, and as discussed previously, the sites Rural Character Landscape values will not be maintained given the change to urban character. Works will predominantly be on the fan with the scarp face and gullies maintained.
Policies 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.	
25.2.1.2	Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: a. Protects the values of Outstanding Natural Features and Landscapes; b. Maintains the amenity values of Rural Character Landscapes; c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.	

	e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and g. Maintains public access to and along lakes and rivers.	
25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	
25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	
25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	
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.	
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.	

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.	
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.	
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.	
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.	
25.2.2 Objective	The social, cultural and economic wellbeing of people and communities benefits from earthworks	The earthworks are required in part to create space and visual mitigation of the regionally significant infrastructure that will support the proposed urban expansion in an area identified in the Queenstown Lakes Spatial Plan as a future urban area and for the flood hazard mitigation around the site's periphery. The earthworks therefore contribute to community benefit and wellbeing as it helps to create a future urban area for residents to live, work and play, addressing an identified need for strategic community growth.
Policies 25.2.2.1	Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of: a. Nationally and Regionally Significant Infrastructure; b. tourism infrastructure and activities, including the continued operation, and provision for future	

	sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone; 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.	
Subdivision and Development		
27.2.1 Objective	Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The comprehensive development of a new urban area will bring about a quality urban environment that is connected and desirable. The proposal has been assessed by Urbanshift as being consistent with the QLDC Subdivision Design Guidelines in that the proposal responds to the opportunities and constraints of the site including local landforms, and
Policies 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.	
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.	integrates with its surroundings and provides for recreational opportunities wherever possible. Proposed infrastructure to support the development is fit for purpose as described through the various infrastructure assessments, catering for this development and growth providing for the needs of the future community and other agencies. The lots sizes proposed are not consistent with lots anticipated in the Rural Zone, albeit there is no specified minimum size. The proposed lot sizes and configurations are suitable for their intended future residential and commercial uses. The development on the single house lots for which blanket resource consent is sought are subject to the built form standards in Appendix N as well as design guidelines administered by the Applicant, which are based upon the location and built form standards in Chapter 41 – Jacks Point Zone of the PDP. This ensures that the existing character and amenity achieved elsewhere in the corridor is maintained through development in Homestead Bay. Consents enabling 1m high boundary
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.	
27.2.1.4	Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing: a. desirable urban design outcomes; b. greater efficiency in the development and use of the land resource; c. affordable or community housing.	
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.	
27.2.1.6	Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.	
27.2.2 Objective	Subdivision design achieves benefits for the subdivider, future residents and the community.	

27.2.2.1 Policies	Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.	retaining assists future landowners by not requiring individual resource consents at a later stage. While the proposal is not consistent with the Rural Zone expectations, it is consistent with the surrounding urban pattern, logically located in a future urban area, and where all necessary serving needs are catered for through this subdivision process. In this sense, and on balance, the proposal is consistent with objective and associated policies for a quality and desirable environment where the subdivision achieves benefits for the subdivider, future residents and the community.
27.2.2.2	Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.	
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.	
27.2.2.4	Urban subdivision shall seek to provide for good and integrated connections and accessibility to: 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.	
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.	
27.2.2.6	Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.	
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.	
27.2.2.8	Manage subdivision near to electricity distribution lines to facilitate good amenity and urban design outcomes, while avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.	
27.2.4 Objective	Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The Origin Heritage and Archaeological Assessment (Appendix JJ) has identified that an Archaeological Authority under Section 44 of the Heritage New Zealand Pouhere Taonga Act 2014 is not required, though accidental discovery protocols will be followed with supporting consent condition. The integrated network of open space reserves and extensive revegetation, habitat and wetland restoration will enhance biodiversity, riparian and amenity values,
Policies 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	
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.	despite the loss of five wetlands through development works. These areas also include local landform features, being gullies and hummocks which are protected and enhanced. On balance the proposal is consistent with this objective and relevant policies.
27.2.4.4	Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: 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.	
27.2.5 Objective	Infrastructure and services are provided to new subdivisions and developments.	New infrastructure services are provided as part of this new development consistent with this objective.
Policies Transport, Access and Roads 27.2.5.1	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. 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.	As discussed in greater detail under Chapter 29 Transport, the proposal provides for safe and efficient transport infrastructure with the ability to connect internally to the Jacks Point zone. Linkages are provided through an integrated pedestrian and cycle network with provision for appropriate amenity for future residents.

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.	
27.2.5.3	Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.	
27.2.5.4	Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	
27.2.5.5	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: 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.	
27.2.5.6 Water supply, stormwater, wastewater	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.	New reticulated water supply, stormwater and wastewater systems have all been comprehensively designed to cater for the development consistent with this policy.

27.2.5.7 Water	Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	The development will be serviced for water supply through a new water scheme called the Homestead Bay Water Supply Scheme, from two bores located within the site and sourced from an aquifer with suitable secure capacity as set out in the AEE Section 6.6. The water treatment plant will be co-located with the wastewater treatment plant, appropriately treated for safe drinking. Two reservoirs within Lot 12 provide adequate storage volume to service peak periods including for firefighting and emergency works, and the platform sufficiently sized to cater for a third reservoir if one is required in the future. The proposed water supply for the development is consistent with the water supply policies.
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.	
27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	
27.2.5.10	Ensure appropriate water supply, design and installation by having regard to: 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.	
Stormwater 27.2.5.11	Ensure appropriate stormwater design and management by having regard to: 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; 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.	It is proposed that Low Impact Design Principles will be applied. The stormwater system is designed to prevent contamination through appropriate roadside techniques and outlet traps, lined detention basins, and roof material restrictions to effectively avoid significant adverse effects and appropriately mitigate other adverse effects. The stormwater system has been designed to cater for both stormwater from the development and flood management of stormwater generated outside the site. The system utilises the natural ephemeral streams connecting to Lake Wakatipu in the Central and Southern gullies and the modified Northern gully which will be enhanced through native revegetation and for the former two, stabilisation through erosion controls are designed to mitigate potential disturbance from high flows and to support the ephemeral stream ecology within the gullies. The design ensures the volume of water that leaves the site does not exceed pre-development flows.

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.	
Wastewater 27.2.5.13	Treat and dispose of sewage in a manner that: 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.	Recognising existing capacity and logistic constraints, this proposal sees the Developer providing new communal wastewater treatment and disposal within the site that is appropriately designed to maintain public health and avoids adverse effects on the environment as discussed in the LEI Wastewater AEE (within Appendix B). These services are sufficient to meet the demand for the intended future residential and commercial uses, are designed to accord with the QLDC Code of Practice, and able to be vested in Council for the public benefit. The proposed wastewater system will cater to the proposed development capacity through a suitable ground disposal method, with the potential to cater for more development in the surrounding area, providing greater resilience in the Queenstown wastewater network and is consistent with these policies.
27.2.5.14	Ensure appropriate sewage treatment and disposal by having regard to: 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.	

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.	
Energy Supply and Telecommunications 27.2.5.16	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: a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations; b. 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; c. 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.	The subdivision can be appropriately serviced by electricity and telecommunications distribution as confirmed by PowerNet (within Appendix B) and Chorus (within Appendix B), consistent with this policy.

Easements 27.2.5.17	Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.	All necessary easements will be created and sized appropriately to protect services.
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.	
27.2.6 Objective	Esplanades created where opportunities arise.	Esplanade reserves or strips are not required or proposed through this subdivision.
Policies 27.2.6.1	Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they: a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access; b. have high actual or potential value with regard to the maintenance of indigenous biodiversity; c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;	The area containing the gullies are to be vested with Council as local purpose reserves and contain pedestrian and cycle access trails that connect to the lakeshore. As such these important links are created and protected, and are not an inappropriate burden consistent with these policies.

	d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape; e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river; f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.	
27.2.6.2	Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.	
Jacks Point Zone 27.3.7 Objective	Subdivision occurs consistent with the Jacks Point Structure Plan.	Lot 12 and the lower southern part of lot 8 extending to the lakeshore are located within the Jacks Point Zone. Lot 12 remains as open space consistent with the Open Space Golf activity area, and the physical infrastructure located within for the water and wastewater treatment plants are appropriately screened within this area.
Policies 27.3.7.1	Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.	
27.3.7.2	Within the R(HD) Activity Areas, subdivision design shall provide for the following matters:	

	a. the development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area; b. mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu; c. road and street designs; d. the location and suitability of proposed open spaces; e. commitments to remove wilding trees.	Part Lot 8 includes the Open Space Foreshore (OSF) Activity Area and Open Space Residential (OSR) South Activity area. Those parts of the OSF and OSR-South that contain the open space and gully reserves are consistent with the structure plan because these will be open space and enhanced with native vegetation, complemented with pest and weed management. This effectively provides for indigenous biodiversity and ecological values to be enhanced by the development.
27.3.7.3	Within the R(HD-SH) Activity Areas, minimise the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.	From SH6 effects of the subdivision and future development on visual and amenity values will be mitigated by the vegetated stormwater deflection bunds.
27.3.7.4	Within the R(HD) Activity Area, in the consideration of the creation of sites sized less than 550m2, particular regard shall be given to the following matters and whether they should be given effect to by imposing appropriate legal mechanism of controls over: a. building setbacks from boundaries; b. location and heights of garages and other accessory buildings; c. height limitations for parts of buildings, including recession plane requirements;	The scale of individual residential lots within the OSR-South activity area is different to, and inconsistent with what the district plan anticipates. The layout, and size of these lots is however consistent with the Residential Hanley Downs Activity Area (R(HD)), providing consistency with other outcomes sought within the Jacks Point Zone.

	d. window locations; e. building coverage; f. roadside fence heights.	
27.3.7.5	Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, implement measures to provide for the establishment and management of open space, including native vegetation.	
27.3.7.7	In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m2 in area: a. such sites are to be configured: i. with good street frontage; ii. to enable sunlight to existing and future residential units; iii. to achieve an appropriate level of privacy between homes; b. parking, access and landscaping are to be configured in a manner which: i. minimises the dominance of driveways at the street edge;	

	ii. provides for efficient use of the land; iii. maximises pedestrian and vehicular safety; and. iv. addresses nuisance effects such as from vehicle lights. c. subdivision design should ensure: i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership. d. consideration is to be given as to whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.	
27.3.7.8	Ensure that any subdivision of land containing Homesite Activity Areas HS38 - HS56, including the area of intervening OSL or OSG, maintains or enhances the indigenous biodiversity and ecological values, landscape character and visual amenity values of these Homesite Activity Areas and this part of the Tablelands Landscape Protection Area, through the preparation and implementation of a comprehensive Vegetation Management Strategy.	

Natural Hazards		
28.3.1 A Objective	The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.	Natural hazards affecting the site have been assessed by Geosolve, with the Geotechnical Report within Appendix B assessing the seismic and liquefaction hazards and slope stability, and the Natural Hazard Assessment within Appendix B assessing the alluvial fan and debris flow risks, rock fall, debris avalanche and lake seiche hazards considering the RCP8.5 climate change scenario for rainfall and snow melt and the 100 year return rate. These risks will be further assessed, as usual, through Geotechnical review at the detailed design and construction phases of the subdivision completion works. The potential risks are determined to be acceptable and therefore tolerable, and with respect to flood risk, being potentially the most problematic, on-site diversion bunds and channels are proposed along the SH6 frontage of the site to direct flows from the upstream catchments to around the development areas and into the gullies. Through scenario modelling, the proposed diversion channels are shown to eliminate the flood areas to all areas of the proposed development, thereby appropriately mitigating the flood hazard risk.
28.3.1 B Objective	Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.	
Assessment of natural hazard risk 28.3.1.3	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: a. the likelihood of the natural hazard event occurring over no less than a 100 year period; b. the type and scale of the natural hazard and the effects of a natural hazard on the subject land, and proposed activity or development; c. the effects of multiple and cascading hazards; 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. Advice note: Council's natural hazard database identifies land that is affected by, or potentially affected by, natural hazards. The database contains natural hazard information that has been developed at different scales and this should be taken into account when assessing potential natural hazard risk. It is highly likely that for those hazards that have been identified at a 'district wide' level, further detailed analysis will be required.	
Management of natural hazard risks 28.3.1.4	Avoid activities that result in significant risk from natural hazard.	

28.3.1.6	Not preclude subdivision and development of land subject to natural hazards which do not: 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.	
Transport		
29.2.1 Objective	An integrated, safe, and efficient transport network that: 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;	The Subdivision plan enables a connected transport network for all modes of travel, including an expected high frequency public transport route, and potential long-term provision for a ferry in the vicinity. Together with plans for upgrade to the wider area active modes network, the site development offers opportunity to support increasing levels of transport modes that reduce dependency on private

	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.	motor vehicles. The land use proposed by the subdivision includes a local commercial centre and expectation of a school, which further reduces the need for travel outside of the neighbourhood. High density development is included to make it more attractive for commercial development to establish, and for high frequency bus services to access the site. Development in the Southern Corridor will contribute to increasing congestion at the northern extent of the development areas and connections to Frankton. The WSP report has considered how that may be addressed in the transport response. The proposed development is in a planned area identified through spatial planning as suitable for development. It can efficiently utilise and support alternative transport modes that will add to demand and benefits of planned public transport and active modes infrastructure and
Policies 29.2.1.1	Require that transport networks including active transport networks, are well-connected and specifically designed to: 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.	
29.2.1.4	Acknowledge the potential need to establish new public transport corridors beyond existing roads in the future, particularly between Frankton and the Queenstown Town Centre.	
29.2.1.5	Enable and encourage the provision of electric vehicle (EV) charging points/parking spaces within non-accessory parking,	

	within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.	increased frequency of bus services and is consistent with the objective and policies.
29.2.1.8	Acknowledge the benefits of drop-off and pickup areas for shared transport, public transport and active transport, where appropriately located.	
29.2.2 Objective	Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward: a. providing a safe and efficient transport network; 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.	A park and ride is not specifically proposed, though it is identified that when NZone leave the site (no later than 2031, the high-density super lot in the hanger location could be used in part for this purpose and the consent seeks flexibility for this should the need arise given the location in proximity to the main spine road. As discussed in the Stantec ITA (Appendix V) vehicle crossings are not yet defined, but based on experience with Hanley's Farm which applies similar block layouts, it is expected that a generally preferred vehicle crossing position will be located on the south – east part of the lot, as far from intersections as practical, and located to not conflict with pedestrian infrastructure. This is preferred from an urban design perspective which would see greater use of rear lots near intersections. The proposed consent condition and methodology to identify the safest position for crossings through the road detailed design provides
29.2.2.8	Require Park and Ride and public transport facilities to be located and designed in a manner that: a. is convenient to users; b. is well connected to public and active transport networks;	

	c. improves the operational efficiency of the existing and future public transport network; and d. extends the catchment of public transport users. e. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility; f. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces; g. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and h. minimises adverse effects on the operation of the transport network.	suitable mitigation to be consistent with the objective and 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.	
29.2.3 Objective	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.	The application includes a well connected transport network that enables a split of vehicle movements between neighbourhood roads that connect to the

Policies 29.2.3.1	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: 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.	Southern Corridor communities and have previously been identified as Primary Roads, and the SH6 arterial through movement for efficient travel. The provision of a roundabout at the new intersection with SH6 can provide for turning movements efficiently, and with a Safe System compatible design. The transport strategies have recognised that it will not be realistic to support continued growth of private vehicle travel through road capacity improvements, and mode shift to public transport and active modes with associated infrastructure and service improvements will be necessary to support continued growth. The location and layout of the site will support these changes in transport mode. The design of road corridors does provide space for network utilities and through detailed design, will include appropriate trees and vegetation.
29.2.3.2	Enable transport infrastructure to be constructed, maintained, and repaired within roads in a safe and timely manner while: a. mitigating adverse effects on the streetscape and amenity of adjoining properties resulting from earthworks, vibration, construction noise, utilities, and any substantial building within the road; b. enabling transport infrastructure to be designed in a manner that reflects the identity of special character areas and historic management areas and avoids, remedies, or mitigates any adverse effects on listed heritage items or protected trees; and	

	c. requiring transport infrastructure to be undertaken in a manner that avoids or mitigates effects on landscape values.	
29.2.3.3	Ensure new roads are designed, located, and constructed in a manner that: 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; 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.	
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.	
29.2.3.5	Allocate space within the road corridor and at intersections for different modes of transport and other uses such as on-street parking in a manner that reflects the road classification, makes the most efficient use of the road corridor, and contributes to the implementation of council's active and public transport network plans.	
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.	
29.2.4 Objective	An integrated approach to managing subdivision, land use, and the transport network in a manner that: 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;	The Stantec ITA appropriately set out how the site will contribute to these objectives and policies. The layout is planned to provide a well-connected network for all transport modes, and land use provision in the site will support increasing self-sufficiency in the Southern Corridor.

	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.	
Policies 29.2.4.2	Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.	
29.2.4.4	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: 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.	
29.2.4.4B	Require an Integrated Transport Assessment to be submitted with all applications for high traffic generating activities, that: a. is of a level of detail commensurate with the nature and scale of the activity requiring consent, and b. takes into account any relevant Structure Plans and Comprehensive Development Plans within the District Plan.	
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.	
29.2.4.8	Control the number, location, and design of additional accesses onto the State Highway and arterial roads.	
29.2.4.9	Require any large scale public transport facility or Park and Ride to be located, designed, and operated in a manner that mitigates adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that	

	they are an important part of establishing an effective transport network.	
29.2.4.11	Enable the construction or implementation of the active and public transport networks to reduce traffic congestion and improve transport choice.	An extensive active travel network is proposed throughout the subdivision and will provide opportunity the improve transport choice and reduce congestion.
Energy and Utilities		
30.2.4 Objective	Subdivision layout, site layout and building design takes into consideration energy efficiency and conservation.	The subdivision design promotes energy efficiency through providing for a mixture of residential and commercial developments providing the opportunity to reduce travel outside the area, along with public and active transport options. The subdivision design predominantly orients roads north south with allotments running east-west in order to maximise access to sunlight which will assist to reduce energy consumption. The proposed recession plane angles in Appendices N and T take into account the narrower lot sizes of the smaller lots, whilst still providing reasonable access to sunlight for adjoining properties.
30.2.4.1 Policies	Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.	
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.	
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.	

30.2.4.6	Control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.	
30.2.5 Objective	The growth and development of the District is supported by utilities that are able to operate effectively and efficiently.	The proposal includes new utilities to fully support the development density. This includes new reticulated three waters infrastructure, electricity and telecommunication connections, incorporating low impact design into the stormwater solution, and the wastewater, potable and firefighting water supply is designed to be added to in the future if necessary.
Policies 30.2.5.1	Utilities are provided to service new development prior to buildings being occupied, and activities commencing.	
30.2.5.3	Recognise the future needs of utilities and ensure their provision in conjunction with the provider.	
30.2.5.4	Assess the priorities for servicing established urban areas, which are developed but are not reticulated.	
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.	
30.2.5.6	Encourage low impact design techniques which may reduce demands on local utilities.	
Indigenous Vegetation Biodiversity		

33.2.1 Objective	The District's indigenous biodiversity is protected, maintained or enhanced.	A small quantity of indigenous vegetation will be removed (0.9ha), five of six inland wetlands will be destroyed as may some lizards through the subdivision earthworks. As discussed earlier, to mitigate these adverse effects, the applicant proposes to implement a catch and release programme under the Lizard Management Plan to reduce the potential lizard loss and avoid significant rocky habitat, to enhance the remaining wetland which will be protected within a Recreation Reserve, complimentary pest and weed control measures, and the proposed 19ha of native planting within the reserves and gullies which will enhance lizard and avian habitat, and biodiversity values. As such the adverse effects from the subdivision works that will change the area from rural to urban are avoided as far as practical, and are otherwise remedied and mitigated to provide a net benefit to the local biodiversity, and on balance maintain biodiversity values.
33.2.1.3 Policies	Have regard to and take into account kaitiakitanga and the values of indigenous vegetation, taonga species and habitats. and biodiversity to tangata whenua.	
33.2.1.4	Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as covenants administered under the Queen Elizabeth II National Trust Act 1977, Reserves Act, or Conservation Act and other protective mechanisms.	
33.2.1.5	Undertake activities involving the clearance of indigenous vegetation in a manner that ensures the District's indigenous biodiversity is protected, maintained or enhanced.	
33.2.1.6	a. Manage the adverse effects of activities on indigenous biodiversity by: i. avoiding adverse effects as far as practicable; ii. requiring remediation where adverse effects cannot be avoided;	

	iii. requiring mitigation where adverse effects on the areas identified above cannot be avoided or remediated; iv. requiring any residual adverse effects on significant indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably have a net gain in indigenous biodiversity values, having particular regard to: A. limits to biodiversity offsetting due to the affected biodiversity being irreplaceable or vulnerable; B. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; C. Schedule 33.10 – Framework for the use of Biodiversity Offsets; v. enabling any residual adverse effects on other indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to:	

	A. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; B. Schedule 33.10 – Framework for the use of Biodiversity Offsets. b. This policy does not apply to proposals for the upgrading or development of the National Grid (refer to Policy 30.2.8.2A)	
33.2.1.7	Protect the habitats of indigenous fauna, and in particular, birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration.	
33.2.1.9	Recognise opportunities for subdivision, use and development to enhance biodiversity values.	
33.2.1.10	Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using indigenous species that naturally occur and/ or previously occurred in the area.	
33.2.3 Objective	Land use and development maintains indigenous biodiversity values	
33.2.3.1 Policies	Ensure the clearance of indigenous vegetation within the margins of water bodies does not reduce natural character and indigenous biodiversity values, or create erosion.	

33.2.3.2	Encourage opportunities to address adverse effects through the retention, rehabilitation or protection of the same indigenous vegetation community elsewhere on the site, subject to Policy 33.2.1.6.d and e.	
33.2.3.3	Encourage the retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, or connectivity and particularly where productive values are low, or in riparian areas or gullies.	
Jacks Point Zone		
41.2.1 Objective	The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.	The proposal provides for an integrated community of residential, commercial and community activities that can effectively integrate with the existing Jacks Point Zone in which some of the land is located. The open space areas in Lot 12 and at the periphery of Lot 8 extending through the gullies and to the lakeshore are consistent with structure plan, visibility from SH6 and Lake Wakatipu is mitigated as far as practical, and the extensive trail network provides greater access and opportunity for
Policies General - Zone Wide 41.2.1.1	Require activities to be located in accordance with the Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account: a. integration of activities; b. landscape and amenity values;	

	c. road, open space and trail networks; d. visibility from State Highway 6 and from Lake Wakatipu.	increased use and enjoyment of Lake Wakatipu and the foreshore.
41.2.1.2	Provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.	A new safe and efficient SH6 road access is proposed with a new roundabout, and once roads are connected internally through to Jacks Point, including the active transport network, will provide opportunity for greater transport efficiency. As discussed earlier, infrastructure is proposed to appropriately service the level of development. The RMM landscape assessment states that the proposal will be spatially arranged to maintain and enhance the majority of the site-specific landscape features, and it will maintain the views over the site to the surrounding mountains, and most of the views to Lake Wakatipu that are currently experienced from the surrounding public places.
41.2.1.3	Provide safe and efficient road access from State Highway 6.	
41.2.1.4	a. Ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails. b. Ensure the efficient provision of servicing infrastructure, roading and vehicle access. c. Ensure efficient provision of sewage disposal, water supply and refuge disposal services which do not adversely affect water quality or other environmental values.	
41.2.1.7	Maintain and protect views into the Jacks Point Zone of a predominantly rural and open character when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond the lake when viewed from the State Highway.	

Residential 41.2.1.8	a. Provide for a diversity of living accommodation, including opportunities for farm and rural living at low densities. b. Provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.	The design proposed a diversity of living accommodation, manages amenity values through proposed controls and manages views from the state highway and Lake Wakatipu in a manner in keeping with policies.
41.2.1.9	Require that any conventional low density residential development in the Residential Hanley Downs (R(HD)) and Jacks Point (R(JP)) Activity Areas be offset by higher density residential development and common open spaces in order to achieve efficient use of land and infrastructure.	
41.2.1.10	Maintain or enhance the character and amenity values that exist in the established Jacks Point Residential Activity Areas (R(JP)) as at 31 August 2016, including the high standard of design and landscape elements incorporated into communal open space areas, transport corridors and private lots, and lower average densities compared to the Hanley Downs Residential Activity Areas.	
41.2.1.11	Enable medium density housing development within the established Jacks Point Residential Activity Areas (R(JP))	

	subject to the scale and form of built development being appropriate to the character of the Activity Area.	
41.2.1.12	Recognise the (Hanley Downs) Residential Activity Areas (R(HD)) as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.	
41.2.1.13	Apply residential development controls to protect privacy and amenity, provide access to sunlight, to achieve design cohesion, and to provide appropriate opportunities outdoor living, consistent with the residential density anticipated in that Activity Area.	
41.2.1.14	Enable commercial activities on primary roads within the Hanley Downs Residential Activity Areas (R(HD)) of a scale limited to servicing the needs of the local community.	
41.2.1.15	Provide for predominantly low density residential development in the Residential - State Highway Activity Areas ((R(HD-SH) and (R(JP-SH)), and appropriately mitigated through landscaping and the provision of open space.	
41.2.1.16	Ensure that residential development in the Jacks Point Zone does not dominate views from the State Highway and that any adverse visual impacts are mitigated through landscaping, building design and provision of open space.	

Open Space 41.2.1.20	Recognise the important contribution that the open space areas that adjoin the residential and village areas make to the identity, character, amenity, and outlook of the Jacks Point Zone for residents and visitors.	Provision of a network of open spaces and reserves has been incorporated into the design of the proposed subdivision. Preliminary designs of the reserves have been prepared including significant areas of indigenous planting. Additional space adjacent to Jack Tewa Park is also proposed to be vested which will allow for the development/expansion of the community facilities in that location. The proposal effectively provides for substantial native revegetation and local biodiversity.
41.2.1.21	Avoid all buildings in the Open Space Golf (OSG) and Open Space Residential Amenity (OSA) Activity Areas, other than ancillary small scale recreational buildings that are of a design that is sympathetic to the landscape. The "small scale" restriction does not apply to a single clubhouse or golf cart storage facility associated with the existing 18 hole Jacks Point golf course, that are located within the OSG Activity Area where it is not overlaid by the Tablelands Landscape Protection Area.	
41.2.1.24	Provide for local biodiversity through: a. the protection and enhancement of existing ecological values, in a holistic manner; b. reduction in grazing around wetland areas; and c. the provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.	

41.2.1.27	Ensure substantial native revegetation of the gully within the Open Space Foreshore (OSF) Activity Area within Homestead Bay and the Homesite (HS) Activity Areas.	
41.2.1.29	Encourage native planting of the Open Space Activity Areas (OSF, OSL and OSG).	

Kai Tahu Ki Otago Natural Resource Management Plan 2005		
Wai Māori General Objectives		
i.	The spiritual and cultural significance of water to Käi Tahu ki Otago is recognised in all water management.	Engagement with manawhenua through Aukaha and Te Ao Marama occurred early in the design phase of the project. The feedback received have been incorporated into the project where possible.
ii.	The waters of the Otago Catchment are healthy and support Käi Tahu ki Otago customs.	The proposed development incorporates measures to ensure that any wastewater and stormwater discharges will maintain the mauri of the water, through appropriate treatment and monitoring.
iii.	There is no discharge of human waste directly to water.	Wastewater is proposed to be treated at the WWTP to a high level and then discharged directly to land. No discharge directly to water is proposed.
iv.	Contaminants being discharged directly or indirectly to water are reduced.	Stormwater is proposed to be discharged into the incised Southern and Central Gullies as well as to the Northern Channel. Treatment measures are to be installed to ensure

		that contaminants are removed from discharges from the internal stormwater network into these channels.
	Wai Māori General Policies	
1.	To require an assessment of instream values for all activities affecting water.	An aquatic ecological assessment has been completed for the waterways on the site and this confirmed that there is little wetted habitat and would not support fish or any stream macroinvertebrates.
6.	To oppose any further cross mixing of waters.	No cross-mixing of waters will occur as a result of the proposal.
	Discharges	
8.	To require land disposal for human effluent and contaminants.	Wastewater is proposed to be treated at the WWTP to a high level and then discharged directly to land. No discharge directly to water is proposed.
10.	To encourage all stormwater be treated before being discharged.	Stormwater is proposed to be discharged into the incised Southern and Central Gullies as well as to the Northern Channel. Treatment measures are to be installed to ensure that contaminants are removed from discharges from the internal stormwater network into these channels.
12.	To encourage Kāi Tahu ki Otago input into the development of monitoring programmes.	The Applicant has discussed this possibility with Ka Rūnaka and is open to further discussions on this once consent is granted.
13.	To require monitoring of all discharges be undertaken on a regular basis and all information, including an independent analysis of monitoring results, be made available to Kāi Tahu ki Otago.	Ongoing monitoring of the wastewater discharge is proposed and conditions are proposed to this effect.

14.	To encourage Management Plans for all discharge activities that detail the procedure for containing spills and including plans for extraordinary events.	An Operations and Management Manual is to be prepared for the WWTP.
15.	To require all discharge systems be well maintained and regularly serviced. Copies of all service and maintenance records should be available to Käi Tahu ki Otago upon request.	The Applicant will ensure that all discharge systems will are well maintained and regularly serviced and this requirement is included in the proposed consent conditions. If vested, this will become a requirement of the QLDC. The Applicant will also provide copies of all service and maintenance records should these be requested.
16.	To require re-vegetation with locally sourced indigenous plants for all disturbed areas. Re-vegetation should be monitored by an assessment of the vegetative cover at one growing season after establishment and again at three seasons from establishment.	19.02 hectares of native planting is proposed across the site. Once implemented, this will be maintained for a minimum 3 year period by the Applicant as detailed in the proposed conditions of consent.
17.	To require visible signage informing people of the discharge area; such signs are to be written in Mäori as well as English.	Incorporation of this signage can be undertaken at the time the discharge areas are constructed.
18.	To require groundwater monitoring for all discharges to land.	Groundwater monitoring is proposed in relation to the wastewater disposal as detailed in the proposed conditions of consent.
	Water Extractions	
22.	To require that resource consent applicants seek only the amount of water actually required for the purpose specified in the application.	Water will be taken from the bore at the rate required by the QLDC Code of Practice for potable and fire fighting water supply, however water consumption is proposed to be monitored and if this shows a reduced demand

		compared to the Code of Practice requirement, an application for a reduced rate may be made to QLDC.
23.	To require that all water takes are metered and reported on, and information be made available upon request to Kāi Tahu ki Otago.	Metering is proposed as detailed in the conditions of consent and this information can be made available upon request.
25.	To oppose the granting of water take consents for 35 years. Consistent with a precautionary approach, either a review clause or a reduced term may be sought.	The proposed water take is to service a residential subdivision and therefore continuity of water supply and security of investment are sought by the Applicant. Consequently, a 35 year term is sought for the water take. A review clause is however included in the proposed conditions of consent.
	River and Instream Works	
31.	To require that fish passage is provided for at all times, both upstream and downstream.	The three streams within the application site are ephemeral and do not support fish passage. Furthermore, there is no wetted bed connecting these to Lake Wakatipu.
32.	To require that any visual impacts at the site of the activity are minimal.	Taking into account the identification of the application site as being suitable for 'future urban' activities in the Queenstown Lakes Spatial Plan and Chapter 4 of the PDP, the potential visual impacts of the proposed urban development on the land have sought to be avoided or mitigated through proposed setbacks and plantings.
35.	To require that wet concrete does not enter the active flow channels.	Conditions of consent are proposed to avoid this effect.
36.	To require that any works be undertaken either before or after spawning season of potentially affected species as identified by the affected Papatipu Rūnaka.	The three streams within the application site are ephemeral and do not support fish passage.

37.	To require that all practical measures are taken to minimise sedimentation or discharge of sedimentation.	An Environmental Management Plan and Erosion and Sediment Control Plan will be prepared and implemented for each stage of the subdivision to minimise sedimentation and discharges.
38.	To require that all practical measures are undertaken to minimise the risk of contamination to the waterway.	This will be minimised through the implementation of the Environmental Management Plan and Remediation Action Plan during the proposed subdivision works. Furthermore, the wastewater and stormwater discharges have been designed and located to also minimise the risk of contamination to waterways.
39.	To require that work is done when the water level is naturally low or dry.	The Erosion and Sediment Control Plan details that any works within the gullies or Northern Channel will be undertaken when they are more likely to be dry, during summer months. Any required machinery will only access the bed of the waterbodies to the extent necessary.
40.	To require that machinery enters the dry bed of the waterway only to the extent necessary, to carry out as much of the work as possible, using one corridor for entering and exiting.	
41.	To discourage machinery operating in flowing water.	The waterbodies are ephemeral and consequently this should be able to be met. If there are any flows, temporary diversion will be required.
42.	To require that all machinery is clean and well maintained before entering the work site; refuelling is to be done away from the waterway	Conditions of consent are proposed to this effect.
	Bank Erosion	
44.	To encourage the planting of indigenous vegetation from the local environs to help reduce continual erosion of the edge of rivers	Re-vegetation planting is proposed within the gullies which will assist with minimising erosion of the gullies in the future.

	Land Use and Management	
45.	To oppose the draining of wetlands. All wetlands are to be protected	Five of the six identified wetlands within the application site are proposed to be drained for the proposed development. The remaining wetland however is proposed to be enhanced through the design and implementation of a Wetland Management Plan.
	Wāhi Tapu Objectives	
i.	All wähi tapu are protected from inappropriate activities.	Consultation with Aukaha and TAMI has confirmed that the application site is not subject to any sites of value by manawhenua except for the acknowledgement of the Kawarau (The Remarkables) and Lake Wakatipu as a Statutory Acknowledgement area. The Queenstown Lakes Spatial Plan which identified the application site as a 'future urban' area was also developed in partnership with Aukaha and TAMI.
ii.	Käi Tahu ki Otago have access to wähi tapu.	
iii.	Wähi tapu throughout the Otago region are protected in a culturally appropriate manner.	
	Wāhi Tapu General Policies	
1	To require consultation with Kāi Tahu ki Otago for activities that have the potential to affect wāhi tapu	As above.
	Earth Disturbance	
4	To require that a Kāi Tahu ki Otago mandated archaeologist survey an area before any earth disturbance work commences.	An archaeological report has been completed for the application site by Origin Consultants.
5.	To promote the use of Accidental Discovery Protocols for any earth disturbance work	Conditions of consent are proposed to this effect.
6.	To require all Māori archaeological finds to remain the cultural property of Kāi Tahu ki Otago.	

	Mahika Kai and Biodiversity Objectives	
I	Habitats and the wider needs of mahika kai, taoka species and other species of importance to Kāi Tahu ki Otago are protected.	The proposed 19.02ha of plantings through the proposed reserve land on the site are all of indigenous species which will improve the biodiversity values of the application site and is consistent with the vision of a blue-green network.
Iv	Indigenous plant and animal communities and the ecological processes that ensure their survival are recognised and protected to restore and improve indigenous biodiversity within the Otago Region.	
ix.	To create a network of linked ecosystems for the retention of and sustainable utilisation by native flora and fauna.	
	Mahika Kai and Biodiversity General Policies	
16.	To protect and enhance physical access for Kāi Tahu ki Otago to mahika kai sites.	Physical access through the application site and towards Lake Wakatipu is being facilitated by the proposed roading and trail network included within the subdivision design.
12.	To protect and enhance existing wetlands, support the reinstatement of wetlands and promote assistance for landowners for fencing-off wetlands.	Five of the six identified wetlands within the application site are proposed to be drained for the proposed development. The remaining wetland however is proposed to be enhanced through the design and implementation of a Wetland Management Plan. The remaining wetland will also be fenced prior to any works commencing on the site.
	Pest Control and Management	
23	To require that monitoring of all pest management activity is undertaken, including effects on indigenous species. This monitoring is to be included in all pest management strategies.	A Pest and Weed Management Plan is to be prepared as required by a proposed condition of consent to prevent the spread of these species and provide the best opportunity for the native plantings to thrive.

	Cultural Landscapes Objectives	
Ii	The protection of significant cultural landscapes from inappropriate use and development.	The application site is not part of an identified cultural landscape protected under the PDP. Furthermore, taking into account the identification of the application site as being suitable for 'future urban' activities in the Queenstown Lakes Spatial Plan and Chapter 4 of the PDP, the potential visual impacts of the proposed urban development on the land have sought to be avoided or mitigated through proposed setbacks and plantings.
	Cultural Landscapes General Policies	
7	To encourage and promote the importance of traditional place names.	The Applicant has discussed this with Aukaha and Te Ao Marama representatives and is keen to incorporate traditional Kāi Tahu names into the subdivision naming where possible.
9	To encourage consultation with Kāi Tahu ki Otago over the naming of new reserves and areas of significance.	
	Earth Disturbance	
19.	To require all earthworks, excavation, filling or the disposal of excavated material to: i. Avoid adverse impacts on significant natural landforms and areas of indigenous vegetation; ii. Avoid, remedy, or mitigate soil instability; and accelerated erosion; iii. Mitigate all adverse effects.	The areas of significant indigenous vegetation and the gullies are not being disturbed by earthworks. Soil instability and erosion will be managed through the earthworks phase by the measures in the Environmental Management Plan and Erosion and Sediment Control Plan.
	Roading	
21.	To require indigenous re-vegetation with locally sourced species for all disturbed areas. Revegetation should be monitored by an assessment of the vegetative cover at	19.02 hectares of native planting is proposed across the site. Once implemented, this will be maintained for a

	one growing season after establishment and again at three seasons from establishment	minimum 3 year period by the Applicant as detailed in the proposed conditions of consent.
	Structures	
24.	To discourage the erection of structures, both temporary and permanent, in culturally significant landscapes, lakes, rivers or the coastal environment.	The application site area is identified as a future urban growth area in the Queenstown Lakes Spatial Plan and so development and structures are anticipated on the site. However, it is acknowledged that the development will sit within a significant landscape the potential effects of this are being mitigated through setbacks, planting and incorporating reserves into the most sensitive locations of the site.
	Subdivisions	
25.	To discourage subdivisions and buildings in culturally significant and highly visible landscapes.	The application site is not part of an identified cultural landscape protected under the PDP, nor is it within an ONL/F. Furthermore, taking into account the identification of the application site as being suitable for 'future urban' activities in the Queenstown Lakes Spatial Plan and Chapter 4 of the PDP, the potential visual impacts of the proposed urban development on the land have sought to be avoided or mitigated through proposed setbacks and plantings.
26.	To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following: i. All consents related to the subdivision to be sought at the same time.	The proposed subdivision has been masterplanned taking into account all of the listed factors as detailed in the AEE and all necessary consents are being sought through the Fast Track Approvals Act.

	ii. Protection of Käi Tahu ki Otago cultural values. iii. Visual amenity. iv. Water requirements. v. Wastewater and storm water treatment and disposal. vi. Landscaping. vii. Location of building platforms.	
27.	To require that where any earthworks are proposed as part of a subdivision activity, an accidental discovery protocol is to be signed between the affected papatipu Rūnaka and the Company .	Implementation of an Accidental Discovery Protocol is proposed as a condition of consent.
28.	To require applicants, prior to applying for subdivision consents, to contact Käi Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory.	Consultation with Aukaha and TAMI has confirmed that the application site is not subject to any sites of value by manawhenua except for the acknowledgement of the Kawarau (The Remarkables) and Lake Wakatipu as a Statutory Acknowledgement area. The Queenstown Lakes Spatial Plan which identified the application site as a 'future urban' area was also developed in partnership with Aukaha and Te Ao Marama.
29.	To require public foot access along lakeshores and riverbanks within subdivisions.	Trail access is proposed within the development connecting to the lakeshore of Lake Wakatipu.
	Air and Atmosphere Objectives	
i.	Käi Tahu ki Otago sites of significance are free from odour, visual and other pollutants.	Odour from the proposed WWTP and land treatment areas has been considered in the design of both. The WWTP will be enclosed and filtered and the dripper lines are to be sub-surface.
ii.	Käi Tahu ki Otago are meaningfully involved in the management and protection of the air resource.	

iii.	The life supporting capacity and mauri of air is maintained for future generations.	
	Policies	
1	To require earthworks and discharges to air consider the impact of dust and other air-borne contaminants on health, mahika kai, cultural landscapes, indigenous flora and fauna, wāhi tapu and taoka.	Air discharges have been considered in the design of the proposal by Stantec in both the Engineering Feasibility Report and the Environmental Management Plan and Erosion and Sediment Control Plan. These measures will avoid or mitigate these potential effects.
4.	To encourage reduced vehicle emissions.	The integration of the proposed development with the existing Southern Corridor roading network will promote the viability and high frequency of the bus network in the corridor to encourage mode shift. Furthermore, active transport is promoted through the proposed roading, shared path and trail design. A local centre is also included within the proposed development to reduce trip generation for day-to-day needs. All of these measures are proposed to reduce reliance on private vehicles and reduce vehicle emissions.
5.	To promote the planting of indigenous of plants to offset carbon emissions.	19.02ha of native planting is proposed on the site.
7	To promote clean forms of domestic heating.	No controls are proposed on this as the ORC Air Plan does not require any controls.
12	To require light suppression techniques are used for any new subdivisions and replacement lighting.	Street lighting will be designed to AS/NZS 1158.3.1:2020 subcategory PR6 and/or PR5 for local residential roads. Luminaries will likely be LEDs complying with NZTA M30.

		Generally new subdivisions in the Queenstown Lakes District should comply with QLDC's 'Southern Lighting Strategy' which promotes lower levels of street lighting.
	Wai Māori Policies in the Clutha/Mata-au Catchment	
10.2.3.5	To discourage activities that increases the silt loading in waterways or reaches of waterways.	Environmental Management Plans and Erosion and Sediment Control Plans will be implemented as part of the proposed consent conditions.
10.2.3.8	To discourage any inappropriate flushing of sediment at times of low flow or where the impacts are not of a temporary nature.	
10.2.3.9	To encourage the adoption of sound environmental practices, adopted where land use intensification occurs.	
10.2.3.10	To promote sustainable land use in the Clutha/Mata-au Catchment.	The land is identified for future urban growth in the Queenstown Lakes Spatial Plan and so urban development is anticipated on this land.
10.2.3.11	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.	The necessary consents are all made in the same fast track application.
10.2.3.12	To require reticulated community sewerage schemes that have the capacity to accommodate future population growth.	Due to issues with the capacity and functioning of the Shotover Wastewater Plant, the proposal includes the development of a new WWTP with ancillary land treatment areas. The WWTP (subject to upgrades) will have the ability to cater for developments on surrounding

		landholdings provided sufficient additional land treatment area is found.
10.3.3	Wāhi Tapu Policies in the Clutha/Mata-au Catchment	
1.	To require that wāhi tapu sites are protected from further loss or destruction.	Consultation with Aukaha and TAMI has confirmed that the application site is not subject to any sites of value by manawhenua except for the acknowledgement of the Kawarau (The Remarkables) and Lake Wakatipu as a Statutory Acknowledgement area. The Queenstown Lakes Spatial Plan which identified the application site as a 'future urban' area was also developed in partnership with Aukaha and TAMI.
2.	To require accidental discovery protocols for any earth disturbance activities	Conditions are proposed with regard to the accidental discovery protocol requirement.

Te Tangi a Tauira – The Cry of the People		
3.2.1	Discharges to air	
4	Require new discharges to air to provide for periodic review and evaluation in advances of technologies to reduce adverse effects on air quality and to report on implementation of such technologies.	An air discharge consent is required under the Regional Air Plan due to the location of the treated wastewater discharge to the land treatment areas within the specified permitted distances from neighbouring properties, roads
9	Discourage and prevent discharges to air that will have impacts on cultural well-being and community health.	

10	Ensure that discharges of contaminants into the air such as dust, smoke and odour do not affect the amenity values of areas which are of cultural and historical significance to iwi	and public places. However, the treated wastewater is to be disposed of to ground via sub-surface dripper lines. Consequently, there will be no actual discharge to air and the potential odour effects will be avoided. The WWTP will be enclosed and will have filters which will ensure that there are no objectionable or offensive odours emitted from the plant. A 35 year consent duration is sought for the air discharge consent as the land treatment areas are to service a residential subdivision and therefore continuity of wastewater disposal methods and security of investment are sought by the Applicant. A review clause is however included in the proposed conditions of consent. Dust across the development area will be controlled by the measures outlined in the Environmental Management Plan and Erosion and Sediment Control Plan and as detailed in the proposed conditions of consent.
12	Engage Ngāi Tahu ki Murihiku early in the consenting and permitting process for activities whereby there is discharge to air, particularly agrichemical and aerial spraying/topdressing and activities causing offensive odours. Discharges must not cause objectionable or offensive odour to the extent that is causes adverse effects beyond the boundaries of the consent holder's property.	
13	Advocate for robust consent conditions with a maximum twenty-five years. Changes to consent conditions must be notified to affected parties and all consent conditions monitored routinely.	
15	Encourage techniques to eliminate the effects of light pollution. Techniques should be introduced during planning phases for new	Street lighting will be designed to AS/NZS 1158.3.1:2020 subcategory PR6 and/or PR5

	suburban and coastal subdivisions and when assessing harbour and port procedures.	for local residential roads. Luminaries will likely be LEDs complying with NZTA M30. Generally new subdivisions in the Queenstown Lakes District should comply with QLDC's 'Southern Lighting Strategy' which promotes lower levels of street lighting.
3.2.2	Amenity values	
1	Limit through promotion of improved production and techniques, visual and physical effects from activities associated with exhaust emissions, dust, unacceptable and intense odour, smoke and lighting.	As assessed above, the wastewater disposal methods will avoid potential odour effects. Dust effects will be managed through the Environmental Management Plan and Erosion and Sediment Control Plans and lighting will be designed to adhere to QLDC's 'Southern Lighting Strategy' which promotes lower levels of street lighting.
6	Where there may be visual impacts on the natural and cultural landscapes as a result of development, encourage the integration of landscaping techniques which utilise reserve planting or vegetation screens to soften intrusion	The use of landscaping and setbacks as well as a bund along State Highway 6 are measures that have been employed in the design of the proposed subdivision to minimise the potential visual impacts of the development on the landscape.
3.4.10	Plant Pests	
1	Ensure protection and enhancement of the mauri or life supporting capacity of all high country and foothill waterways.	The gullies may be defined as foothill waterways. The pest and weed species are to be removed from these areas and significant native planting is proposed which will provide greater stability of the gullies, enhance biodiversity

		values and the life supporting capacity of the ephemeral streams.
2	Advocate that all management decisions shall take into account the protection and survival of indigenous species of flora and fauna (rare and not rare, and including taonga species contained in the Ngāi Tahu Claims Settlement Act 1998) in their natural habitats and ecosystems.	The majority of the limited existing indigenous vegetation is being retained through the proposal as these are located within the gullies and terrace risers. These will be inter-planted with other native plantings to enhance the biodiversity values and support their growth. A Lizard Management Plan is also proposed for the catch and release, as well as enhancing the lizard habitat on the site.
3	Require monitoring of plant pest control operations, for adverse effects on indigenous species, to be included in any pest management strategy.	These requirements will be included in the Pest and Weed Management Plan to be submitted as a condition of consent.
4	Encourage all plant pest management operations, to be conducted in a way that minimises impact on non-target species.	
5	In assessing strategies for pest plant control in any given area, require that economic values do not take precedence over other values such as environmental, social and cultural.	
12	Promote the use of native species in new developments as a means of reducing the risk of plant pest spread.	The proposed landscape planting is all native species.
3.4.11	Animal and Bird Pests – Ngā Kaupapa - Policy	
1	Advocate that all management decisions shall take into account the protection and survival of indigenous species of flora and fauna (rare and not rare, and including taonga species contained in the	Wildlife Authority is sought for the catch and release of McCann's lizards (and other species if found) within the site and an enhanced lizard

	Ngāi Tahu Claims Settlement Act 1998) in their natural habitats and ecosystems.	habitat is to be provided in the gullies as detailed in the Lizard Management Plan.
3.4.12	Mahinga kai – mahi ngā kai	
2	Advocate for timely and appropriate consultation with Ngāi Tahu ki Murihiku with respect to areas that are considered particularly significant in terms of mahinga kai. All endeavours should be taken to protect areas and avoid inappropriate use and development. Furthermore management plans should recognise for taonga species as listed in the Ngāi Tahu Claims Settlement Act 1998 and all other species considered taonga by Ngāi Tahu ki Murihiku.	The proposed development does not adjoin Lake Wakatipu and therefore will not have a direct effect upon mahinga kai. However, the proposed development will provide improved access to the Lake Wakatipu lakefront through the roading and trail network that is proposed. The gullies containing the ephemeral streams through the site are to be enhanced through the proposed native planting which will enhance indigenous biodiversity. The ephemeral streams have been assessed as not providing for fish passage given they are more often dry than wet and have no connection to the lake.
3	All Ngāi Tahu Whānui, current and future generations, must have the capacity to access, use and protect high country landscapes, wāhi tapu and mahinga kai sites and the history and traditions that are linked to these landscapes.	
4	Promote the protection, restoration and enhancement of indigenous biodiversity.	
5	Advocate for the protection, restoration and enhancement of waterways, riparian margins, wetlands, and tarns as a means of protecting and enhancing indigenous biodiversity.	
6	Maintain uninhibited fish passage within any waterway linking the high country lakes and rivers to the coast	
3.4.14	Protecting Sites of Significance in High Country and Foothill Areas	
1	Ensure that Ngāi Tahu ki Murihiku are able to effectively exercise their role as kaitiaki over wāhi tapu and wāhi taonga in Murihiku.	Consultation with Aukaha and TAMI has confirmed that the application site is not subject

6	Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development.	to any sites of value by manawhenua except for the acknowledgement of the Kawarau (The Remarkables) and Lake Wakatipu as a Statutory Acknowledgement area. The Queenstown Lakes Spatial Plan which identified the application site as a 'future urban' area was also developed in partnership with Aukaha and TAMI.
7	Ensure that oral history and customary knowledge is considered equally alongside documented evidence when determining the cultural heritage values of significant and cultural landscapes of a region or site.	
3.5.10	General Water Policy	
3	Protect and enhance the mauri, or life supporting capacity, of freshwater resources throughout Murihiku.	The proposed development incorporates measures to ensure that any wastewater and stormwater discharges will maintain the mauri of the water, through appropriate treatment and monitoring. Furthermore, the proposed wastewater discharge is of highly treated wastewater to land rather than direct to water.
4	Manage our freshwater resources wisely, mō tātou, ā, mō ngā uri ā muri ake nei, for all of us and the generations that follow.	
5	Promote the management of freshwater according to the principle of ki uta ki tai, and thus the flow of water from source to sea.	
8	Protect and enhance the customary relationship of Ngāi Tahu ki Murihiku with freshwater resources.	
3.5.11	Rivers	
2	Promote river management that adopts the priorities established in the Te Rūnanga o Ngāi Tahu Freshwater Policy 1997. The priorities are: Priority 1: Sustain the mauri of the waterbodies within the catchment. Priority 2: Meet the basic health and safety needs of humans (drinking water). Priority 3: Protect cultural values and uses.	Stormwater is proposed to be discharged into the gullies and channels and a centralised approach to stormwater disposal is proposed so to limit the number of outlets into the gullies / channels. The proposed stormwater will utilise the natural soakage capacity of the gullies and the proposed plantings will improve the biodiversity and amenity. The Northern Channel is an existing modified channel that is to be enhanced through

	Priority 4: Protect other instream values (indigenous flora and fauna). Priority 5: Meet the health and safety needs of humans (sanitation). Priority 6: Provide water for stock. Priority 7: Provide for economic activities including abstractive uses. Priority 8: Provide for other uses	riparian planting along its length with additional native shrubland planting along the outer edges of the channel. Stormwater discharged into the ephemeral streams within the Southern and Central Gullies as well as the Northern Channel is to be treated so that it will comply with the requirements of the Regional Plan Water in relation to water quality.
4	Management of our rivers must take into account that each waterway has its own mauri, guarded by separate spiritual guardians, its own mana, and its own set of associated values and uses.	
5	Adopt a precautionary approach for any activity involving a waterway where there is an absence of detailed knowledge of that waterway (ecology, flow regimes, species, etc)	
10	Ensure that all native fish species have uninhibited passage from the river to the sea at all times, through ensuring continuity of flow ki uta ki tai.	Given the ephemeral nature of the streams, which are more often dry than wet, with no connection to the lake, there are no fish species within the streams.
14	Use riparian enhancement, buffer zones, fencing, and related streamside management tools as conditions of consent to ensure that human use of rivers and their water does not compromise river health.	This is not considered necessary given the ephemeral nature of the waterbodies.
15	Avoid the use of rivers as a receiving environment for the discharge of contaminants (e.g. industrial, residential, recreational or agricultural sources).	Stormwater running across the site with the existing farming land uses already enters the gullies and Northern Channel. The proposal

		retains these existing flow paths as well as diverting stormwater from the impermeable surfaces constructed as part of the development.
17	Ensure that activities in upper catchments have no adverse effect on mahinga kai, water quality and water quantity in lower catchments	Water Ways Consulting confirmed that there is only water present in the two gullies in times of heavy rainfall, therefore there will be limited to no impact on fish in the gullies as there is not enough water to sustain a population. There will however be a small increase in the water quantity in the channels as a result of the increased permeable area on the site once development of the subdivision is undertaken. This will be provided for through the stormwater management measures outlined in the Stantec Engineering Feasibility Report. Water quality management is also addressed in this report which outlines that gross pollutant traps and other methods are proposed to ensure water quality is maintained.
3.5.12	Discharge to Water	
1	Avoid the use of water as a receiving environment for the direct, or point source, discharge of contaminants. Even if the discharge is treated and therefore considered “clean”, it may still be culturally unacceptable. Generally, all discharge must first be to land. This	The only direct discharge to water proposed is of stormwater into the gullies and the Northern Channel. This is a continuation of where the stormwater already flows within the site. The

	general policy is a baseline or starting point. From this point, the Rūnanga can assess applications on a case by case basis.	treatment of the flows off the impermeable surfaces on the site will be treated as detailed in the Stantec Engineering Feasibility Report.
2	Assess discharge to water proposals on a case by case basis, with a focus on local circumstances and finding local solutions.	
3	Consider any proposed discharge activity in terms of the nature of the discharge, and the sensitivity of the receiving environment.	
5	When assessing the alternatives to discharge to water, a range of values, including environmental, cultural and social, must be considered in addition to economic values.	
6	Encourage the establishment of wetland areas, where practical, as an alternative to the direct discharge to water. Discharge to a wetland area allows Papatūānuku the opportunity to filter and clean any impurities.	Consideration of the creation of wetland areas for stormwater discharge was considered by Stantec in the development of the proposal, however the ground conditions across the majority of the site do not allow for it and other measures were preferred from a management and treatment point of view.
7	Any discharge activity must include a robust monitoring programme that includes regular monitoring of the discharge and the potential effects on the receiving environment.	Regular monitoring and maintenance of the stormwater treatment devices will be required and this will be undertaken by the Applicant until/if the roading and infrastructure is vested in QLDC. If it is not vested, this monitoring and maintenance will be undertaken by an Incorporated Society (or similar legal body).
3.5.13	Water Quality	

1	The role of Ngāi Tahu ki Murihiku as tangata whenua and kaitiaki of water must be recognised and provided for in all water quality management.	Engagement with manawhenua through Aukaha and Te Ao Marama occurred early in the design phase of the project. The feedback received have been incorporated into the project where possible.
2	Strive for the highest possible standard of water quality that is characteristic of a particular place/waterway, recognising principles of achievability. This means that we strive for drinking water quality in water we once drank from, contact recreation in water we once used for bathing or swimming, water quality capable of sustaining healthy mahinga kai in waters we use for providing kai.	These principles have also been the objectives of the Applicant in ensuring that the wastewater and stormwater disposal methods maintain water quality and sustain the life-supporting values of the water in Lake Wakatipu.
3	Require cumulative effects assessments for any activity that may have adverse effects of water quality.	Cumulative effects have been a consideration in particular for the proposed wastewater disposal to land alongside the existing land treatment areas for Jacks Point. Through monitoring and the proposed consent conditions, these potential effects can be managed effectively.
5	Avoid the use of water as a receiving environment for the direct, or point source, discharge of contaminants. Generally, all discharge must first be to land.	Wastewater is proposed to be discharged to land. As noted above, the proposed stormwater will be discharged to the ephemeral waterbodies on the site, however it is to be treated before it is discharged.
6	Avoid impacts on water as a result of inappropriate discharge to land activities.	This has been closely assessed by the report undertaken by Land Water People as attached to the LEI assessment of effects on the environment. This report concludes that impacts

		upon water quality in Lake Wakatipu can be avoided or mitigated.
8	Promote the restoration of wetlands and riparian areas as part of maintaining and improving water quality, due to the natural pollution abatement functions of such ecosystems.	Five of the six identified wetlands within the application site are proposed to be drained for the proposed development. The remaining wetland however is proposed to be enhanced through the design and implementation of a Wetland Management Plan.
11	Require robust monitoring of discharge permits, to detect non-compliance with consent conditions. Non-compliance must result in appropriate enforcement action to discourage further non-compliance.	The proposed conditions of consent include robust monitoring conditions.
3.5.14	Water Quantity - Abstractions	
9	Applications for water abstractions may be required to justify the quantities of water requested. Information may need to be provided to Te Ao Mārama Inc. regarding the proposed water use per hectare, estimated water losses, stocking rates, and the level of efficiency for the scheme. This will enable iwi to put the quantity of water sought in context and ensure that a test of reasonableness can be applied to consents.	The proposed water take from the bore is based upon the QLDC Code of Practice requirements for potable and fire fighting water supplies.
17	Advocate for durations not exceeding 25 years on resource consents related to water abstractions.	The proposed water take is to service a residential subdivision and therefore continuity of water supply and security of investment are sought by the Applicant. Consequently, a 35 year term is sought for the water take. A review
18	Require, where necessary, a consent condition providing for a review of the volumes able to be abstracted from the bores on the basis of the observed seasonable recovery of groundwater levels. Also include a provision for review of both the annual recovery	

	between individual irrigation seasons and the cumulative effects on longer-term water level recovery.	clause is however included in the proposed conditions of consent.
19	Require that Ngāi Tahu are provided with the opportunity to participate through pre hearing meetings or other processes in the development of appropriate consent conditions including monitoring conditions to address our concerns.	Aukaha and TAMI have been consulted with regards to the proposed development of the application site since the Applicant purchased it. The feedback received has been incorporated within the proposal so far as possible.
3.5.15	Activities in the Beds and Margins of Rivers	
2	Land use consents to carry out activities in the beds and margins of rivers should include information about ecological, cultural, natural and community values associated with the surrounding areas (e.g. adjacent wetlands, bird nesting sites, instream life, community use of the area; inanga/whitebait habitat).	This information is included in the Ecological Effects Assessment undertaken by Wildlands noting that the streams within the gullies are ephemeral and any works within them will be undertaken during times when the streams are likely to be dry, eg summer months.
3	Require that a Ngāi Tahu ki Murihiku Accidental Discovery Protocol (see Appendix 6) is a condition on resource consents.	This is proposed as a condition of consent.
11	Require that placement of culverts and other flood works activities in the beds or margins of waterways is such that the passage of native fish and other stream life is not impeded.	Culverts are proposed within the bed of the ephemeral streams. These streams do not support fish given their ephemeral nature and therefore fish passage is not necessary.
13	Require that the placement of culverts and other flood works activities in the beds or margins of waterways occurs in a manner that minimises disturbance to the streambed.	Any works within the bed or margin of the streams will be undertaken with the least possible disturbance.
14	Recommend that tracks leading to culverts are designed (e.g. contoured) so that stormwater run off and any effluent on the track	This will be incorporated into the design of the stormwater network so that any runoff is

	is directed away from the stream. Such discharges should be to land and not directly to water.	collected by the reticulated system and treated prior to discharge into the gullies.
15	Require that that placement of culverts and other flood works activities in the beds or margins of waterways occur at times of low or no flow.	This is proposed as a condition of consent.
16	Require that short term effects on water quality and appearance are mitigated during culvert or flood works construction, and for a settling period following. For example, straw bales may be used to minimise turbidity, and contain discolouration and sedimentation.	These effects will be addressed in the Environmental Management Plan and Erosion and Sediment Control Plan for any stage that includes these types of works.
3.5.16	Mahinga kai	
6	Support mechanisms that enable tangata whenua to access mahinga kai species and resources, such as esplanade provisions and marginal strips adjacent to waterways.	The proposed roading and trail network will provide improved access to the Lake Wakatipu lakefront for access to mahinga kai species.
3.5.17	Ngā Pononga a Tāne a Tangaroa - Biodiversity	
1	Use planning, policy and resource consent processes to promote the protection and, where necessary, enhancement, of native biodiversity of Murihiku, specifically: a. enhancement and restoration of degraded areas; b. planting of native species to off set or mitigate adverse effects associated with land use activities; c. the incorporation of biodiversity objectives into development proposals; d. prohibiting the use of pest plant species in landscaping	The proposal incorporates 19.02ha of indigenous planting which will improve the biodiversity values of the site, which is presently farmed with limited native species existing on the site. Pest plant species will not be used in the landscape planting.
2	Advocate for the establishment of indigenous vegetation corridors ki uta ki tai, from mountains to the sea.	The proposed indigenous planting within the gullies and along the terrace faces supports the principles of ki uta ki tai, where a biodiversity

		corridor is proposed from the SH6 boundary through the Southern Gully to the lakefront area, supplemented by additional planting within the Central gully and terrace faces adjacent to the lake.
3	For Ngāi Tahu ki Murihiku, all species are taonga, whether weta, snail or kiwi, and the effects of an activity on species must consider all species equally.	A Lizard Management Plan has been prepared for the Wildlife Authority that is sought which proposes to catch and release lizards into an enhanced habitat to mitigate the potential adverse effects of the construction activities upon the McCann's skink populations within the application site. Furthermore, a condition of consent is proposed requiring the removal of any trees / shelterbelts within the application site outside of bird nesting season.
4	Where practical, indigenous vegetation that is removed or damaged as a result of land use activity should be replaced.	The proposal adhered to this requirement. Approximately 0.9ha is being removed, however this is being replaced with 19.02ha of new native planting.
6	Recommend the planting of indigenous species as an appropriate mitigation measure for any adverse impacts as a result of land use activity.	
3.5.18	Repo – Wetlands	
1	Avoid the direct or indirect drainage or modification of any existing wetland area.	Five of the six identified wetlands within the application site are proposed to be drained for the proposed development. The remaining wetland however is proposed to be enhanced

		through the design and implementation of a Wetland Management Plan.
3	Advocate for the restoration and enhancement of wetland areas, as part of any consent application where it is deemed feasible to include such conditions.	Enhancing of the remaining wetland is proposed through the development and implementation of a Wetland Management Plan.
3.5.21	Protection of Significant Sites	
1	Ensure that Ngāi Tahu ki Murihiku are able to effectively exercise their role as kaitiaki over wāhi tapu and wāhi taonga in Murihiku.	Consultation with Aukaha and TAMI has confirmed that the application site is not subject to any sites of value by manawhenua except for the acknowledgement of the Kawarau (The Remarkables) and Lake Wakatipu as a Statutory Acknowledgement area. The Queenstown Lakes Spatial Plan which identified the application site as a 'future urban' area was also developed in partnership with Aukaha and TAMI.
2	Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development	An Accidental Discovery Protocol condition is proposed for excavations.
3.5.22	Wāhi Ingoa – Place Names	
1	Promote the use of Ngāi Tahu ki Murihiku ancestral wāhi ingoa on the landscape	The Applicant has discussed this with Aukaha and Te Ao Marama representatives and is keen to incorporate traditional Kāi Tahu names into the subdivision naming where possible.
5	To encourage, where identified by Ngāi Tahu ki Murihiku as culturally appropriate, the use of Ngāi Tahu wāhi ingoa for new developments (e.g. street or road names)	