

APPENDIX C

AN ASSESSMENT OF THE PLAN CHANGE AGAINST RELEVANT OPERATIVE OBJECTIVES AND POLICIES OF THE DISTRICT PLAN.

District-wide	Notified plan change	As recommended to be amended in this report
Objective 1: Nature Conservation Values	In part/ largely	✓ (through Improved protection over the natural character of the wetland and its margins and the ONL)
Objective 2: Air Quality	✓	
4.2.5 Objective: Subdivision, use and development ... in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.	In part	✓
Objective(s) 4 - Mahika Kai 1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use. 2 The limitation of the spread of weeds, such as wilding trees	In part	✓ (through identifying woolshed Creek on the Structure Plan and improving the rules relating to wilding trees)
Objective 5 - Wai (Water) The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.	?	✓
Objective 6 - Repo Raupo (Wetlands) The maintenance and	In part (effectiveness only limited by the proximity of adjacent development and lack of a clear trigger for the	✓

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enhancement of existing wetlands and their re-establishment, where practicable.	biodiversity plan, etc.)	
<p>Objective 8 - Rakau (Trees)</p> <p>The protection of specific native trees that are of cultural importance to Kai Tahu.</p> <p><i>NB - Assumed to be those plants listed on pg. 159 of the iwi management plan, which does include species present on this site.</i></p>	<p>✗ Not specifically and nothing preventing clearance in the ACRAA</p>	<p>✓ (Although not specific)</p>
Objective(s) 9 - Protection of Water Resources (from waste)	?	✓
<p>4.4.3 - Objective 1 – Provision of Reserves</p> <p>Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.</p>	✓	✓
<p>Objective 2 - Environmental Effects</p> <p>Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.</p>	In part	<p>✓ (addition of provisions relating to commercial recreation activities) - check this and the below as to which better provides for rec activity in the rural - should provide for limited outdoor</p>
<p>Objective 3 - Effective Use</p> <p>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.</p>	✓ (potentially)	✓
<p>Objective 4 - Esplanade Access</p> <p>A level of public access to and along the District's rivers, lakes and wetlands, adequate to provide for the current and foreseeable recreational and leisure needs of</p>	✓ (process at resource consent stage)	✓ (process at resource consent stage)

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residents and visitors to the District.		
<p>4.5.3 - Objective 1 - Efficiency</p> <p>The conservation and efficient use of energy and the use of renewable energy sources.</p>	<p>✓ (in part in that compact urban form enabled but not required, public transport encouraged and, to an extent, the protection of carbon sinks encouraged)</p>	<p>✓ (compact form required (although less compact than maximums allowed in notified version; possibly more emphasis on public transport, and more protection of carbon sinks).</p>
<p>4.8.3 - Objective 1</p> <p>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</p>	<p>? (depending on evidence presented, plan change may not adequately discourage subdivision in hazardous areas (policy 1.6)</p>	<p>? (No recommended change at this point)</p>
<p>4.9.3 (Urban growth) - Objective 1 - Natural Environment and Landscape Values</p> <p>Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.</p>	<p>In part/ largely (Does not ensure against development detracting from the values of margins of rivers and lakes, though).</p>	<p>✓ (Inclusion of Woolshed Creek and of a larger area around wetland and other assessment matters regarding margins of other waterways will provide greater certainty over protection).</p>
<p>Objective 2 - Existing Urban Areas and Communities</p> <p>Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic wellbeing.</p>	<p>✘/in part. It does not necessarily ensure that new development will protect or enhance the built character and amenity of the existing residential area and the rules re visitor accommodation encourage clustering in Medium Density Housing precincts but do not require it (although its location is a consideration when applying for visitor accommodation)</p>	
<p>Objective 3 - Residential Growth - Provision for residential growth sufficient to meet the District's needs.</p>	<p>✓</p>	<p>✓</p>
<p>Objective 4 - Business Activity and Growth - A pattern of land use which promotes a close</p>	<p>In part (effectiveness limited by the fact it is not consolidated)</p>	<p>✓</p>

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relationship and good access between living, working and leisure environments.		
Objective 5 - To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.	In part - All visitor accommodation is restricted discretionary activity so not enabled, as such, anywhere. Inadequate provisions to avoid or mitigate adverse effects, especially cumulative effects of small scale visitor accommodation in residential neighbourhoods.	✓ - (Better control over the location and extent of visitor accommodation)
Objective 7 - Sustainable Management of Development The scale and distribution of urban development is effectively managed.	✓	✓ (improved in relation to the proximity to waterways).
4.10.3 - Objectives - To avoid, remedy or mitigate the adverse effects from earthworks...	✓	✓

Jacks Point Resort Zone	Notified plan change	As recommended to be amended in this report
Objective 3 - To enable development of an integrated community, incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation - with appropriate regard for landscape and visual amenity values, servicing and public access issues. NB - must consider the policies to give 'meaning' to the objective.	In part. However, integration across Jacks Point is not as strong without this objective; it is questionable whether the development enabled in areas H, I, J, K, and L will result in a net environmental gain; and residential development may be readily visible in A, B, and C until planting is established. NB - some policies (e.g. 3.1) are of limited relevance.	✓ (improvements made including a) retaining the area within Jacks Point will result in better integration; net environmental gain more likely by linking wetland restoration to development of any/ all adjacent land, by applying homesite rules/ guidelines to areas L and H, and by reducing density to Rural living in area J. Amendments will provide greater certainty that residential development in A , B, and C will not be readily visible from the State Highway.