

6.4 POLICIES

6.4.1 Policy - Maintenance of Quality of Life within Urban Areas
To maintain and, where practicable, enhance the quality of life for people and communities within the District's urban areas through:

- (a) Identifying and providing for a level of amenity which is acceptable to the community; and
- (b) Avoiding, remedying or mitigating the adverse effects on the community's social, economic and cultural wellbeing and health and safety which may result from the use, development and protection of natural and physical resources, and
- (c) Recognising that change is inevitable in the use of land to enable the community to provide for its wellbeing.

Explanation

The urban areas of the District contain a number of distinct environments within which the acceptability of effects is quite different. There are important features, qualities and values within each of these environments which contribute to the community's quality of life.

While each of these environments provides for the social, economic, and cultural wellbeing of the District's population they also have a distinct purpose. Council's consultation with the public has indicated that it is desirable that a number of these distinct environments be maintained and enhanced.

6.4.2 Policy - Expansion of Urban Areas
To enable the expansion of urban areas or urban infrastructure in a manner that avoids, remedies or mitigates adverse effects on:

- (a) Adjoining rural areas.
- (b) Outstanding landscape values.
- (c) The natural character of water bodies and their margins.
- (d) Heritage values.
- (e) Sites of cultural importance to Kai Tahu ki Otago.
- (f) The integrity of existing network utilities and infrastructure, including their safe and efficient operation.
- (g) The life supporting capacity of land resources.
- (h) The intrinsic values of areas of significant indigenous vegetation and habitats of significant indigenous fauna.

Cross Reference

Objectives:

6.3.1, 6.3.2

Methods:

6.5.1 to 6.5.4

Cross Reference

Issues: 4.2.15, 6.2.10

Objectives: 6.3.3,
6.3.4

Methods: 6.5.1, 6.5.2

Section 15 Financial Contributions

Regional Plan : Air

Policies 11.1.1, 12.1.1

Explanation

The expansion of existing urban areas or the development of new urban areas has the potential to create significant adverse effects. The cost to the general public of extending infrastructure to service new urban areas must not outweigh the public benefits to be gained. Furthermore, the safe and efficient operation of existing infrastructure must not be compromised. The values associated with the area to be developed must also be assessed to ensure landscape, soil, water, and heritage resources are not adversely affected by the expansion.

6.4.3 Policy - Heritage Resources

To ensure heritage values are recognised and provided for in the use and development of the natural and physical resources found within the District's urban areas.

Cross Reference

*Objective: 6.3.5
Methods: 6.5.1, 6.5.2,
6.5.3, 6.5.4
Section 11 Heritage
Precincts
Section 14 Buildings,
Sites and Trees of
Heritage Value*

Explanation

The District's towns have many heritage buildings which serve to reinforce the district's identity and past. These buildings have both intrinsic and economic value and are considered a valuable resource of the District.

6.4.4 Policy - Community and Emergency Service Activities

To recognise the special characteristics and needs of community and emergency service activities and to ensure that they are accessible and convenient for the community they serve, while avoiding, remedying or mitigating adverse effects on:

- (a) **Amenity values,**
- (b) **Environmental qualities of neighbouring properties, and**
- (c) **The safe and efficient operation of the roading network and other community infrastructure.**

Cross Reference

*Objective 6.3.6
Method 6.5.2*

Explanation

Community facilities are important to the District as they enable the community to meet social, cultural, health and safety needs. Provision needs to be made for such activities while ensuring adverse effects on adjoining properties and services are not significant.