
SUMMARY OF DECISION REQUESTED IN SUBMISSION ON PLAN CHANGES 5A – 5W OF THE OPERATIVE CENTRAL OTAGO DISTRICT PLAN

Plan Change Number	Submitter Name and Number	Submission Summary	Submission Point Number	Decision Requested
Plan Changes 5A: The resources and significant resource management issues of the district				
Note: Submissions that are generic to multiple plan changes in the Plan Change 5A – 5W series (including Plan Change 5A) and submissions that are specific to Plan Change 5A are summarised below.				
5A	236. The New Zealand Historical Places Trust (NZHPT)	<u>The NZHPT Supports – subject to amendments</u> Landscape The statement in page 3, paragraph 7, lines 3-6, emphasises negative influences of human impact on landscapes.	236/1	Landscape Recognition in heritage terms of the contribution made to landscapes by human activity eg. Water races, hut ruins, tree plantings etc, to the effect that human impacts have shaped, and therefore added value to most Central Otago landscapes today.
5B		Introduction 4.1 Should include an acknowledgement of Maori sites.	236/2	Introduction 4.1 Acknowledgment that in the District there are also a number of recorded Maori sites.
		Issue 4.2.2 Development in Rural Areas	236/3	Issue 4.2.2 Development in Rural Areas Lines 12-16 need to be strengthened in order to emphasise the importance of Central Otago in the history of goldmining and goldfields New Zealand and worldwide.
		Issue 4.2.15 Development in Rural Areas Risks to historic heritage (including archaeological sites and built structures) is both a real and potential threat.	236/4	Issue 4.2.15 Development in Rural Areas Include the risks to historic heritage as an issue.

5C	<p>Objective 4.3.2 Outstanding Landscapes The NZHPT strongly supports the inclusion of the Landscape Assessment Maps as Schedule 19.22, and inclusion of those areas identified as being of extreme and high sensitivity as areas in need of protection.</p>	236/5	
5D	<p>Policy 44.2 Landscape and Amenity Values The policy is very natural landscape focussed. There is a need to manage adverse effects on <i>historic</i> heritage, incl. archaeological values should be included.</p>	236/6	
5E	<p>Implementation Method 4.5.2 (iv): Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna Should recognise that historic heritage features may well afford habitat values to indigenous flora and fauna.</p>	236/7	<p>Implementation Method 4.5.2 (iv): Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna Should be either broadened to recognise heritage features or a separate implementation Method inserted to cover historic heritage protection.</p>
5G	<p>Rules 4.7.2(i)(d), 4.7.2(vii)(c), 4.7.3(vii)(d) and 4.7.2(ii)(a)(ii) re: separation distances for dwellings It is noted that these relate to distances <u>from existing dwellings</u>.</p>	236/8	<p>Rules 4.7.2(i)(d), 4.7.2(vii)(c), 4.7.3(vii)(d) and 4.7.2(ii)(a)(ii) re: separation distances for dwellings New dwellings should be required to be constructed a sufficient distance from historic water races, ruins etc, many of which are archaeological sites.</p>
5H	<p>Rule 4.7.3 (vii): Discretionary (Restricted) Activities – Residential and Accommodation Facilities Historic Heritage features are an integral part of the Central Otago landscape and contribute significantly to it.</p>	236/9	<p>Rule 4.7.3 (vii): Discretionary (Restricted) Activities – Residential and Accommodation Facilities Matters of discretion (1 – 7) should be expanded to include a further matter relating to the extent to which the building will impact on historic heritage features present in the landscape.</p>
5H	<p>Rule 4.7.4(iii): Subdivision The NZHPT strongly supports the inclusion of potential effects on heritage sites, including archaeological sites and wahi tapu.</p>	236/10	<p>Rule 4.7.4(iii): Subdivision Rule should be extended to include heritage structures and the wider heritage surrounds, including Heritage Precincts and landscapes.</p>

5I	<p>Rule 4.7.2(ii)(b): Subdivision Rule needs to be tightened up to better convey its intention, which NZHPT take to be that subdivision is a controlled activity under it <u>if it sets aside and provides appropriate protection for heritage items.</u></p>	236/11	<p>Rule 4.7.2(ii)(b): Subdivision What is a heritage item needs to be defined and may need to be supported by conservation plans, consent notices, etc.).</p>
5J	<p>Rule 4.7.5(vi): Building on a Significant Landscape Feature The NZHPT strongly supports insertion of this Rule.</p>	236/12	<p>Rule 4.7.5(vi): Building on a Significant Landscape Feature The List of Significant Landscape Features in Schedule 19.22 should include those identified for historic heritage reasons.</p> <p>St Bathans Lake is the only one of seven such features presently included for its historic (c.f. natural and/or scenic) values.</p>
	<p>Rule 4.7.6L: Outstanding Landscapes Exempting subdivision of land for the purpose of creating reserves or conservation areas, under Rule 4.7.6L (1)(e) is strongly supported.</p>	236/13	<p>Rule 4.7.6L: Outstanding Landscapes The exemptions should be expanded to also apply to historic heritage, as well as natural, heritage initiatives.</p>
	<p>The NZHPT is however concerned at the extent to which this Rule is weakened by exempting land freeholded under Part 2 of the Crown Pastoral Land Act 1998 from compliance with Rule 4.7.6L(1) (Rule 4.7.6L(2) refers) and those newly identified landscapes of extreme or high sensitivity from compliance with Rule 4.7.6L(1)(c) (Rule 4.7.6L(7) refers).</p>	236/14	<p>Standards should apply <u>irrespective of</u> (rural emphasis) land tenure, discretionary activity the minimum status applying to activities of the nature concerned in landscapes specifically identified for such protection.</p>
	<p>Schedule 19.6.2: Outstanding Natural Features and Landscapes The Schedule should have been revisited, particularly with respect to the Nevis Valley. The Lower Nevis includes a large number of significant historic and archaeological sites, both from goldmining and early pastoral eras. It is noted that this Schedule 'hints' at damming being an option there, even though this area is identified as a landscape of extreme sensitivity in Map 11 of Schedule 19.22.</p>	236/15	

	Plan Change 5 is unclear on the extent to which Outstanding Natural Features and Landscapes will be protected.	236/16	Schedule 19.6.2: Outstanding Natural Features and Landscapes Consider the significance of and protection for backdrops to many historic towns in the District. This applies particularly to Heritage Precincts as provided for in the District Plan.
	The NZHPT is concerned about Rule 4.7.2(vi)(b) exempting land freeholded in accordance with Part 2 of the Crown Pastoral Land Act 1998 from compliance with Rule 4.7.2(vi)(a).	236/17	That there should be no case for special exemption.
5M/5N	Visual Effect of Buildings and Structures A preference for use of <u>non-reflective</u> rural emphasis colours and finishes (particularly for roofs) needs to be identified in Rule 4.7.6D(a)(i) and (ii) The Resene BS 5252 2006 and Resene Lumbersider series colours should be listed in a manner similar to those for the Resene Multi Finish Range.	236/18	
5O	Anticipated Environmental Result 4.8.1	236/19	Anticipated Environmental Result 4.8.1 Add " <u>and historic</u> " between natural and character.
5P	Electricity Reticulation: Electricity Lines This Rule should protect those areas identified as landscapes of extreme or high sensitivity on the Maps in Schedule 19.22.	236/20	
	Schedule 19.22 The inclusion of Schedule 19.22 is supported by the NZHPT. The Schedule needs to be better informed from an historic heritage perspective. An opportunity also exists to attain better consistency in landscape identification and protection across boundaries, with neighbouring Districts.	236/21	

General

The NZHPT believes that Central Otago landscape is one which has resulted from significant phases of *human* impact on Maori exploration and settlement, pastoral development, gold mining, horticultural development, hydro development, tourism and associated lifestyle development, viticulture development and to the future. It is both a natural *and cultural* heritage landscape.

The NZHPT believes amendments would go some way towards addressing this imbalance. Incorporation of an historic heritage/cultural dimension to the identification and protection of the District's landscapes needs to be better informed. Council commissioning further such study to identify and better protect such landscape values. Findings should then be implemented by a further Plan Change.

The NZHPT believes that historical associations to Tangata whenua have not been adequately considered by LA4 Landscape Architects in the Landscape Assessment undertaken in the Rural Study, and consequently Plan Change 5 as proposed by Council.

Amendments should offer a degree of clarity in terms of interpreting relevant provisions amended or introduced by the Plan Change.

The NZHPT is not supportive of District Plans facilitating development on the grounds that a property has been freeholded as a result of tenure review via the Crown Pastoral Land Act 1998. NZHPT holds that there is a public expectation that land so freeholded is still subject to planning requirements as provided for under the Resource Management Act 1991.

Nevis Valley

The NZHPT remains strongly supportive of the Nevis Valley being protected for its historic heritage values. It is therefore disappointed to note the inclusion of Rule 4.7.6L(7) on page 24. This effectively leaves the Lower Nevis open to damming, notwithstanding its identification on Map 11 of Schedule 19.22 as a landscape of extreme sensitivity.

The NZHPT believes Rule 4.7.6L(7) should be deleted. Doing so would ensure breaching Rule 4.7.6L(1)(c) is a discretionary activity, considered the minimum status for undertaking earthworks of this nature in a landscape identified as being of extreme sensitivity.

Overall Decision Sought by NZHPT

That Proposed Plan Change 5 be adopted, subject to the inclusion of the above-mentioned amendments; and

That Council follows up the landscape aspects of the Rural Study which led to Proposed Plan Change 5 with a further study to better incorporate historic heritage values into the identification and protection of landscapes in Central Otago.