

OBJECTIVES AND POLICIES ASSESSMENT

Chapter	Provision	Assessment
Central Otago District Plan		
Urban Areas Chapter	<p>6.3.1 Objective - Needs of People and Communities</p> <p><i>To promote the sustainable management of the urban areas in order to:</i></p> <p><i>(a) Enable the people and communities of the district to provide for their social, economic and cultural wellbeing and their health and safety; and</i></p> <p><i>(b) Meet the present and reasonably foreseeable needs of these people and communities.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal provides for much needed further housing for the district, and the development phase will create jobs to the district, thus benefiting the economic wellbeing of the district.</p>
	<p>6.3.2 Objective - Amenity Values</p> <p><i>To manage urban growth and development so as to promote the maintenance and enhancement of the environmental quality and amenity values of the particular environments found within the District's urban areas.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal will not affect the environmental quality and amenity values of the surrounding Bannockburn urban area.</p>
	<p>6.3.3 Objective - Adverse Effects on Natural and Physical Resources</p> <p><i>To avoid, remedy or mitigate the adverse effects of urban areas on the natural and physical resources of the District.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The key effects of concern that result from the proposal are:</p> <ul style="list-style-type: none"> • landscape and visual amenity effects on the nearby rural zone; and • effects on archaeological values. <p>Given that the site is already zoned RR4, neither of the above effects can be entirely avoided or remedied if the land use anticipated by the District Plan is to occur.</p> <p>The landscape and visual amenity effects, and effects on archaeological values from the proposal, can and have been mitigated. The proposed mitigation arises from recommendations from the applicant's landscape and archaeological consultants.</p>

		<p>Both landscape and archaeological consultants consider that if the recommended mitigation is carried out, the effects from the proposal will be acceptable.</p> <p>Our assessment above is informed by the linked Issue 6.2.10, which relates to the management of effects of development in urban areas on rural zones.</p>
	<p>6.3.5 Objective – Heritage Values</p> <p><i>To recognise and protect the heritage values of the District’s urban areas.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>Kopuwai Consulting have prepared a Heritage Impact Assessment (HIA) (attached at Appendix D). The HIA assesses the value of each archaeological element on the site, and assesses the impact that the proposal would have on these archaeological elements. Kopuwai Consulting then concludes in the HIA that:</p> <ul style="list-style-type: none"> • There will be some heritage elements that are destroyed/modified by the subdivision proposal, however Kopuwai Consulting can support this destruction/modification as long as the recommended mitigation measures are adopted; • A number of heritage elements will be untouched, and a number will be adaptively reused as part of the proposal. Also, the proposal will likely enhance the communities interaction and appreciation of the sites heritage values, by highlighting those heritage elements that will be retained; • Overall, Kopuwai Consulting that “[t]hese heritage values with the significant landscape attributes have been considered and sensitively designed into the subdivision”. <p>Therefore we think that the proposal recognizes and appropriately protects the overall heritage tapestry of the site.</p>
	<p>6.4.1 Policy - Maintenance of Quality of Life within Urban Areas</p> <p><i>To maintain and, where practicable, enhance the quality of life for people and communities within the District’s urban areas through:</i></p> <p><i>(a) Identifying and providing for a level of amenity which is acceptable to the community; and</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The proposal will not result in the degradation of the Bannockburn urban area.</p> <p>The proposal will contribute positively to the economic and social wellbeing of the community, by providing more housing and by adding to the local economy through the provision of jobs in the subdivision development stage.</p>

	<p><i>(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</i></p> <p><i>(c) Recognising that change is inevitable in the use of land to enable the community to provide for its wellbeing.</i></p> <p><u><i>Explanation</i></u> <i>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.</i></p>	<p>Moreover, regarding para (c), the nature of the proposal is in keeping with the land use change anticipated by the District Plan for the RR4 zone.</p>
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	<p>6.4.3 Policy - Heritage Resources</p> <p><i>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.</i></p> <p><u>Explanation</u> <i>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.</i></p>	<p>It is unclear if this Policy relates directly to the proposal, as the explanatory note refer to "heritage buildings". The site's heritage features are not buildings.</p> <p>However, in the event we are wrong, we consider that the proposal is consistent with this Policy.</p> <p>Kopuwai Consulting have prepared a Heritage Impact Assessment (HIA) (attached at Appendix D). The HIA assesses the value of each archaeological element on the site, and assesses the impact that the proposal would have on these archaeological elements. Kopuwai Consulting then concludes in the HIA that:</p> <ul style="list-style-type: none"> • There will be some heritage elements that are destroyed/modified by the subdivision proposal, however Kopuwai Consulting can support this destruction/modification as long as the recommended mitigation measures are adopted; • Overall, Kopuwai Consulting that "[t]hese heritage values with the significant landscape attributes have been considered and sensitively designed into the subdivision".
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<p>Residential Resource Area Chapter</p>	<p>7.1.1 Objective - Maintenance of Residential Character</p> <p><i>To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal involves residential growth similar to that which is anticipated in the zone. Although the proposal contains non-compliances with:</p> <ul style="list-style-type: none"> • the subdivision density standards; and • the building line restriction planning notation; <p>The elements of the proposal that cause the non-compliances will not negatively affect the built character and amenity values of the remainder of the Residential Resource Area.</p>
	<p>7.1.2 Objective - Protection of Living Environment</p> <p><i>To manage the use of land to promote a pleasant living environment by ensuring that adverse effects of activities are avoided, remedied or mitigated, while accommodating appropriate change at the interface with other resource areas.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>There will be no impact on the pleasant living environment of the new residential environment created by the proposal, or on other residential environments as a result of the proposal.</p>
	<p>7.1.3 Objective – Management of Change</p> <p><i>To recognise that it is inevitable that the use of land shall change over the period of this plan and beyond in order to enable the community to provide for its wellbeing. The process of change can occur randomly within the various resource areas but will be most obvious at the interface between different resource areas. It is a purpose of this plan to manage that change.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal does constitute a land use change, by:</p> <ol style="list-style-type: none"> a. by converting land currently used for grazing livestock to residential activity, as anticipated for this site which is zoned RR4; but also b. proposing increased subdivision density beyond that anticipated by the subdivision density standards for the RR4 zone. <p>The change described in a. is a change that is anticipated by the plan and warrants no further discussion.</p>

		<p>Regarding the change described in b. above, it is acknowledged that the subdivision may have an effect, specifically landscape and visual amenity effects, at the interface between the site and the adjacent rural zone.</p> <p>As a result, the applicant has commissioned a thorough assessment of the landscape and visual amenity effects from Rough and Milne Landscape Architects (Rough and Milne). The applicant has also accepted all of Rough and Milne's recommendations that were included in the report.</p> <p>Regarding landscape effects, Rough and Milne concluded their assessment by saying that:</p> <p><i>It is considered that if the recommendations are adopted then any potential adverse landscape effects will be appropriately mitigated, as the nature and scale of the revised development will maintain the landscape values and character of the Cromwell Basin.</i></p> <p>And with respect to visual amenity effects:</p> <p><i>In the context of visual amenity effects, any potential adverse effects will be contained to viewpoints immediately to the east of the site, from which the revised proposal will be most visible. From these viewpoints, recommendations around building platforms and dwelling heights will help to ensure built form is of a character consistent with the surrounding landscape character and values.</i></p> <p>....</p> <p><i>when considering the visibility of the development from all assessed viewpoints I consider that adverse effects on visual amenity overall will be reduced to moderate-low.</i></p>
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	<p>7.2.4 Policy - Recreation Activities</p> <p><i>To provide for the wellbeing of the District's communities by requiring developments to recognise and provide for the recreational needs of the community.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The proposal will allow for continuation of an informal public walking/dog walking/cycling trail, which supports connection between the Bannockburn township to the Bannockburn Inlet.</p> <p>The proposal also involves vesting a significant amount of land (4.04 ha) into public reserve land.</p> <p>Lastly, the proposal will introduce several walking tracks/trails in and around the existing water races, as an adaptive reuse of these water races. The adaptive reuse of the water races will add to the community's understanding and appreciation of Bannockburn's history.</p>
	<p>7.2.5 Policy - Open Space</p> <p><i>To maintain the amenity value of open space within the District's residential environments.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The explanatory note to this Policy suggests that the Policy relates to the providing outdoor living areas and set-backs from property boundaries and road frontages in order to preserve the open space nature of the area.</p> <p>The proposal has been modified to reduce lot numbers and therefore the average lot size has been enlarged. Further, there are large areas of land proposed as reserve surrounding most of the residential lots which contributes to open space values available to future residents of the development.</p>
	<p>7.2.6 Policy - Safety and Efficiency of Residential Roads</p>	<p>The proposal is consistent with this Policy.</p>

	<p><i>To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.</i></p>	<p>The proposal includes adequate access and on-site parking, while preserving large portions of the historic water races present on Water Race Hill.</p>
	<p>7.2.7 Policy - Residential Resource Areas (1) – (13)</p> <p><i>To ensure that subdivision and development in the areas shown as Residential Resource Areas (1) – (13) complement the character and amenity of these areas and provide for the protection of significant landscape features, where such features are present...</i></p> <p><u>Explanation</u> <i>The area of land identified as Residential Resource Area (4) applies to Bannockburn, on the eastern side of Bannockburn Road and both sides of Hall Road west until just beyond Miners Terrace. The area is capable of accommodating low density residential development in a manner that provides privacy for the occupiers of dwelling houses and maintains the rural character of Bannockburn. An open form of development is promoted.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>Rough and Milne have completed an assessment of the effects on the adjacent rural zone from subdividing and building on the escarpment feature within the site.</p> <p>Rough and Milne made a number of recommendations in response the nature and scale of effects, such as reducing the number of lots from 38 down to 35, building platforms and dwelling heights.</p> <p>The applicant has accepted these recommendations and updated the proposal accordingly. Based on updated proposal, Rough and Milne consider that:</p> <ul style="list-style-type: none"> a. any potential adverse landscape effects will be appropriately mitigated, as the nature and scale of the revised development will maintain the landscape values and character of the Cromwell Basin; and b. any potential adverse visual effects will be contained to viewpoints immediately to the east of the site, and their recommendations will help ensure built form is of a character consistent with surrounding landscape character and values. Overall visual amenity effects will be reduced to moderate-low, which equates to minor in the RMA sense. <p>The proposal as mitigated is sympathetic to the low density, and open form of development anticipated in the Residential Resource Area (4).</p> <p>The latest subdivision design concentrates smaller lots sizes in the areas of the site that are less visually prominent, and the lots along the</p>

		<p>visually prominent escarpment feature are larger and less dense. These larger sites are the focus of several recommendations by Rough and Milne that will reduce the visual effects of residential development on landscape features within the site when viewed from rural land in the vicinity.</p> <p>The proposal, as mitigated, also provides for the privacy of future residents in these Lots, as the dwellings will be spaced further apart.</p>
	<p>7.2.8 Policy – Management of Change</p> <p><i>In recognition of the difficulty anticipating the timing and extent of change to the pattern of land use that is necessary to enable the community to provide for its wellbeing and to reconcile with the foregoing policies, it is appropriate that any major change at the interface between the various resource areas be considered within the wider context of the plan as a whole.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The full extent of resources managed by the District Plan have been considered, not only in this Objectives and Policies Assessment, but also by the project’s experts in their assessments of effects. Potential effects of the proposal on the rural land resource and historic heritage resources within and adjoining the site have informed these experts’ recommendations that have been incorporated into the proposal.</p> <p>While the proposal does represent a change to land use within the site, residential development is anticipated within the RR4 zone and the change in land use will be appropriately managed through considered design and through consultation with landscape and archaeological experts.</p>
<p>Heritage Buildings, Places, Sites, Objects and Trees Chapter</p>	<p>14.3.4 Objective – Archaeological Sites</p> <p><i>To recognise and provide appropriate protection for the values associated with the District’s archaeological sites.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The applicant has accepted recommendations by archaeologist Matt Sole of Kopuwai Consulting, which will recognize and provide appropriate protection for the most significant heritage elements found on the site.</p>
	<p>14.4.6 Policy – Archaeological Sites</p> <p><i>To provide for the conservation of values associated with the District’s archaeological sites by:</i></p> <p><i>(a) Identifying such registered sites, on the planning maps.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>Kopuwai Consulting have prepared a Heritage Impact Assessment (HIA) (attached at Appendix D), which includes provision for an Archaeological/Heritage Management Plan (AHMP). The AHMP will be followed during subdivision works, and will enable recognition and provision of heritage values.</p>

	<p><i>(b) Ensuring that works carried out within or near such sites recognise and provide for their values where appropriate.</i></p> <p><i>(c) Requiring an assessment of the values associated with any such sites as part of any subdivision or land use consent in circumstances where a significant adverse effect may result, and requiring protection where such values are considered to be significant.</i></p>	The applicant has commissioned a HIA for the proposal, and the recommended protections from this HIA will be followed.
Subdivision Chapter	<p>16.3.1 Objective - Adverse Effects on the Roothing Network</p> <p><i>To ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's roading network.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposed roading design, created by Landpro's surveying and roading team, provides for the safe and efficient operation of the District's roading network.</p>
	<p>16.3.2 Objective - Services and Infrastructure</p> <p><i>To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The land to be subdivided will be supplied with services and infrastructure that are adequate for the intended use of the land.</p>
	<p>16.3.4 – Objective – Amenity Values</p> <p><i>To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values...are not adversely affected by subdivision.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>Rough and Milne have considered the proposal's impact upon the surrounding the open space, landscape and natural character values. Rough and Milne concluded that the proposal's impact was appropriate (page 16):</p> <p><i>It is considered that if the recommendations are adopted then any potential adverse landscape effects will be appropriately mitigated, as the nature and scale of the revised development will maintain the landscape values and character of the Cromwell Basin.</i></p> <p><i>In the context of visual amenity effects, any potential adverse effects will be contained to viewpoints immediately to the east of</i></p>

		<p><i>the site, from which the revised proposal will be most visible. From these viewpoints, recommendations around building platforms and dwelling heights will help to ensure built form is of a character consistent with the surrounding landscape character and values. Other available views of the proposed subdivision will be distant, viewed against a vast and complex landscape – including the evolving built form of Bannockburn township, with the overall bulk, form and scale of the subdivision in context with this receiving environment. Consequently, potential adverse landscape and visual effects, from most public viewpoints, arising from the current proposal can be either avoided or appropriately mitigated.</i></p>
	<p>16.3.6 - Objective - Heritage Values</p> <p><i>To ensure that subdivision does not facilitate development that may adversely affect heritage and cultural values including cultural values of importance to Kai Tahu ki Otago.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>As per the HIA, there has been a high level of design and significant investment in identifying remaining heritage values and incorporating them into the Water Race Hill subdivision. These heritage values have been considered and sensitively designed into the subdivision.</p>
	<p>16.3.7 - Objective - Open Space, Recreation and Reserves</p> <p><i>To ensure that subdivision contributes to the open space, recreation and reserve needs of the community.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal includes:</p> <ol style="list-style-type: none"> a. a 4.04 ha portion of land to be given over as public reserve (Lot 200); b. the continuation of an informal public walking/dog walking/cycling trail, that supports connection between the Bannockburn township to the Bannockburn Inlet; c. several new walking tracks/trails in and around the existing water races, as an adaptive reuse of these water races. The adaptive reuse of the water races will add to the community's understanding and appreciation of Bannockburn's history.
	<p>16.3.8 Objective - Public Access</p> <p><i>To ensure, where appropriate, that subdivision maintains and where appropriate enhances public access:</i></p>	<p>The proposal is consistent with this Objective.</p>

	<p><i>(a) To and along the margins of the District's lakes and rivers.</i></p> <p><i>(b) To the District's reserves and areas of public open space.</i></p> <p><i>(c) To sites of heritage and cultural values.</i></p> <p><i>(d) To sites of cultural importance to Kai Tahu ki Otago.</i></p>	<p>The proposal will allow for continuation of an informal public walking/dog walking/cycling trail, which supports connection between the Bannockburn township to the Bannockburn Inlet.</p>
	<p>16.3.9 Objective - Physical Works Involved in Subdivision</p> <p><i>To ensure that the physical works involved in preparing land that is part of the subdivision avoids, remedies or mitigates adverse effects on:</i></p> <p><i>(a) The stability of land.</i></p> <p><i>(b) Water quality within natural watercourses and the stability of their margins.</i></p> <p><i>(c) Neighbouring properties in respect of the effects of noise, dust and vibration.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>Any adverse effects resulting from the physical works involved in the subdivision are expected to be minimal.</p>
	<p>16.3.10 Objective - Provision for Future Development</p> <p><i>To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal has been designed via a masterplan process with significant input from Rough and Milne and Kopuwai Consulting. The proposal recognises the landscape and visual amenity, and heritage characteristics of the Bannockburn area. It also provides a logical extension of the existing Terrace Road development along the Water Race Hill escarpment.</p>
	<p>16.3.11 Objective - Effluent Disposal</p> <p><i>To ensure that subdivision in areas without reticulated foul sewage services does not facilitate development that has an adverse effect on soil, surface and groundwater resources, and public health.</i></p>	<p>The proposal is consistent with this Objective.</p> <p>The subdivision's wastewater network will connect to existing wastewater services running around the perimeter of the property.</p>
	<p>16.4.1 Policy - Adequate Access</p> <p><i>To require that all subdivisions have legal and physical access that:</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The subdivision's roading layout has been designed in a way that provides adequate access, safety and convenient movement of vehicles and integrates with the existing roading pattern.</p>

	<p><i>(a) Is of a standard that is adequate for the intended use of allotments having regard to current and likely future traffic levels and the safe and convenient movement of vehicles and pedestrians, and</i></p> <p><i>(b) That integrates with the existing roading network in a safe and efficient manner, except in circumstances where Council is satisfied that section 321(2) and (3) of the Local Government Act 1974 is to apply or where no new lots are to be created.</i></p>	
	<p>16.4.2 Policy - Existing Access</p> <p><i>To encourage the use of existing access points to rural State highways and arterial roads to avoid or mitigate adverse effects on the safe and efficient operation of these roads.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The proposal will not create additional access points onto a rural state highway or arterial road.</p>
	<p>16.4.3 Policy - Adequate Infrastructure</p> <p><i>To require that the land to be subdivided is supplied with services and infrastructure that are adequate for the intended use of the land to be subdivided without the public interest being adversely affected.</i></p>	<p>The proposal is consistent with this Policy.</p> <p>The subdivision design provides adequate service and infrastructure connection for the intended residential subdivision, and in doing so will not adversely affect the wider public interest.</p>
	<p>16.4.7 - Policy - Subdivision Design</p> <p><i>To require that the design of subdivision, where relevant to the intended use, provides for the following matters:</i></p>	<p>The proposal is consistent with this Policy, for the reasons outlined below against each sub-paragraph.</p>
	<p><i>(a) Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.</i></p>	<p>The roading and pedestrian access included in the proposal has been designed by an expert subdivision surveyor to facilitate convenient, safe and efficient access to all allotments.</p> <p>The proposal also provides several pedestrian access ways within the development and allows for continuation of a connection between the Bannockburn Township to the Bannockburn Inlet.</p>

	<i>(b) Facilitates the safe and efficient provision and operation of services and infrastructure.</i>	The services and infrastructure included in the proposal has been designed by an expert subdivision surveyor to facilitate safe and efficient provision and operation for all lots.
	<i>(c) Facilitates access to passive solar energy resources.</i>	NA
	<i>(d) Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.</i>	NA
	<i>(e) Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.</i>	<p>The proposal includes:</p> <ul style="list-style-type: none"> a. a 4.04 ha portion of land to be given over as public reserve (Lot 200); b. the continuation of an informal public walking/dog walking/cycling trail, that supports connection between the Bannockburn township to the Bannockburn Inlet; c. several new walking tracks/trails in and around the existing water races, as an adaptive reuse of these water races. The adaptive reuse of the water races will add to the community's understanding and appreciation of Bannockburn's history.
	<i>(f) Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.</i>	<p>The proposal includes:</p> <ul style="list-style-type: none"> a. a 4.04 ha portion of land to be given over as public reserve (Lot 200), much of which is along the Water Race Hill escarpment natural feature; and b. the continuation of a walking trail from Bannockburn Township down Revell's gully into the Bannockburn Inlet; c. the adaptive reuse of sections of water race and historic fence posts, therefore allowing the public access to and legibility of heritage elements on the site.
	<i>(g) Facilitates development which keeps earthworks to a minimum.</i>	The subdivision works will be planned to keep earthworks to a minimum.

	<i>(h) Facilitates retention of the heritage values of a site or area.</i>	<p>The subdivision layout has been designed to avoid the destruction of key heritage elements where possible.</p> <p>The proposal includes the adaptive reuse of sections of water race and historic fence posts, therefore allowing the public access to and legibility of heritage elements on the site.</p>
Otago Regional Policy Statement 2019		
Chapter 1 – Resource management in Otago is integrated	Objective 1.1 Otago’s resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.	<p>The proposal is consistent with this Objective.</p> <p>The proposal will provide for the economic and social wellbeing of the Bannockburn and wider Cromwell Basin communities by providing:</p> <ul style="list-style-type: none"> • additional housing; • the economic stimulus of the development itself; and • a recreational benefit through the public reserve and public walking trail.
	Objective 1.1 Otago’s resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.	<p>The proposal is consistent with this Objective.</p> <p>The proposal will provide for the economic and social wellbeing of the Bannockburn and wider Cromwell Basin communities by providing:</p> <ul style="list-style-type: none"> • additional housing; • the economic stimulus of the development itself; and • a recreational benefit through the public reserve and public walking trail.
Chapter 4 – Communities in Otago are resilient, safe and healthy	<p>Policy 1.13 Environmental enhancement</p> <p><i>Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:</i></p> <p>..</p>	<p>The proposal is consistent with this Policy.</p> <p>The proposal includes transforming part of the private property into a public reserve and walking trail, thus formalising the current public use of the land.</p>

	<p><i>g) Improving access to rivers, lakes, wetlands and their margins, and the coast.</i></p>	<p>It also allows for continuation of an informal public walking/dog walking/cycling trail, that supports connection between the Bannockburn township to the Bannockburn Inlet</p>
	<p>Objective 4.5 Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.</p>	<p>The proposal is consistent with this Objective.</p> <p>The proposal has been designed with extensive input by the heritage expert, subdivision engineer and the landscape architect and therefore is well integrated with the surrounding environment.</p>
	<p>a. Policy 4.5.1 Providing for urban growth and development</p>	<p>The proposal is consistent with this Policy, as it provides for new residential development.</p>
	<p>Policy 4.5.3 Urban design</p> <p><i>Design new urban development with regard to:</i></p> <ul style="list-style-type: none"> <i>b. A resilient, safe and healthy community;</i> <i>c. A built form that relates well to its surrounding environment;</i> <i>d. Reducing risk from natural hazards;</i> <i>e. Good access and connectivity within and between communities;</i> <i>f. A sense of cohesion and recognition of community values;</i> <i>g. Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;</i> <i>h. Areas where people can live, work and play;</i> <i>i. A diverse range of housing, commercial, industrial and service activities;</i> <p><i>A diverse range of social and cultural opportunities.</i></p>	<p>The proposal is consistent with this Policy, as the subdivision design:</p> <ul style="list-style-type: none"> a. has been amended based on recommendations from Rough and Milne landscape architects to best maintain the landscape values and character of the Cromwell Basin; b. continues the walking/biking access from Bannockburn Township to the Bannockburn Inlet; c. recognises and provides for the historic heritage of the site by providing for adaptive reuse of a number of the existing heritage elements; and d. provides a substantial public reserve.
<p>Chapter 5 – People are able to use and enjoy Otago’s natural and</p>	<p>Policy 4.5.6 Designing for public access</p>	<p>The proposal is consistent with this Policy.</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> a. a 4.04 ha portion of land to be given over as public reserve (Lot 200), much of which is along the Water Race Hill escarpment natural feature; and

built environment		<ul style="list-style-type: none"> b. the continuation of a walking trail from Bannockburn Township down Revell's gully into the Bannockburn Inlet; c. the adaptive reuse of sections of water race and historic fence posts, therefore allowing the public access to and legibility of heritage elements on the site.
	Objective 5.1 Public access to areas of value to the community is maintained or enhanced	The proposal is consistent with this Objective, as per the discussion above.
	Objective 5.2 Historic heritage resources are recognised and contribute to the region's character and sense of identity.	<p>The proposal is consistent with this Objective.</p> <p>The proposal has been designed to preserve the legibility of a number of the key heritage features present on the site, and has the support of the applicant's historic heritage expert.</p>
Cromwell Masterplan Spatial Framework		
Spatial Framework Objectives	Principle 03: foster increased diversity in housing choices	<p>The proposal is consistent with this Principle, as it provides for additional housing in the Bannockburn area and a range of lot sizes.</p> <p>Bannockburn is identified as a Centre / Node in the Spatial Framework (section 3.3.4).</p> <p>A 'key move' for Bannockburn is 'support for growth of housing balanced with the current section sizes and retaining the character of local streets' (section 3.4.2).</p> <p>The proposal will provide for additional housing supply within the area of existing residential zone identified in the Spatial Framework (section 3.4.2), and does not affect the character of local streets.</p>
	Objective 1: sense of place - protecting and celebrating Cromwell's valued landscape, conservation and heritage setting <ul style="list-style-type: none"> ■ <i>Enable consolidated urban development, predominantly accommodating future growth within existing Cromwell (including the town</i> 	<p>The proposal is consistent with this Objective.</p> <p>The proposal provides for urban growth that is within the Residential Resource Area (4) that provides a reasonable and coherent extension of the Bannockburn township, and yet has been designed in a way that is consistent with landscape, heritage and amenity values.</p>

	<p><i>centre and nearby localities) at a higher density of development than is currently occurring.</i></p> <p>.....</p> <ul style="list-style-type: none"> ■ <i>Plan for growth consistent with landscape, heritage and amenity values.</i> 	
	<p>Objective 2: manage urban form and settlement to achieve an effective and efficient pattern of development</p> <p>.....</p> <ul style="list-style-type: none"> ■ <i>Manage urban growth consistent with the community's expressed preference for 'growth focused within existing Cromwell'</i> <p>...</p> <ul style="list-style-type: none"> ■ <i>Retain outlying settlements primarily as per their existing extent, and to strengthen a compact pattern of development within existing Cromwell.</i> <p>.....</p> <ul style="list-style-type: none"> ■ <i>Manage subdivision and land use development to an improved standard of amenity and design.</i> <p>...</p>	<p>The proposal is consistent with this Objective.</p> <p>Although the proposal relates to growth outside of Cromwell, the nature and scale of the revised development will maintain the landscape values and character of the Cromwell Basin. Further, residential development on the site is anticipated by the District Plan.</p>
	<p>Objective 5: residential development and amenity</p> <ul style="list-style-type: none"> ■ <i>Address current and future housing needs for all sectors of the community.</i> ■ <i>Provide sufficient residential capacity to meet demand and housing choice as it arises including visitor and seasonal worker accommodation.</i> ■ <i>Provide a wider range of housing types and sizes ('typologies') in order to ensure a greater choice of accommodation and livability for all segments of the Cromwell community.</i> ■ <i>Retain, enhance and extend the greenways of Cromwell including within new residential developments and infill areas.</i> <p>■ <i>Identify the design outcomes sought and where appropriate, create precinct-based design guidelines to</i></p>	<p>The proposal is consistent with this Objective, as it will provide additional housing supply within the Cromwell Basin. Further, the updated subdivision design has had significant input from Rough and Milne Landscape Architects, includes a large amount of "green space" in the form of reserve Lot 200 (4.04 ha).</p>

	<i>promote considered development and a high quality of amenity.</i>	
	Principle 01: protect & celebrate the valued landscape, conservation & heritage setting	<p>The proposal is consistent with this Principle. In accordance with the recommendations of Matt Sole of Kopuwai Consulting, the proposal include the following methods to preserve and celebrate the site’s historic heritage:</p> <ol style="list-style-type: none"> a. some sections of the site’s historic water races are proposed to be adaptively reused, while others are proposed to be destroyed. This is subject to attaining an archaeological authority from Heritage New Zealand Pouhere Taonga; and b. a number of the historic fences posts found on the site will be removed, and reused elsewhere on the site where appropriate. This is subject to attaining an archaeological authority from Heritage New Zealand Pouhere Taonga.
	<p>Objective 1: sense of place - protecting and celebrating Cromwell’s valued landscape, conservation and heritage setting</p> <p>...</p> <ul style="list-style-type: none"> ■ <i>Plan for growth consistent with landscape, heritage and amenity values.</i> ■ <i>Protect and reinforce key views within the surrounding landscapes and waterscapes.</i> 	<p>The proposal is consistent with this Objective.</p> <p>The proposal involves the adaptive reuse of a number of heritage elements, thus helping to reinforce Bannockburn’s heritage and sense of place.</p> <p>The proposal has been designed to best mitigate the effects of the development on landscape and visual amenity.</p>
	<p>Objective 5: residential development and amenity</p> <p>...</p> <ul style="list-style-type: none"> ■ <i>Identify the design outcomes sought and where appropriate, create precinct-based design guidelines to promote considered development and a high quality of amenity.</i> 	<p>The proposal is consistent with this Objective. The proposal will achieve a high level of residential amenity as a result of Rough and Milne’s input, and Kopuwai Consulting’s input.</p>
	Principle 06 and Objective 08: create a compact walking, cycling & accessible town	<p>The proposal is consistent with this Principle and Objective, as it will allow for continuation of an informal public walking/dog walking/cycling trail, which supports connection between the Bannockburn township to the Bannockburn Inlet.</p>
	Principle 07: connect the town and community to the lakefront	<p>The proposal is consistent with this Principle, for the reasons outlined above.</p>

	Principle 09: support an increased sport & recreational focus	The proposal is consistent with this Principle and as it will allow for continuation of an informal public walking/dog walking/cycling trail, that supports connection between the Bannockburn township to the Bannockburn Inlet.
	Objective 9: sport, recreation and other community spaces and activities	The proposal is consistent with this Objective, as it will allow for continuation of an informal public walking/dog walking/cycling trail, that supports connection between the Bannockburn township to the Bannockburn Inlet.