

PLAN CHANGE 14

Makarora Rural Lifestyle Zone

Section 32 Report

Prepared by Vivian+Espie Limited for the
Queenstown Lakes District Council

14 September 2007

EXECUTIVE SUMMARY

At present, 880 hectares of the Makarora valley floor is zoned for Rural Living purposes. The Rural Lifestyle Zone permits subdivision as a controlled activity provided new allotments meet a minimum area of 1 hectare and an average allotment size of 2 hectares. Once an allotment is used calculate the above average, all further subdivision becomes non-complying.

Residential development within the Rural Lifestyle Zone is a controlled activity where it is located within an approved building platform. Building platforms are required to be identified at the time of subdivision on all lots created by subdivision (except access lots or reserves).

The Makarora Rural Lifestyle Zone therefore anticipates that the floor of the Makarora Valley that is currently paddock-land will be subdivided and developed to a minimum lot size of 1 hectare and a average lot size of 2 hectares. Given the size of the Rural Lifestyle Zone at Makarora this would enable in excess of 400 new lots, each with a right to construct a dwelling, residential flat and accessory buildings and curtilage activities.

Rural Lifestyle zones of this sort tend to develop a relatively enclosed treed type of character. Under these provisions, the character of the valley floor would become much more fragmented and visually enclosed. Obviously traffic movements, the number of driveways running off the state highway and the presence of people in the valley would consequently increase significantly. The open agricultural character would be altered and it would be clear to observers in the landscape that the main purpose of the valley floor area was for living rather than farming.

Proposed Plan Change 14 has arisen out of the need to address the following issues specific to Makarora:

- (1) The effects of permitted (controlled) development on the landscape and visual amenity values of the Makarora valley.
- (2) The effect of natural hazards on permitted (controlled) development in light of the new natural hazard information prepared by the Otago Regional Council (ORC).

- (3) Consistency with the outcomes sought within the Makarora Community Plan (in particular clustering of development).

In addressing these issues, five options have been considered as follows:

1. Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
2. Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
3. Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the Council's controls as they relate to the effects of natural hazards within the Makarora Valley.
4. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replace it with Rural General Zoning (thereby making all development require a discretionary resource consent).
5. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.

The attached draft Section 32 evaluation concludes that the most appropriate option is a combination of 2 and 3 above. A copy of the proposed amendments to the District Plan provisions are contained within Part 7 of the attached Section 32 evaluation.

This report has considered the framework and legislation behind making a change to a district plan, and applied the provisions of section 32 in the preceding analysis. It is considered that this Plan Change has met the requirements set out in section 32 and in doing so also achieves the purpose of the Act and therefore can be adopted.

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QUEENSTOWN LAKES DISTRICT COUNCIL

PLAN CHANGE 14 Makarora Rural Lifestyle Zone

Section 32 Report

1.0 Introduction

1.1 Purpose of Report

This report outlines Proposed Plan Change 14 to the Queenstown Lakes District Plan, being the **Makarora Rural Lifestyle Zone**. When proposing to undertake any change to the District Plan, Council is required to carry out an evaluation of alternative methods to establish the best and most appropriate course of action. This requirement is prescribed by section 32 of the Resource Management Act 1991 (the Act) and is commonly referred to as a section 32 report or analysis. It is effectively an analysis of the costs and benefits of different options. Further explanation of this analysis is provided in the following pages.

This report will outline the background to and reasons for the Plan Change, and progress on the issue to date, including a summary of the public consultation so far. Section 32 of the Act is also introduced in more detail, before outlining the amendments to the District Plan proposed by this plan change, and final conclusions. The section 32 cost benefit analysis is presented as a table in Appendix 1 of this report.

1.2 Background

The Queenstown Lakes Proposed District plan was publicly notified for public submissions in October 1995. The Makarora Valley was zoned a mixture of Rural Uplands and Downlands with

an overlay of Areas of Landscape Importance. The three small townships within the Valley were zoned Rural Township. An area of Rural Residential zoning between Makarora East and West was also identified.

A number of people submitted on the proposed zonings of the Makarora Valley. In summary:

- A Cooper, P Cooper, J Sargison, Glen Dene Limited, C and B O'Brien, Makarora Community Inc and Makarora School Board of Trustees supported the Rural Residential zoning. They also sought minor alterations to it, and;
- J Matheson, D and R Osmer, K Osmer and K Adcock opposed the size and location of the proposed Rural Residential Zone.

A hearing was held by the Council in September and October 1997, Mr R Burdon (for Glen Dene Limited), Mr D Osmer, Mr C O'Brien and Ms S Batson (on behalf of the Makarora Community Association) attended the hearing and presented further evidence in support of their submissions.

In July 1998 the Council released its decision on the submissions. In summary the Hearings Committee decided that Makarora could absorb very low density rural residential activities with only a minor effect on the environment, yet did not consider that this could be achieved under Rural Residential zoning for such a large area as development would continue to be ad-hoc resulting in adverse visual amenity and rural character effects. It was however decided that a Rural Lifestyle Zone be adopted for the area (which had also been adopted in other sensitive landscapes such as Glenorchy, Dalefield and Lake Hayes).

No appeals were received on the Council's decision. The Makarora Rural Lifestyle Zone thus became operative with the balance of the Partially Operative District Plan in September 2006.

In 2005 the Council started to review the provisions of the Rural Lifestyle Zone throughout the District. The purpose of this review was to ensure that development of the Rural Lifestyle Zones at Makarora, Glenorchy, and West Wanaka is enabled to the extent that it is undertaken in a location, form and at a density that maintains the outstanding natural landscape values of those areas.

As this district wide Rural Lifestyle Zone review progressed, a number of issues specific to Makarora emerged. The QLDC then decided to separate the Rural Lifestyle Zone at Makarora from those other areas and undertake this review specific to Makarora.

The Rural Lifestyle Zone

This district wide zone is intended to provide for low density residential opportunities as an alternative to the more suburban living areas of the district. This zone provides for residential development located within an approved building platform as a controlled activity. Building platforms are required to be identified at the subdivision stage. The subdivision itself is a controlled activity provided lot sizes have a minimum area of 1 hectare and an average lot size of two hectares.

Natural Hazard Provisions

At the time of notification of the District Plan (October 1995) the QLDC held little information on natural hazards of the Makarora Valley. The District Plan therefore set up a policy framework whereby as new and improved natural hazard information became available the QLDC would review zoning and update their natural hazards register.

A natural hazards assessment of the Makarora Valley has now been completed by the Otago Regional Council (ORC). That report concludes that the majority of the valley floor where the Rural Lifestyle Zone is located, is subject to flood and alluvial fan hazards, as being land possibly susceptible to liquefaction induced by seismic shaking, and as being susceptible to mass movement induced by seismic shaking.

1.3 Reasons for the Plan Change

As already mentioned, under the current provisions of the District Plan with respect to the Makarora Valley, the Rural Lifestyle Zone anticipate that the floor of the Makarora Valley that is currently paddock-land will be subdivided and developed to a minimum lot size of 1 hectare and an average lot size of 2 hectares. Given the size of the Rural Lifestyle Zone (some 880 hectares in

area) this would enable in excess of 400 new lots, each with a right to construct a dwelling, residential flat and accessory building and curtilage activities.

Rural lifestyle zones of this sort tend to develop a relatively enclosed treed type of character. Under these provisions, the character of the valley floor would become much more fragmented and visually enclosed. Obviously traffic movements, the number of driveways running off the state highway and the presence of people in the valley would consequently increase significantly. The open agricultural character would be altered and it would be clear to observers in the landscape that the main purpose of the valley floor area was for living rather than farming.

The need for a review of the appropriateness of Rural Lifestyle Zoning within the Makarora Valley was identified following a general district wide review of the Rural Lifestyle Zone provisions undertaken by Council in 2002.

The Council has a number of concerns with the permissive nature of the Rural Lifestyle Zoning, particularly given its size and location within the Makarora Valley. These are as follows;

- (i) The effects of permitted (controlled) development on the landscape and visual amenity values of the Makarora Valley.
- (ii) The effect of natural hazards on permitted (controlled) development in light of the new natural hazard information prepared by Otago Regional Council.
- (iii) Consistency with the outcomes sought within the Makarora Community Plan.

In 2004 the Makarora community in conjunction with the QLDC produced the Makarora Community Plan to provide a community vision, strategic goals and priorities for the next 10 – 20 years. One of the key outcomes in which the Community Plan states is “*to retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley*”. This outcome is able to be addressed through the District Plan. Thus, the plan change proposes to initiate ways to ensure that this community plan objective is achieved. Other outcomes contained within the Community Plan are able to be implemented in non-regulatory ways.

2.0 Exploration of Issues and Options

2.1 Issues

Council has initiated this process to investigate whether the 'Rural Lifestyle' provisions of the District Plan relative to Makarora are an appropriate measure with a particular emphasis on;

- (1) The effects of permitted (controlled) development on the landscape and visual amenity values of the Makarora valley.
- (2) The effect of natural hazards on permitted (controlled) development in light of the new natural hazard information prepared by the Otago Regional Council (ORC).
- (3) Consistency with the outcomes sought within the Makarora Community Plan.

In 2007 an Issues and Options Paper by Vivian+Espie Limited as contracted by QLDC, was released on the appropriateness of Rural Lifestyle zoning contained within the Makarora Valley, with a particular effect of permitted or controlled development on landscape values and natural hazards and consistency with the Makarora Community Plan. The paper sought to prompt discussion and public feedback on the issues (as stated in the above paragraph) and options, and on the Council's current preference/recommendation as stated below.

2.2 Options

Five options have been explored and assessed to address the above issues in the Issues and Options Paper produced by Vivian+Espie Limited as contracted by QLDC. These options are:

1. Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
2. Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.

3. Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
4. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
5. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.

2.3 Council Recommendation

The aforementioned Issues and Options Paper recommended that the most adequate means in which to sufficiently address the key outcome that (as stated previously) is *“to retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley”*, would be a combination of Options 2 and 3, or Option 4, or Option 5. However, it was concluded and recommended that Council proceed with a combination of Options 2 and 3 over Options 4 and Options 5 for the following reasons;

- (a) These options tailor the current Rural Lifestyle Zone specific to the Makarora Valley.
- (b) These options recognize the value and effect of the Rural Lifestyle Zone to the development of the community.
- (c) Development rights (to some degree) are likely to be retained under these options.
- (d) The council attains its goals of protecting the landscape and visual amenity values of the Valley, avoiding, remedying or mitigating effects of natural hazards and achieving consistency with the outcomes of the Community Plan.
- (e) The bulk of the objectives, policies and rules relating to the Makarora Valley remain operative.

Council has accepted this recommendation to proceed with a plan change which combines Options 2 and 3 as follows;

- 2. Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.**

- 3. Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.**

Option 3 involves amending Rule 15.2.10 of the District Plan to make subdivision a discretionary activity restricted to natural hazard consideration within the Rural Lifestyle Zone at Makarora. At present the consideration of natural hazards is part of the Council's general control when considering complying (controlled activity) subdivision consent applications. Restricted Discretionary status strengthens the Council's ability to require the effects of natural hazards on property and people to be avoided, remedied or mitigated.

This report will effectively build on the Issues and Options Paper and provide the basis for analysis and discussion with respect to the various avenues for achieving the desired outcome, by exploration and assessment of each of the stated options.

3.0 Public Consultation

Initial statutory consultation was been undertaken with various parties as required under the Resource Management Act 1991.

On 17 January 2007 the QLDC and ORC publicly met with the Makarora Community Association to discuss the issues contained within the report and the options for development. At the meeting the public were asked to submit comments on the issues raised at the meeting, prior to the release of an issues and options paper.

On receiving comments from the community, the Council through its consultant, drafted an Issues and Option Paper. That Issues and Option Paper was drafted taking into account the initial consultation above.

The Issues and Options Paper was then released for community consultation in February 2007. A number of comments were received from the community. A detailed summary of these comments are attached to this report as Attachment 4.

The issues raised in these consultation phases have been taken into account when preparing this report. This report forms part of the next consultation phase, and it will be notified for public comment. It is noted however that this Plan Change does not alter township zoning. Any changes to that zoning, including extension to it, is considered outside the scope of this Plan Change.

4.0 The Resource Management Act 1991

This plan change has been prepared in accordance with the Resource Management Act. Key provisions of the Act are the purpose and principles and section 32 “Consideration of alternatives, benefits and costs.”

4.1 Part Two – Purpose and Principles

The initiation of this plan change has come about as a method for meeting the purpose of the Act. This is prescribed in section 5 of the Act, and is as follows:

- 5 *Purpose*
- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources*
 - (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment*

This sets out a specific requirement to manage resources and mitigate adverse effects and needs to be adhered to in the preparation of this plan change. This plan change supports the purpose of the RM Act by ensuring the health and safety of the community.

4.2 Section 32

As mentioned previously, the Act requires any change to a plan to be evaluated with respect to alternative ways of achieving the environmental outcome sought, and costs and benefits of options. It is also a test of appropriateness of the proposed change(s). Furthermore, Section 32 necessitates that Council must be satisfied the plan change is necessary to achieve the purpose of the Act. Section 32 of the Act reads as follows:

- [32] *Consideration of alternatives, benefits, and costs*
- (1) *In achieving the purpose of this Act, before a proposed plan, proposed policy statement, change, or variation is publicly notified, a national policy statement or New Zealand coastal policy statement is notified under section 48, or a regulation is made, an evaluation must be carried out by—*
- (a) *the Minister, for a national policy statement or ~~[[a national environmental standard]]~~; or*
 - (b) *the Minister of Conservation, for the New Zealand coastal policy statement; or*
 - (c) *the local authority, for a policy statement or a plan (except for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of Schedule 1); or*
 - (d) *the person who made the request, for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of the Schedule 1.*
- (2) *A further evaluation must also be made by –*
- (a) *a local authority before making a decision under clause 10 or clause 29(4) of the Schedule 1; and*
 - (b) *the relevant Minister before issuing a national policy statement or New Zealand coastal policy statement.*
- (3) *An evaluation must examine -*
- (a) *the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
 - (b) *whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- ~~[[~~(3A) *This subsection applies to a rule that imposes a greater prohibition or restriction on an activity to which a national environmental standard applies than any prohibition or restriction in the standard. The evaluation of such a rule must examine whether the prohibition or restriction it imposes is justified in the circumstances of the region or district.]]*
- (4) *For the purposes of ~~[[the examinations referred to in subsections (3) and (3A)]]~~, an evaluation must take into account—*
- (a) *the benefits and costs of policies, rules, or other methods; and*
 - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*
- (5) *The person required to carry out an evaluation under subsection (1) must prepare a report summarising the evaluation and giving reasons for that evaluation.*
- (6) *The report must be available for public inspection at the same time as the document to which the report relates is publicly notified or the regulation is made.]]*

5.0 Section 32 Evaluation

This evaluation will present five different options for addressing the issues stated in Part 2.1 of this report, and will also evaluate the preferred Council recommendation of both Options 2 and 3.

Five options have been explored and assessed to address the current issues (stated in 2.1 of this report). These options are;

1. Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
2. Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
3. Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
4. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require discretionary resource consent.)
5. Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.

Each of these options is assessed in the table attached in Appendix 2 of this report.

5.1 District Plan Objectives

Section 75(1)(a) of the Act sets out the requirement for objectives to be included in a District Plan:

75 *Contents of district plans*
(1) *A district plan must state –*

- (a) *the objectives for the district; and...*
- (b) *the policies to implement the objectives; and*
- (c) *the rules (if any) to implement the policies.*

There are 7 objectives within the District Plan which direct the management of the Rural Lifestyle Zone relevant to the Makarora Plan Change:

Section 4 – District Wide Issues

Part 4 Section 2: Landscape and Visual Amenity

Objective:

“Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.”

Part 4 Section 2: Natural Hazards

Objective 1

“Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.”

Chapter 8 – Rural Living

Objective 1 – Rural Living

“Establishment of low density rural living managed and contained in both extent and location.”

Objective 2 – Rural Amenity

“Avoiding, remedying or mitigating adverse effects of activities on rural amenity.”

Objective 3 – Life Supporting Capacity of Water

“To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.”

Chapter 15 – Subdivision and Natural Hazard

Objective 4 - Natural Features, Landscape and Nature Conservation Values

“The recognition and protection of outstanding natural features, landscapes and nature conservation values.”

Objective 5 - Amenity Protection

“The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.”

The Plan Change does not seek to alter these objectives or their related policies, and any proposed changes or additions to the relevant rules are subsequently guided and assessed in

terms of effectiveness, efficiency and overall appropriateness in accordance with the above objectives (refer Appendix 1).

6.0 Analysis: Assessment of Alternatives

The table attached in Appendix 1 sets out an analysis of the six options considered in the preparation of this plan change.

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6.1 Section 32 Analysis Conclusions

In conclusion, the following table summarizes which of the stated options address each of the three issues described in Section 2.1 of this report.

Issue	Option				
	1	2	3	4	5
(1) The effects of permitted (controlled) development on the landscape and visual amenity values of the Makarora valley.	X	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(2) The effect of natural hazards on permitted development in light of the new natural hazard information prepared by the ORC.	X	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Consistency with the outcomes sought within the Makarora Community Plan.	X	<input checked="" type="checkbox"/>	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

As identified in the table attached in Appendix 1, the preferred option is a combination of Options 2 and 3 to best serve the purposes of the proposed zone change as the majority of the Rural Lifestyle zone provisions are to remain operative. Although Options 4 and 5 address all three issues, changing the zone will affect all of the zone provisions that relate to that zone. For

example, the adoption of a Special Zone for Makarora would need to address issues such as commercial recreation activities or earthworks – activities that Council consider are adequately dealt with at present under the Rural Lifestyle provisions. The adoption of Options 4 and 5 would necessarily have to start from scratch with respect to a wide range of matters – matters that are currently operative.

The combination of Options 2 and 3 also recognises the uniqueness of the Makarora Valley. The adoption of Option 4 loses uniqueness recognition, classifying the Makarora Valley the same as most other rural areas of the district.

In conclusion, based on public consultation, the Issues and Options paper released in March 2007, and the section 32 assessment (refer Appendix 1), Council shall pursue a combination of Options 2 and 3 in a single plan change as follows:

- Option 2. Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.**

- Option 3. Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.**

These options have been chosen for the following reasons:

- a) These options tailor the current Rural Lifestyle Zone specific to the Makarora Valley.
- b) These options recognise the value and effect of the Rural Lifestyle Zone to the development of community
- c) Development rights (to some degree) are likely to be retained under these options.
- d) The Council attains its goals of protecting the landscape and visual amenity values of the Valley, avoiding, remedying or mitigating effects of natural hazards and achieving consistency with the outcomes of the Community Plan.
- e) The bulk of the objectives, policies, and rules relating to the Makarora Valley remain Operative.

7.0 Amendments to the District Plan

The changes proposed by this Plan Change are as follows:

Insertions are shown in **bold underlined**, and deletions are shown as ~~**bold strikethrough**~~.

7.1 Amend Part 4.8 Natural Hazards as follows:

“4.8.1 Resources, Activities and Values

The communities in the District are at potential risk from the following natural hazards:

- Flooding **and inundation**
- Erosion and Deposition
- Land Instability, **including landslip and rock fall**
- Earthquakes
- Severe Climatic Extremes - Drought, Snowfall, Wind.
- **Alluvion, avulsion or subsidence.**

4.8.2 Issue

Property and people within the District have the potential to be threatened and adversely affected from damage or loss as a result of natural hazards, particularly flooding.

Under the Act, responsibility for controlling the use, development or protection of land for the purposes of avoiding or mitigating natural hazards is shared partly by the Regional Council and the District Council. They also both have responsibilities under civil defence legislation. The Otago Regional Council has, however, stated the respective roles and responsibilities in its Regional Policy Statement.

Flooding, erosion, deposition, landslides and rockslides are natural hazards in the District that can be avoided or mitigated by providing “protection” (e.g. stopbanks, retaining walls), or by guiding communities away from areas exposed to these hazards. Drought is more difficult to avoid because the impact of drought is closely related to the availability and use of water.

Flooding with the District has been widespread, but frequent flooding has generally been confined to the braided riverbeds or low terraces adjacent to the high country rivers of Matukituki, Makarora, Shotover, Rees, Dart and Cardrona. The levels of Lakes Wakatipu and Wanaka have also risen in the past to inundate low-lying parts of the towns. Development in the District is therefore constrained to some extent by flooding, **particularly at Makarora.**

The steep mountain slopes in the District are prone to instability. Large deep seated landslides are widespread, particularly on the mountain slopes near Queenstown. Some of the steeper mountain sides and rock bluffs may give rise to rock falls, while the majority of the mountain slopes will be subject to shallow landslides or gully erosion which can cause problems with foundation excavations. Landslides, rockslides and gully erosion is caused by high rainfall saturating the steep slopes.”

7.2 Amend Part 8.1.1 Rural Lifestyle Zone Resource Management Issues as follows:

“8.1.1 Resource Management Issues

Discussion of additional relevant issues is found in the following Parts of the District Plan:

<u>Natural Environment</u>	<u>- Part 4.1</u>
<u>Landscape and Visual Amenity</u>	<u>- Part 4.2</u>
<u>Open Space and Recreation</u>	<u>- Part 4.4</u>
<u>Surface of Lakes and Rivers</u>	<u>- Part 4.6</u>
<u>Waste Management</u>	<u>- Part 4.7</u>
<u>Natural Hazards</u>	<u>- Part 4.8</u>
<u>Heritage</u>	<u>- Part 13.1</u>
<u>Hazardous Substances</u>	<u>- Part 16.1</u>

Rural lifestyle and rural residential living reflects a desire by some people to live on small holdings in a rural environment while undertaking only limited farming or no farming at all. It is important to balance the needs of rural living activities, sustainable management, amenity values and the life supporting capacity of water and soil.

...

vii Natural Hazards within the Makarora valley

Natural hazards affecting the Makarora Valley include flooding and seismic hazards. Flooding in the Makarora valley originates from two main sources – the Makarora River and the tributary creeks that flow into the Makarora River. The tributary creeks flow mostly on alluvial fans. Seismic hazards affecting the valley include liquefaction induced by ground- shaking and mass movement induced by ground shaking.

The hazards that affect the alluvial fans are associated with fan erosion and deposition processes, flow path uncertainty and flood hazard severity. There is a long history of alluvial fan flooding (including debris deposition) events affecting the Makarora valley. Severe earthquakes may also trigger high levels of alluvial fan erosion and deposition activity.

Fan erosion and deposition episodes are triggered relatively frequently by hydrological events. There have been eighteen recorded flood events causing damage in the valley since 1950, originating either from the Makarora River or its tributaries. However, recent fan building events on Pipson Creek fan has recently developed a higher propensity for this style of event.

Other alluvial fans in the Makarora Valley will behave in a similar way to the Pipson Creek alluvial fan. It should be expected that infrequent severe earthquakes and relatively frequent flood events will induce significant alluvial fan activity.

Assessment of the areas of the Makarora valley subject to natural hazards indicates that the valley floor and the alluvial fans have a higher risk from natural hazards than the elevated land on the Makarora faces.

viii Form of Development within the Makarora valley

In 2004 the Makarora community in conjunction with the QLDC produced the Makarora Community Plan to provide a community vision, strategic goals and priorities for the next 10 – 20 years. One of

the key outcomes in which the Community Plan states is “to retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley”.

The Community Plan gives a good indication of the Makarora community’s aspirations regarding the future of the Makarora Valley. It suggests that the type of landscape character that is envisaged by the general provisions of the Rural Lifestyle Zone is not the most desirable character from the community’s perspective. Instead the community would rather have bigger townships or introduce clustering in order to avoid ribbon development along the State Highway.

The provisions of the Rural Lifestyle Zone have therefore been amended to be specific to enabling this form of development. The District Plan does this by deleting the minimum allotment size (but retaining the average allotment size) and adding additional assessment criteria.”

7.3 Amend 8.1.2 Objectives and Policies as follows:

“Additional relevant objectives and policies relating to the following matters are found in the corresponding Parts of the District Plan:

<u>Natural Environment</u>	<u>- Part 4.1</u>
<u>Landscape and Visual Amenity</u>	<u>- Part 4.2</u>
<u>Open Space and Recreation</u>	<u>- Part 4.4</u>
<u>Surface of Lakes and Rivers</u>	<u>- Part 4.6</u>
<u>Waste Management</u>	<u>- Part 4.7</u>
<u>Natural Hazards</u>	<u>- Part 4.8</u>
<u>Heritage</u>	<u>- Part 13</u>
<u>Hazardous Substances</u>	<u>- Part 16</u>

Objective 1 – Rural Living

Establishment of low density rural living managed and contained in both extent and location.

...”

7.4 Amend Rule 8.2.2.2 Controlled Activities as follows:

“8.2.2.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i **Buildings**

The addition, alteration or construction of buildings, **including** Residential Units added to, altered or constructed within Residential Building Platforms approved pursuant to Rule 15.2.6.3, in respect of:

- (a) the location and external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment; and
- (b) the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.
- (c) **the avoidance or mitigation of effects of natural hazards in the Makarora Rural Lifestyle Zone.”**

7.5 Amend 8.3.2 Assessment matters (ii) Natural Hazards – General as follows:

“ii Natural Hazards - General

In all Zones:

- (a) Whether the activity will exacerbate any natural hazard, including erosion, sedimentation, subsidence and landslips.

In the Makarora Rural Lifestyle Zone:

In addition to (a) above:

- (b) The likelihood of the building being subject to the effects of any natural or other hazard, the degree to which the hazard could result in damage, destruction and/or loss of life, and the need to avoid or mitigate any potential damage or danger from the hazard.
- (c) Any potential adverse effects on other land that may be caused by the anticipated land use activities as a result of the effects of natural or other hazards.
- (d) Any need for conditions to avoid or mitigate potential damage or danger from the hazard, such as the provision of works, location and type of services, minimum floor heights and locations for buildings, and location and quantity of fill or earthworks.
- (e) Whether a minimum floor height should be specified for buildings in situations where inundation is likely and damage to structures could occur, but the land may not be suitable for filling.
- (f) In relation to flooding and inundation from any source, the Council shall have regard to the following:
 - (i) The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) Any proposed boundary drainage to protect surrounding properties;
 - (iii) Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
 - (iv) The adequacy of existing outfalls and any need for upgrading;
 - (v) Any need for retention basins to regulate the rate and volume of surface run-off.
- (g) In relation to erosion, falling debris, slope instability or slippage:
 - (i) The need for certification by a Registered Engineer that any building site is suitable for the erection of buildings designed in accordance with NZS 3604;
 - (ii) Any need for registration of covenants on the Certificate of Title;
 - (iii) Any need for conditions relating to physical works to limit the instability potential.”

7.6 Amend Part 15.1.2 Issues (iv) Land subject to Natural Hazards as follows:

“iv Land subject to Natural Hazards

The opportunity may arise to subdivide and develop land which may be subject to natural hazards. This may require significant infrastructure works. Where land, or any structure on that land, is likely to be subject to damage by erosion, subsidence, or inundation from any source, the Act provides that the Council shall not grant a subdivision consent unless the effects can be avoided, remedied or mitigated. The suitability of land for future development in terms of susceptibility to natural hazards needs to be considered at the stage of subdivision.

The Council has identified the Makarora Rural Lifestyle Zone as one such area where development may occur at low densities subject to avoiding, remedying or mitigating the effect of natural hazards.”

7.7 Amend Part 15.2.3.5 Assessment Matters for Resource Consent (b) as follows:

“(b) **Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)**

- (i) The extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and enhances: ...
- (iv) The extent to which subdivision, the location of residential building platforms and proposed redevelopment may be adversely affected by natural hazards or exacerbate a natural hazard situation, **particularly within the Rural Lifestyle Zone at Makarora.**

Also refer to Part 15.2.10.1.

- (v) Consideration of the long term development of the entire property.

...

(ix) In considering the appropriateness of the form and density of development in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:

(i) whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).

(ii) whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state.”

7.8 Amend Rule 15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions (i) Lot Sizes (a) Table as follows:

Rural-Lifestyle	<p><u>In all Rural Lifestyle Zones (except the Makarora Rural Lifestyle Zone):</u></p> <p>1 ha provided that the total lots to be created by subdivision (including balance of the site within the zone) shall not have an average less than 2 hectares</p>
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7.9 Amend Rule 15.2.7.1 Controlled Subdivision Activities – Subdivision Design as follows:

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Subdivision Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of the following matters:

- The location of pedestrian access;
- The location of building platforms;
- The provision and/or use of open stormwater channels and wetland areas;
- Orientation of lots to optimise solar gain for buildings and developments;
- The effect of potential development within the subdivision on views from surrounding properties;
- The design, dimensions and location of, and access to, lots in Residential or Rural-Residential Zones, which adjoin Rural Zones;
- The scale and nature of earthworks and the disposal of excess material.
- **The concentration or clustering of built form in the Makarora Rural Lifestyle Zone to areas with high potential to absorb development while retaining areas which are more sensitive in their natural state.**

7.10 Amend Part 15.2.7.3 Assessment Matters for Resource Consents by adding the following assessment matters:

“(xi) In considering the appropriateness of the form and density of development in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:

(i) whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).

(ii) whether and to what extent development is concentrated/clustering in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state.”

7.11 Amend Part 15.2.10 Natural and Other Hazards as follows:

“15.2.10.1 Controlled Subdivision Activities - Natural and Other Hazards

Except where specified as Discretionary or Non-Complying Subdivision Activities in Rules 15.2.3.3 and 15.2.3.4, any subdivision of land in any zone, which complies with all of the Site and Zone Standards, is a **Controlled Subdivision Activity**, with the Council reserving control in respect of:

- (i) The effect of the following natural and other hazards on the land within the subdivision;
- (ii) The effect of the subdivision on the impact of the following natural and other hazards on the site or on other land in the vicinity.
 - (a) Erosion
 - (b) Flooding and Inundation
 - (c) Landslip
 - (d) Rockfall
 - (e) Alluvion
 - (f) Avulsion
 - (g) Unconsolidated Fill
 - (h) Soil Contamination
 - (i) Subsidence.

15.2.10.2 Site Subdivision Standard – Natural and Other Hazards

Except where specified as a Non-Complying Subdivision Activity in Rule 15.2.3.4, any subdivision of land (including the identification of any building platforms) which complies with all of the Zone Subdivision Standards, but does not comply with any one or more of the following Site Subdivision Standards shall be a Discretionary Subdivision Activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(i) Natural Hazards within the Makarora Rural Lifestyle Zone

No building platform shall be identified within any area identified on the QLDC Hazards Register as being an area subject to any natural hazards including erosion, flooding and inundation, landslip, rockfall, alluvion, avulsion or subsidence. Council's control shall be limited the assessment matters detailed in 15.2.10.3 below.

15.2.10.3 Assessment Matters for Resource Consents

In considering whether or not to grant consent or impose conditions in respect to natural and other hazards, the Council shall have regard to, but not be limited by, the following:

...

- (iv) Whether a lot should be restricted from development on parts or all of the site, as a result of the effects of natural or other hazards.”

7.12 Amend Part 12.2.2.6 Non-Notification of Resource Consents as follows:

“15.2.2.6 Non-Notification of Applications

(a) Any application for resource consent under the Subdivision Rules for Controlled Subdivision Activities and Discretionary Subdivision Activities where the exercise of the Council's discretion is limited, need not be notified and the written approval of affected persons need not be obtained. If the Council considers special circumstances exist it may require the application to be notified.

(b) **Prior to any application for resource consent being processed under Rule 15.2.10.2 on a non-notified basis pursuant to section 94(2) of the Resource Management Act 1991 written approval of the Otago Regional Council must be provided to the Queenstown Lakes District Council.**

8.0 Final Comments/Conclusion

It is proposed to amend the district plan as outlined in Section 7.0 of this report. Five alternatives to this preferred option have also been examined, with the combination of Options 2 and 3 assessed as the most effective and appropriate.

This report has considered the framework and legislation behind making a change to a district plan, and applied the provisions of section 32 in the preceding analysis. It is considered that this Plan Change has met the requirements set out in section 32 and in doing so also achieves the purpose of the Act and therefore can be adopted.

APPENDIX 1 - Analysis Prepared by Vivian + Espie Limited

This Appendix analyses how the preferred options relate to existing provisions of the Partially Operative District Plan.

1) Section 4 – District Wide Issues

Relevant Objectives:

a) Part 4 Section 2: Landscape and Visual Amenity

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective: <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ Highly ineffective and inefficient, as under this option, subdivision and associated development will continue to be a permitted activity (controlled) to a density of 1 residential unit per 2 hectares of land. Such density will provide for dramatic change to the current character of the Makarora Valley Floor, thus being detrimental to achieving the objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The valley floor will become a strip of lifestyle-block type development that surrounds three small, dense centres of residential and commercial activity, thus reducing the environmental quality and amenity which currently makes up the Makarora Valley. ○ Individual property owners are entitled to subdivide to a density of 1 residential unit per 2 hectares of land as a controlled activity, allowing economic potential for their land investment. ○ As indicated in the Makarora Community Plan, the community supports the protection of the rural character, landscape and amenity values of the Makarora Valley. Option One in its current form does not address these values. 	
Appropriateness of Option	○ Highly inappropriate for the reasons stated above. Option One does not achieve the objective, yet is the current method and has been identified as problematic for the reasons outlined in the body of this report.
Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
Objective: <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	
Efficiency and Effectiveness	○ Effective and Efficient. Under this option subdivision and

in Achieving this Objective	development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, thus attempting to avoid, remedy and mitigate further adverse effects on landscape and visual amenity values.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on landscape and visual amenity values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on landscape and visual amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which can not absorb (in terms of landscape and amenity values) any development at all. This option does not provide for such a possibility, and therefore does not adequately address the objective. 	
Appropriateness of Option	○ Partially appropriate for the reasons stated above.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective: <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ Under this option, subdivision and development will continue to be a controlled activity at the density provided for in the current zoning. The current effects of subdivision and development on landscape and visual amenity values are still likely to occur if implemented on its own.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The effects on landscape and visual amenity values raised in Option One are still likely to occur, resulting in possible high environmental cost. ○ Development will be required to locate in areas that are not subject to natural hazards, instead of areas that can absorb change. ○ The Council's controls with respect to natural hazard mitigation would be limited but may conflict with wider landscape and visual amenity issues. 	
Appropriateness of Option	○ Option 3 does not address the objective, in relation to landscape and visual amenity values.

Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
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Objective: <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development would require a discretionary resource consent in accordance with the Rural General Zone provisions. As such, there is no permitted or controlled development. Each subdivision and/or development proposal is considered on its own merits in accordance with the landscape assessment criteria contained within the District Plan, so therefore is highly effective in achieving the objective, but may not be highly efficient.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The relevant assessment criteria is considered on a case-by-case basis, but is likely to be an outstanding natural landscape on a district wide basis. Such a criteria encourages development to areas that can absorb development. ○ Allows Council to impose conditions of consent which enables effective monitoring of subdivision and development. ○ Resource Consent by council for all activities will be assessed as a discretionary activity, possibly resulting in less cost effectiveness, in addition to delaying what may be minor activities. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate for the reasons stated above, but not completely holistic and sustainable in its approach of assisting the resolution of the issues stated in the report on its own.

Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective: <i>Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, a special zone can be drafted to assign the appropriate level of control to protect the specific landscape and amenity values of the Makarora Valley, therefore making the option potentially highly effective in achieving the objective, but possibly not efficient as to create a special zone would also require an assessment of activities which are not currently issues addressed under Plan Change 14.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The drafting of a special zone to assign the appropriate level of control to protect the specific landscape and amenity values of the Makarora Valley will address the stated objective effectively. ○ Changing the zone will affect all of the zone provisions that relate to that zone, resulting in time-delays, confusion and inefficiencies which may be unnecessary. 	

Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate in terms of effectiveness in achieving the objective, but possibly unnecessary and inefficient in resolving the issues needed to be addressed in Plan Change 14, and stated in the attached report.
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RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
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Objective:
Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Effective and Efficient. Under this option subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, thus attempting to avoid, remedy and mitigate further adverse effects on landscape and visual amenity values. Natural Hazards will also be addressed at the time of consent to ensure that development and subdivision will occur in areas that are not prone.
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Associated Costs and Benefits

- If the density of development is to be retained at the current or increased density then the effects on landscape and visual amenity values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful.
- If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on landscape and visual amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect.
- It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which can not absorb (in terms of landscape and amenity values) any development at all. This option does not provide for such a possibility, and therefore does not adequately address the objective.
- Not necessary to undertake a complete change to the existing zoning provisions in the Makarora Valley, i.e. changing to Rural General, or creating a specific Makarora Special Zone, thus being more cost-effective and efficient, whilst still being sustainable in achieving the above objective.

Appropriateness of Option	<ul style="list-style-type: none"> ○ Highly appropriate. The subdivision and development issues which have arisen will be adequately addressed through Option Two, in addition to ensuring that development and subdivision will not create further potentially dangerous
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	activities through Option Three.
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b) Part 4 Section 8: Natural Hazards

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	
Efficiency and Effectiveness in Achieving this Objective	Highly ineffective. The majority of the Rural Lifestyle Zone is contained within an area identified by the ORC as being subject to natural hazard. Under this option, the above objective is not being adequately addressed, and is therefore potentially hazardous in its current state.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Council has limited control at the time of subdivision to avoid, remedy or mitigate the effects of development subject to natural hazards. ○ Increasing pressure is likely to be put on the Council to approve subdivision in areas particularly susceptible to natural hazards, resulting in potential hazards, and long term costs. ○ Retaining the status-quo may have the potential to create dangerous forms of development and subdivision pattern. 	
Appropriateness of Option	○ Highly inappropriate for the reasons stated above. Option One does not achieve the objective, yet is the current method and has been identified as problematic for the reasons outlined in the body of this report.

Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ Subdivision and development under this option will continue to be a controlled activity at the density provided for in the current zoning, therefore being ineffective in achieving the stated objective on its own.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ It is possible that cluster development into areas that can absorb change may force development to areas that are highly susceptible to natural hazards. ○ However, it is also possible that cluster development may be able to occur in areas that can absorb change and are not highly susceptible to natural hazards, creating an ideal area for development and subdivision. 	
Appropriateness of Option	○ Inappropriate on its own accord to address the above objective, however has the potential for becoming an appropriate option provided that there are areas for development and subdivision which can effectively absorb change AND are not highly susceptible to natural hazards.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, the Council has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly, creating an effective and efficient way to achieve the stated objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Under this option, Council has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly. ○ Council's controls with respect to natural hazard mitigation would be limited but may conflict with wider landscape and visual amenity issues. ○ Will result in further restrictions on subdivision and development. 	
Appropriateness of Option	○ Highly appropriate in addressing the stated objective.
Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development would require a discretionary resource consent in accordance with the Rural General Zone provisions, creating an effective and efficient way of addressing the objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ No permitted or controlled development potentially resulting in higher costs. ○ Council is able, under such provisions, take into account of natural hazard information. ○ Council can also refuse subdivision consent on the basis the effect of natural hazards cannot be avoided, remedied or mitigated. 	
Appropriateness of Option	○ Appropriate in addressing the stated objective.
Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	

Efficiency and Effectiveness in Achieving this Objective	○ Under this option, a special zone can be drafted to assign appropriate control and consideration of natural hazards within the Makarora Valley, resulting in a highly effective and moderately efficient way of achieving the stated objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ High short-term costs in organising and planning the Special Zone Provisions. ○ Potentially high levels of community consultation to ensure that the Special Zone Provision are effective. This would take significant amounts of time which could lead to time delays and public confusion. ○ The Special Zone provisions would be specific to Makarora, and would therefore adequately address the stated objective. 	
Appropriateness of Option	○ Appropriate in achieving the stated objective as the special zone would make provisions which would be specific to Makarora. This would however result in a significant amount of time and cost, and therefore would not necessarily be the most efficient form of achieving the stated objective.

RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 1 <i>Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ Subdivision and development under this option will continue to be a controlled activity at the density provided for in the current zoning. The Council also has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly, creating an effective and efficient way to achieve the stated objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Under this option, Council has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly, whilst still being able to address other environmental issues through the promotion of cluster development. ○ Council's controls with respect to natural hazard mitigation would be limited (Option Three), but conflict with wider landscape and visual amenity issues will be appropriately addressed with the inclusion of Option Two and the promotion of cluster development. ○ Will potentially result in further restrictions on subdivision and development. ○ If implemented, may cause high short term economic costs (consent processing costs, infrastructure) and time delays, but these may also be counter balanced through the high potential of both of Options Two and Three in achieving the objective, resulting in an overall 	

<p>higher social benefit.</p> <ul style="list-style-type: none"> ○ It is possible that cluster development into areas that can absorb change may force development to areas that are highly susceptible to natural hazards. ○ However, it is also possible that cluster development may be able to occur in areas that can absorb change and are not highly susceptible to natural hazards, creating an ideal area for development and subdivision. 	
<p>Appropriateness of Option</p>	<ul style="list-style-type: none"> ○ The implementation of both Option Two and Three will effectively address the stated objective in its attempt to avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards

Chapter 8 – Rural Living Area

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Ineffective and inefficient in achieving the objective as the current 'status-quo' does little to effectively 'manage' the extent and location of both subdivision and development through the controlled activity status within the Makarora Valley. ○ Under this option, clustering can occur to a limited extent, however the development pattern is generally more spread out to comply with minimum allotment and average allotment standards. To that extent, clustering is not encouraged by the Rural Living Zone Provisions.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Potentially High Costs. Council does not currently hold the control and jurisdiction within the Operative District Plan to regulate and monitor development within the Makarora Valley to 'safe-guard' against adverse environmental effects. The current provisions mean that the rural character of the Makarora Valley floor could dramatically change to become a strip of life-style block type development that surrounds three small, dense centres of residential and commercial activity. In general terms, life-style block type development brings a much more fragmented, enclosed and treed character than is currently evident. Traffic, the presence of people, noise, etc will also consequently increase. ○ As the establishment of low density rural living is currently not sustainably managed and contained in both extent and location within Makarora Valley, the existing provisions enable 'ribbon-development' to occur, resulting in in-efficiencies in resource allocation and because of this high infrastructure costs, and potential high long-term economic costs. ○ As the current District Plan Provisions do not sufficiently achieve the establishment of low density rural living managed and contained in both extent and location, members of the community have expressed reservations about the potential for development to change the landscape character and amenity values within the Makarora Valley. ○ The Makarora Community Plan gives a good indication of the community's aspirations regarding the future of the Makarora Valley. It suggests that the type of landscape character that is envisaged by the provisions of the Rural Lifestyle Zone is not the most desirable character from the community's perspective. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ As Option One does not adequately address the issues described for the proposed plan change, and for the reasons stated above, it is not considered an appropriate course of action.
Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development

	within the Makarora Valley.
Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ Under this option, subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape. This option will be both effective and efficient in achieving the above objective provided that the density of development is to be decreased within the Rural Lifestyle Zone.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ By encouraging cluster development within the Makarora Valley, the potential for on-going adverse environmental effects through 'ribbon-development' are significantly decreased. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which cannot absorb (in terms of landscape and visual amenity values) any development at all. This option does not provide for such a possibility. 	
Appropriateness of Option	○ Appropriate in achieving the above objective.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>	
Efficiency and Effectiveness in Achieving this Objective	○ The majority of the Rural Lifestyle Zone is contained within an area identified by the ORC as being subject to flood and alluvial fan hazards, liquefaction induced by seismic shaking, and as being susceptible to mass movement induced by seismic shaking. The above option is both an effective and efficient way to achieve the objective whilst also planning ahead for potential natural hazards and their consequential effects in the Makarora Valley.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Under this option, subdivision and development will continue to be a controlled activity at the density provided for in the current zoning. ○ The effects on landscape and visual amenity values raised in Option One are still likely to occur resulting in increasing difficulties in effectively managing the stated objective, i.e. the establishment of low density rural living managed in <u>both</u> extent and location. ○ The implementation of Option Three (on its own accord) will not necessarily address the stated objective. ○ The effects of development in terms of planning sufficiently (in terms of development and subdivision) for natural hazard provisions will be addressed and will potentially lessen the 	

adverse effects if a natural hazard were to occur in the future.	
Appropriateness of Option	○ The implementation of Option Three on its own accord will not necessarily address the stated objective and is therefore considered not entirely appropriate.

Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
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Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>

Efficiency and Effectiveness in Achieving this Objective	○ Highly effective and efficient. Each subdivision and/or development is considered on its merits in accordance with the rural general zone provisions and associated landscape assessment criteria. The relevant assessment criteria for resource consent will be considered on a case-by-case basis, but is likely to be an outstanding natural landscape on a district wide basis. Such criteria encourages development to areas of the landscape that can absorb development.
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Associated Costs and Benefits

○ Greater levels of control by council, with potentially high restrictions on development for landowners, even activities which may be considered minor.
○ Possibly may cost significantly in time and resources to investigate and implement within the short-term. This may also result in levels of confusion within the local community and development sector.
○ Has the potential to create significant time delays through consent processing for even minor activities.

Appropriateness of Option	○ Option Four is highly effective in achieving the stated objective, yet may not be the most efficient option due to significant alterations to be made within the plan provisions regarding the Makarora Valley (some of which may be considered unnecessary), and for the reasons stated above.
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Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
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Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>

Efficiency and Effectiveness in Achieving this Objective	○ Highly effective and efficient as the special zone will be drafted to assign the appropriate level of control to protect the specific landscape and amenity values of the Makarora Valley.
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Associated Costs and Benefits

<ul style="list-style-type: none"> ○ Under this option, a special zone can be drafted to assign discretion which encourages clustering within the Makarora Valley – one of the outcomes favoured in the Makarora Community Plan. ○ Will require significant public feedback and participation to be effective in implementation, therefore resulting in further costs. ○ Some benefit may result if the Makarora Special zone provides for the establishment of low density rural which can be effectively managed in both extent and location. ○ Deletion of the Rural Lifestyle Zoning will require re-organisation of developmental rights. ○ A special zone within the Makarora Valley will recognise the unique character of the area, and will have the potential to provide for the objective in a holistic and sustainable manner. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Option Five is highly effective in achieving the stated objective (as stated above), yet may not be the most efficient option due to significant alterations to be made within the plan provisions regarding the Makarora Valley (some of which may be considered unnecessary), and for the reasons stated above.

RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 1 <i>Establishment of low density rural living managed and contained in both extent and location.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ The implementation of both Options Two and Three is both an effective and efficient way to achieve the objective, whilst also planning ahead for potential natural hazards and their consequential effects in the Makarora Valley.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The effects of development in terms of planning sufficiently (in terms of development and subdivision) for natural hazard provisions will be addressed and will potentially lessen the adverse effects if a natural hazard were to occur in the future, whilst also being able to promote cluster development and subdivision provisions. ○ By encouraging cluster development within the Makarora Valley, the potential for on-going adverse environmental effects through 'ribbon-development' are significantly decreased. ○ The above options together will result in fewer changes to the existing provisions within the District Plan and will be specific to the Rural Lifestyle Provisions and Part 15 natural hazard provisions. ○ Under this option, subdivision and development will continue to be a controlled activity at the density provided for in the current zoning. 	

<ul style="list-style-type: none"> ○ Both options tailor the current Rural Lifestyle Zone specific to the Makarora Valley. ○ Both options recognise the value and effect of the Rural Lifestyle Zone to the development of community, and are consistent with the outcomes of the Makarora Community Plan. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ The implementation of both Options Two and Three are highly appropriate for the above reasons, in addition to the bulk of the objectives, policies and rules relating to the Makarora Valley remaining operative.

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective 2 – Rural Amenity <i>Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Highly ineffective and inefficient, as under this option, subdivision and associated development will continue to be a permitted activity (controlled) to a density of 1 residential unit per 2 hectares of land. Such density will provide for dramatic change to the current character of the Makarora Valley Floor, thus being detrimental to achieving the objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The valley floor will become a strip of lifestyle-block type development that surrounds three small, dense centres of residential and commercial activity, thus reducing the environmental quality and amenity which currently makes up the Makarora Valley. ○ Individual property owners are entitled to subdivide to a density of 1 residential unit per 2 hectares of land as a controlled activity, allowing economic potential for their land investment. ○ As indicated in the Makarora Community Plan, the community supports the protection of the rural character, landscape and amenity values of the Makarora Valley. Option One in its current form does not address these values. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Highly inappropriate for the reasons stated above. Option One does not achieve the objective, yet is the current method and has been identified as problematic for the reasons outlined in the body of this report.

Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
Objective 2 – Rural Amenity <i>Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, as opposed to the existing provisions resulting in degrees of sprawl along the State Highway. This option will be both effective and efficient in achieving the above objective provided that the density of development is to be decreased within the Rural Lifestyle Zone.

Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on rural amenity raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on rural amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which can not absorb (in terms of rural amenity values) further density opportunities effectively. This option does not provide for such a possibility, and therefore does not wholly address the objective. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Partially addresses the stated objective for the reasons stated above.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
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Objective 2 – Rural Amenity
Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development will continue to be a controlled activity at the density provided for in the current zoning. The current effects of subdivision and development on rural amenity values are still likely to occur if implemented on its own accord, and therefore is inefficient and ineffective in achieving the stated objective.
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Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Development will be required to locate in areas that are not subject to natural hazards, instead of areas that can absorb change. ○ The effects on rural amenity values raised in Option One are still likely to occur, resulting in possible high environmental cost. ○ The Council's controls with respect to natural hazard mitigation would be limited but may conflict with rural amenity issues. ○ By implementing Option Three there is potential for protection of rural amenity values through stronger Council control on the management of subdivision and development as they relate to the effects of natural hazards within the Makarora Valley. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Option Three does not wholly address the stated objective on its own accord.

Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
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Objective 2 – Rural Amenity <i>Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development would require a discretionary resource consent in accordance with the Rural General Zone provisions. As such, there is no permitted or controlled development. Each subdivision and/or development proposal is considered on its own merits in accordance with the landscape assessment criteria contained within the District Plan, so therefore is highly effective in achieving the objective, but may not be highly efficient in implementation.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The relevant assessment criteria is considered on a case-by-case basis, but is likely to be an outstanding natural landscape on a district wide basis. Such a criteria encourages development to areas that can absorb development. ○ Allows Council to impose conditions of consent which enables effective monitoring of subdivision and development. ○ Resource Consent by council for all activities will be assessed as a discretionary activity, possibly resulting in less cost effectiveness, in addition to delaying what may be minor activities. ○ Has the potential for significant protection of Rural Amenity values as all development would be assessed as a discretionary activity. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate for the reasons stated above, but not completely holistic and sustainable in its approach of assisting the resolution of the issues stated in the report on its own.

Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective 2 – Rural Amenity <i>Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, a special zone can be drafted to assign the appropriate level of control to protect the specific rural amenity values of the Makarora Valley, therefore making the option potentially highly effective in achieving the objective, but possibly not efficient as to create a special zone would also require an assessment of activities which are not currently issues addressed under Plan Change 14.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The drafting of a special zone to assign the appropriate level of control to protect the specific rural amenity values of the Makarora Valley will address the stated objective effectively. ○ Changing the zone will affect all of the zone provisions that relate to that zone, resulting in time-delays, confusion and inefficiencies which may be unnecessary. ○ Has the potential for significant protection of rural amenity values within the Makarora Valley through its unique approach. 	

Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate in terms of effectiveness in achieving the objective, but possibly unnecessary and inefficient in resolving the issues needed to be addressed in Plan Change 14, and stated in the attached report.
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RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
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Objective 2 – Rural Amenity
Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Effective and Efficient. Under this option subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, as opposed to the current degrees of sprawl, thus attempting to avoid, remedy and mitigate further adverse effects on rural amenity. Natural Hazards will also be addressed at the time of consent to ensure that development and subdivision will occur in areas that are not prone.
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Associated Costs and Benefits

<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on rural amenity values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on rural amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which cannot absorb (in terms of rural amenity values) further density opportunities effectively ○ Not necessary to undertake a complete change to the existing zoning provisions in the Makarora Valley, i.e. changing to Rural General, or creating a specific Makarora Special Zone, thus being more cost-effective and efficient, whilst still being sustainable in achieving the above objective. ○ Has the potential for significant rural amenity protection within the Makarora Valley, which is consistent with the outcomes sought within the Makarora Community Plan. 	
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Appropriateness of Option	<ul style="list-style-type: none"> ○ Highly appropriate. The protection of rural amenity issues which have arisen will be adequately addressed through Option Two, in addition to ensuring that development and subdivision will not create further potentially dangerous
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	activities through Option Three.
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Objective 3 – Life Supporting Capacity of Water

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	<input type="radio"/> Not relevant.
Associated Costs and Benefits	
<input type="radio"/> Not relevant.	
Appropriateness of Option	<input type="radio"/> Not relevant.

Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	<input type="radio"/> Not relevant.
Associated Costs and Benefits	
<input type="radio"/> Not relevant.	
Appropriateness of Option	<input type="radio"/> Not relevant.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	Not relevant.
Associated Costs and Benefits	
Not relevant.	
Appropriateness of Option	Not relevant.

Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General
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	Zoning (thereby making all development require a discretionary resource consent.)
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	<input type="radio"/> Not relevant.
Associated Costs and Benefits	
<input type="radio"/> Not relevant.	
Appropriateness of Option	<input type="radio"/> Not relevant.

Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	<input type="radio"/> Not relevant.
Associated Costs and Benefits	
<input type="radio"/> Not relevant.	
Appropriateness of Option	<input type="radio"/> Not relevant.

RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 3 – Life Supporting Capacity of Water <i>To safeguard the life-supporting capacity of water through the integrated management of the effects of activities.</i>	
Efficiency and Effectiveness in Achieving this Objective	<input type="radio"/> Not relevant.
Associated Costs and Benefits	
<input type="radio"/> Not relevant.	
Appropriateness of Option	<input type="radio"/> Not relevant.

Relevant Objectives being Objectives 4 and 5

Option One	Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.
Objective 4 - Natural Features, Landscape and Nature Conservation Values <i>The recognition and protection of outstanding natural features, landscapes and nature conservation values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Highly ineffective and inefficient, as under this option, subdivision and associated development will continue to be a permitted activity (controlled) to a density of 1 residential unit per 2 hectares of land. Such density will provide for dramatic change to the current character of the Makarora Valley Floor, thus being detrimental to achieving the objective.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ In general terms, lifestyle-block type development brings about a much more fragmented, enclosed and treed character than is currently evident. Traffic, the presence of people, noise, etc will also consequently increase. ○ The primary issue raised in the Makarora Community Plan is to promote development to cluster together to avoid ribbon development along the State Highway. Under this option, clustering can occur to a limited extent, however the development pattern is more spread out to comply with the minimum allotment and average allotment standards. To that extent, clustering is not encouraged by the Rural Living Zone provisions resulting in minor levels of sprawl which has the potential to eventually alter the Makarora Valley in terms of its existing environmental character. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Highly inappropriate for the reasons stated above. Option One does not achieve the objective, yet is the current method and has been identified as problematic for the reasons outlined in the body of this report.
Option Two	Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.
Objective 4 - Natural Features, Landscape and Nature Conservation Values <i>The recognition and protection of outstanding natural features, landscapes and nature conservation values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Effective and Efficient. Under this option subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, thus attempting to avoid, remedy and mitigate further adverse effects on landscape and visual amenity values.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on the landscape and conservation values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. 	

<ul style="list-style-type: none"> ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on landscape and conservation values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which can not absorb (in terms of natural features, landscape and conservation values) further density opportunities effectively. This option does not provide for such a possibility, and therefore does not wholly address the objective. ○ Has the potential to promote clustered development (thereby reducing the degree of potential sprawl under the current provisions), one of the environmental outcomes sought by the Makarora Community Plan. ○ Will have lower implementation costs as the option is tailored to the existing Rural Lifestyle zone, rather than needing to completely change objectives, policies and rules which may not require changing or review. 	
Appropriateness of Option	Appropriate in achieving the above objective.

Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
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Objective 4 - Natural Features, Landscape and Nature Conservation Values
The recognition and protection of outstanding natural features, landscapes and nature conservation values.

Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ The majority of the Rural Lifestyle Zone is contained within an area identified by the ORC as being subject to flood and alluvial fan hazards, liquefaction induced by seismic shaking, and as being susceptible to mass movement induced by seismic shaking. The above option is partially effective in achieving the objective, whilst also planning ahead for potential natural hazards and their consequential effects in the Makarora Valley.
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Associated Costs and Benefits

<ul style="list-style-type: none"> ○ Under this option, Council has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly – this may or may not include the recognition of natural features, landscape and nature conservation values. ○ Council's controls with respect to natural hazard mitigation would be limited but may conflict with wider landscape and visual amenity issues. ○ Will result in further restrictions on subdivision and development. 	
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Appropriateness of Option	○ Partially appropriate in achieving the stated objective, yet not a sustainable option on its own accord in achieving the current issues which have required the plan change.
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Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a
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	discretionary resource consent.)
Objective 4 - Natural Features, Landscape and Nature Conservation Values <i>The recognition and protection of outstanding natural features, landscapes and nature conservation values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development would require a discretionary resource consent in accordance with the Rural General Zone provisions. As such, there is no permitted or controlled development. Each subdivision and/or development proposal is considered on its own merits in accordance with the landscape assessment criteria contained within the District Plan, so therefore is highly effective in achieving the objective, but may not be highly efficient in implementation.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The relevant assessment criteria is considered on a case-by-case basis, but is likely to be an outstanding natural landscape on a district wide basis. Such a criteria encourages development to areas that can absorb development. ○ Allows Council to impose conditions of consent which enables effective monitoring of subdivision and development. ○ Resource Consent by council for all activities will be assessed as a discretionary activity, possibly resulting in less cost effectiveness, in addition to delaying what may be minor activities. ○ Has the potential for significant protection of all (natural, rural, visual, landscape) amenity values as all development would be assessed as a discretionary activity. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate for the reasons stated above, but not completely holistic and sustainable in its approach of assisting the resolution of the issues stated in the report on its own.
Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective 4 - Natural Features, Landscape and Nature Conservation Values <i>The recognition and protection of outstanding natural features, landscapes and nature conservation values.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, a special zone can be drafted to assign the appropriate level of control to protect the specific landscape and amenity values of the Makarora Valley, therefore making the option potentially highly effective in achieving the objective, but possibly not efficient as to create a special zone would also require an assessment of activities which are not currently issues addressed under Plan Change 14.
Associated Costs and Benefits	

<ul style="list-style-type: none"> ○ The drafting of a special zone to assign the appropriate level of control to protect the specific natural feature, landscape and nature conservation values of the Makarora Valley thereby addressing the stated objective effectively. ○ Changing the zone will affect all of the zone provisions that relate to that zone, resulting in time-delays, confusion and inefficiencies which may be unnecessary. ○ Has the potential for significant protection of natural feature, landscape and nature conservation values within the Makarora Valley through its unique approach. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate in terms of effectiveness in achieving the objective, but possibly unnecessary and inefficient in resolving the issues needed to be addressed in Plan Change 14, and stated in the attached report.

RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
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Objective 4 - Natural Features, Landscape and Nature Conservation Values *The recognition and protection of outstanding natural features, landscapes and nature conservation values.*

Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Effective and Efficient. Under this option subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, as opposed to the current degrees of sprawl, thus attempting to avoid, remedy and mitigate further adverse effects on natural features, landscape and nature conservation values. Natural Hazards will also be addressed at the time of consent to ensure that development and subdivision will occur in areas that are not prone.
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Associated Costs and Benefits

<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on rural amenity values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on rural amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which cannot absorb (in terms of protection of natural features, landscape and nature conservation values) further density opportunities effectively ○ Not necessary to undertake a complete change to the existing zoning provisions in the 	
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<p>Makarora Valley, i.e. changing to Rural General, or creating a specific Makarora Special Zone, thus being more cost-effective and efficient, whilst still being sustainable in achieving the above objective.</p> <ul style="list-style-type: none"> ○ Has the potential for significant rural amenity protection within the Makarora Valley, which is consistent with the outcomes sought within the Makarora Community Plan. 	
<p>Appropriateness of Option</p>	<ul style="list-style-type: none"> ○ Highly appropriate. The protection of natural features, landscape and nature conservation issues which have arisen will be adequately addressed through Option Two, in addition to ensuring that development and subdivision will not create further potentially dangerous activities through Option Three.

<p>Option One</p>	<p>Make no change to the current Rural Lifestyle Zone provisions as they relate to the Makarora Valley.</p>
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Objective 5 - Amenity Protection
The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.

<p>Efficiency and Effectiveness in Achieving this Objective</p>	<ul style="list-style-type: none"> ○ Highly ineffective and inefficient, as under this option, subdivision and associated development will continue to be a permitted activity (controlled) to a density of 1 residential unit per 2 hectares of land. Such density will provide for dramatic change to the current character of the Makarora Valley Floor, thus being detrimental to achieving the objective.
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Associated Costs and Benefits

- In general terms, lifestyle-block type development brings about a much more fragmented, enclosed and treed character than is currently evident. Traffic, the presence of people, noise, etc will also consequently increase.
- The primary issue raised in the Makarora Community Plan is to promote development to cluster together to avoid ribbon development along the State Highway. Under this option, clustering can occur to a limited extent, however the development pattern is more spread out to comply with the minimum allotment and average allotment standards. To that extent, clustering is not encouraged by the Rural Living Zone provisions resulting in minor levels of sprawl which has the potential to eventually alter the Makarora Valley in terms of its existing environmental character.
- Amenity protection is not guaranteed under the current Plan provisions, potentially resulting in significant environmental cost, even though some may benefit from the development and subdivision provisions existing.

<p>Appropriateness of Option</p>	<ul style="list-style-type: none"> ○ Highly inappropriate for the reasons stated above. Option 1 does not achieve the objective, yet is the current method and has been identified as problematic for the reasons outlined in the body of this report.
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<p>Option Two</p>	<p>Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley.</p>
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Objective 5 - Amenity Protection <i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, as opposed to the existing provisions resulting in degrees of sprawl along the State Highway. This option will be both effective and efficient in achieving the above objective provided that the density of development is to be decreased within the Rural Lifestyle Zone.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on amenity protection raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on amenity protection values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which can not absorb (in terms of amenity protection) further density opportunities effectively. This option does not provide for such a possibility, and therefore does not wholly address the objective. ○ Has the potential to promote clustered development (thereby reducing the degree of potential sprawl under the current provisions), one of the environmental outcomes sought by the Makarora Community Plan. ○ Will have lower implementation costs as the option is tailored to the existing Rural Lifestyle zone, rather than needing to completely change objectives, policies and rules which may not require changing or review. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate in achieving the above objective.
Option Three	Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 5 - Amenity Protection <i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ The majority of the Rural Lifestyle Zone is contained within an area identified by the ORC as being subject to flood and alluvial fan hazards, liquefaction induced by seismic shaking, and as being susceptible to mass movement induced by seismic shaking. The above option is partially effective in achieving the objective, whilst also planning ahead for

	potential natural hazards and their consequential effects in the Makarora Valley.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ Under this option, Council has the ability to undertake a full assessment on a case-by-case basis and address natural hazard issues accordingly – this may or may not include the recognition of natural features, landscape and nature conservation values. ○ Council’s controls with respect to natural hazard mitigation would be limited but may conflict with wider landscape and visual amenity issues. ○ Will result in further restrictions on subdivision and development. ○ Will have lower implementation costs as the option is tailored to the existing Rural Lifestyle zone, rather than needing to completely change objectives, policies and rules which may not require changing or review. 	
Appropriateness of Option	○ Partially appropriate in achieving the stated objective, yet not a sustainable option on its own accord in achieving the current issues which have required the plan change.

Option Four	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with Rural General Zoning (thereby making all development require a discretionary resource consent.)
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Objective 5 - Amenity Protection
The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.

Efficiency and Effectiveness in Achieving this Objective	○ Under this option, subdivision and development would require a discretionary resource consent in accordance with the Rural General Zone provisions. As such, there is no permitted or controlled development. Each subdivision and/or development proposal is considered on its own merits in accordance with the landscape assessment criteria contained within the District Plan, so therefore is highly effective in achieving the objective, but may not be highly efficient in implementation.
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Associated Costs and Benefits

<ul style="list-style-type: none"> ○ The relevant assessment criteria is considered on a case-by-case basis, but is likely to be an outstanding natural landscape on a district wide basis. Such a criteria encourages development to areas that can absorb development. ○ Allows Council to impose conditions of consent which enables effective monitoring of subdivision and development. ○ Resource Consent by council for all activities will be assessed as a discretionary activity, possibly resulting in less cost effectiveness, in addition to delaying what may be minor activities. ○ Has the potential for significant protection of all (natural, rural, visual, landscape) amenity values as all development would be assessed as a discretionary activity. 	
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Appropriateness of Option	○ Appropriate for the reasons stated above, but not completely
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	holistic and sustainable in its approach of assisting the resolution of the issues stated in the report on its own.
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Option Five	Initiate a plan change which deletes the Rural Lifestyle Zoning (in whole or part) and replaces it with a Makarora Special Zone.
Objective 5 - Amenity Protection <i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Under this option, a special zone can be drafted to assign the appropriate level of control to protect the specific amenity values of the Makarora Valley, therefore making the option potentially highly effective in achieving the objective, but possibly not efficient as to create a special zone would also require an assessment of activities which are not currently issues addressed under Plan Change 14.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ The drafting of a special zone to assign the appropriate level of control to protect the specific amenity values of the Makarora Valley thereby addressing the stated objective effectively. ○ Changing the zone will affect all of the zone provisions that relate to that zone, resulting in time-delays, confusion and inefficiencies which may be unnecessary. ○ Has the potential for significant protection of all amenity values within the Makarora Valley through its unique approach. 	
Appropriateness of Option	<ul style="list-style-type: none"> ○ Appropriate in terms of effectiveness in achieving the objective, but possibly unnecessary and inefficient in resolving the issues needed to be addressed in Plan Change 14, and stated in the attached report.

RECOMMENDATION

Options Two and Three Combined	<ul style="list-style-type: none"> - Initiate a plan change to alter the Rural Lifestyle Zone subdivision provisions to promote cluster development within the Makarora Valley, and; - Initiate a plan change to the natural hazard provisions as contained in Part 15 of the Partially Operative District Plan to strengthen the council's controls as they relate to the effects of natural hazards within the Makarora Valley.
Objective 5 - Amenity Protection <i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i>	
Efficiency and Effectiveness in Achieving this Objective	<ul style="list-style-type: none"> ○ Effective and Efficient. Under this option subdivision and development will continue to be a controlled activity but the subdivision pattern will promote clusters in the landscape, as opposed to the current degrees of sprawl, thus attempting to avoid, remedy and mitigate further adverse effects on all amenity values. Natural Hazards will also be addressed at

	the time of consent to ensure that development and subdivision will occur in areas that are not prone.
Associated Costs and Benefits	
<ul style="list-style-type: none"> ○ If the density of development is to be retained at the current or increased density then the effects on rural amenity values raised in Option One above are likely to occur, particularly given the extent of permitted (controlled) development. The desired clustering effect is also likely to be unsuccessful. ○ If the density of development is to be decreased (for example 1 residential unit per 10 hectares of land) then the effects on rural amenity values are more likely to be avoided, remedied or mitigated. The effect of clustering with a larger minimum or average allotment size will also aid the clustering effect. ○ It is possible that there are properties within the current Rural Lifestyle Zone within the Makarora Valley which cannot absorb (in terms of amenity values and protection) further density opportunities effectively ○ Not necessary to undertake a complete change to the existing zoning provisions in the Makarora Valley, i.e. changing to Rural General, or creating a specific Makarora Special Zone, thus being more cost-effective and efficient, whilst still being sustainable in achieving the above objective. ○ Has the potential for significant amenity protection within the Makarora Valley, which is consistent with the outcomes sought within the Makarora Community Plan. 	
Appropriateness of Options	<ul style="list-style-type: none"> ○ Highly appropriate. The protection of amenity issues which have arisen will be adequately addressed through Option Two, in addition to ensuring that development and subdivision will not create further potentially dangerous activities through Option Three.

APPENDIX 2 - Landscape Assessment Report
Prepared by Vivian + Espie Limited

**APPENDIX 3 - Natural Hazards Report
Prepared by Otago Regional Council**

APPENDIX 4 - Consultation

1. STATUTORY CONSULTATION

Summary

(1) Transit New Zealand – Hazard Assessment For Pipson Creek

The assessment relates to Pipson Creek only, specifically the hazard risk to the bridge over creek at State Highway 6, and also identifies areas which may be subject to significant course changes. One of these areas may cause debris to spread “laterally” across farm paddocks to the North which is Residential Lifestyle zone land.

Typical deposition zone of debris flow boulder fields are formed on margins of main flow path. The assessment raises issues of bridge causing build up of sediment causing lateral flow path above bridge – across adjoining land onto alluvial fan.

The Geotech assessment shows that large scale debris flows can be expected in the future, and that the lower section of the existing flow path may be subject to change in a large scale event. OPUS recommend 6 and 12 monthly monitoring of bridge, source areas and river bed to maintain a safer highway.

Implications of the Hazard Assessment

The report indicates the Residential Lifestyle zone land as being at risk in potential flow path. Risk identified by OPUS is significantly less than that identified by ORC – in particular flow paths are identified. The report possibly raises issues for QLDC regarding the existing township zone. QLDC may also be interested in possible reverse sensitivity effects of the State Highway Bridge causing build-up of sediment and alter the course of the flow-path onto adjoining land. OPUS recommend monitoring only at this stage, being indicative of seriousness of hazard risk/potential harm. The report does not consider cumulative hazards regarding the Makarora River.

(2) Iwi Consultation – Kai Tahu

A letter on sent on behalf of the Council by Vivian+Espie Limited was sent to Christopher Rosenbrock of KTKO Limited Consultancy on the 11 May 2006 (acting on behalf of Kai Tahu) in regard to the Makarora Plan Change 14 (review of the rural lifestyle zone).

Consultation regarding Plan Change 14 (Makarora) was conducted with Chris Rosenbrock on the 25 May 2006.

Kai Tahu are likely to have some significant issues that need to be taken into account, i.e. the origin of the name "Makarora", and the location of Makarora in relation to the National Park. It was confirmed that Kai Tahu would prepare a report to be attached to the relevant documentation in relation to Plan Change 14 at the cost of QLDC.

(3) Otago Regional Council

A meeting with the ORC was conducted on the 26 May 2006. Those in attendance were Allyson Schuler (QLDC), Sarah Valk, Fraser McCrae, Steven Swaby and Gavin Palmer.

The ORC stated that their first position is to avoid development in hazard areas (i.e., not to consider mitigation measures). A landslide study currently being undertaken region-wide includes Makarora and has identified the area above State Highway 6 as a problem area. The final version of the second draft of this report is due at the end of this financial year (30 June 2006).

The ORC also confirmed that the entire site contained within the Plan Change 14 Makarora (rural lifestyle) area is a hazard area and mitigation measures such as bunding and floor levels don't work in relation to the types of hazard currently being studied. The gradual build up of sediment causes bunds to be broken, and once they are broken the flow path is impossible to predict. Alluvial fans also make it inherently unpredictable to foresee the flow path of flooding and associated debris flow.

The ORC also questioned the degree of information that QLDC required to justify no development, and are of the view that the situation is "obvious", with there being already enough evidence to support this position. It was emphasised that a rigorous report /study be needed to justify a reduction in development rights. The ORC raised the issue of a timetable for getting this information together and the funding for undertaking this work.

Landscape issues were also of interest to the ORC via the ORC Regional Policy Statement.

No actual hazard assessment specific to Makarora has been undertaken at this stage.

(4) Department of Conservation

The Department of Conservation have expressed no issues with Plan Change 14 at this stage.

(5) Ministry for the Environment

No response.

2. MEETING WITH MAKARORA COMMUNITY ASSOCIATION

Undertaken 17th January 2007 at the Makarora School hall. Attended also by representative of the Otago Regional Council .

3. PUBLIC COMMENTS RECEIVED ON ISSUES RAISED AT MEETING

Summary

A total of 10 submissions regarding the Plan Change were received by the 2 February 2007 prior to the release of the Issues and Options Study conducted by Vivian+Espie Limited.

Submissions were received from the following people;

<input type="radio"/> Kelly Mochel and Robert Hewson	<input type="radio"/> Patsy Nolan
<input type="radio"/> David & Anita Winterburn	<input type="radio"/> Rhonda Osmer
<input type="radio"/> Heather Pennycook	<input type="radio"/> Barbi Sarginson
<input type="radio"/> Gary Charteris	<input type="radio"/> D & N Sarginson
<input type="radio"/> John L Turnbull	<input type="radio"/> John Caton

The submissions received contained the following points in summary;

- High emphasis on maintaining the existing views of the valley, and withholding its unique amenity

- Suggestions that any property or development on land bordering the national park should not be seen visually from the road.
- High emphasis that the clustering should be concentrated around the existing townships.
- Comments suggesting that more information be required regarding the hazard report.
- It was suggested, with contact details given that Mr Crawford Pennycook (who lived at Makarora Station from the late 1950's to 1990's) be used as a local reference for consultation in regard to the development of the Natural Hazard Report for Makarora due to his local knowledge of the weather and natural hazard conditions over some length of time.
- A submission was received with concerns of incorrect zoning within council records.
- It was suggested that not all of the Makarora Community were involved in the Makarora Community Plan.
- It was felt in part that the ability of changing part of the Rural Lifestyle Zone to Rural General zone would assist in protecting the unique landscape of the Makarora Valley.
- There was high emphasis given on sustaining the aesthetics of the existing Makarora Valley, whilst ensuring that future development and subdivision takes into account landscape, visual and rural amenity values in addition to planning for the potential occurrence of natural hazards in accordance with the recent ORC Assessment Report.
- It was suggested that without development in the future Makarora would be unable to service the growing tourism and farming businesses currently thriving in the valley, and cautioned that any plan change take into account the future economy within Makarora to assist its self-sustenance.
- It was also suggested that some of the opinions raised at the meeting (17 January 2007) were spoken by people who would be financially unaffected by the plan change, and requested that the economic/financial situations of all Makarora be considered in application.
- Concern was raised by one submission at the potential for cluster development to become 'enclaves' and that the Makarora Valley could not sustain this type of development due to its size.
- Concern was also raised as to the need for so much land to be zoned as Rural Residential, and the potential for lifestyle blocks to be significantly detrimental to the existing amenity of the Makarora Valley.

4. PREPARATION AND RELEASE OF ISSUES AND OPTIONS PAPER

Released for public consultation February 2007.

5. PUBLIC COMMENTS RECEIVED ON ISSUES AND OPTIONS PAPER

Summary

An additional 18 submissions have since been received post release of the Issues and Options Study. Of these 18 submissions, 10 were in support of the recommended combination of Options 2 and 3 as appropriate for Plan Change 14, whilst 8 were in opposition.

Submissions were received from the following people;

<input type="radio"/> Sarah Valk (Otago Regional Council)	<input type="radio"/> P & A Cooper
<input type="radio"/> Willie Aspinall	<input type="radio"/> D & N Sarginson
<input type="radio"/> Rhonda Osmer	<input type="radio"/> D & P Miller
<input type="radio"/> T.D Howe	<input type="radio"/> B & P Douglas
<input type="radio"/> J. Caton	<input type="radio"/> L. Holliday
<input type="radio"/> M. Wenden	<input type="radio"/> B. Macandrew
<input type="radio"/> Transit New Zealand	<input type="radio"/> K. Mochel and R. Hewson
<input type="radio"/> D & A Winterburn	<input type="radio"/> E. Anderson
<input type="radio"/> B. Sarginson	<input type="radio"/> G. Charteris

The submissions received contained the following points in summary;

- ORC is fully supportive of the Proposed Plan Change direction and recommendation to pursue both Options 2 and 3 – particularly Option 3.
- ORC recommend that the Proposed Plan Change is extended to include the Makarora Township and the Rural General Zones, with hopes that Option 3 will also be implemented across the whole of the Queenstown Lakes District in the future.
- Transit New Zealand commented that residential development along the state highway could be hazardous, and that control needs to be implemented as to the number of potential disturbances from crossing points and intersections. Transit stated that ribbon development of lifestyle blocks, as can occur at the moment, should be discouraged, and residential clustering within the Makarora Valley encouraged. Transit also discourage any development that may have reverse sensitivity issues with

the placement of debris from Pipson Creek, and support the investigation of alpine villages for future development within the Makarora Valley.

- Those not in support of the proposed direction of the plan change were P & A Cooper, D and N Sarginson (who both preferred the direction of Option 1), T.D Howe (preferring Option 4), J. Caton (preferring Option 4, with altered wording). G. Charteris (preferring Options 3 and 4), J Turnbull, H. Pennycook (preferring Options 3 and 5), B. Sarginson (preferring Option 1).
- Those in support of the proposed direction of the plan change were Sarah Valk (ORC), Willie Aspinal, Rhonda Osmers, D & P Miller, B & P Douglas, L. Holliday, B. MacAndrew, Transit New Zealand, K. Mochel, D & A Winterburn.
- It was recommended that a fully sustainable approach to the plan change be included in the decision making process, therefore including aspects of economy and community.
- High emphasis that higher controls are needed for subdivision approval, and prevention of the adverse effects of development and the occurrence natural hazards within the Makarora Valley.
- Concerns were raised concerning the Makarora Community Meeting held in 2004 not being a true reflection of the entire community.
- Concerns were also raised as to there being no potential for future development, with too many rules and enforceable controls on what could be even minor development.
- It was recommended that the proposed plan change does not limit rural farming activities, as it was considered that this was the 'economic back bone' of the Makarora Valley.
- High emphasis was raised in controlling the cluster development to 'appropriately maintain the special character and low population density of the Makarora Valley.
- Strong concerns were generated as to the negative potential adverse effects for Option 1 to continue (to make no changes to the existing Rural Lifestyle Plan provisions).
- High emphasis was raised as to preserving the unique amenity values, and protection of the productive rural soils of the Makarora Valley. Concern was also raised as to reducing development activity around the Pipson Creek area due to the high potential for natural hazard occurrence.
- It was expressed by one submission that with the implementation of Options 2 and 3 that developers would still be able to 'get around' the provisions.
- D & A Winterburn included within their submission that they are of the impression that their land has been incorrectly zoned as Rural Residential and that it be correctly zoned as High Density Residential.

- It has been emphasised by some submissions that whilst stricter provisions need to be made in regard to the issues raised resulting in the need for the plan change, that some future development opportunities still be possible within the Makarora Valley.
- Concerns were raised as to how the plan change would reflect land values and potential subdivision and development 'opportunities'.