
REQUEST FOR PLAN CHANGE

Pursuant to Section 73(2) and Part 2 of the First Schedule of the Resource Management Act 1991

To: Southland District Council

We, Mr T.E and Mrs A Buchanan, hereby request the following change to the Southland District Council District Plan:

1. A description of the activity to which the application relates is:

To rezone Part Lot 3, DP 15394 (C.T SL12B/286) and Lot 4, DP 15394 (C.T SL12B/287) from Plains Rural Resource Area to Te Anau Residential B Resource Area.

2. The name of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

3. The location to which this application relates is:

44 - 86 Te Anau-Mossburn Highway, Te Anau

4. Attached, in accordance with Section 73(2) and part 2 of the First Schedule of the Resource Management Act, is an explanation for and a Section 32 evaluation and Assessment of Environmental Effects of the proposed plan change.

5. Any Information required to be included in the application by the District Plan, the Resource Management Act 1991 or any regulations made under that Act, is attached.



Signature of applicant (or person authorised to sign on behalf of applicant)

August 2009

Address for service of applicant:

Mr T.E and Mrs A Buchanan
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Address for service of applicant and for invoicing
Any additional cost

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TE ANAU 9679

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1. INTRODUCTION

This request for a change to the Southland District Plan is submitted pursuant to Section 73(1A) of the Resource Management Act 1991.

This plan change proposes that an area of land owned by Mr T.E and Mrs A Buchanan be rezoned from Plains Rural Resource Area to Te Anau Residential B Resource Area.

It is recognised that there will, in the future, be a need for areas of land on the fringe areas of Te Anau township which will be able to provide for a variety of land use options. The implementation of this proposal to rezone an area of rural land as Residential B will partially satisfy this demand and will cause minimal disruption to the local infrastructure and the natural environment. Much of the land around the Te Anau township is of high scenic value and is frequented by large numbers of tourists. The provision of land for residential and light commercial development in this area will benefit the township in several ways. The overall re-zoning of this area to Te Anau Residential Zone B will allow for a mixture of development from residential to light commercial¹ and will feature large allotment areas with low site coverage and design guidelines to allow for development which is sympathetic to the Te Anau Basin rural lakes environment. The development will also maintain the visual amenity of the eastern entrance to Te Anau township through provision of a scenic protection area fronting State Highway 94.

The anticipated effects of the rezoning of the Buchanan Block from Plains Rural to Te Anau Residential B have been identified and analysed in the following sections of this report.

¹ – Light Commercial = visitor accommodation activities, limited to – bars, restaurants, theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities. Small scale retail activities are also included.

2. PROPOSAL

2.1 Purpose of and Reasons for Proposed Plan Change

This application has been prepared to address the need for the provision of additional areas of residential/light commercial land in close proximity to the existing Te Anau Urban Resource Area. The rezoning proposed by this request will assist in meeting the need for residential development in a sustainable manner, in accordance with the Resource Management Act 1991.

Background

It has become evident over recent years, in particular the period from 2000 - 2007, that demand for residential properties in the Te Anau Basin has increased. Over 1000 new allotments have been created during this period, in the main these are located on areas of land in close proximity to Lake Te Anau. The Te Anau area has seen a small increase in permanent population from the 2001 census to the 2006 census, with the greatest increase being seen in land being developed by seasonal visitors to the area who are establishing holiday/retirement homes on relatively large sections. This was commented on further in the discussion document "Possible Te Anau Plan Changes" prepared by Southland District Council in June 2008, which identified that there has been a population increase from 1985 to 1902 permanent residents and that during the summer season the population of Te Anau can swell to over 9,000 people. Due to the substantial increases in development and population the Southland District Council and the Te Anau Community Board are moving pro-actively to ensure that consent applications are not considered on an ad-hoc basis and that development takes into account the 'big picture' for the Te Anau Basin. The Council is therefore considering several plan changes to the provisions of the Southland District Plan in relation to the Te Anau township and Basin area. This Private Plan Change is being developed in response to the perceived need for an area of low density residential and light commercial land to be located on the existing urban fringe of the township and will ensure an holistic view of development within the Te Anau area is considered. The proposed development of the subject site is taking a long term view of development in the Te Anau area.

The subject site is identified in the discussion document as part of an area of possible expansion to the urban resource area. These areas were selected in part because they were identified in the landscape capacity study, undertaken by Boffa Miskell Landscape Architects, as being less visually sensitive than some other lands.

It is also noted that subdivision which has been undertaken thus far has in general catered for residential allotments with excellent views of the lake and could be considered to be available to a

select market who are able to afford such views. Little attention has been paid to provision of a range of residential options and few of the new larger subdivisions have catered for a mix of purposes, these being considered by Council on a case by case basis under notified consent applications.

Conclusion

It is apparent that there is a genuine need for the provision of a large scale development which can cater for a variety of activities to satisfy both the current demand as well as the projected future demand for property in the Te Anau Basin. This plan change request seeks the rezoning of a large tract of land from “Plains Rural Resource Area” to “Te Anau Residential B Resource Area” which will be able to cater for a range of activities from large scale tourist accommodation facilities, to low density residential blocks, to small scale commercial ventures and having the ability to incorporate such features as significant areas of reserve land and potential for recreational activities such as a golf course.

Having now substantiated the background to the plan change request and the purposes of and reasons for the rezoning request in the context of demand, the following sections of this document describe the proposal in detail, its anticipated effects on the environment and local community, and its consistency with the provisions of the Resource Management Act 1991 and the Southland District Plan.

SITE DESCRIPTION

The site is located at 44-86 Te Anau Mossburn Highway and is situated on the boundary of the Te Anau urban area, approximately 1.5 kilometres from the town centre. The property has an area of 128.45 hectares and is currently utilised as farm land by Mr T.E and Mrs A Buchanan. There are two existing dwellings located on the property, one on each of Part Lot 3 and Lot 4, DP 15394. The old Te Anau gun club building is also located on Lot 4, DP 15394, this building is now disused.

The legal description of the site is Part Lot 3, DP 15394 (C.T SL12B/286) and Lot 4, DP 15394 (C.T SL12B/127). A location plan is attached below and is also supplied in larger format in the Appendices. Te Anau Mossburn Highway (SH 94) forms the northern boundary of the property. The Buchanans have previously gifted a strip of land approximately 20 metres wide for use as reserve land. This area of land is located between Luxmore Drive and Sandy Brown Road on the southern side of State Highway 94. In addition the SDC leases a 7 metre strip from the reserve area to Sandy Brown Road on a year by year basis.

The site is predominantly flat land falling gently from north to south. To the east and south of the subject site the land is utilised for rural agricultural activities. Properties bordering the site to the north and west have recently started to become more highly developed, in particular to the north with primarily large scale residential development. In terms of the wider locality The Te Anau township is located to the immediate north-west, with Lake Te Anau being located less than a kilometre to the west.

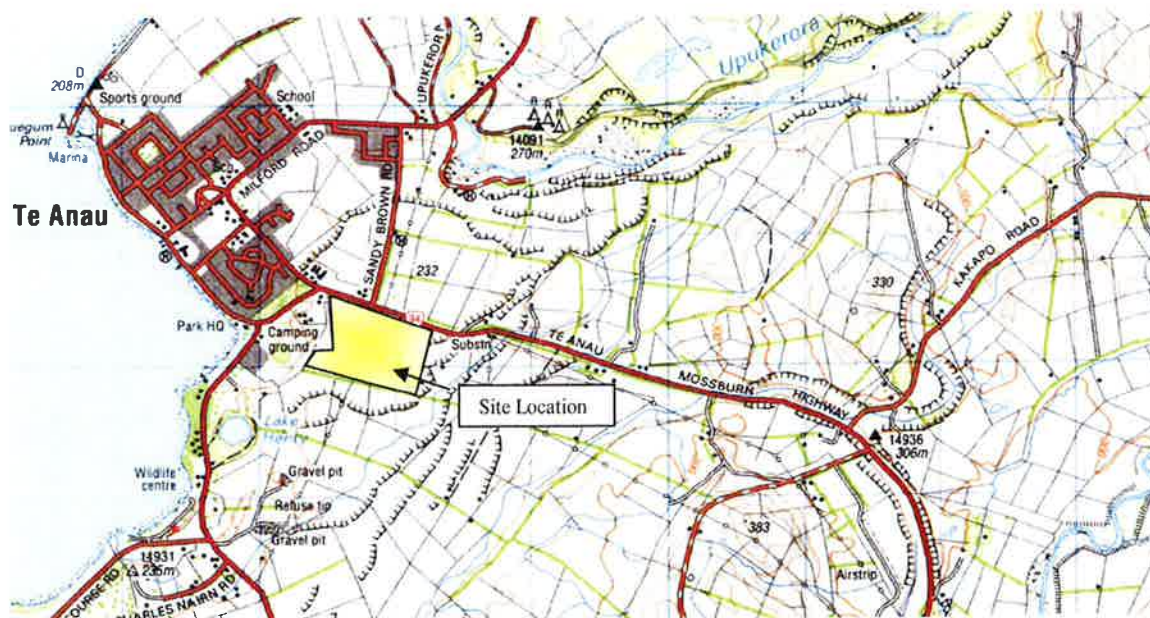


Figure 1: Location Plan

Current access to the site is off Te Anau Mossburn Highway (SH 94) with a gravel driveway leading to the Buchanan's existing dwellings. Various tree lanes and fences run through the property and can be seen on the enclosed aerial photographs.

Te Anau Mossburn Highway (SH 94) is designated as a Limited Access Road in the site vicinity. The NZ Transport Agency Limited Access Road Plans are attached in the Appendices.

Zoning

The land is currently zoned Plains Rural Resource Area as is the land immediately to the south and east. The Te Anau Urban Area is located to the immediate north-west of the site and is separated from the subject site by Te Anau Mossburn Highway (SH 94). The Te Anau Transitional Resource Area and an area zoned as Te Anau Scenic Resource Area are located to the south-west. Sandy Brown Road is located immediately opposite Part Lot 3, DP 15394 and is characterised by some industrial development and several large consented residential developments. The Te Anau Lake View Holiday Camp is located to the west of the property.

Designation 95 exists in the north eastern corner of Lot 4, DP 15394, this encloses the Te Anau Substation.

Planning Maps 8 and 60 are supplied in the Appendices.

Hazards

Flood

The site is not identified in the District Planning Maps as being subject to any flood hazard.

Lead Contamination

The land immediately surrounding the disused gun club has high levels of lead contamination. This land will need to be dealt with either by:

- a) clearing the land by removing the lead shot
- b) designating the area of land as a 'no build zone'.

The limits of the lead contamination around the gun club will need to be identified. The Auckland Regional Council and Auckland City Council have set a level of 300ppm (parts per million) as an acceptable level of lead content for land which is residential.

Other

No other adverse circumstances contained in Section 106 of the Resource Management Act 1991.

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Other

No other adverse circumstances contained in Section 106 of the Resource Management Act 1991.

PROPOSED REZONING

The Buchanan Block is located within the Plains Rural Resource Area. It is proposed that the application land be rezoned in accordance with the following:

1. The site is proposed to be zoned Te Anau Residential B Resource Area.
2. Two areas of land fronting the Te Anau Mossburn Highway are identified as Scenic Protection Zones A & B. Structures will be prohibited in this area.

A maximum site coverage of 15% will be allowed for throughout the development except within Scenic Protection Zones A & B where no development may take place. If it is assumed that the average area for a new dwelling, including accessory structures is 300m², this would require a minimum allotment area of 2000m². At this density, the Buchanan block is capable of being developed into approximately 640 residential allotments. It should be noted that it is unlikely that this figure would be achieved. This is due to the likelihood that purchasers, particularly of those sites situated on ridgelines and afforded views to the lake and mountains will likely wish to have larger lot areas. In addition many purchasers may be looking for lifestyle blocks to retire to and may wish for a larger area of land. This will be balanced, however, by some residents wishing to build smaller dwellings on correspondingly smaller sections.

The outcome promoted by the proposed plan change, once the site is fully developed, is to achieve a spacious, comfortable residential environment which may contain recreational facilities and/or visitor accommodation/entertainment facilities. The development aims to integrate into the greater Te Anau township and will contain amenities and services which may be enjoyed by the wider community as well as residents of the new development. A set of design requirements will be developed which will regulate the manner in which dwellings are constructed within the development block. These requirements will ensure that future development within the site is carried out in such a manner as to achieve the desired end outcome.

Roading

Access to the development site will be by way of an existing access point (CP 93 & CP 94) located opposite the Sandy Brown Road intersection. Slip lanes are existing at this location and will allow safe entry and exit from the site. Once significant development has occurred on the site, and the volume of traffic from the development warrants it, it is proposed to construct a round-a-bout at this intersection to provide a safe exit and entry point to the development area and prevent vehicles queuing on the State Highway. In addition to this, the New Zealand Transport Agency has indicated that it is possible that Sandy Brown Road may be upgraded to State Highway status in the future as this road provides a direct linkage to the Te Anau Milford Road. The construction of a round-about at

the intersection will also serve to prevent any future roading conflict that may arise with the upgrading of Sandy Brown Road to State Highway status. A diagram is included in the Appendices which shows the proposed round-a-bout design in some detail.

The roading pattern within the Te Anau Residential B Sub Area will be developed in conjunction with Southland District Council and Te Anau Community Board. It is proposed, at this stage, that primary roads within the development will have reserve widths of 20 metres and incorporate a formed carriageway width of 8 metres, a parking lane of 2.5 metres and two footpaths of 1.4 metres. Narrower, secondary roads will have reserve widths of 15 metres, formed carriageway widths of 6 metres, a parking lane of 2.5 metres and a footpath of 1.4 metres.

Potential Use of Land

The development controls within the Residential B Sub Area have been left reasonably broad so as to enable the site to cater for a variety of activities. The only prohibited activities which are stated in the proposed rules are industrial and heavy commercial (eg warehousing or car sales yards etc) activities. All other activities are controlled by design guidelines within the Zone Standards. This allows scope for large scale recreational activities such as a golf course to be established provided the Zone Standards are complied with. Facilities such as bars, restaurants and other tourist/resident service facilities are also listed as restricted discretionary activities under the proposed rules. Te Anau has a high level of tourist activity as is evidenced by the near tripling of the population during peak season. The allowance for provision of tourist accommodation facilities & services as well as features such as a golf course can only benefit the growth and development of Te Anau as an important tourist destination.

Development Controls

A number of development controls are promoted within the proposed rules for Residential B Sub Area. Others will be promoted by way of restrictive covenants. The proposed development controls are as follows:

District Plan Rules

Development controls provided by way of District Plan rules comprise requirements which can be viewed as critical in achieving the objective of the Te Anau Residential B Sub Area. Once established, these rules will be administered by Southland District Council.

Scenic Protection Zone A

A strip of land fronting the State Highway will be designated as Scenic Protection Zone A. This strip of land is approximately 2.5 hectares in area and the purpose of it is to provide a

visual barrier between the State Highway and the residential development intended for the land to the south. The Scenic Protection Area will be vested in Council as Scenic Reserve and will be approximately 40 metres in width and will encompass the area of flat land located between the State Highway and the first terrace. No buildings or structures will be permitted within this area. The intention of the provision of this reserve strip is two-fold: firstly to provide a visual barrier to the development from the State Highway and secondly to provide a landscaped 'avenue' entrance to the greater Te Anau township. The applicant will establish the initial plantings at their own cost.

Scenic Protection Zone B

The section marked "No Build Zone" to the east of the property will remain in the ownership of the applicant. No building will be permitted on this section and all planting will be controlled by the applicant. This section of the property rises to the east and provides a view corridor from the applicants house to the north. This strip of land is approximately 1 hectare in area.

Building Restrictions

A maximum height of 6 metres and maximum site coverage of 15% for all buildings and structures within the development is proposed as a permitted activity. The intended purpose of this is to maintain a certain level of amenity over the site by maintaining open space characteristics, a reasonable level of sunlight for all properties and mitigation against potential visual impacts of the development. Residents/Developers wishing to increase site coverage and/or construct their dwelling or building higher than 6 metres will be able to apply to Council for resource consent under Discretionary Activity status.

Yard Requirements

Minimum yard requirements are promoted as follows:

Front Yards - 6 metres

Side and Rear Yards - 2 metres

No part of any building shall project above a 45° recession plane measured from any point 2 metres above existing ground level along any boundary of an allotment.

Once again the intended purpose of the yard requirements is to provide for an open, spacious development with high amenity levels for residents.

Noise Restrictions

Non residential activities (excluding construction activities) shall be conducted so the following noise limits are not exceeded at any point within the boundary of the residential activity:

- Daytime 0800-2000 hours 50dBA L₁₀
- Night time 2000-0800 hours 40dBA L₁₀

All operation of construction equipment, during both subdivision and building construction processes is to be restricted to the hours of 7 am to 7pm Mondays to Saturdays.

The operation of non residential activities has been provided for in the zone rules however it is important that the amenity of residential areas is maintained and as such the noise levels above will be imposed by way of a rule in the District Plan.

Operation of construction equipment is obviously necessary at certain times however restrictions will be imposed to avoid extended noise and vibration from construction machinery.

Permeable Surfacing

All sites will require a minimum of 60% permeable surface within the front yard. This may include surfaces such as grass, vegetation, pebbles, wood chips etc. This will assist in providing a high level of amenity in the residential area and also will assist in stormwater management by reducing the total area of impervious surfaces in an allotment.

Outline Development Master Plan

No development plan has yet been produced by the applicant as it is uncertain how the patterns of growth and development will unfold in Te Anau. Therefore the zoning of this site has been left purposefully broad to allow flexibility in future design.

A developer will have the option of submitting a Master Development Plan for any area of land within the Te Anau Residential B Sub Area. If the Master Development Plan is approved by Council subdivision in this area shall be a permitted activity.

The Master Development Plan submitted for approval may include:

- (a) Rooding pattern
- (b) Indicative subdivision design and lot configuration and allotment size

- (c) Mitigation measures for buildings visible from State Highway
- (d) Proposed setbacks from roads and internal boundaries
- (e) Provision of pedestrian linkages
- (f) Provision of reserve/recreation land
- (g) Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
- (h) The maintenance of view shafts
- (i) The Design Guidelines which will apply to all buildings erected within the area subject to the Master Development Plan.

The development plan will not be publicly notified, nor will written approvals be required. The Community Board and Council must approve a development plan once:

- 1) the zone rules are satisfied;
- AND
- 2) agreement has been reached between the parties² over the matters stated in a) – i) above.

Restrictive Covenants

Some development controls will be set out in a restrictive covenant on each allotment. The detail of the covenants have not yet been developed but it is likely the following would be covered:

- Exclusion of relocatable homes
- Removal of noxious weeds
- Exterior colours of buildings and structures
- Reverse sensitivity regarding rural activities on neighbouring properties

² – Parties refers to the Applicant, Southland District Council and the Te Anau Community Board

INFRASTRUCTURE/SERVICING

Transport

The site is bordered to the north by Te Anau Mossburn Highway (SH 94). This is identified as a Limited Access Road in the site vicinity. There are four legal crossing places to the property shown on the relevant limited access road plans. Crossing Place CP 95 has previously been permanently and physically closed by the applicant. Two of these, CP 94 and CP 93, form a combined crossing point, and are located opposite Sandy Brown Road providing access to the existing dwelling on Lot 3, DP 15394. A further crossing place provides access to the existing dwelling on Lot 4, DP 15394. Once the main access to the development site has been constructed, (at crossing places 93 & 94) the remaining crossing place will be permanently and physically closed.

At the time of significant development on the site it is proposed that a NZTA standard round-about will be constructed at the intersection with Sandy Brown Road in the approximate position of existing crossing places 93 and 94 as shown on the Limited Access Road Plans. The construction of a round-a-bout will have a traffic calming/slowing effect at the entrance of Te Anau. It is not intended to construct a round-about until volumes of traffic exiting and entering the development warrant it.

The intensive development of this site will result in significant increases in vehicle movements along the State Highway. For instance, if it is assumed that the maximum number of residential allotments of 2,000m² are created, this will see over 600 new residences in the area. Using a basis of 8 equivalent vehicle movements from each property daily, this will see an increase of over 4800 vehicle movements at this intersection per day. However the provision of the round-a-bout at the intersection of Sandy Brown Road and State Highway 94 will ensure traffic flows are fluid and no queuing of vehicles will occur on the highway road reserve.

It is not envisaged that there would be any issues with servicing the maximum number of allotments which may result from the development. Any reasonable costs associated with connecting to Council or other service supplier networks will be at the developer's cost with no cost to be borne by Council. Any pre-intensive subdivision which results in rural allotments (area greater than 2 hectares) will be self-sufficient in regards to water supply and stormwater and sewerage disposal.

Stormwater

There is currently no local reticulated stormwater system in the vicinity of the Buchanan Block. It is envisaged that stormwater will be disposed of within the development area into soakage

pits which could double as water features as a part of the development. During preparation of the Development Master Plan the location and system for disposal of stormwater will be revisited and developed further. The requirement for all lots to have a maximum site coverage of 15%, in addition to the requirement for all front yards to have at least 60% permeable surface will help reduce stormwater by reducing the amount of permeable surfaces on each allotment. Any system which is developed in the future for the disposal of stormwater from the development will ensure there is no egress of stormwater from the site onto any other property or road surface.

Sewerage

The Te Anau sewerage system is currently nearing capacity and Environment Southland have provided Council with a limited consent timeframe in which to continue to utilise the existing oxidation ponds located in the Upukerora River Delta. The Southland District Council is currently in the process of developing plans to relocate the Te Anau affluent disposal system to the Manapouri area. Any intensive development of the site, or any subdivision of allotments to below 2 hectares, will require connection to Council's reticulated sewerage system.

Water Supply

Adequate supply exists within Council's Te Anau township water supply to service the development. All allotments, part of an intensive development of the site, will be connected to the reticulated water supply. Rural sized allotments (over 2 hectares in area) subdivided prior to more intensive development occurring will obtain their water supply via rainwater collected off the roof and held in a storage tank.

Telecom

A fibre optic cable is located along State Highway 94. This system has adequate capacity to supply the maximum number of dwellings that may result as a consequence of this development.

Power

The PowerNet substation is located immediately to the east of the Buchanan Block, within Section 1, SO 7060. This substation currently supplies the Te Anau township. The Buchanan Block would continue to gain its supply from this substation. All cables will be located underground. No supply problems have been envisaged for the Te Anau township.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Visual Amenity

Adverse effects on visual amenity are unavoidable given the scale of the rezoning of the Buchanan Block from rural to residential. In particular views from State Highway 94 and the adjoining property to the east will be most affected. The adverse effects are mitigated to a large degree by the proposed design controls, including rules governing density, height and site coverage. In addition the proposal to create a Scenic Protection Area within the strip of land between the first terrace and the State Highway road reserve will provide a visual barrier from cars travelling along the highway to and from the Te Anau township. The terraced nature of the site will also provide some mitigation against adverse effects on visual amenity. Only new dwellings at the southern end of the first terrace will be easily viewed from the State Highway and the trees proposed to be planted in the Scenic Protection Area will provide some screening for these dwelling. The Ivon Wilson Reserve and a Department of Conservation reserve are located to the west between the site and State Highway 95. These reserves will provide visual screening from the west.

Sewage Disposal

As has been previously acknowledge in this report some upgrading of the sewage disposal system within Te Anau is required to enable the Council system to cope with both current capacity and growth in the area. The Council is currently investigating the relocation of the disposal system to the Manapouri Area. The relocated disposal system will have sufficient capacity to cater to the rezoning of the Buchanan Block. As previously stated the developer will be required to pay all costs associated with connecting the larger development and individual allotments to the Te Anau sewerage system.

Water Supply

The existing Te Anau water supply is adequate to supply the maximum quantity of allotments that might be developed on the Buchanan Block. The developer will be required to cover all costs associated with connecting the larger development and individual allotments to the Te Anau water supply.

Stormwater

As previously discussed the disposal of stormwater will be contained within the development area by means of localised soakage pits which may double as water features within the site. No stormwater will be allowed to egress from properties or roads within the site. All costs associated with stormwater disposal will be met by the developer.

Services Summary

As discussed the existing Te Anau water supply and the new Te Anau sewerage system will be able to adequately support the increase in usage which will result from the development. In addition the site is capable of disposing of all stormwater within the site. It is therefore considered that there will be no adverse effects on services as a result of the development of the Buchanan block.

Transportation Infrastructure

The site is bordered by Te Anau Mossburn Highway (SH 94), designated as a Regional Arterial Road under Schedule 6.4 of the District Plan, and the potential addition of a large number of new dwellings which will access the State Highway will create some adverse effects to the transportation network. To mitigate against these effects it is proposed to install a round-a-bout at the intersection of State Highway 94, Sandy Brown Road and crossing places 93 and 94 (as shown on the relevant LAR plan). The construction of a round-a-bout at this intersection will allow for the safe passage of vehicles travelling to and from Te Anau as well as motorists turning on to the highway from Sandy Brown Road and the Buchanan Block. The round-a-bout may also serve as a traffic calming measure for traffic entering Te Anau from the east. However, until such time as development on the site has reached a level which would require provision of a round-a-bout, access will be via the exiting accessway (CP 93 & Cp94) which will be upgraded to NZTA standard. Existing sliplanes provide safe turning and vehicle queuing abilities at this point.

Although there will be associated effects on neighbouring properties due to the increase in residential dwellings and light commercial businesses, the effects in regards to traffic noise and safety can be considered to be minor. The bulk of the traffic from the development will be turning on to the State Highway. It can be considered that residents living adjacent to the State Highway can expect high volumes of traffic and the associated effects that result.

Commercial Infrastructure

It is considered that the development and the consequential introduction of new residents to the Te Anau area will have significant benefits for the Te Anau community. There is potential within the site for the introduction of light commercial facilities which may include bars, restaurants, accommodation facilities and potentially a golf course or similar recreational facility. Te Anau is a significant tourist destination and the addition of services which may be used by tourists and residents of the Te Anau community can only benefit the township overall. The effect on other similar businesses is negligible as the facilities would obviously only be developed if there was a perceived need for additional facilities. All commercial infrastructure will need to comply with the zone standards.

Construction Processes

There will be some unavoidable adverse effects created as a result of construction processes during development of roading and infrastructure as well as during the construction of residential dwellings and commercial buildings. The noise and disturbance created will however be localised within the Buchanan Block. Rules have been proposed which will control the days and times within which construction works may take place. If required dust suppression methods may be utilised to prevent wind blown dust from affecting neighbouring properties. It is therefore considered that the adverse effects on neighbouring properties will be minor.

Effect on Te Anau Community

As the Te Anau community continues to grow the availability of residential land in areas which can be considered to have low visual impact - in comparison to lakefront sites for instance or development in visually prominent areas some distance from town - will become more and more necessary. The addition of a large number of new residents to the Te Anau area will provide new customers for existing businesses and should proposed tourist/recreational facilities be developed on site, these will provide welcome facilities for the greater Te Anau community. The ability for a variety of lot sizes and dwellings to be constructed on site will enable a wide range of residents to purchase land - not everyone wants an acre to build on. Density rules and development controls will however serve to maintain the sites open space characteristics and reduce effects on visual amenity. The inclusion of a Scenic Protection Area fronting the State Highway will be a great addition to the eastern entrance to Te Anau and will prevent a commercial corridor being developed in this area as is evident in many other towns and cities in New Zealand. It is unlikely that educational facilities will be unable to cope with any increase in pupils. The plan change proposal does allow for educational facilities, as a discretionary activity, to be established in the area if required and if no adverse effect will be had on existing facilities in Te Anau. It is not considered that any significant effects will be had on services such as rubbish collection or postal delivery services.

Summary

There will be some unavoidable adverse effects created as a result of the intensive development of this site into a low density residential area. However as stated above most of these effects are able to be adequately mitigated against (i.e effects of increased traffic, loss of visual amenity) or will be for localised periods of times (i.e construction disturbance). The site is able to adequately dispose of stormwater on site and sewerage within the Council reticulated sewerage scheme. In addition the developer will cover all costs of connecting to Council's reticulated systems when necessary and there will therefore be no costs passed on to the rate payer. The relocation of the Council sewerage system is to go ahead whether or not there is more growth in Te Anau and the headworks contributions will

be required to be paid as each new section is connected to the reticulated system. Overall the proposed plan change is assessed as being beneficial to the Te Anau community.

SECTION 32 ANALYSIS

Section 32 of the Resource Management Act 1991 requires that before adopting any objective, policy, rule or other method, the Council must be satisfied that the proposed provision is both necessary and appropriate in terms of its effectiveness and efficiency. The Council must also consider other means of achieving the purpose of the Act and state the reasons for and against adopting the proposed objective, policy, rule or other method.

This analysis has been prepared to fulfil the requirements of Section 32(1)d of the Act. In accordance with Section 32(2)(a), Southland District Council is also required to undertake a further Section 32 evaluation before deciding on the proposed plan change.

Sections 32(3) and (4) of the Resource Management Act 1991 state that;

- (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 of district.

- (4) For the purposes of the examinations referred to in (3) and (3A), an evaluation must take into account-
 - (a) the benefits and costs of policies, rules and 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.

Section 31 of the Act sets out the functions of territorial authorities under the act from which subsections (a) and (b) are relevant:

- (a) *“The establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.*

(b) The control of any actual and potential effects of the use, development or protection of land..."

Integrated management is inextricably linked to whether a proposed plan change to an operative plan prepared under the RMA is consistent with its direction and overall philosophy. In other words, if a private plan change is contrary to the overall strategy direction set by regional statutory documents and the operative plan (unless it proposes to change the strategic direction itself) it cannot be considered to achieve integrated management of the district's resources. The function in turn is linked to Section 72 of the Act which states the purpose of District Plans as being:

"The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act"

Section 76 of the Act sets out limitations and requirements for the setting of district plan rules. The following sections are considered to be relevant to the assessment of a plan change:

(1) "A territorial authority may, for the purpose of –

(a) Carrying out its functions under this Act; and

(b) Achieving the objectives and policies of the plan, -

Include rules in a district plan.

(3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities including, in particular, an adverse effect; and rules may accordingly provide for permitted activities, controlled activities, discretionary activities, non-complying activities, and prohibited activities."

Consideration of actual or potential effects on the environment requires a proposed plan change to be tested against a maximum development or worst case scenario (other than a fanciful proposition).

The above sections of the Act are all inter-related in terms of assessing a proposed plan change as required under Section 32 of the Act. The following paragraphs provide a record of the manner in which the proposed plan change has been assessed in accordance with Section 32(3).

CONSISTENCY WITH RESOURCE MANAGEMENT ACT 1991

The purpose of the Act is stated in Section 5 as follows:

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"*

In regard to subsection Section 5 the development of the Buchanan Block should be assessed against the following criteria:

1. Is the loss of agricultural land significant
2. Is the use of the land as low density residential/light commercial the best use of this site
3. The ability to re-zone this rural area to low density residential/light commercial without adverse effects on the social, cultural, commercial and service infrastructure of the Te Anau township.

- 1 & 2. Whilst the Buchanan block is currently a large, viable area of agricultural land, it is our contention that the provision of an area of land located on the fringes of the Te Anau township which can be rezoned to be cater for a variety of purposes, although predominantly residential, is an important utilisation of this land and will be of strategic importance for the future growth and development of Te Anau township.

The site is located on the edge of a well developed urban area to the west and north. The development is also set between two State Highways which provide excellent transport routes. The development of the block will prevent unsustainable urban

sprawl through the localisation of development in one large block as opposed to development spreading down the highway in a less controlled fashion.

3. As previously discussed in the assessment of adverse effects above, it has been shown that the existing Te Anau infrastructure is adequate to service the proposed development. The development can only have a positive effect on the growth and development of Te Anau and therefore on the community of Te Anau, either through providing new customers for existing and future businesses within the township or by providing additional recreational facilities for use by the Te Anau residents. The ability for the development to cater for a range of property sizes will also allow for a variety of residents to occupy allotments.

In regard to subsection (b) – *Safeguarding the life-supporting capacity of air, water, soil and ecosystems* – it is not considered that the proposed rezoning will have any significant effect on these natural resources. The site is currently utilised as farm land by the Buchanans and as such is a modified landscape with no significant areas of native bush or wetlands. Even at its most intensive the development will be low density and will incorporate large reserve areas, particularly that fronting the State Highway. All sewage and stormwater is able to be adequately disposed of and will not affect surrounding properties.

In regard to subsection (c) - *avoiding, remedying or mitigating any adverse effects of activities on the environment* – the proposed plan change has been developed with rules and development controls which seek to avoid, remedy or mitigate adverse effects wherever possible to create development which is sympathetic to the cultural and physical environment.

The following specific measures to avoid, remedy or mitigate adverse effects have been proposed:

- Creation of a Scenic Protection Area fronting the State Highway to create - a visual barrier to the development; to create an 'avenue' style entrance to Te Anau from the east; mitigate against reverse sensitivity effects from dwellings near the State Highway.
- Rules which allow for low maximum site coverage which will create a low density development which will maintain open space characteristic
- Low maximum heights over the entire site as a permitted activity to mitigate against adverse visual effects.
- Proposal to construct a round-a-bout - once traffic volumes are at a level which warrant it - at the intersection of State Highway 94, Sandy Brown Road and the access to the development to create a safe transport network particularly given that Sandy Brown Road has the potential to be upgraded to State Highway in the future.

- Opportunity for a Master Development Plan to be prepared and presented to Council for approval prior to any intensive development of the site occurring. This will allow Council discretion over such things as landscaping, roading layout, servicing details, overall site layout. Alternatively Council's discretion can be applied through the restricted discretionary status of an application for subdivision outside of an area covered by a Master Development Plan.
- Rules which restrict the activities which may be carried out on the site.

Overall it is submitted that the rezoning of the Buchanan block from plains rural to Te Anau Residential B Sub Area will not be contrary to the objectives of Section 5 of the Resource Management Act 1991.

Section 6 – Matters of National Importance

Section 6 states: *"In achieving the purpose of this Act, all person exercising functions and power under it, in relation to managing the use, development and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:*

There is no feature within the site that may constitute exceptional natural character. Lake Te Anau is located some distance from the site. However it is proposed to develop at least one major reserve area along the State Highway with the potential for other reserve areas to be created when the Master Development Plan is prepared or as part of an application for subdivision under restricted discretionary status.

- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;*

It is not considered that the site contains any outstanding natural features and/or landscapes. The subject site is not recognised in the Southland District Plan as such, nor in the Boffa Miskell Landscape Capacity Study undertaken on behalf of Southland District Council and Environment Southland.

- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*

The site is not home to any areas of significant indigenous vegetation or significant habitats of indigenous fauna.

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers;

This provision is not relevant to the subject site.

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;

It is not understood that any sites of importance to Maori are located on the Buchanan Block. However during the consultation period it is expected that local Runanga will be consulted with and any concerns raised will be able to be addressed during this process. Normal accidental discovery protocol would be followed during all parts of the development process.

(f) The protection of historic heritage from inappropriate subdivision, use and development;;

No sites of historical importance have been identified on the site.

(g) The protection of recognised customary activities."

We have not identified any adverse effects on recognised customary activity that may result as a consequence of this proposed plan change.

We therefore submit that the proposed plan change is not contrary to the provision of Section 6 of the Resource Management Act 1991.

Section 7 - Other Matters

Section 7 states: *"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –*

(a) Kaitiakitanga

(aa) The ethic of stewardship

(b) The efficient use and development of natural and physical resources;

(ba) The efficiency of the end use of energy;

(c) The maintenance and enhancement of amenity values;

(d) Intrinsic values of ecosystems;

(e) (repealed)

- (f) *Maintenance and enhancement of the quality of the environment;*
- (g) *Any finite characteristics of natural and physical resources*
- (h) *The protection of the habitat of trout and salmon*
- (i) *The effects of climate change*
- (j) *The benefits to be derived from the use and development of renewable energy.”*

Of particular relevance to this plan change proposal are subsections (b), (c) and (f). Subsection (b) looks at the efficient use and development of natural and physical resources. Maintaining the status quo on this land would mean a relatively efficient use of the block of land as a farming unit, however it may be argued that with continued growth in the Te Anau basin it is important to look at areas which are best suited to the expansion of the urban area. This block located on the fringes of the existing Te Anau township and featuring good access routes, landscaping opportunities and being a significant area of land able to contain a large number of residential dwellings, even at low density, is a prime area of land to cater for future expansion of the township. Given that the proposed plan change will allow agricultural activities to continue until such time as new residential sections are required the Buchanan Block may continue to operate as a sound economic farming unit.

Subsection (c) requires the maintenance and enhancement of amenity values. As discussed in previous sections there will be some effect on visual amenity, particularly for vehicles travelling on State Highway 94. However several mitigation measures have been put in place, including provision of a Scenic Protection Area fronting the State Highway which is intended to be landscaped and planted out to provide an avenue style entrance to Te Anau, rules limiting site coverage and heights of buildings and design controls, many of which will be contained within a protective covenant document. In addition the natural terracing of the site will prevent much of the site from being visible from the State Highway whilst still providing lake views to residents.

Subsection (f) requires the maintenance and enhancement of the quality of the environment. Under *Intercontinental Hotel v Wellington RC* (Brookers Resource Management, p1-280) this required that the qualities which made the site unique and special were not lost by the development. It can be considered that the provision of a large Scenic Protection Area and the potential for the development of other reserve land during more intensive development will enhance the current qualities of the site. It is not considered that the proposed plan change is contrary to the objectives of Subsection f.

It is not considered that the proposed plan change is contrary to any of the other provisions of Section 7 of the Resource Management Act 1991. Issues of kaitiakitanga/stewardship will be able to be assessed in more detail following consultation with runanga and community groups.

Section 8 Treaty of Waitangi

Section 8 states “ In achieving the purpose of this Act, all person, exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.”

It is not considered that any part of this plan change proposal is contrary to the provisions of the Treaty of Waitangi. This may be more fully investigated following consultation with Runanga. It is also recognised that Lake Te Anau is subject to a statutory acknowledgement under the Ngai Tahu claims Settlement Act 1998.

Section 74 Regional Policy Statement

The proposed plan change is not inconsistent with the Southland Regional Policy Statement.

CONSISTENCY WITH SOUTHLAND DISTRICT PLAN

The following objectives taken from the Southland District Plan have been identified as warranting discussion in regards to the consistency of the proposed plan change with the District Plan.

Objective TRAN.1 To mitigate the adverse effects of land use activities on the District's transportation system

Objective TRAN.2 To achieve appropriate public safety levels

Objective TRAN.3 To ensure the efficient flow of people and goods along the District's transportation routes.

The development will access the District transportation route at the intersection of State Highway 94 and Sandy Brown Road. This provides immediate access to the main road to Te Anau in both an easterly and westerly direction and also to the northern side of Te Anau and the Milford Road via Sandy Brown Road. A few hundred metres down State Highway 94 is the intersection with State Highway 95 which provides access to Manapouri and the Southern Scenic Route. The proposal to construct a round-a-bout, as levels of development require, at the intersection of Sandy Brown Road, State Highway 94 and the subject site will improve traffic safety at this intersection and will also allow for the potential upgrade of Sandy Brown Road to state highway status in the future. The preliminary transportation provisions contained within this plan change are therefore consistent with the objectives of the District Plan.

Objective SUB.1 To adopt a flexible approach to urban and rural subdivision

Objective SUB.2 To achieve a density of development and landscape appearance which varies throughout the District

The proposed plan change promotes an area which can cater for a wide variety of allotment sizes provided site coverage rules can be complied with. The site overall promotes a low density of development and allows provision for areas to be set aside as reserve land or to be utilised as recreational reserve.

Objective FIN.1 To ensure that subdivision and development within the District contribute equitably to the existing infrastructures in proportion to the effect created on that infrastructure

Objective FIN.2 To ensure that where appropriate, and to the extent that an adverse effect is created, subdivision and development make adequate provision for the recreational needs of the inhabitants of the District and for the protection, planting or replanting of any tree or other vegetation or the protection, restoration or enhancement of any natural or physical resource.

It has been established in earlier sections that the developer will be required to pay all costs associated with connecting the larger development to infrastructure in the Te Anau area. In addition headworks contributions are able to be levied by Council as each allotment is connected to services. As previously stated the plan change proposes large area of land to be set aside along the State Highway as Scenic Protection Area, which will be landscaped and planted out to provide a pleasing strip of reserve land at the eastern entrance to the greater Te Anau township. In addition the Council in approving the Master Development Plan has discretion over landscaping and provision of reserve land within the development.

Objective AME.1 To avoid or mitigate the adverse effects that activities have on the amenities of the District, and the quality of the environment particularly on neighbouring properties.

Potential loss of visual amenity has been identified as the largest potential adverse effect on amenity in the Te Anau area. The provision of the Scenic Protection Area along with restrictive rules governing height and site coverage, in addition to the requirement for protective covenants will largely mitigate against the adverse effects on visual amenity and will serve to enhance the eastern entrance way to Te Anau. It is not considered that there will be any other significant affect on amenity caused by the proposed plan change.

Objective URB.1 To manage the development of the urban area in order to:

- a) provide a framework which enables people and communities to provide for their social, economic and cultural well-being, and their health and safety, while*
- b) maintaining and where possible enhancing the environmental quality of particular environments within the urban area, and*

- c) *avoid remedy or mitigate any adverse effects on the natural and physical resources of the Urban Resource Area*

Objective URB.2 To encourage urban consolidation to minimise the spatial extent of the effect of urban activities.

The subject site of this proposed plan change is located on the fringe of the Te Anau Urban Sub Area to both the north and the west and can be considered to be a natural path for the growth and development of Te Anau. Other options would see urban development on either the Southern Scenic Route towards Manapouri or along the Milford Road, neither of which can be considered as having lesser effects than the proposed development of the Buchanan Block. Development within the site is proposed to be low density but is controlled by site coverage standards rather than minimum allotment areas. This provides for a variety of land use options. In addition the plan change allows and even encourages the provision of recreational reserve. The Scenic Protection Area located along the frontage of State Highway 94 will enhance the amenity of both the development on the site and the eastern entranceway to Te Anau. It is not considered that there will be any adverse effect on the economic, social and cultural well-being of the community. The addition of potentially upwards of 600 new residential dwellings, should the site be developed to its maximum potential, will add to the economic well being of the business community. It is anticipated that the site will contain recreational facilities that may be utilised by the greater community.

Evaluation under Section 32(3)

Section 32(3) of the Resource Management Act 1991 requires that any evaluation undertaken to satisfy this section shall examine whether the objective of the proposed plan change is the most appropriate way to achieve the purpose of the Act, and to what extent the methods proposed meet this objective.

Objective 1: to enable development which incorporates residential activity, visitor accommodation, small-scale commercial activities and outdoor recreation with appropriate regard for landscape and visual amenity values, servicing and public access issues.

The purpose of the Resource Management Act 1991 is stated as *“to promoted the sustainable management of natural and physical resources.”* Sustainable management is then defined as

“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 well being 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.”*

The stated objective of the proposed plan change meets the purpose of the Act as set out above. The proposal will:

- meet the reasonably foreseeable needs for future generations, - in this case projected growth in Te Anau and the need to promote the area as a tourist destination and entrance to Fiordland National Park
- Safeguard the life-supporting capacity of air, water, soil and ecosystems through the servicing provisions and through preservation or creation of areas of scenic reserve
- Adverse effects on the environment are adequately mitigated against.

Evaluation under Section 3(4)

Section 32(4) of the Resource Management Act 1991 requires that any evaluation of a proposed plan change shall assess the anticipated benefits and costs of the proposal and any associated risks. The benefits and costs of rezoning the Buchanan Block to Te Anau Residential B Sub Area are addressed below:

Benefits:

- An identified demand for new areas of residential land is addressed
- The proposal complies with the objectives of the Southland District Plan, particularly in regards to urban development and subdivision
- The increase of residents into the Te Anau area will benefit the existing community and businesses through increased participation in community events and greater customer throughput.
- secluded site, not visible from Lake Te Anau or town

- Only large tract of land, close to the town, which is not divided by a road or roading network and is able to cater for large scale recreation activities.
- There will also be a direct benefit to local business during the on-going construction process as the development progresses
- The subject site is a logical extension of the Te Anau township and complements the extension to the urban area proposed by Southland District Council
- The construction of the proposed round-a-bout at the intersection of State Highway 94 and Sandy Brown Road will increase traffic safety and allow for potential expansion of the State Highway roading network in the area.
- The application site, in terms of shape, size and general topography is suitable for supporting the establishment of residential and/or light commercial activity.
- The proposal in general promotes the sustainable management of natural and physical resources, in accordance with Resource Management Act 1991.

Costs

- A productive area of rural land will potentially be lost
- There will be some adverse effects on visual amenity in the area
- Possible fragmentation of the commercial activities in the township

Alternatives

Alternative 1: Do Nothing

This would mean maintaining the Plains Rural Resource Area provisions. This option would not contribute to meeting the recognised demand for residential property currently being experienced in the Te Anau Basin area. The site would continue to operate at its current capacity as a farming unit.

The size of the site would allow some subdivision of the property into large rural residential blocks. However this development would be ad hoc and would not be subject to the design controls or access arrangements proposed within this plan change.

The adverse effects resulting from the proposed residential rezoning, such as loss of existing visual amenity and the effects of construction processes will be avoided.

Benefits - Least costly option

- Land may stay as viable farming unit
 - No adverse impacts on visual amenity or infrastructure
- Costs*
- Land available to cope with identified growth in the Te Anau Basin will be unavailable
 - The potential of the application site will not be achieved. Instead subdivision may progress on an ad hoc basis without regard to good planning practice and cohesive design
 - Would not allow for the preparation of an overall growth and development strategy for the Te Anau township.

Alternative 2: Consider a different location for rezoning

The most likely areas which could be considered for rezoning are either along the Milford Road or along the Southern Scenic Route towards Manapouri. Both of these areas can be considered to have considerably higher adverse effects associated with development as urban areas given the large amount of tourist traffic along these routes and the locality of the lake in relation to potential development sites. The expansion of the urban area to this site also allows other land which can be considered to require less amenity/environmental protection to be developed as commercial and/or industrial land.

Benefits and Costs

Each alternative location would have its own set of benefits and costs and as there is no specific knowledge of these sites it would be difficult to make such an assessment against this particular site. In general however it is likely that any other area for natural expansion of the township would require development along either the Southern Scenic Route towards Manapouri or along the Milford Road, both of which can be assumed to have greater adverse effects on visual amenity as argued above.

Alternative 3: Consider higher intensity development

It would be possible to create a higher density development on the site with minimum allotment sizes of approximately 400m² but the proposed rules have been specifically designed to promote a low density residential subdivision which will not cause significant adverse effects on the surrounding environment. This private plan change is being prepared in conjunction with the Council plan changes for Te Anau which will identify new areas to be zoned Urban, it is expected that these areas will cater for high density development.

- Benefits*
- Would allow far greater numbers of residential development within a compact area
 - Associated benefits for business within Te Anau
- Costs*
- Effects on infrastructure and visual amenity would be far greater

Summary of Costs and Benefits

In summary it is considered that the benefits of progressing with the proposed plan change will outweigh the costs. There will be some effect on visual amenity and on infrastructural services in the area. However these costs are easily out-weighed by the long term benefits to the Te Anau community of having a large area available for low density residential activity which is well connected to the township and outlying areas by good transportation routes. The ability to carry out light commercial activities and/or recreational activities which may be utilised by tourists or residents will provide a good resource for the township.

Overall it is considered that the benefits and costs of the proposed plan change will outweigh the alternative options which may be available to the Council to deal with growth and development in Te Anau.

Insufficient Information

The Resource Management Act 1991 requires that Council evaluate the risk of acting or not acting if there is uncertain or insufficient information. There is no reason for not acting on the basis of insufficient information. Retaining the existing zoning will continue to implement many of the objectives and policies of the District Plan in terms of Plains Rural Sub Area outcomes. However, given the information provided, the objectives and policies of the District Plan in relation to urban growth initiatives or outcomes, then the proposed change to the Southland District Plan is consistent with those outcomes.

Conclusion to Section 32 Analysis

Based on the assessment undertaken, it is considered that the proposed rezoning and associated, objective, policies and rules achieve the objectives of the Southland District Plan and the purpose of the Resource Management Act 1991 and is the most appropriate means available to the Council in exercising its functions and duties under the Act.

OBJECTIVES, POLICIES, RULES FOR TE ANAU RESIDENTIAL B SUB AREA

Objective 1: To enable development incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation – with appropriate regard for landscape and visual amenity values, servicing and public access issues.

Policies:

1. To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not impact on water or other environmental values on or off the site.
2. To require the external appearance, bulk and location of buildings to have regard to the landscape values of the site.
3. To require development to be located to ensure the compatibility of activities and to mitigate the impact on neighbouring activities, the road network and landscape values.
4. To ensure that subdivision, development and ancillary activities on the Buchanan Block have suitable regard to landscape values.
5. To ensure that residential and/or commercial development is not readily visible from the State Highway.

Methods

The objectives and associated policies will be implemented through a number of methods including:

- (i) District Plan
 - Rules assigned to avoid, remedy or mitigate the effects of use and development of land
- (ii) Other methods
 - Development Controls, and design Guidelines in respect of buildings and landscaping
 - Covenant Document

Anticipated Environmental Results

- a) Preservation of open space and rural amenity
- b) Exclusion or mitigation of activities which cause adverse environmental effects through the use of performance standards
- c) Ensuring traffic safety on local roads and State Highway 94.
- d) A development which complements the rural lakes environment of the Te Anau Basin.