

Resource Management Act 1991

Hurunui District Plan

Application for Proposed Plan Change

Buxton Valley Management Area

Section 32 Assessment

March 2008

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1. INTRODUCTION

This report provides an assessment of the various options that Buxton Gore Bay Limited (BGBL) has considered for managing land in the Buxton Valley. This assessment is required under Section 32 of the Resource Management Act 1991 and represents a summary of the evaluation undertaken. The report should be read in conjunction with the explanation and amendments contained in the proposed plan change along with the accompanying Assessment of Environmental Effects (AEE).

Under Section 32 of the Resource Management Act an applicant for a private plan change request must carry out an evaluation to examine:

- The extent to which each objective is the most appropriate way to achieve the purpose of the Act; and
- Whether having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.

The evaluation is required to take into account:

- The benefits and costs of policies, rules, or other methods; and
- 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.

Efficiency

An evaluation of efficiency must take into account the benefits and costs of the proposed policies, rules and other methods.

Effectiveness

'Effectiveness' means how successful a particular option is in addressing the issues and achieving the desired environmental outcome. It is also a measure of how successful the policies, rules and other methods of the framework would be in achieving the objective. Only provisions that are going to be effective in achieving the objective should be included.

A section 32 report is part of an evolving process of understanding the costs and benefits associated with a proposed plan change. A further evaluation is required prior to the Council making a decision on a Plan Change.

2. METHODOLOGY

The methodology adopted in carrying out this assessment is as follows:

- 1 Description of the background to, and scope of, this proposed Plan Change
- 2 Outline of the issues associated with this proposal
- 3 Consideration of the existing objective and policy framework of the Hurunui District Plan
- 4 Consideration of the Canterbury Regional Policy Statement (in terms of Section 75)
- 5 Carry out an evaluation of the efficiency and effectiveness of the proposed plan change in relation to other methods.

- 6 Consider the appropriateness of the proposed plan change in meeting the objectives of the District Plan.

3. BACKGROUND

The proposed plan change proposes to “rezone” the land within the Buxton Valley catchment from Rural Management to an Environment of Special Concern. This is proposed to be called the Buxton Valley Management Area. The new district plan provisions are specific to the proposed development and the particular values and character of the Buxton Valley.

BGBL proposes to establish primary and holiday homes on the property in the context of a sustainable land use. Other activities proposed for the site are complementary to dwelling development in a natural setting and include conservation activities, farming and recreation e.g., walkways, tennis court.

In developing this project, BGBL has been committed to a philosophy of sustainable land use and the desire to be sensitive to landscape and ecology values, water quality, geotechnical conditions and the relationship between this site and the Gore Bay community.

The project objectives set out by BGBL in the brief for the master planning exercise were to:

- understand and respect the natural character of the coastal environment
- enhance ecological and habitat values
- recognise archaeological, cultural, community and landscape values (part of the site has been identified as an Outstanding Landscape at a district level)
- recognise the sensitivity of different parts of the site and variability for capacity to absorb change
- have regard to visibility from Gore Bay, neighbours and public areas
- provide for public recreation and access within the site
- provide for sustainable rural land uses on those parts of the farm not developed for baches and dwellings
- provide desirable views and aspect for baches and dwellings
- incorporate principles of energy conservation into site planning
- realise the potential to physically and ecologically link to the adjacent DOC reserve

The master plan is to be complemented by building design guidelines which provide for architectural styles compatible with the rural coastal environment as well energy conservation principles.

The objective of the proposed plan change is to provide for a mix of activities which in combination would provide an economically efficient and environmentally sound outcome for the use and management of the land.

4. SCOPE OF THE PROPOSED PLAN CHANGE

The proposed plan change provides for the following:

4.1 New Environment of Special Concern

To identify on the planning maps a new Environment of Special Concern called the Buxton Valley Management Area. The boundaries of the proposed Management Area are to follow the legal boundaries of the property, which also effectively represent the catchment for the Buxton Creek.

This method of identifying the area is consistent with the existing format of the District Plan.

4.2 Objective and Policies

A new chapter is proposed under Section II Special Environments of the District Plan. The format and content of the new chapter has been made consistent with existing chapters. There is a new objective with accompanying policies to provide the foundation and direction for future management of the Buxton Valley Management Area.

One of the new objectives seeks that further residential development is provided adjacent to the Gore Bay village which is comprehensively designed and provides further choice in housing accessible to Gore Bay. The other objective is concerned that residential development in the Buxton Valley is integrated with, and sensitive to landscape, ecological, heritage, cultural and amenity values of the Gore Bay locality.

The accompanying policies provide guidance on how the objective is to be achieved and include:

- requiring subdivision and land development to be in accordance with an Outline Development Plan
- to locate residential development within defined areas within Buxton Valley
- to limit the number of dwellings
- to limit the range of permitted activities
- to use performance standards to address visual effects with policies for specific rules.
- to provide for an integrated network of walkways
- to protect ecological values

4.3 New Rules

A new set of rules are proposed for the Buxton Valley Management Area.

These require all development to be in accordance with an outline development plan which defines the location of different activities within the site e.g., all dwellings to be located in identified building clusters as well as the location of roading, walkways and conservation areas.

The outline development plan is described as a fundamental tool in the proposed management regime. The Buxton Valley contains a number of special characteristics and

values which should be respected and, in relation to biodiversity, should be protected, if development proceeds.

A Master Planning process was initiated and was informed by technical assessments relating to landscape, ecology, geotechnical values etc. These assessments identified possible impacts on the environment from residential development and recommended mitigation where impacts were not been able to be avoided. Many of the mitigation measures have since been integrated into the overall design of the project e.g. locating development in areas with greater ability to absorb change and which does not adversely affect ecological values or create geotechnical issues. This Master Plan now forms the basis for the Outline Development Plan.

The proposed management regime is focused on certainty of the outcome in respect of layout and effects on the values and resources of the site. A rule requiring compliance with an outline development plan is proposed to provide a high level of certainty in respect of this.

The range of permitted activities has been limited to dwellings, farming, specified recreational activities, conservation and planting for enhancement purposes. This reflects consideration of the special rural, coastal and ecological qualities of the locality and the desire to retain open space, enhance and protect biodiversity and to enhance recreational activity. This makes the Buxton Valley distinct from a traditional urban expansion which would provide for a wider range of permitted urban-based activities.

In addition to requiring development within the Buxton Valley Management Area to be located in accordance with an overall development plan, the proposed set of rules is primarily concerned with the location, form and finish of built development. Some of the proposed standards, such as height and building footprint vary depending on location within the Management Area and the visibility of that location.

4.4 Amended Rules

In addition to a new set of provisions specific to the Buxton Valley Management Area the proposed Plan Change also amends some of the existing District Wide rules as follows:

- Exempting Buxton Valley from compliance with rural building and planting setbacks. This is consistent with exemptions provided for other special environments.
- Exempting Buxton Valley from the general Earthworks rules. This exemption is limited to the proposed development as set out in the Outline Development Plan and would not apply to any earthworks initiated for other purposes in the future. The exemption is sought as the level of detail provided in support of this application for plan change is consistent with the level of detail that would be provided in any resource consent application. It is therefore appropriate to avoid unnecessary duplication in respect of earthworks matters which have already been assessed as part of the statutory Plan Change process.
- Exempting Buxton Valley from the rule applying to clearance of indigenous vegetation for construction of roads and development. As per the discussion under the bullet point above, this exemption is sought as the level of detail provided in support of the plan change application is consistent with that required for a resource consent and it would be onerous and unnecessary to require BGBL to repeat a statutory process with the same information when the matters of concern have already been addressed.
- Exempting Buxton Valley from the rule requiring subdivision of more than 3 allotments to be a discretionary activity, but adding a new subdivision rule that

subdivision not in accordance with the Outline Development Plan would be a discretionary activity.

5. THE ISSUES

A number of issues have been identified in relation to land use change within the proposed Management Area as follows:

Potential for impacts on outstanding landscape values, including visibility from Gore Bay

The Buxton Valley is located west of the Gore Bay village, directly above and west of the tall cliffs. Approximately two thirds of the proposed Buxton Valley Management Area is part of a wider area which has been identified as outstanding landscape in the district plan. It is understood that the values contributing to this outstanding status relate to the backdrop provided by the coastal hills to the coastal environment.

The proposed Management Area encompasses 142ha of land which has a frontage of 1.2km length parallel to the coast and extends back some 1.8km inland. The topography and natural character within the site is considerably varied and ranges from an area of coastal influence to predominately pastoral, with areas of higher natural character associated with the indigenous vegetation. The Buxton Creek is a dominating feature of the property and the boundaries of the proposed Management Area essentially also represent the Buxton Creek catchment. The adjoining tributaries and gullies are steep and well vegetated in typical coastal forest.

A large sheltered basin of open grassland is an internal feature of the site and is hidden from the area of more direct coastal influence. Running alongside the Buxton Creek are open spurs and two ridgelines which provide the demarcation of the Management Area.

There is potential for new forms of land use and built development to detract from these landscape values. In respect of coastal housing, adverse visual effects could be created by roading, earthworks and the visual impact of new dwellings. The loss of any vegetation and contrast between rural amenity values and housing could also undermine landscape values.

The proximity of Buxton Valley to Gore Bay village also creates potential for built development to be viewed from the beach and the village. Visibility is therefore an issue (see also Integration with Gore Bay community below).

A management framework for development that is responsive to the special character and values of the locality and provides certainty in relation to the outcome

In considering options for further residential development in areas close to the coast, the need for management of potential impacts on the values and qualities of the coastal environment is acknowledged.

There are a number of special characteristics and sensitivities within the Buxton Valley that need to be considered and provided for as part of a comprehensive management plan. These include ecological, landscape, cultural and heritage values as well as providing for development which is functional, efficient and with high amenity for future residents. The Resource Management Act also directs that accessibility to the coast and waterway margins is of importance.

A management regime therefore needs to deliver an outcome with a high level of certainty in respect of effects on the values and resources of the site. The proposed Plan Change is based upon a Master Plan which defines the location and extent of any built development. This

includes buildable areas along with the location of roads and services, and areas of indigenous vegetation protection and enhancement.

The location and provision of public access is also a matter of importance to ensuring that the community obtains the benefits of access to covenanted ecological areas and the Buxton Creek. A management mechanism which achieves a layout that has been assessed in relation to impacts on environmental values is therefore a preferred framework.

Integration with the Gore Bay village and community

The expansion of the existing Gore Bay village is physically constrained by its location between cliffs, the sea and the Jed River. Opportunities for further residential development in the locality are therefore available only in the coastal hills to the west of the existing settlement. Due to topography, ecological and landscape values the Buxton Valley Management Area is not an expansion of the existing urban zoning, and some geographical separation is inevitable. This raises challenges for the relationship between Gore Bay and Buxton Valley and the integration of the two communities. There are social reasons why integration should occur. For example a shared interest in the local environment including the beach, the Buxton Creek swimming hole, walkways and protection of indigenous vegetation.

Integration or connection between the two settlements also raises the issue as to whether all development in the Buxton Valley Management Area should be hidden from view from the Gore Bay settlement or whether a visual connection would provide a basis for some integration or sharing of interests between the two areas.

The protection and enhancement of indigenous habitat

The main vegetation types within the Buxton Valley Management Area consist of kanuka/manuka forest and broadleaf forest, exotic pasture, and patches of bracken and gorse. The forest is located on the steep sided gullies and valley floor of Buxton Creek and is most intact in the northern parts of the Management Area. Historically the site has been grazed and animals have had unrestricted grazing of the indigenous vegetation.

The Buxton Creek catchment has not been identified as a Significant Natural Area in the Hurunui District Plan. The values of the site have been assessed in respect of their representativeness, rarity, diversity and pattern, distinctiveness, size and shape, connectivity and long term sustainability. The Management Area contains diverse and relatively healthy successional species that could progress to diverse forest types with further management, and in particular, the exclusion of grazing stock.

An issue for land use management under the District Plan is how to ensure that existing areas of ecological value are retained and protected from any further reduction in size, quality or encroachment from current or future land use. An additional consideration is whether subdivision and land use development creates any opportunities for the enhancement of biodiversity

Enhancement of Public Access From the coast and Gore Bay village, the Buxton Creek riparian margins and through the Management Area

In providing for new residential development opportunities within the Buxton Valley it is recognised that there is potential to also enhance public connection and access between the coast and areas of ecological enhancement. In addition, the Gore Bay community has informally used a swimming hole in the Buxton Creek to which public access could be formalised.

Accessibility to the Buxton Creek, areas of indigenous protection and across the site has the potential to enhance recreation and enjoyment of the locality. Access to the coast and waterway margins is also a matter of importance under the Resource Management Act.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

An Assessment of Environmental Effects (AEE) has been prepared. This is based upon the following technical reports, which are also appended to the AEE in full.

- ❑ Geotechnical Report
- ❑ Ecology
- ❑ Landscape
- ❑ Archaeology
- ❑ Cultural
- ❑ Traffic
- ❑ Sewerage, Stormwater and Water Supply

7. CONFORMITY WITH EXISTING PLANNING CONTEXT

The following sections identify the relevant objectives and policies of the Hurunui District Plan and evaluates the conformity of the Proposed Plan Change with those provisions. Consideration is then given to conformity with the Canterbury Regional Policy Statement.

7.1 District Plan Objective and Policy Context

The Operative Hurunui District Plan sets out the management strategy for the use of resources in the District. Objectives, policies and rules provide guidance with respect to:

- the use of non-renewable resources;
- the safeguarding of ecosystems;
- Maori cultural values;
- the protection of resources with significant value;
- the protection and enhancement of environmental quality;
- efficient resource use;
- and hazards mitigation.

All parts of the District are treated in a similar manner, except for those environments which have been identified as being of special concern such as urban areas, the coastal environment, the Hurunui Lakes Area, Hanmer Basin and Mt Lyford.

In Sections 7.2 and 9 of this report, consideration is given to the extent to which the proposed plan change application may be efficient or effective in achieving the relevant objectives and policies of the District Plan. It is noted that the District Plan does not provide strong policy

direction on further development of housing in the rural/coastal environment for permanent and holiday accommodation.

Those objectives and policies considered to be most relevant to this strategy are identified and discussed as follows, as a basis for the assessment of efficiency and effectiveness.

Non-Renewable Resources - Soils

Objective 1

To maintain those physical and biological characteristics of the soils of the District which enable them to retain their life supporting capacity and to sustain plant growth.

Policy 1.2

To manage the adverse effects of subdivision and land use activities in order to maintain and enhance the life supporting capacity of the District's soils and to avoid or mitigate soil degradation, erosion and contamination.

Policy 1.5

To integrate in to the subdivision design and decision-making process considerations relating to the potential use, development and constraints of land.

Policy 1.6

Avoid or mitigate, through advocating responsible land use practices, the contamination, degradation and erosion of soil from land disturbance or vegetation removal.

Policy 1.12

To encourage land use practices which avoid or reduce animal and plant pests throughout the District.

The District Plan acknowledges the need to provide for a range of activities, including those which are not dependent on land and soil qualities, throughout the district. An example is the provision of housing which is of importance for social and economic wellbeing and is not confined to urban areas. Policy 1.2 promotes integrated management by seeking to manage effects of subdivision in a manner that maintains and enhances the life supporting capacity of the District's soils, by avoiding or mitigating soil degradation, erosion or contamination.

With respect to the proposed Buxton Valley, the proposal includes a number of mechanisms to address potential adverse effects on the life-supporting capacity of soils. These are discussed within the AEE and include:

- locating built development within erosion-free areas
- adopting an erosion and sediment control plan
- adopting a stormwater management plan
- clustering and confining built development
- protecting vegetation and undertaking enhancement planting
- continued pastoral farming on the balance of land not subject to protection or residential development.

Only 14% of the site is to be subject to built development the balance of the property is to be maintained for productive land use and as vegetation. Accordingly, the proposal is considered to be consistent with those policies relating to the maintenance of soils and this is a matter to be balanced with the demand for additional housing in the rural, coastal environment. The Master Planning and AEE studies which underpin this application demonstrate compliance with Policy 1.5 i.e., the final proposal demonstrates a process of integrating subdivision design with land constraints.

Policy 1.12 seeks to encourage land use practices which avoid or reduce pests. The proposal for achieving QEII status and managing the indigenous forest in accordance with a management plan is also consistent with this policy.

Safeguarding Ecosystems

Objective 2

Protection and enhancement of the life supporting capacity and the ecological intrinsic, conservation and cultural values of the District's natural resources.

Policy 2.1

To identify significant natural areas within the District, including areas of indigenous vegetation, habitats of indigenous fauna, wetlands and natural features.

Policy 2.2

To avoid, remedy or mitigate adverse effects on the ecological integrity, functioning, habitat values, natural character or amenity of resources of significant natural and cultural value.

Policy 2.3

To promote the rehabilitation or enhancement of significant natural resources which have been adversely modified, where that enhancement will achieve a long-term improvement to the values of the resource and improve the biodiversity and life-supporting capacity of indigenous ecosystems for areas with important ecological values.

The proposal actively supports achievement of the District Plan objectives and policies concerned with protection and enhancement of biodiversity. The AEE describes how BGBL initiated an independent assessment of the ecological values of the Buxton Valley and sought advice on the likelihood of the existing forest achieving QEII status. Although not significantly modified, the existing forest has been subjected to grazing and the proposed plan change incorporates measures to enhance and protect ecological values. The proposed Plan Change requires fencing to be established prior to built development occurring, resulting in a long-term improvement to the values of the resource.

The proposed Plan Change is presented as a “package” whereby future biodiversity benefits are financed through the development of land for residential purposes. This represents an integrated management approach and reflects the balancing of interests that is required in order to achieve sustainable management as defined in Section 5 of the Resource Management Act.

Water Resources and Riparian Management

Objective 4

The protection and enhancement of the quality and quantity of the District's geothermal and freshwater resources, and the recognition of their value to the community.

Policy 4.1

To avoid, remedy or mitigate the adverse effects of land use activities on the quality and quantity of water resources.

Policy 4.2

To recognise and provide for the cultural relationship of tangata whenua with the District's water resources in the management of those resources.

Policy 4.3

To avoid, remedy or mitigate the adverse effects of land use activities, public access and utilisation of water resources on the cultural integrity and the natural and physical characteristics of the margins of water bodies.

Policy 4.5

To retain, and promote the establishment of, riparian vegetation, particularly indigenous vegetation, to mitigate the adverse effects of land uses on water quality and to enhance the conservation, cultural and aesthetic values and the natural character of water bodies.

As detailed in the AEE the proposed Plan Change requires activities to conform to an Outline Development Plan. This shows the retention of riparian vegetation, which when combined with the proposed stormwater management and the erosion and sediment control plans is likely to result in a net, overall gain for water quality in the Buxton Creek. The proposed Plan Change is therefore consistent with the intent and direction of Objective 4 and associated policies.

Kaitiakitanga

Objective 5

The integration of kaitiakitanga, as held by tanata whenua, into the sustainable management of the District's natural and physical resources.

Policy 5.1

To recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water sites, waahi tapu, and other taonga.

Policy 5.2

To recognise and provide for the traditional approaches to resource management practiced by tangata whenua.

Policy 5.3

To encourage tangata whenua participation in the development and implementation of resource management policy and plans.

Policy 5.4

To recognise management plans prepared by iwi authorities.

As described in the AEE, BGBL has consulted with Te Runanga o Kaikoura and a Cultural Impact Assessment (CIA) has been commissioned on behalf of the runanga. The feedback from consultation and recommendations in the CIA have been considered as part of the Master Planning and plan change preparation process. BGBL considers that through these steps the proposed Plan Change has demonstrated conformity with Objective 5 and its associated policies in relation to Kaitiakitanga.

Landscape

Objective 7

To protect and enhance the natural features and landscapes of the Hurunui District which are valued by the community by managing change in the landscape in a manner that has particular regard to natural processes, features, elements, and the heritage values, which contribute to this resource's overall character and amenity value.

Policy 7.1

To identify and monitor the significance to the community of natural features and landscapes.

Policy 7.2

To encourage subdivision, use and development activities to be undertaken in such a way that the natural features and landscapes which contribute to the amenities of the District are protected and enhanced.

Policy 7.3

To control subdivision, use and development where there would be an adverse effect on outstanding natural features or landscapes and to avoid or mitigate the effects on areas which have a high degree of naturalness, visibility, aesthetic or expressiveness.

As described in the AEE and above in Section 4.3 the proposed plan change has been informed by considerable and detailed assessment of landscape values. The use of 3D modeling has enabled the location, height and bulk of buildings to be tested with a relatively high level of accuracy.

Consultation has identified landscape values of importance to the community. These primarily relate to the relationship of the cliffs and seaward facing slopes of the Buxton Valley Management Area, along with the small knoll at the entrance to the Gore Bay village. BGBL considers that the proposed outline development plan reflects a development layout which respects landscape values, particularly in relation to visibility from Gore Bay village. Some visibility of the proposed houses is considered to be appropriate to ensure that there is a visual connection between Gore Bay and Buxton Valley residents, to assist in avoiding social isolation between the two communities. In addition, protection and enhancement of indigenous vegetation contributes to the landscape values associated with the site.

In summary, the master plan and proposed outline development plan have evolved from a process of careful consideration of how development occurs within the Buxton Valley landscape. Change in the landscape has been confined and clustered in discrete locations and this management of landscape effects is consistent with the objective and policy direction of the District Plan.

Heritage Resources

Objective 8

Protection of sites, buildings, places or areas which have significant heritage value for the community.

The Buxton Valley is likely to have been part of a wider area surrounding Gore Bay which was occupied by Maori. The remains of a midden have been recently uncovered on-site and BGBL has committed to an Accidental Discovery Protocol to manage works in the event of any accidental finds. Built development is not located within the Buxton Creek gully where the find was made.

The area is not known to be of such archaeological significance that sites require protection. No conflicts therefore arise in respect of this objective and any associated policies with the proposed Plan Change.

Public Access

Objective 9

The maintenance and enhancement of public access to natural and physical resources of significant value to the community, where it will not have an adverse effect on, or conflict with, the value of the resource, the natural character, public safety or other legally entitled uses or users of the area.

Policy 9.2

To provide for the creation of appropriate means of access to other resources of value as determined by the specific circumstances.

Policy 9.3

To maintain and enhance public access to significant natural resources which protects natural, ecological, cultural, safety and other values relevant to the resource and limits any conflict between other legally entitled uses or users of the area.

Policy 9.6

To support community and private initiatives which seek to provide and improve public access to resources of significant value.

The proposed Plan Change provides for enhanced public access to the native forest as well as formalising public access to the Buxton Creek swimming hole. The proposal is therefore consistent with this objective and its associated policies.

Amenity

Objective 10

A healthy and safe environment within the District and maintenance and/or enhancement of amenity values which the community wishes to protect.

Policy 10.5

To avoid, remedy or mitigate the adverse effects of activities on amenity values.

Policy 10.5a

To avoid, remedy or mitigate the adverse visual effects of buildings and structures sited on prominent ridges or immediately adjacent to strategic arterial, district arterial and collector roads or to Lake Sumner Road.

Policy 10.7

To foster a high level of environmental amenity throughout the District by ensuring there is sufficient open space and an adequate system of reserves.

The Landscape Assessment (Appendix K to the AEE) describes the process of Master Planning and how the layout of development has been driven by the desire to avoid, remedy or mitigate visual impacts. The proposed outline development plan therefore reflects the intentions of BGBL to conform to Policy 10.5a. Although the proposal does represent a visual modification of part of the locality, this is not significantly adverse and has been designed to have regard to the values of the site and its environment.

The proposal also maintains a high proportion (86%) of open space on the site with indigenous vegetation proposed to be protected by way of covenant. The proposed plan change is therefore consistent with Policy 10.7 to foster environmental amenity and ensure there is sufficient open space and reserves.

Amenity values are defined in the Resource Management Act to mean “*those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*” The proposal provides recreational benefits to the Gore Bay locality with walkways, vegetation enhancements and public access to the Buxton Creek swimming hole. These recreational attributes would all contribute to enhancement of the amenity values of the area.

Infrastructure and Development

Objective 12

An environmentally sustainable infrastructure and pattern of development, meeting both needs of today’s community and the reasonably foreseeable needs of future generations.

Policy 12.1

To provide for essential utilities and services that meet environmental standards.

Policy 12.2

To promote an efficient pattern of land subdivision that protects environmental values and systems and the potential of resources to meet the reasonably foreseeable needs of future generations.

Policy 12.3

To recognise and provide for the different requirements for managing the subdivision of developed and undeveloped land to avoid, remedy or mitigate adverse effects on the environment.

Policy 12.6

To take into account the locational and operational requirements of a utility, when considering possible alternative locations for the establishment and the design and appearance of the utility.

Policy 12.10

To promote safe and efficient use and development of the transportation network.

Having regard to the description of services in the AEE and the proposed methods for wastewater disposal and water supply, the proposed Plan Change is consistent with those policies concerned with environmentally sustainable infrastructure that meet environmental standards. The proposed infrastructure has been designed to standards that are consentable by the Canterbury Regional Council.

The proposed pattern of land subdivision has evolved through a Master Planning process that has had regard to environmental values and systems present on the site, as well as a pattern of development that is efficient for the supply of services. There are also benefits in terms of water treatment for Gore Bay village, and potential benefits in the longer term for wastewater treatment and disposal.

The Traffic Impact Assessment has concluded that the additional traffic volumes generated by the proposal are very low and are easily accommodated by the existing road network. Subject to suitable seal widening at the access point to Buxton Valley, the road network provides safe access. The road network proposed within Buxton Valley is of a suitable standard and able to accommodate the traffic demands of the residential dwellings and recreational activities proposed. Accordingly, the proposal conforms to Policy 12.10.

Natural Hazards

Objective 14

The avoidance or mitigation of the adverse effects of natural hazards on the environment, with priority on community protection.

Policy 14.3

To ensure that new subdivision and development takes into account any risks from natural hazards.

As described in the AEE, geotechnical advice describes the Buxton Valley as stable with no significant geotechnical issues. Residential development avoids any areas of known instability or hazard and common engineering techniques are to be adopted at detailed design to ensure that appropriate cut-off drains, armouring and foundations are used to ensure land remains stable following construction. The proposal is therefore able to conform with Objective 14 and policy 14.3.

Urban Areas

Objective 16

"The sustainable management of urban areas which maintains and enhances both the character of each township and the environmental quality and attributes of neighbourhoods."

The proposed master plan has evolved from consideration and assessment of the character of the Buxton Valley and regard has been given to the relationship with Gore Bay village. BGBl is supportive of a visual connection between Buxton Valley and Gore Bay to ensure the two communities are not isolated from each other. Buxton Valley is not however, intended to be an urban extension of Gore Bay village. Although the proposed Plan Change provides additional dwellings, the layout of development is purposefully designed to complement and respect its particular environment. Accordingly, the proposed plan change does not replicate the Urban Area rules that apply in Gore Bay as this would not provide recognition of the special values of the site.

The Explanation under Objective 16 contemplates that private plan change requests would be made for additional residential development and acknowledges that this is an effective and legitimate process.

Coastal Environment

Objective 17

The preservation of the natural character of the coastal environment; the protection of its ecological functioning, habitat, recreational, visual and cultural values; and provision for appropriate subdivision, use and development where this does not compromise these values.

Policy 17.1

To adopt a cautious approach in making decisions that affects the natural character of the coastal environment.

Policy 17.2

To ensure that land use activities and subdivision are managed in a way which avoids, remedies or mitigates any adverse effects on the natural, ecological and amenity values of the coastal environment.

Policy 17.3

To restrict intensive urban development in the coastal environment to existing urban settlements and to areas where the natural character will not be compromised.

Policy 17.4

To encourage and provide for public access and recreational activities on the coast where such activities will not have an adverse effects on the coastal environment, on amenity values, or the safety and enjoyment of the public.

Policy 17.5

To make provision for tangata whenua input into the decision-making process regarding the management of the coastal environment.

Policy 17.6

To promote the restoration and enhancement of the coastal environment.

Policy 17.8

To ensure that development and activities do not locate in areas where they could contribute to, or be affected by, erosion, subsidence, inundation or other hazards.

The proposed plan change is not located within the coastal environment/coastal management area of the district plan (with the exception of a very small corner of the site not subject to development). It is however immediately adjacent to the Coastal Management Area (CMA), provides a visual backdrop to the beach settlement of Gore Bay village and supports biodiversity and ecological processes which are part of the coastal environment by virtue of proximity.

As identified in the landscape chapter of the AEE, the proposed plan change area has varying natural character. Some parts of the property have negligible natural character values, while those closer to the beach are higher. It is acknowledged however that within the CMA there is a high degree of modification associated with Gore Bay village. The proposed plan change enhances and protects ecological functioning, habitat and recreational values in the Buxton Valley. The master Planning process has also identified those parts of the property most appropriate for subdivision, use and development, where landscape values are not compromised. Accordingly, the proposal is consistent with the overall intent and direction of Objective 17 and policies 17.3 and 17.6.

The proposed plan change provides for public access in a manner that does not adversely affect the amenity values of the coastal environment and therefore conforms with policy 17.4. Tangata Whenua have also been involved in consultation, a site walk-over and production of a Cultural Impact Assessment which has provided for tangata whenua input into the Master Planning process in accordance with policy 17.5. Similarly, geotechnical advice into the Master Planning process ensures that policy 17.8 can be met by ensuring that built development does not occur in areas of land subject to erosion, subsidence, inundation or other hazard.

7.2 Summary of Consistency with Existing Policy Framework of District Plan

In summary, the proposed Plan Change does not offend or result in any inconsistencies or significant non-conformities with the objectives and policies of the Operative District Plan. The proposal is in accord with the direction and intent of the District Plan to provide for development in a manner which recognises and provides for the values of a site, having regard to the wider environmental effects.

The Operative District Plan does not have any objectives or policies in its wider management section which relate to the growth or direction of new development. Under Special Environments there are objectives and policies in relation to urban growth. The proposed Plan Change is not however strictly urban in the sense that it is a combination of residential, conservation, recreation and rural activities. Nor is the pattern of development proposed consistent with that traditionally found in an urban area, having regard to the clustering of buildings, retention of intervening and wider open spaces, the absence of kerbs, channels and street-lighting and the limitation on the range of proposed activities which are less than permitted in urban areas elsewhere in Hurunui District.

Issues associated with the demand for or provision of new areas for residential housing in proximity of the North Canterbury coast are not identified in the District Plan, however the District Council has initiated community consultation on a growth strategy for coastal settlements.

7.3 Appropriateness of New Objective

Section 32(3)(a) requires that consideration is given to the extent to which each objective is the most appropriate way to achieve the purpose of the Act.

The new objective proposed in the Plan Change is:

“The Buxton Valley Management Area is a unique residential development that is integrated with, and sensitive to, the landscape, ecological, heritage, cultural and amenity values of the existing Gore Bay settlement and coastal locality.

Without introducing a new objective and an associated suite of policies specific to Buxton Valley, any proposal for new or additional residential dwellings in this location would have to be processed and assessed in the absence of any guidance on the values and character of the area.

Although the proposal represents a doubling of the scale of existing development in the locality, the care and level of assessment undertaken in the master planning process has resulted in a layout of development that reflects consideration of environmental effects and a well – integrated development. Accordingly, the proposed objectives are appropriate in order to achieve the purpose of the Resource Management Act. In combination, both objectives are also consistent with the balancing of interests and environmental impacts that occurs under Part II with respect to use and management of land.

7.4 The Canterbury Regional Policy Statement

Section 75 of the RMA specifies that the proposed plan change must give effect to any Regional Policy Statement (RPS) or Regional Plan. Appendix 1 contains the relevant sections of the Canterbury Regional Policy Statement. These are concerned with:

- Chapter 7 - Soils and Landuse
- Chapter 8 - Landscape, Ecology and Heritage

- Chapter 9 - Water
- Chapter 10 - Beds of Rivers and Lakes and their Margins
- Chapter 11 - The Coastal Environment
- Chapter 12 - Settlement and the Built Environment

The objectives and policies in the RPS are similar in intent to the District Plan objectives and policies. As discussed above in Section 8.2, the proposed plan change does not result in any significant non-conformity or conflict with objectives or policies concerned with judicious site management, protection of soils and ecology, enhancement of water quality, impacts on the coast and appropriate settlement which provides for wellbeing whilst also being sensitive to landscape and environmental effects. The soils of the site are identified as Pallic soils in the New Zealand Soil Classification system. These soils have slow permeability with limited rooting depth and medium to high bulk density. They tend to be dry in summer and wet in winter and not of high versatility.

Buxton Valley is not identified as a regionally important landscape in the Canterbury Regional Landscape Study and the Landscape Assessment attached to the AEE comprehensively identifies the values of the property and the significance of effects arising from built development in the Valley. These are not considered to be significant at a regional level.

The proposed Plan Change is supportive of Objective 5 in Chapter 12 Settlement and the Built Environment which is concerned that settlement within rural areas should enable people and communities with their social, economic and cultural wellbeing. In this proposal the proposed dwellings would provide further choice and opportunity for housing in the North Canterbury coastal area. It also results in a number of consequential environmental and recreational benefits, which as a combined package, contributes positively to wellbeing of the community.

In summary, the proposed Plan Change does not introduce any significant inconsistencies with the objectives and policies of the RPS.

8. CONSULTATION

A description of the consultation process and the issues raised during consultation is provided in the AEE (see Section 6.1)

9. EVALUATION OF EFFICIENCY AND EFFECTIVENESS OF ALTERNATIVES

Section 32 (3) (b) requires an evaluation to have regard to the efficiency and effectiveness of the proposed policies and rules. To assist in this evaluation the following section considers alternative options for achieving a development comprised of residential/conservation/recreation/farming activities and the relative efficiencies and effectiveness of those options. This is done in a table format and considers the alternatives of:

- *Doing nothing*
- *Applying for resource consent*
- *Rezoning Buxton Valley as a new management area*
- *Rezoning another location as a new management area*

The first table identifies at a broad level the benefits and costs and relative efficiency and effectiveness of each of the options. Comment is also made on the risk of acting or not acting.

In summary, the “do nothing” results in no change to the existing scenario. However both this option and the resource consent option results in little guidance or certainty for the community or developers and may result in ad hoc development. The benefits or costs of an alternative location are unknown.

The second table considers the effectiveness and efficiency of the proposed rules versus the existing rules in the District Plan. Both sets of rules are evaluated having regard to the issues (identified in Section 5 above) as well as the extent to which they fulfill the objectives and policies of the District Plan. In summary, the proposed rules more closely relate to potential effects in the Buxton Valley and are therefore more effective than the existing rules.

A final overall assessment of the proposed plan change in relation to the Hurunui District Plan is made in Sections 10 and 11.

Table 1 – Analysis of Alternative Options for Achieving Development Proposal

Option	Benefits/Advantages	Costs/Disadvantages	Efficiency	Effectiveness	Risk of Acting / Not Acting	Recommendation
1. Do nothing (status quo)	<p>Environment remains unchanged.</p> <p>Developer avoids cost and time involved with plan change.</p>	<p>No future coastal housing strategy creates uncertainty for local community as well as development community.</p> <p>Potential benefits arising from a managed approach to coastal housing may not be realised e.g., biodiversity or recreational benefits, provision of infrastructure etc.</p>	<p>Lacks efficiency in fulfilling RMA purpose due to absence of guidance and direction for future management of resources.</p> <p>Not efficient in terms of planning for infrastructure or providing strategic outcomes for District Plan</p>	<p>Lacks effectiveness due to absence of guidance or direction for future provision of additional housing in coastal North Canterbury.</p>	<p>Limited ad hoc development takes place which is disconnected, lacks overall benefits and fails to address desirability of managing growth in a sustainable manner in accordance with the RMA.</p>	<p>Reject this option</p>
2. Apply for Resource consent(s)	<p>May choose to stagger a resource consent programme in accordance with market which keeps costs relative to scale of project.</p> <p>Consent process less rigorous and time consuming than plan change process.</p>	<p>Ad hoc approach with no overview of full extent of development. Resource consents less rigorous requiring less conformity with objectives and policies of District Plan.</p> <p>Potential benefits arising from a managed and integrated approach to coastal housing may not be realised e.g., biodiversity or recreational benefits,</p>	<p>Lacks efficiency in fulfilling RMA purpose due to absence of guidance and direction for future management of resources.</p> <p>Processing time for resource consent less than plan change, so some efficiency for applicant.</p>	<p>Lacks effectiveness due to absence of guidance or direction for future provision of additional housing in coastal North Canterbury.</p> <p>Ad hoc consents not as effective at identifying and addressing cumulative environmental effects and outcomes.</p>	<p>Ad hoc development takes place, which is disconnected and lacks overall benefits. Multiple resource consents for coastal/rural housing demanding of community in terms of submissions and hearings.</p>	<p>Reject this option.</p>

Option	Benefits/Advantages	Costs/Disadvantages	Efficiency	Effectiveness	Risk of Acting / Not Acting	Recommendation
		provision of infrastructure etc.	Not efficient in terms of planning for infrastructure or providing strategic outcomes for District Plan			
3. Rezone this land (Buxton Valley)	<p>Certainty for community and developer.</p> <p>Effects of development have been rigorously assessed.</p> <p>Significant ecological benefits.</p> <p>Access to walkways, native forest and Buxton Creek swimming hole enhanced.</p> <p>Domestic water supply is treated. Potential for wastewater to be treated and disposed in Buxton Valley.</p> <p>Potential to work with applicant to address existing community concerns in Gore Bay such as parking.</p>	<p>Change to local environment and amenity values may not be accepted by all in the community.</p> <p>Potential for greater knowledge of Gore Bay as a destination resulting in more visitors, who may not be accepted by those who like Gore Bay as a relatively isolated place.</p>	Option is efficient with respect to infrastructure provision and also potential for wastewater treatment and disposal to be provided for Gore Bay village.	Due to extent of assessment and rigor of the plan change process there is increased certainty that the proposal will be effective in achieving the purpose of the Act.	If this land is not rezoned then uncertainty remains in the community as to where growth may be located and there is potential for ad hoc resource consents.	Accept this option
4. Rezone other land	Unknown – dependent on location.	Ecological benefits, including connection to	Depending on location of alternative land,	Depending on location of alternative land,	Risks partly location dependent. Not	May be a possible

Option	Benefits/Advantages	Costs/Disadvantages	Efficiency	Effectiveness	Risk of Acting / Not Acting	Recommendation
	Gore Bay remains unchanged.	DOC reserve and recreational benefits in proximity of Gore Bay village not realised.	efficiency not determined.	efficiency not determined.	acting may result in uncertainty, ad hoc growth.	option, depending on alternative locations identified.

Table 2 Analysis of Efficiency and Effectiveness of Proposed Management Mechanisms

Options	Benefits/advantages	Costs/disadvantages	Efficiency	Effectiveness	Recommendations
1. Rules in proposed Plan Change	<p>Performance standards reflect rigorous landscape assessment with varying standards for different parts of the Management Area.</p> <p>Outline development plan provides high level of certainty as to how development will occur.</p> <p>Ensures areas of open space and ecological importance are protected.</p> <p>Comprehensive plan enables ecological, recreation, roading and infrastructure opportunities, constraints</p>	<p>Performance standards are more stringent so less flexibility for future residents.</p> <p>Compliance with outline development plan reduces flexibility for developer.</p>	<p>As effects have already been considered through plan change process, there are fewer administrative requirements once plan change is operative. This is more efficient for council, community and developer.</p> <p>Outline development plan reflects integrated layout of housing and roading. High degree of efficiency in providing for future housing development in coastal/rural environment.</p>	<p>Option is effective as compliance required with an outline development plan which reflects assessment of effects. Effective at fulfilling Part II of the Act.</p> <p>Analysis of objectives and policies in the operative district plan reveals a high level of conformity with existing objectives and policies. The proposed plan change would be effective at achieving the majority of relevant objectives and policies.</p>	Supported as the most efficient and effective method for achieving the objectives of the Hurunui District Plan.

Options	Benefits/advantages	Costs/disadvantages	Efficiency	Effectiveness	Recommendations
	and connections to be viewed as a whole.				
2. No new rules i.e., status quo	<p>No Plan Change required – costs to developer avoided.</p> <p>Performance standards are less stringent therefore greater design flexibility.</p>	<p>On-going costs to Council to process resource consents.</p> <p>Benefits such as ecological enhancement and recreation walkways are not incorporated into an overall “package” of land use for the Buxton Valley.</p> <p>Rules are not as stringent as those which have been developed in proposed plan change having regard to the values of the existing environment. Overall management framework not effective in responding to the special character and values of the locality.</p> <p>Development not encouraged to cluster in areas with potential to absorb change.</p> <p>Avoids any consideration of integration with existing Gore Bay community.</p>	Absence of strategy for residential development in the coastal environment results in inefficiencies in relation to infrastructure, the consideration of cumulative effects and resources taken by council, community and developer to manage ad hoc resource consent processes.	Option not effective at responding to special values of Buxton Valley or integration with Gore Bay community. Due to limited scope of singular resource consents, does not provide for protection of catchment, ecological protection of gully and walkways. Potential for impacts on landscape and ecology still exist.	Reject

Options	Benefits/advantages	Costs/disadvantages	Efficiency	Effectiveness	Recommendations
		High uncertainty for developer.			

10. SUMMARY OF PROPOSED PLAN CHANGE EFFICIENCY AND EFFECTIVENESS

Section 32 (3) (b) requires an evaluation to consider the efficiency and effectiveness of the combined package of policies and rules in achieving the objectives of the District Plan. On the basis of the above evaluations, the following table summarises the level of efficiency and effectiveness of this private plan change request in achieving the existing objectives of the Hurunui District Plan.

Summary of Effectiveness and Efficiency of Proposed Plan Change in Meeting Objectives of the Hurunui District Plan	
Objective	Comment
Non-Renewable Resources – Soils Objective 1	High effectiveness and efficiency. Subject to resource consents from CRC. Built development in erosion free areas, erosion and sediment control plans and stormwater management plans prepared, built development confined to defined areas, indigenous vegetation protected and enhanced. Percentage of site coverage low.
Safeguarding Ecosystems Objective 2	High effectiveness and efficiency Existing values to be protected and subject to management covenant. New areas to be planted. Ecological corridor and connection to DOC reserve achieved. Efficiency of management uncertain.
Water Resources and Riparian Management Objective 4	Medium / high effectiveness and efficiency Riparian management high effectiveness and efficiency Erosion and sediment and stormwater management plans prepared. Overall water quality improvement medium effectiveness.
Kaitiakitanga Objective 5	Medium effectiveness and efficiency Process to date fulfills objective. Effectiveness of Owners Association unknown should any cultural interests arise.
Landscape Objective 7	Medium to high effectiveness On landscape values only, Buxton Creek terraces are visible from Gore Bay and beach, but must be balanced for visual and social integration of settlements. On balance of property achievement of objective high.
Heritage Resources Objective 8	Medium Effectiveness and Efficiency Potential for archaeological material to be discovered on –site. Protection not required.

Objective	Comment
Public Access Objective 9	High effectiveness and efficiency. Enhanced access to be provided.
Amenity Objective 10	Medium to high efficiency and effectiveness Ecological protection and walkways enhances effectiveness of proposal in relation to objective. Ecological and recreation benefits need to be balanced in relation to increased residential dwellings in rural/coastal environment. Landscape impact of development has not been assessed as significantly adverse.
Infrastructure and Development Objective 12	High efficiency and effectiveness. Infrastructure is efficiently provided at cost of applicant and is integrated into the environment.
Natural Hazards Objective 14	Medium efficiency and effectiveness. Proposal designed to accommodate effects of development but may not avoid
Urban Areas Objective 16	Medium efficiency and effectiveness. Proposed Plan Change is not urban, therefore contribution to urban environment limited, but does provide for residential development.
Coastal Environment Objective 17	Medium to high efficiency and effectiveness. Creek terraces result in some built form being visible from the coast but this is already a modified environment and visibility must be balanced against desire to visually and socially connect settlements. In other respects conformity with objective high.

11. CONCLUSION

Having regard to the assessment contained in this report, Buxton Gore Bay Ltd is satisfied that a Plan Change introducing a new Management Area and objectives to the Hurunui District Plan is the most appropriate way to achieve the purpose of the Resource Management Act in respect of a proposal for establishing residential development in conjunction with ecological, recreation and farming activities in the Buxton Valley. Having regard to efficiency and effectiveness the proposed rules are more effective than the existing rules in the District Plan in achieving the District Plan objectives and policies, taking into account the balancing of wellbeing and environmental effects under Part II of the Resource Management Act.

APPENDIX 1

Relevant Objectives and Policies of the Canterbury Regional Policy Statement

REGIONAL POLICY STATEMENT

Chapter 7 - Soils and Landuse

Objective 1

Safeguard the life-supporting capacity of soil by maintaining or restoring where appropriate, soil quality factors including: soil depth, soil structure, water holding capacity, organic matter, soil fertility and soil fauna.

Prevent, as far as practicable, induced soil erosion in Canterbury.

Policy 1

Land use activities that actually or potentially have significant adverse effects on the following soil quality factors: soil structure, organic content, soil fauna, water holding capacity, and soil fertility, should be avoided, or those effects remedied or mitigated.

Significant adverse effects on any of these factors include:

- (a) Any deleterious change in a soil quality factor which would persist for 25 years or more, or would be impracticable to remedy;*
- (b) A change in a soil quality factor that increases the rate of runoff and/or nutrient contribution to waterbodies.*

Policy 2

- (a) Wherever any action or activity is carried out that increases the likelihood of soil depth being lost, the best practicable² method for reducing the amount of erosion likely to occur as a result of that action or activity should be adopted.*
- (b) Activities that have the potential, regardless of the method adopted, to result in significant soil erosion, or to lead to significant off-site effects, including sedimentation of water bodies or the coastal environment, should be avoided unless these adverse effects can be offset by mitigation measures undertaken elsewhere.*

Policy 3

- (a) Maintain or restore vegetative cover on non-arable land so that it is sufficient to prevent land degradation as indicated by:
 - I. A combination of all the following: a long-term reduction in plant stature, vigour and biomass; increased bare ground; and the presence of early successional plant communities; or*
 - II. A long-term decline in soil quality factors as set out in Policy 1; or*
 - III. Induced soil erosion.**
- (b) Vegetation clearance on on-arable land, whether by burning, or other means, should as soon as practicable be followed by post-clearance treatment to restore or establish a vegetative cover or other surface that is sufficient to prevent induced soil erosion.*
- (c) Where burning is used to manage vegetation on non-arable land, pre-burn soil quality factors should be protected or restored by appropriate post-burn management.*

Objective 2

Minimise the irreversible effect of land use activities on land comprising versatile soils where such use would foreclose future land use options that benefit from being located on those soils, where it is practicable to do so.

Chapter 8 - Landscape, Ecology and Heritage

Policy 3

Natural features and landscapes that meet the relevant criteria of sub-chapter 20.1(1) should be protected from adverse effects of the use, development, or protection of natural and physical resources, and their enhancement should be promoted. Activities that may have adverse effects include those involving the clearance or modification of areas of indigenous vegetation (particularly tall tussock), earthworks, alteration to landforms, tree planting, or the erection of structures.

The particular sensitivity of these natural features and landscapes to regionally significant adverse effects in terms of sub-chapter 20.4(2) should be reflected in the provisions of district plans in the region.

Assessments of the effects should be made by considering:

- I. Aesthetic values;*
- II. Expressiveness;*
- III. Transitory value;*
- IV. Natural science factors.*

Objective 3

Protection or enhancement of:

- I. Indigenous biodiversity, (including the survival of threatened species, communities and habitats, and species, biological communities and habitats unusual in, or characteristic of Canterbury);*
- I. Indigenous ecosystem functioning; and*
- II. Indigenous vegetation and habitats which contribute to the region's natural character.*

Policy 4

Areas of indigenous vegetation and habitats of indigenous fauna that meet the relevant criteria of sub-chapter 20.4(1) should be protected from adverse effects of the use, development, or protection of natural and physical resources, and their enhancement should be promoted. In particular, indigenous species, communities and habitats that are threatened, unusual in, or characteristic of Canterbury should be identified, and their survival, and the survival of ecosystems on which they depend, safeguarded as far as practicable.

The particular sensitivity of these areas of vegetation or habitats to regionally significant adverse effects in terms of sub-chapter 20.4(2) should be reflected in the provisions of district plans in the region.

Chapter 9 - Water

Policy 11

Promote land use practices which maintain and where appropriate enhance water quality.

Chapter 10 - Beds of Rivers and Lakes and their Margins

Policy 3

Retain, and promote the establishment of, riparian vegetation particularly indigenous vegetation along the margins of rivers and lakes, to reduce the adverse effects of land use on water quality and to enhance conservation and amenity values.

Chapter 11 - The Coastal Environment

Objective 1

Provide for appropriate use and development of the coastal environment while protecting and where appropriate enhancing:

- (a) *Life-supporting capacity of coastal ecosystems including:*
 - I. *Any area within the intertidal or subtidal zone that contains unique, rare, distinctive or representative marine life or habitats;*
 - II. *Areas used by marine mammals as breeding, feeding or haul out sites;*
 - III. *Breeding, roosting or feeding areas of indigenous bird species;*
 - IV. *Any area including adequate buffer zones, that contains locally, regionally, nationally or internationally significant ecosystems, habitat types (e.g. coastal lakes, wetlands lagoons, estuaries) vegetation or individual species;*
- (b) *Outstanding landscapes and natural features including:*
 - I. *Historic, archeological and geo-preservation sites of importance;*
 - II. *Coastal landforms and landscapes, submerged platforms and seascapes that are regionally, nationally or internationally representative or unique;*
- (c) *Areas of special significance identified in consultation with Tangata Whenua including wahi tapu, urupa, tauranga waka and mahinga kai;*
- (d) *Areas of significant amenity value, including recreational attributes;*
- (e) *Natural character (including associated natural processes) of the coastal environment;*
- (f) *Heritage values.*

Chapter 12 - Settlement and the Built Environment

Objective 5

Patterns of settlement in rural areas should enable people and communities to provide for their social, economic and cultural wellbeing.

Policy 7

The development and expansion of rural towns should enable people and communities to provide for their wellbeing, health and safety, and have particular regard to the efficient use and development of natural and physical resources.