

Appendix J. Christchurch District Plan Policy Assessment

Plan changes provide the opportunity for a ‘first principles’ reassessment of the most effective and efficient method for achieving the District Plan’s objectives and policies. As such this assessment focusses on the alignment of the proposal with the Plan’s Strategic Objectives. The District Plan is structured such that all subsequent zone and thematic policy frameworks must give effect to the Strategic Objectives. Alignment with the Strategic Objectives can therefore be taken to also mean that the proposal aligns with the outcomes set out in the subsequent zone and thematic chapters. A separate assessment against the policy framework for the natural hazards, subdivision, transport, and open space chapters is therefore not considered to be necessary.

For completeness, an assessment has nonetheless been undertaken of the proposal against the policy outcomes sought in the Residential New Neighbourhood Zone, as this is the zone that is proposed for the site and therefore it is appropriate to ensure that the site characteristics and ODP align with the proposed RNN Zone outcomes. A brief assessment has also been made against the outcomes sought in the SP Golf Zone. Whilst the proposal seeks to shift away from the SP Golf Zone, some of the non-golf related outcomes sought by the existing zone for this site remain relevant.

The below assessment demonstrates that the proposal readily aligns with both Strategic Directions and the RNN Zone outcomes, and likewise maintains a number of the key outcomes sought under the existing SP Golf Zone in terms of wider public and ecological benefits.

Chapter 3 - Strategic Directions Objectives and Policies	Assessment
Objective 3.3.1 - Enabling recovery and facilitating the future enhancement of the district a. The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that: i. Meets the community’s immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and ii. Fosters investment certainty; and iii. Sustains the important qualities and values of the natural environment.	The Proposal assists in meeting the community’s needs for housing, facilitates environmental enhancement, and fosters investment certainty given the lack of investment attractiveness of the type of development enabled under the current zoning.
Objective 3.3.2 - Clarity of language and efficiency a. The District Plan, through its preparation, change, interpretation and implementation:	The Proposal provides a more efficient framework for developing the site given that the current zoning is not economically viable.

i. Minimises: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval; and ii. Sets objectives and policies that clearly state the outcomes intended; and iii. Uses clear, concise language so that the District Plan is easy to understand and use.	The Proposal is able to rely on the settled policy and rule framework for the RNN zone and as such does not require the introduction of a complicated bespoke set of provisions, and enables the removal of the Whisper Creek Golf Resort provisions from the District Plan, thereby simplifying the District Plan and making it more concise.
Objective 3.3.3 - Ngāi Tahu mana whenua a. A strong and enduring relationship between the Council and Ngāi Tahu mana whenua in the recovery and future development of Ōtautahi (Christchurch City) and the greater Christchurch district, so that: i. Ngāi Tahu mana whenua are able to actively participate in decision-making; and ii. Ngāi Tahu mana whenua’s aspirations to actively participate in the revitalisation of Ōtautahi are recognised; and iii. Ngāi Tahu mana whenua’s culture and identity are incorporated into, and reflected in, the recovery and development of Ōtautahi; and iv. Ngāi Tahu mana whenua’s historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga of the district are recognised and provided for; and v. Ngāi Tahu mana whenua can retain, and where appropriate enhance, access to sites of cultural significance. vi. Ngāi Tahu mana whenua are able to exercise kaitiakitanga.	Preliminary feedback from mana whenua on an earlier proposal was largely supportive, whilst identifying matters to be considered through subsequent subdivision and regional consenting processes. The proposal has been assessed against the IMP and appears to be in general accordance with IMP outcomes, subject to mana whenua review. The applicant welcomes feedback from mana whenua on the current proposal, pending Council providing a copy of the applicant to mana whenua via their preferred consultative entity.
Objective 3.3.4 - Housing bottom line and choice a. For the period 2021-2051, at least sufficient development capacity for housing is enabled for the Ōtautahi Christchurch urban environment in accordance with the following housing bottom lines: i. short-medium term:18,300 dwellings between 2021 and 2031, and	The proposal makes a significant contribution towards increasing housing capacity and certainly provides for materially more capacity than the current zoning. In addition to increasing capacity, the proposal also makes a material contribution towards improving housing choice, through both providing additional choice in a new build greenfield context,

ii. long term: 23,000 dwellings between 2031 and 2051; and iii. 30 year total: 41,300 dwellings between 2021 and 2051; and b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing types, densities and locations; and ii. affordable, community and social housing and papakāinga.	and also geographically in providing choice in northeast Christchurch where there are very limited greenfield options currently available. The ODP and the RNN rule framework enable a range of housing densities and typologies to meet diverse housing needs.
Objective 3.3.5 – Business and economic prosperity a. The critical importance of business and economic prosperity to Christchurch’s recovery and to community wellbeing and resilience is recognised and a range of opportunities provided for business activities to establish and prosper.	The proposal includes provision of a modestly scaled Neighbourhood Centre to help provide convenient access to day-to-day goods and services. The current zone outcomes of a golf resort are unrealistic and have not been realised for the 15 years that the zone has been in effect and as such are hypothetical benefits rather than actual benefits.
Objective 3.3.6 – Natural Hazards a. New subdivision, use and development (other than new critical infrastructure or strategic infrastructure to which paragraph b. applies): i. is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and ii. in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated. b. New critical infrastructure or strategic infrastructure may be located in areas where the risks of natural hazards to people, property and infrastructure are otherwise assessed as being unacceptable, but only where: i. there is no reasonable alternative; and ii. the strategic infrastructure or critical infrastructure has been designed to maintain, as far as practicable, its integrity and form during natural hazard events; and iii. the natural hazard risks to people, property and infrastructure are appropriately mitigated. c. There is increased public awareness of the range and scale of natural hazard events that can affect Christchurch District.	The proposal has been carefully designed to ensure that housing development does not occur on the lower terrace that is exposed to flood risk. Flood risk on the upper terrace is able to be appropriately mitigated through subdivision-stage bulk earthworks to raise levels, combined with future foundation design of individual units to ensure they meet the required minimum floor levels. The site extent enables the provision of large stormwater basins to manage retention and management of stormwater. The development portion of the site has been assessed as having TC2 equivalent soil characteristics. There are well-proven solutions available for managing liquefaction risk through subdivision-stage bulk earthworks and subsequent individual unit foundation design. The geotechnical and stormwater reports have both concluded that natural hazard risks are able to be appropriately mitigated such that residential development on the upper terrace is appropriate.

d. The repair of earthquake damaged land is facilitated as part of the recovery.	
Objective 3.3.7 – Urban Growth, form and design a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that: i. Is attractive to residents, business and visitors; and ii. Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and iii. Provides for urban activities only: A. within the existing urban areas unless they are otherwise expressly provided for in the CRPS; and B. on greenfield land on the periphery of Christchurch’s urban area identified in accordance with the Greenfield Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A; and iv. Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly: A. in and around the Central City , Key Activity Centres (as identified in the Canterbury Regional Policy Statement), larger neighbourhood centres , and nodes of core public transport routes ; and B. in those parts of Residential Greenfield Priority Areas identified in Canterbury Regional Policy Statement Chapter 6, Map A; and C. in suitable brownfield areas; and v. Maintains and enhances the Central City , Key Activity Centres and Neighbourhood Centres as community focal points; and vi. Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and vii. Promotes the re-use and re-development of buildings and land; and	The proposal is planned as a comprehensive, well-integrated urban environment. The majority of the site is located within an existing urban area with reference to the SP Golf Zone, with the small RUF Zone portion of the site providing a logical, consolidated extension to the existing urban zone. It is noted that this objective was drafted prior to the release of the NPS-UD and as such has yet to be updated to properly reflect the NPS, including reference to Policy 8. Since the SP Golf Zone was created, the suburban of Prestons has been developed, thereby reducing the distance between the site and the urban edge of Christchurch from 6km to 2km. The proposal includes provision to link the site to Prestons via new cycle and walking trails, with separate pedestrian/ cycle links proposed between the site and Ouruhia Model School. The site ODP includes provision for a modestly sized neighbourhood centre, with the economic report confirming that this proposed centre will not have any unacceptable effects on the nearest existing commercial centre in Prestons (which is extensive at some 10.5ha of commercially zoned area. The proposal will instead support the Prestons centre by providing additional residents within that centre’s catchment.

viii. Improves overall accessibility and connectivity for people, transport (including opportunities for walking, cycling and public transport) and services; and ix. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and x. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.	
Objective 3.3.8 – Revitalising the Central City a. The Central City is revitalised as the primary community focal point for the people of Christchurch; and b. The amenity values, function and economic, social and cultural viability of the Central City are enhanced through private and public sector investment, and c. A range of housing opportunities are enabled to support at least 5,000 additional households in the Central City between 2012 and 2028. d. The Central City has a unique identity and sense of place, incorporating the following elements, which can contribute to a high amenity urban environment for residents, visitors and workers to enjoy: i. a green edge and gateway to the City defined by the Frame and Hagley Park; ii. a variety of public spaces including the Avon River, squares and precincts and civic facilities; iii. built form and historic heritage that reflects the identity and values of Ngai Tahu, and the City's history as a European settlement; including cathedrals and associated buildings at 100 Cathedral Square and 136 Barbadoes Street; iv. a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region; and v. a range of options for movement within and to destinations outside the Central City that are safe, flexible, and resilient and which supports the increased use of public transport, walking and cycling.	The proposal will have no adverse effect on the revitalisation of the City Centre.

Objective 3.3.9 – Natural and cultural environment a. A natural and cultural environment where: i. People have access to a high quality network of public open space and recreation opportunities, including areas of natural character and natural landscape; and ii. Important natural resources are identified and their specifically recognised values are appropriately managed, including: A. outstanding natural features and landscapes, including the Waimakariri River, Lake Ellesmere/Te Waihora, and parts of the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu; and B. the natural character of the coastal environment, wetlands, lakes and rivers, springs /puna, lagoons/hapua and their margins; and C. indigenous ecosystems, particularly those supporting significant indigenous vegetation and significant habitats supporting indigenous fauna, and/or supporting Ngāi Tahu mana whenua cultural and spiritual values; and D. the mauri and life-supporting capacity of ecosystems and resources; and iii. Objects, structures, places, water/wai, landscapes and areas that are historically important, or of cultural or spiritual importance to Ngāi Tahu mana whenua, are identified and appropriately managed.	The proposal will facilitate a significant enhancement to ecological values of the Styx River margins and associated adjacent wetland areas. The Proposal includes cycle and walking trails along the Styx River margin and as such will provide a significant enhancement in public accessibility of this significant ecological feature. Whilst similar access and enhancement is facilitated under the current zone, because a golf resort is not economically viable, the ability for these benefits to be realised are hypothetical rather than deliverable under the existing framework.
Objective 3.3.10 – Commercial and industrial activities a. The recovery and stimulation of commercial and industrial activities in a way that expedites recovery and long-term economic and employment growth through: i. Enabling rebuilding of existing business areas, revitalising of centres, and provision in greenfield areas; and ii. Ensuring sufficient and suitable land development capacity. b. The critical importance of centres for people and the economy is recognised in a framework that primarily directs commercial activity into centres, consistent with their respective roles; and any commercial activities proposing to locate outside these centres will not give rise to significant adverse distributional or urban form effects.	The site ODP includes provision for a modestly sized neighbourhood centre, with the economic report confirming that this proposed centre will not have any unacceptable effects on the nearest existing commercial centre in Prestons.
Objective 3.3.11 Community facilities and education activities a. The expedited recovery and establishment of community facilities and education activities in existing and planned urban areas to meet the needs of the community; and b. The co-location and shared use of facilities between different groups is encouraged	The proposal provides for a pedestrian and cycle link to the nearby Ouruhia Model School. Provision for community facilities as part of the neighbourhood centre shown on the ODP is enabled.

Objective 3.3.12 – Infrastructure a. The social, economic, environmental and cultural benefits of infrastructure, including strategic infrastructure, are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and b. Strategic infrastructure, including its role and function, is protected from incompatible development and activities by avoiding adverse effects from them, including reverse sensitivity effects. This includes: i. avoiding noise sensitive activities within the Lyttelton Port Influences Overlay area; and ii. managing activities to avoid adverse effects on the National Grid, including by identifying a buffer corridor within which buildings, excavations sensitive activities will generally not be provided for; and iii. avoiding new noise sensitive activities within the 50dB Ldn Air Noise Contour and the 50dB Ldn Engine Testing Contour for Christchurch International Airport, except: A. within an existing residentially zoned urban area; or B. within a Residential Greenfield Priority Area identified in the Canterbury Regional Policy Statement Chapter 6, Map A; or C. for permitted activities within the Specific Purpose (Golf Resort) Zone of the District Plan, or activities authorised by a resource consent granted on or before 6 December 2013; and D. for permitted, controlled, restricted discretionary and discretionary activities within the Specific Purpose (Tertiary Education) Zone at the University of Canterbury; and iv. managing the risk of birdstrike to aircraft using Christchurch International Airport; and v. managing activities to avoid adverse effects on the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, including by identifying a buffer corridor within which buildings, excavations and sensitive activities will generally not be provided for; and c. The adverse effects of infrastructure on the surrounding environment are managed, having regard to the economic benefits and technical and operational needs of infrastructure.	The site is not located in close proximity to any strategic infrastructure and as such will not have any adverse effects on such infrastructure. The site is able to be serviced for 3-waters and transport infrastructure, as set out in the relevant technical reports.
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Objective 3.3.13 – Emergency services and public safety a. Recovery of, and provision for, comprehensive emergency services throughout the city, including for their necessary access to properties and the water required for firefighting.	The ODP includes provision for a collector road loop through the site to facilitate access for both future public transport services and also emergency vehicles. Confirmation of local road dimensions and fire fighting water capacity will be delivered as part of the subdivision consent process.
Objective 3.3.14 Incompatible activities a. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and b. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.	The majority of the site already has an urban zoning that provides for a range of sensitive activities such as residential units and hotels. The site is not located adjacent to any incompatible activities. Rural-urban edges are inherent around the boundary of any urban area, with the ODP providing stormwater basins between the development area and the farm to the northeast.
Objective 3.3.15 Temporary recovery activities a. Temporary construction and related activities (including infrastructure recovery), and temporarily displaced activities, as a consequence of the Canterbury earthquakes are enabled by: i. Permitting a range of temporary construction and related activities and housing, accommodation, business, services and community facilities, recognising the temporary and localised nature of such activities, and the need to manage any significant adverse effects; and ii. Providing an additional transitional period for consideration of temporary construction and related activities and temporarily displaced activities, taking into account: A. the need for the activity to remain for a longer period; and B. the effects on the surrounding community and environment; and C. any implications for the recovery of those areas of the district where the activity is anticipated to be located; and iii. Accommodating the adverse effects associated with the recovery of transport and infrastructure networks recognising: A. the temporary and localised nature of the effects of these activities; and B. the long-term benefits to community wellbeing; and	The proposal does not involve temporary activities related to earthquake recovery.

C. the need to manage and reduce adverse effects; and iv. Recognising the importance of aggregate extraction, associated processing (including concrete manufacturing) and transportation of extracted and processed product to support recovery.	
Objective 3.3.16 A productive and diverse rural environment a. A range of opportunities is enabled in the rural environment, primarily for rural productive activities , and also for other activities which use the rural resource efficiently and contribute positively to the economy. b. The contribution of rural land to maintaining the values of the natural and cultural environment, including Ngai Tahu values, is recognised.	The proposal does not adversely affect rural productive activities, noting that the majority of the site is already zoned for non-rural activities.
Objective 3.3.17 Wai (Water) features and values, and Te Tai o Mahaanui a. The critical importance of wai (water) to life in the District, including surface freshwater, groundwater, and Te Tai o Mahaanuui (water in the coastal environment) is recognised and provided for by: i. taking an integrated approach to managing land use activities that could adversely affect wāi (water), based on the principle of ‘Ki Uta Ki Tai’ (from the mountains to the sea); ii. ensuring that the life supporting and intrinsic natural and cultural values and characteristics associated with water bodies and coastal waters, their catchments and the connections between them are maintained, or improved where they have been degraded; iii. ensuring subdivision , land use and development of land is managed to safeguard the District’s potable wai (water) supplies, waipuna (springs), and water bodies and coastal waters and their margins; particularly Ōtākaro (Avon River), Ihutai (Avon-Heathcote Estuary), Whakaraupō (Lyttelton Harbour), Whakaroa (Akaroa Harbour) and Te Tai o Mahaanui; iv. ensuring that Ngāi Tahu values and cultural interests in wai (water) as a taonga are recognised and protected.	The proposal will facilitate a significant enhancement to ecological values of the Styx River margins and associated adjacent wetland areas.
Chapter 14 Residential: New Neighbourhood Objectives and Policies	

Objective 14.2.5 Residential New Neighbourhood Zone a. Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Zone.	The proposal is planned as a comprehensive, well-integrated urban environment.
Policy 14.2.5.1 – Outline development plans a. Use and development shall be in accordance with the development requirements in the relevant Outline development plan , or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development. b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline development plan . c. Recognise that quarrying activities and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.	The proposal includes a comprehensive ODP for the entire site that identifies key features and networks through both eh ODP itself and the accompanying narrative that forms part of the assessment matters for subdivision and development stages.
Policy 14.2.5.2 Comprehensive residential development a. Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.	Comprehensive residential development that aligns with eh ODP is anticipated by the proposal and the standard RNN and subdivision provisions.
Policy 14.2.5.3 – Development density a. In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan , except: i. in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and ii. in areas shown on an Outline development plan as being subject to development constraints. b. Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal	A net density of 15 hh/ha is anticipated in the development area shown on the ODP, noting that ‘net density’ excludes areas of land that are set aside for stormwater basins. The ODP narrative encourages higher density typologies to be located in close proximity to the neighbourhood centre and/or open space areas.

mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved. c. Except as provided for in (a) and (b) above, a proposal for use and development which results in a net density lower than the required net density will result in other owners of greenfield (undeveloped) land within the outline development plan area being identified as affected parties (where they have not given written approval). d. Encourage higher density housing to be located to support, and have ready access to, commercial centres , community facilities , public transport and open space; and to support well-connected walkable communities.	
Policy 14.2.5.4 – Neighbourhood quality and design a. Ensure that use and development: i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; ii. contributes to neighbourhoods that comprise a diversity of housing types; iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and iv. achieves a high level of amenity.	The proposals will result in a coherent, safe, and functional neighbourhood with a diversity of housing types and section sizes. The proposal facilities significant ecological enhancement, along with the provision of an extensive pedestrian and cycle trail network that is complemented by local parks integrated with the residential housing area.
Policy 14.2.5.5 – Infrastructure servicing for developments a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.	The site is able to be serviced with 3-waters and transport infrastructure following upgrades identified in the relevant technical reports as part of the subdivision process.
Policy 14.2.5.6 – Integration and connectivity a. Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks. b. Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects. c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.	The site has frontage to three roads, with these road in turn connected to the wider road network. No major upgrades to the wider road network are necessary beyond some seal widening on Turners Road. Provision is made to extend existing public transport services to the site, with the consequence of also enabling improved services to the nearby settlement of Spencerville. An extensive pedestrian and cycle trail network is proposed both within the site and along the Styx River to connect the site to recreation and community facilities in the wider area.

Policy 14.2.5.7 Nga kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua a. Ensure: i. protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, and recognition of other Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 using culturally appropriate methods; ii. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and iii. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.	Preliminary feedback from mana whenua on an earlier proposal was largely supportive, whilst identifying matters to be considered through subsequent subdivision and regional consenting processes. The proposal has been assessed against the IMP and appears to be in general accordance with IMP outcomes, subject to mana whenua review. The applicant welcomes feedback from mana whenua on the current proposal, pending Council providing a copy of the applicant to mana whenua via their preferred consultative entity.
Chapter 13. Specific Purpose Zones: Specific Purpose (Golf Resort) Zone	
Objective 13.9.2.1 – Golf resort development a. For the Clearwater Golf Resort and Whisper Creek Golf Resort, to provide golfing and associated facilities (including resort facilities) of international standard, bringing economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.	The proposal represents a clear pivot away from a non-viable golf resort to a new residential community. The outcomes of setting urban development within an extensive open space and riparian setting is nonetheless maintained, as is the avoidance of any significant adverse effects on the adjacent natural and rural environments.
Policy 13.9.2.1.1 – Benefits to the community¹ a. Recognise the economic and social benefits that the Clearwater Golf Resort provides and Whisper Creek Golf Resort can provide to the City and region, and assist in enabling the potential benefits of these resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.	The economic report has identified that the proposal will result in significant economic benefits generated by the site development for housing. Given that the golf resort is not viable, any economic benefits that might be realised by the golf resort are hypothetical rather than actual. A better comparison of economic benefits is therefore of those generated by the proposal relative to the ongoing current use of the site for cattle grazing. The proposal will continue to facilitate significant ecological restoration, recreation, and public access benefits. Given that the proposal is economically viable, these benefits are much more likely to be realised than under the operative zoning.

¹ Note Policy 13.9.2.1.2 is specific to Clearwater and therefore has not been assessed

Policy 13.9.2.1.3 – Visual integration and mitigation of effects a. Ensure that built development is well integrated visually into the open rural environments within which each golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse effects of the resorts such as noise and traffic.	Residential housing has a power potential to generate noise and amenity effects relative to a large hotel, student hostel, and hospitality precinct. The scale and built form of individual houses is likewise materially less than that anticipated from large resort buildings. A reduced, but still appropriate, setback is proposed to the external road edges to ensure a compatible transition is provided commensurate with the more rural lifestyle block character of the wider area.
Policy 13.9.2.1.4 – Careful siting a. Ensure that earthworks and buildings in the two golf resorts are carefully designed, located and constructed, for the Whisper Creek Golf Resort so as to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area, and for both resorts, to reduce potential flood damage to buildings in a major flood event.	The need for careful design of subdivision-stage earthworks to manage flood and liquefaction risks is readily acknowledged in the proposal and will form part of the subdivision consent process.