

Appendix B to 3rd Amended Appeal dated 18th August 2020

Amend the Management and Natural Environment Overlay Zones as follows:

A. Hill Slopes Rural Zone

- A.1. amend Table 16.3.4 Item 2 Performance Standards that apply to all buildings and structures activities by adding to a new performance standard “h. Maximum Site Coverage by buildings”.
- A.2. amend Table 16.6.3.4 Item 5 Performance Standards to include a maximum building site coverage for Hill Slopes Rural Zone.

16.3.4 Development Activity Status Table				
2.	Performance Standards that apply to all buildings and structures activities	<u>h. Maximum building site coverage</u>		
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 8 - 15)		Activity Status		Performance Standards
building		a. RU	b. ONL/SNL /NCC	
5.	New buildings or structures greater than 60m ² footprint or additions and alterations that result in a building or structure that is greater than 60m ² footprint	P.	RD	i Number and location of permitted buildings or structures <i>(landscapes and coastal character overlays</i> <u>ii. Hill Slopes Rural Zone Outside Overlay Zones)</u> <i>[Hyperlink 16.6.6 Number and Location of Permitted Buildings]</i>

A.3 Add new performance standard to Rule 16.6. for Maximum Site Coverage

16.6.12 In the Hill Slopes Rural Zone buildings (including existing buildings) and additions and alterations must not exceed the maximum building site coverage with a footprint of the lesser of 2% of the total site area or 700m².

A.4 Amend Rule 16.6.6 Number and Location of Permitted Buildings to add

1. In the Hill Slopes Rural Zone outside ONL SNL and NCC overlay zones new buildings and structures (except fences) and additions and alterations must be located so that they do not disrupt a natural landform silhouette when viewed from a public place (CMA, reserve, road or public accessway).

A.5 Amend 16.3.5 Subdivision Activity Status Table by adding a new standard:

16.3.5 Subdivision Activity Status Table				
Subdivision Activities		Activity Status		Performance Standards
		a. RU	b. ONL/SNL /NCC	
1	General Subdivision	RD	RD+	v. Shape add a new building footprint standard for Hill Slopes Rural Zone under 16.7.5

A.6 Amend 16.7.5 Shape by adding the words **and Building Footprint Location**

A.7 Add a performance standard 1. b. to 16.7.5 as follows:

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 8m by 15m that meets the performance standards of this Plan including, but not limited to:
 - a. all setbacks from boundaries, water bodies, scheduled trees; and
 - b. is located to ensure a complying building will not disrupt a natural landform silhouette when viewed from a public place (CMA, reserve, road or public accessway)

A.8 Amend Assessment of restricted discretionary activities in an overlay zone, mapped area or scheduled item by adding natural values or naturalness to the matters of discretion for ONL or SNL and set a performance standard which if contravened becomes non-complying.

16.10.5 Subdivision Activity Status Table			
Subdivision Activities		Matters of Discretion	Guidance on the assessment of resource consents
3	In the ONL or SNL overlay zones. General Subdivision	Effects on landscape and natural values	See Rule 10.6

B. Rural Residential Zone

- B.1 Amend Policies 17.2.3.3 and 17.2.3.5 to address amenity values to achieve Objective 17.2.3 which seeks to maintain and enhance character and amenity.

Objective 17.2.3	
Policy 17.2.3.3	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, sport and recreation, veterinary services and visitor accommodation activities where any adverse effects from development on rural residential character and visual amenity values will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 17.2.3.5	Only allow <u>general subdivision</u> where the <u>subdivision</u> is designed to ensure any associated future land use and development will maintain or enhance the character and amenity values of the rural residential zones.

- B.2 Amend Table 17.10.2 Assessment of Restricted Discretionary activities to replace the word “visual amenity” with “amenity values” to address rural character and amenity values.

17.10.2 Assessment of restricted discretionary land use activities			
Land Use Activities		Matters of Discretion	Guidance on assessment of resource consents
1	All Restricted discretionary land use activities in the rural residential zones that also involve development activities	a. Effects on rural residential character and visual amenity values .	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Any adverse effects from development on rural residential character and visual amenity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 17.2.3.3). <i>Potential circumstances that may support a consent application include:</i>

		b. <u>Effects on landscape values of ONL or SNL overlay zones</u>	iii. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. iv. Signage and entranceways are in character with the surrounding environment. <u>v. Objective 10.2.5</u> <u>Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development; and their values, as identified in Appendix A3, are maintained or enhanced.</u>
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- B.3 Amend Table 17.10.4 Assessment of restricted discretionary subdivision activities to include assessment of effects on natural values or “naturalness”; and add a new matter of discretion to manage adverse effects on the landscape and natural values of ONLs and SNLs when assessing the effects of subdivision and location of building platforms; as follows:

17.10.4 Assessment of restricted discretionary subdivision activities		
Activity	Matters of Discretion	Guidance on the assessment of resource consents
1. General Subdivision	b. Effects on rural residential character and <u>visual amenity values and naturalness.</u>	
<u>2. General Subdivision Contiguous to but not within ONF, ONL or SNL overlay zones</u>	<u>a. Effects on landscape and natural values.</u>	<u>Objective 10.2.5</u> <u>ONF ONL and SNLs are protected from inappropriate subdivision and development and their values, as identified in F.A.3 re maintained or enhanced.</u> <u>Policy</u>

c. Natural Environment Overlay Zones

- C.1 Amend number and location of Permitted buildings (reference from Performance Standard 16.6.6 and 16.3.4 Development Activity Status Table Item 4 Performance Standard i). Number and location of permitted buildings (landscape and coastal character overlays). Noting the omission of a similar standard for Rural Residential Zones. This standard will apply to Rural Residential Zones within landscape overlay zones.

10.3.5 Number and Location of Permitted Buildings

1. In Outstanding Natural Landscape (ONL) Significant Natural Landscape (SNL) and Natural Coastal Character (NCC) overlay zones, a maximum of **three one** new buildings less than or equal to 60m² footprint may be established per site.
 2. Except that **buildings one additional building** less than or equal to 60m² footprint that **are is** located at least 200m from any other buildings on the same site **are is** exempt from this rule.
- C.2 Add a performance standard to set a threshold on number, location and visibility of buildings that are restricted discretionary activities in the ONL and SNL overlay zones, as follows:

10.3.8 Limit on Size, Location and Visibility on Restricted Discretionary Buildings

1. **The size of a single building must not result in a building footprint greater than 350m².**
 2. **Buildings that contravene this standard are non complying activities**
- C.3 Add a performance standard in 10.3 for landscape values and naturalness at 10.3.7 as follows:

10.3.7 Landscape and Naturalness

1. **In any landscape or coastal character overlay zone, new buildings and structures (except fences) and additions and alterations, must be located so that they do not disrupt a natural landform silhouette when viewed from a public place (CMA, reserve, road or public accessway)**
 2. **This is a standard which must be met for the activities to be considered as a restricted discretionary activity. Activities that contravene this performance standard are non complying activities.**
- C.4 Amend Tables 10.5.3 and 10.5.4 Assessment of contraventions of performance standards in the Natural Environment and other sections, as follows:

10.5.3 Assessment of contraventions or performance standards in the Natural Environment Section
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Activity	Matters of Discretion	Guidance on the Assessment of Resource Consents
7. Number and location of buildings in the ONL or SNL overlay zones.	Effects on landscape and natural values	

10.5.4 Assessment of contraventions or performance standards in the Natural Environment Section

Activity	Matters of Discretion	Guidance on the Assessment of Resource Consents
3. Number and location of buildings in the ONL or SNL overlay zones.	Effects on landscape and natural values	

- C.5 Amend Table 10.6.2 Assessment of all restricted discretionary activity to identify when buildings and alterations to them are inappropriate in landscape overlay zones and must be considered as non complying activities.

10.6.2 Assessment of all restricted discretionary activities

Activity	Matters of Discretion	Guidance on the Assessment of Resource Consents
3. Buildings and Structure In landscape overlay zones ONL and SNL 4. New buildings and structures and their additions and alterations which are not consistent with protecting those values are non complying activities	Provided new buildings and structures and their additions and alterations are consistent with protecting the values of those mapped areas set out in Appendix F.A.3	

- C.6 Amend Table 10.6.3 Assessment of all discretionary activities for General Subdivision in the landscape overlay zones, and for ONL and SNL Overlay Zone for new buildings over 60m2 by adding natural values as a matter of discretion, as follows:

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of Discretion	Guidance on the Assessment of resource consents
15 In the ONF ONL or SNL overlay zones General Subdivision	Effects on landscape <u>and</u> <u>natural</u> values	
17. New building or structure greater than 60m2 footprint or additions and alterations that result in a building or structure that is greater than 60m2 footprint	Effects on landscape <u>and</u> <u>natural</u> values	
18. New building or structure greater than 60m2 footprint or additions and alterations that result in a building or structure that is greater than 60m2 footprint	Effects on landscape <u>and</u> <u>natural</u> values	