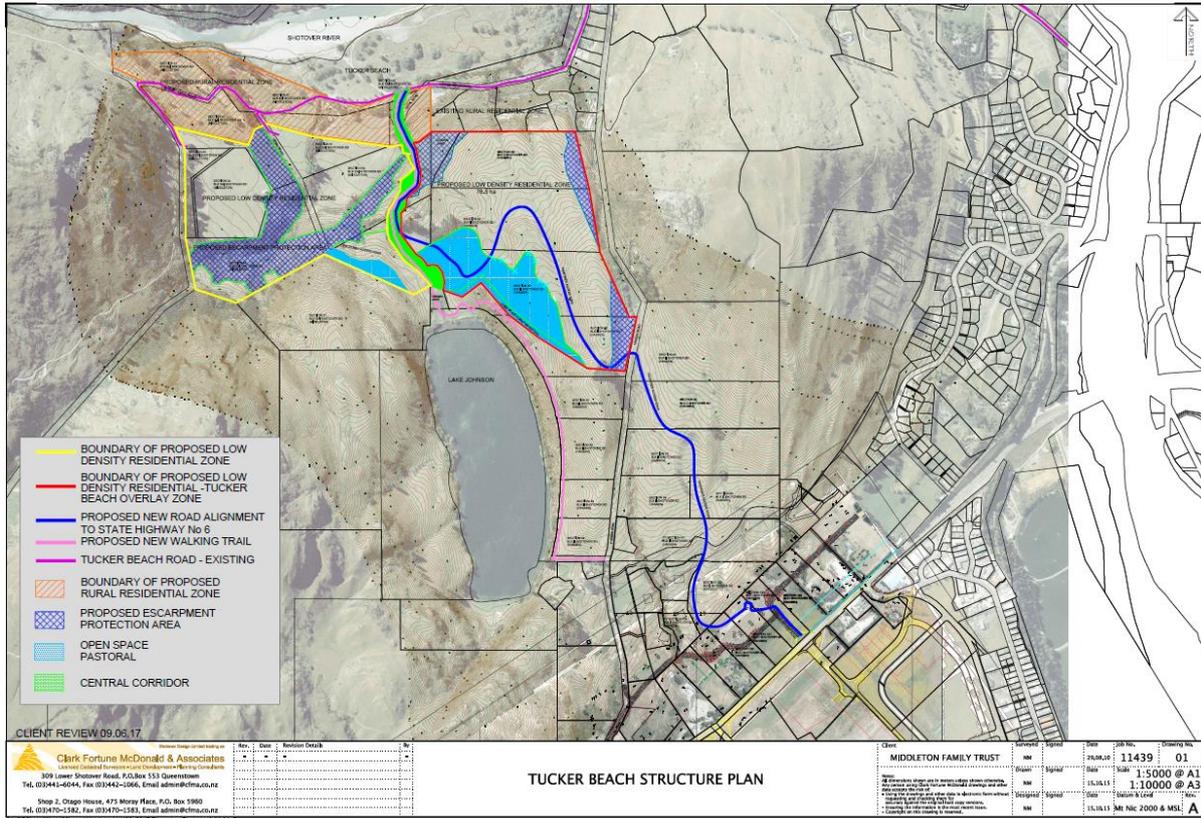


Attachment C

Chapter 27

Insert new Structure Plan 27.14.2:



Insert new standard 27.7.13:

	Zone Specific Standards	Activity Status
27.7.13	<p>Tuckers Beach</p> <p>27.7.13.1 Walking Trail</p> <p>No resource consent shall be granted for subdivision or subdivisions of land within Tucker Beach Overlay area of the Tucker Beach Structure Plan unless:</p> <p>(a) The Proposed New Walking Trail depicted on Tucker Beach Structure Plan has been completed and available for public use;</p> <p>or (b) Any such resource consent includes a condition requiring the completion of the trail described in (a) above prior to the issuing of a s224 certificate.</p>	NC

27.7.13.2 Escarpment Protection and Central Corridor Areas

No resource consent shall be granted for subdivision or subdivisions of land within any part of an Escarpment Protection Area or Central Corridor Area of the Tucker Beach Structure Plan unless:

- (a) The Escarpment Protection Area and Central Corridor Area:
 - (i) Has been cleared of all gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago;
 - (ii) Has been planted in accordance with the species list detailed in Appendix 1 to achieve the following coverage at maturity:
 - (aa) 15% of the length of the part of the Escarpment Protection Area within that site; and
 - (bb) 20% of the Central Corridor Area.
 - (iii) Methods have been implemented to exclude stock.

- or (b) Any such resource consent includes a condition(s) requiring the completion of the (i) and/or (ii) as described in (a) above prior to the issuing of a s224 certificate.

27.7.13.3 Vegetation and Landscape Management

As part of any subdivision (excluding boundary adjustments) of land within Tucker Beach Structure Plan a consent notice or other legal mechanism shall be registered against the relevant certificate(s) of title to ensure that future landowners are made aware of the following obligations and restrictions:

- (a) With respect to any site containing land within the Escarpment Protection Area or Central Corridor Area identified on the Structure Plan, the requirement to maintain landscape planting in accordance with Rule 7.5.16.
- (b) With respect to any site containing land within the Escarpment Protection Area or Central Corridor Area identified on the Structure Plan, that there shall be no buildings constructed within the Escarpment Protection Area or Central Corridor Area in accordance with Rule 7.4.4.
- (c) Any planting within the Escarpment Protection Area or Central Corridor Area is required to be maintained for a period of 5 years during which time any plant which dies, is removed, or becomes diseased shall be replaced by the subdivider responsible for creating the relevant lot and the lot owner.

Chapter 7

Insert new Objective 7.2.11:

7.2.11 Objective - Ensure appropriate species and location of planting within the Escarpment Protection and Central Corridor areas of the Tucker Beach Structure Plan.

7.2.11.1 The extent to which proposed planting when mature will achieve a visual vegetation screen which, when separate plantings are calculated together, shall extend along 15% of the length of the part of the Escarpment Protection Area and 20% of the Central Corridor Area within that site;

7.2.11.2 The extent to which the location of planting when mature will relate to the built form within the site and is designed to reduce the bulk and any hard unnatural lines associated with buildings in the landscape when viewed from the public places outside of Structure Plan to the east and northeast.

7.2.11.3 The extent to which the type of planting when mature will achieve 7.2.11.1 and 7.2.11.2 in winter as well as summer.

Amend Rule 7.4.4:

	Activities located in the Low Density Residential Zone	Activity Status
7.4.4	Building Restriction Area Where a building restriction area is shown on the District Plan Maps, no building shall be located within the restricted area. This shall include Escarpment Protection Areas, Open Space Pastoral and Central Corridor Areas on the Tucker Beach Structure Plan.	NC

	Standards for Activities located in the Low Density Residential Zone	Activity Status
7.5.16	<p>Vegetation and Landscape</p> <p>7.5.16.1 Escarpment Protection Area and Central Corridor Area</p> <p>Any site containing part of an Escarpment Protection Area or Central Corridor identified on the Tuckers Beach Structure Plan shall:</p> <ul style="list-style-type: none"> (a) Be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago; (b) Be planted only in accordance with the species list detailed in Appendix 1; (c) Be maintained so that the following percentages of planting are achieved when separate plantings are calculated together at maturity: <ul style="list-style-type: none"> (i) 15% of the length of the part of the Escarpment Protection Area within that site; and (ii) 20% of the Central Corridor Area within that site; (d) Be maintained by the site owner. If any plant or tree dies, is destroyed or becomes diseased it shall be replaced by the site owner. (e) Not erect any fence, other than a post and wire fence along the boundary or edge of each Area. 	

	<p>7.5.16.2 Open Space Pastoral</p> <p>Any site containing part of an Open Space Pastoral area identified on the Tuckers Beach Structure Plan shall:</p> <p>(a) Be kept free of gorse, broom, briar, tree lupin, hawthorn, crack willow, buddleia, Californian thistle, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago;</p> <p>(b) Be planted and maintained only in pasture grasses;</p>	
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Insert Appendix 1 (Chapter 7):

Species List – Tuckers Beach - Escarpment Protection Area & Central Corridor Area

Species	Common Name	Height (m) at maturity	Spacing ¹ (m)	Ecological Benefits ²
Grasses				
<i>Aciphylla aurea</i>	golden speargrass	1	1.5	host for invertebrates
<i>Poa cita</i> *	silver tussock	0.6	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Poa colensoi</i> *	blue tussock	0.3	.75	host plant for invertebrates, shelter for lizards, filter sediments, moderate ground temperature
<i>Chionochloa rigida</i> *	snow tussock	1.5	1	host plant for invertebrates, filter sediments, moderate ground temperature
<i>Festuca novae-zelandiae</i> *	hard tussock	0.5	.75	host plant for invertebrates, filter sediments, moderate ground temperature
Small Shrubs				
<i>Aristotelia fruticosa</i> *	mountain wineberry	2	2	flowers and fruit provide food native birds
<i>Carmichaelia petriei</i> *	native broom	2.5	1.5	host plant for native moths
<i>Coprosma propinqua</i> *	mingimingi	3	2	host plant for native moths and provides food for lizards and native birds
<i>Coprosma rigida</i>	coprosma	2	2	provide food for lizards and native birds
<i>Olearia odorata</i>	scented tree daisy	3	2	important host plant for native moths
<i>Corokia cotoneaster</i> *	korokia	2.5	2	provide food for lizards and native birds
<i>Myrsine divaricata</i>	weeping mapou	3	2	
<i>Olearia avicenniaefolia</i>	tree daisy	6	2	important host plant for native moths
<i>Meliclytus alpinus</i>	porcupine scrub	1	1	food source for lizards
<i>Ozothamnus vauvilliersii</i> *	cottonwood	2	2	invertebrates
<i>Cortaderia richardii</i> *	toetoe	2	1.25	
<i>Discaria toumatou</i> *	matagouri	3	2	Support existing shrubland
<i>Halocarpus bidwillii</i>	bog pine	3	2	
<i>Leonohebe cupressoides</i> *	Cypress hebe	2	2	nationally endangered species
<i>Hebe odora</i>	hebe	1	1.5	host for invertebrates
<i>Coprosma intertexta</i>	coprosma	3	2	relict species
<i>Coprosma rugosa</i> *	coprosma	3	1.5	provide food for lizards and native birds
<i>Coprosma virescens</i>	coprosma	3	1.5	
<i>Olearia cymbifolia</i> *		2	2	host for invertebrates

¹ Spacing is the distance between plants of the same species. Spacing between different species within a planted area will vary depending on density required on maturity and the character of the community to be achieved.

² Planting will increase diversity and boost or introduce local seed sources which may assist natural regeneration within and potentially beyond the site

<i>Phormium cookianum</i> *	mountain flax	1.5	1.5	provide food for native birds
<i>Phormium tenax</i> *	NZ flax	3	2	provide food for native birds
Tall Shrubs/Small Trees				
<i>Hoheria glabrata</i>	mountain ribbonwood	5	2	host / food plant for invertebrates.
<i>Olearia fragrantissima</i>	scented tree daisy	8	2	host for invertebrates
<i>Phyllocladus alpinus</i>	mountain toatoa	5	2	
<i>Olearia lineata</i> *	narrow leaf tree daisy	6	3	host plant for native moths
<i>Leptospermum scoparium</i> *	manuka	5	2	host for invertebrates
<i>Olearia avicenniaefolia</i> *	tree daisy		1.25	host for invertebrates
<i>Olearia hectorii</i> *	Hector's tree daisy	6	3	host for invertebrates
Trees				
<i>Nothofagus solandri</i> var <i>cliffortioides</i> *	mountain beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Nothofagus menziesii</i>	silver beech	15	3	host for invertebrates, shelter/ roosting/ nesting habitat for birds
<i>Podocarpus hallii</i> *	hall's totara	10	3	shelter/ roosting/ nesting habitat for birds
<i>Cordyline australis</i> *	cabbage tree	6	3	provide food for native birds
<i>Plagianthus regius</i> *	manatu	12	3	
<i>Sophora microphylla</i> *	kowhai	8	3	important food for invertebrates and birds

* Species marked with an asterisk establish well in similar sites elsewhere within the Wakatipu Basin