

Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 3 Strategic Direction		
3.2.5	It is unclear whether provision 3.2.5 is a heading or an objective	Clarify or delete provision 3.2.5
<p>Strategic objective 3.2.5.1</p> <p>The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.</p>	The threshold for protection provided for in this section goes beyond the section 6(b) legislative standard of protecting landscapes from inappropriate development. This departure is not justified or efficient.	<p>Amend Strategic objective 3.2.5.1 as follows:</p> <p>The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse inappropriate effects of subdivision, use and development that are more than minor and/or not temporary in duration.</p>
<p>Strategic policy 3.3.20</p> <p>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)</p>	The protection and primacy afforded to farming is not justified where there are significant landholdings which do not economically farm, and which could better provide for landscape, ecological, and access benefits if farming is not preferred	Delete policy 3.3.20
Strategic policy 3.3.23	It is unclear what annotations on planning maps this policy relates to as it is not specific to building restriction areas or	Delete policy 3.3.23 or otherwise clarify what it applies to.

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<p>Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas. (relevant to S.O. 3.2.1.8 and 3.2.5.2)</p>	<p>other features. Avoidance of residential development is a blunt instrument where such unknowns exist about the application of this policy</p>	
<p>Strategic 3.3.24 Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character. (relevant to S.O. 3.2.1.8, 3.2.5.1 and 3.2.5.2)</p>	<p>By its nature, those areas identified for rural living development will change the nature and character of previously undeveloped land. This policy undermines the purpose of rural living zones</p>	<p>Delete policy 3.3.24 or otherwise amend to exclude rural living zones</p>
<p>Strategic policy 3.3.30</p> <p>Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)</p>	<p>The threshold for protection provided for in this section goes beyond the section 6(b) legislative standard of protecting landscapes from inappropriate development. This departure is not justified or efficient.</p>	<p>Amend Strategic policy 3.3.30 as follows:</p> <p>Avoid <u>remedy or mitigate inappropriate</u> adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)</p>

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Chapter 6 Landscapes		
<p>Policy 6.3.12</p> <p>Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).</p>	<p>The threshold for protection provided for in this section goes beyond the section 6(b) legislative standard of protecting landscapes from inappropriate development. This departure is not justified or efficient.</p>	<p>Amend Policy 6.3.12 as follows</p> <p>Recognise that subdivision and development is <u>may be</u> inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from <u>highly visible</u> beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).</p>
<p>Policy 6.3.14</p> <p>Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30)</p>	<p>The protection and primacy afforded to farming is not justified where there are significant landholdings which do not economically farm, and which could better provide for landscape, ecological, and access benefits if farming is not preferred</p>	<p>Delete policy 6.3.14</p>

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Chapter 22 Rural Residential and Rural Lifestyle		
<p>New objective and policy suite 22.2.xx– Glen Dee Rural Lifestyle Zone</p>	<p>Insert new site specific objectives and policies relevant to the Glen Dene Rural Lifestyle Zone and which provide for a more comprehensive development regime than the PDP Rural Zone.</p>	<p>Insert new Objective and policies as follows</p> <p>22.2.xx– The Glen Dene Rural Lifestyle Zone</p> <p>Rural living development is enabled in a way that protects and maintains the outstanding natural landscape and visual amenity values as experienced from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea.</p> <p>22.2.xx.x Policies</p> <p>22.2.xx.x The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are inconspicuous when viewed from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea. Measures to achieve this include:</p> <ul style="list-style-type: none"> a) Prohibiting development over the sensitive areas of the zone via building restriction areas; b) Appropriately locating building platforms within the zone so they are minor components within the

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		<p>landscape vistas of the Zone, including restrictions on future building bulk and recessive colour tones;</p> <p>c) The identification of residential curtilage areas;</p> <p>d) Using native vegetation to assist visual screening of development;</p> <p>22.2.xx.x maintain and enhance indigenous vegetation and ecosystems within building restriction area. This shall include appropriate on-going controls to manage and remove pest and weed species.</p>
<p>New rules- Table x Glen Dene Rural Lifestyle Zone</p>	<p>Insert new site specific rules relevant to the Glen Dene Rural Lifestyle Zone and which provide for a more comprehensive development regime than the PDP Rural Zone.</p>	<p>Insert the following new rules into chapter 22:</p> <p>Rule 22.x.x The maximum number of residential building platforms permitted within The Glen Dene Rural Lifestyle Zone is five (including one building platform encompassing the existing residential dwelling). Noncompliance with this rule to be a non-complying activity.</p> <p>Rule 22.x.x The maximum height of all buildings within 'The Glen Dene' Rural Lifestyle Zone shall be 5m. Noncompliance with this rule to be a non-complying activity.</p> <p>Rule 22.x.x At the time a resource consent is lodged for</p>

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		<p>building platform and / or future dwelling within the Glen Dene Rural Lifestyle Zone, a vegetation management plan for the building restriction area within that property shall be submitted to Council for approval. This shall include:</p> <ul style="list-style-type: none"> a) The identification of areas of native vegetation to be retained, expanded, and enhanced; b) A vegetation maintenance regime; and c) Mechanisms to eliminate pests and weeds <p>Noncompliance with this rule to be a no-complying activity.</p> <p>Rule 22.2.x The maximum number of new vehicle crossings onto the State Highway within the Glen Dene Rural Lifestyle Zone is one. Noncompliance with this rule to be a non-complying activity.</p>
Chapter 22 structure plan	Insert a new Glen Dene Structure Plan which reflects the landscape plan included as Appendix B	Amend Chapter 22 to provide for a Glen Dene Structure Plan
Alternative relief – Chapter 22	In the instance that the Site is not rezoned to Glen Dene Rural Lifestyle Zone, the Burdons seek further and consequential amendments to Chapter 22 which better enable rural living and development for the Site.	Amend Chapter 22 to provide for a more efficient and effective development regime for rural living in respect of the Site in this instance it is not rezoned Glen Dene Rural Lifestyle Zone.

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Chapter 27 subdivision		
New objective and policy suite – Glen Dene Rural Lifestyle Zone 27.3.x	Specific objectives and policies are sought in respect of the Glen Dene Rural Lifestyle Zone, consequential to the proposed rezoning as set out in this Appeal.	Insert new objectives and policies (27.3.x) which recognise and provide for the Glen Dene Rural Lifestyle Zone.
Rule 27.5.8 All subdivision activities in the District's Rural Residential and Rural Lifestyle Zones	The default activity status for rural living subdivision is opposed on the basis there is no justification to remove the existing controlled activity regime. Matters of control should be reserved to those which are necessary to achieve the Chapter 22 overall purpose and objectives which are to enable rural living opportunities and maintain and enhance amenity landscape values	Amend Rule 27.5.8 to provide a default controlled activity status and refine the listed matters of control to just those necessary to achieve the Chapter 22 purpose and objectives.
Chapter 27 structure plan	Insert a new Glen Dene Structure Plan which reflects the landscape plan included as Appendix B	Amend Chapter 27 to provide for a Glen Dene Structure Plan
Planning Map 8 Rural Wanaka		
Planning Maps	The current Rural Zoning of the Site does not provide for the most efficient and effective land management regime.	Amend Planning Maps to identify the proposed Glen Dene Rural Lifestyle Zone, as indicated in Appendix B.