

Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 3 Strategic Direction		
3.2.5 The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)	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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New policy	Better recognition should be provided to encourage the benefits of enhanced access and recreation opportunities to section 6 landscapes	Add a new policy in Chapter 6 which encourages the benefits of enhanced access and recreation opportunities to section 6 landscapes
Chapter 22 Rural Residential and Rural Lifestyle		
New objectives, policies and rules proposed – MIPRL Zone	<p>New objectives policies and rules are proposed to be added to Chapter 22 to provide for the overall objective of the MIPRL Zone, being;</p> <p>Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting on the Mt Iron outstanding natural feature.</p>	Amend Chapter 22 by including the new MIPRL subzone, as set out in Appendix B
Chapter 27 Subdivision		
New objectives, policies and rules proposed – MIPRL Zone	<p>New objectives policies and rules are proposed to be added to Chapter 27 to provide for the overall objective of the MIPRL Zone, being;</p> <p>A rural lifestyle development is comprehensively planned within a setting of indigenous vegetation</p>	Amend Chapter 27 as set out in Appendix B

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Chapter 33 Indigenous vegetation		
E18C	<p>Amend the boundary of the SNA identified in Chapter 33 to align with the significant vegetation existing and which would benefit from enhancement. This revised area of SNA will result in a net increase in ecological values for the area.</p> <p>This appeal specifically does not seek partial grant of this relief. Those areas of SNA extension and reduction are proposed as collective relief. If the SNA reduction is not approved, then the relief requesting a SNA extension is withdrawn. The ecological enhancement of this area is intrinsically linked to the remainder of the overall MIPRL proposal.</p>	Amend E18C SNA as identified in Appendix B.
Planning Maps 18 and 21		
Planning maps 18 and 21	<p>Amend planning Maps 18 and 21 to provide for:</p> <ul style="list-style-type: none"> (a) Modification of Significant natural Area E18C; (b) Amendment of the Urban Growth Boundary to include Mt Iron within the UGB; (c) Amendment of the Outstanding Natural 	Amend Planning maps 18 and 21 as set out in Appendix B

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	<p>Feature Boundary for Mt Iron;</p> <p>(d) Remove the existing Building Restriction Area from land adjacent to (SH84) and create a new BRA;</p> <p>(e) Create the new MIPRL Zone to provide for additional residential development through the MIPRL Zone. This zoning would replace the proposed Rural zoning of this area of the site in the PDP.</p>	