

606

Change 60: Character and Amenity

Decisions and Reasons

Final Decision 606.1

C60.174.8	Transpower NZ Ltd			Disallow
C60.830.1	Fulton Hogan Ltd			Disallow
<i>Allow</i>	FC60.2864.9			
<i>Disallow</i>	FC60.174.1	FC60.806.21	FC60.3974.1	
C60.830.11	Fulton Hogan Ltd			Allow
C60.830.12	Fulton Hogan Ltd			Allow
C60.855.1	Cotton & Light Surveyors			Allow In Part
<i>Disallow</i>	FC60.2864.51			
C60.1076.1	Ravensdown Fertiliser Co-Operative Ltd			Allow
<i>Allow</i>	FC60.806.29			
C60.1089.10	Nelson Forests Ltd			Allow
C60.1089.11	Nelson Forests Ltd			Disallow
C60.1089.14	Nelson Forests Ltd			Allow
C60.1089.15	Nelson Forests Ltd			Allow
<i>Allow</i>	FC60.1076.9			
C60.1089.21	Nelson Forests Ltd			Disallow
C60.1089.33	Nelson Forests Ltd			Allow
C60.1188.2	Drummond, Wendy			Disallow
C60.1227.1	Davis Ogilvie & Partners Ltd			Disallow
<i>Allow</i>	FC60.2864.44			
C60.1227.2	Davis Ogilvie & Partners Ltd			Disallow
<i>Disallow</i>	FC60.4011.17			
C60.1440.3	Vincent, S M			Allow
C60.1521.3	Federated Farmers of NZ (Inc.)			Allow
C60.1521.8	Federated Farmers of NZ (Inc.)			Disallow
<i>Disallow</i>	FC60.1076.2	FC60.2864.23		
C60.1521.15	Federated Farmers of NZ (Inc.)			Allow
C60.1521.16	Federated Farmers of NZ (Inc.)			Allow
<i>Allow</i>	FC60.2864.1			
C60.2635.1	Ewing Poultry Ltd/Lloyd Ewing			Allow In Part
C60.2635.2	Ewing Poultry Ltd/Lloyd Ewing			Disallow
C60.2635.3	Ewing Poultry Ltd/Lloyd Ewing			Disallow
C60.2635.4	Ewing Poultry Ltd/Lloyd Ewing			Disallow
C60.2635.5	Ewing Poultry Ltd/Lloyd Ewing			Allow
C60.2799.10	Tasman District Council staff			Allow
C60.2864.3	Horticulture New Zealand			Allow
C60.2864.16	Horticulture New Zealand			Disallow
<i>Disallow</i>	FC60.1089.2	FC60.3974.2		
C60.2864.19	Horticulture New Zealand			Disallow
<i>Disallow</i>	FC60.1076.1	FC60.4032.24		
C60.2864.26	Horticulture New Zealand			Disallow
<i>Disallow</i>	FC60.1076.6	FC60.1089.3		
C60.2864.31	Horticulture New Zealand			Allow
C60.2864.34	Horticulture New Zealand			Disallow
C60.2864.35	Horticulture New Zealand			Allow
C60.2864.36	Horticulture New Zealand			Allow
C60.2864.37	Horticulture New Zealand			Disallow
<i>Disallow</i>	FC60.1076.8	FC60.3974.7	FC60.4011.2	
C60.2864.38	Horticulture New Zealand			Allow
<i>Allow</i>	FC60.3974.8	FC60.4011.3		
C60.2864.39	Horticulture New Zealand			Disallow

606

Change 60: Character and Amenity

Decisions and Reasons

C60.2864.40	Horticulture New Zealand	Allow
C60.2864.43	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.6	
C60.2864.44	Horticulture New Zealand	Allow
C60.2864.47	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.4	
C60.2864.50	Horticulture New Zealand	Disallow
C60.2864.51	Horticulture New Zealand	Allow
C60.2864.54	Horticulture New Zealand	Disallow
C60.2864.55	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.9	
C60.2864.56	Horticulture New Zealand	Allow
C60.2864.59	Horticulture New Zealand	Disallow
C60.2864.60	Horticulture New Zealand	Allow
C60.2864.62	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.10	
C60.2864.63	Horticulture New Zealand	Allow
C60.2864.66	Horticulture New Zealand	Allow
C60.2864.69	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.15	
C60.2864.71	Horticulture New Zealand	Allow
C60.3660.1	St Leger Group	Allow In Part
C60.3660.2	St Leger Group	Disallow
C60.3660.3	St Leger Group	Disallow
C60.3660.4	St Leger Group	Disallow
C60.3974.19	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.4065.19	
C60.3974.20	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.1076.10 FC60.4065.20	
C60.3974.21	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.4065.21	
C60.3974.22	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.4065.22	
C60.3974.23	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.4065.23	
C60.3974.24	Aggregate and Quarry Assn of NZ (AQA)	Allow
<i>Allow</i>	FC60.4065.24	
C60.3991.2	Bensemman, Alan	Disallow
<i>Allow</i>	FC60.2864.47	
C60.3996.5	Boomerang Farm Ltd/M Wratten	Disallow
C60.3996.6	Boomerang Farm Ltd/M Wratten	Disallow
C60.3996.7	Boomerang Farm Ltd/M Wratten	Allow
C60.3996.8	Boomerang Farm Ltd/M Wratten	Allow
C60.3999.2	Bradley, Ralph	Disallow
<i>Allow</i>	FC60.2864.34	
C60.4002.1	Butts, Robert J	Allow
C60.4011.2	Egg Producers Federation of NZ	Allow
C60.4011.3	Egg Producers Federation of NZ	Allow
C60.4011.11	Egg Producers Federation of NZ	Allow
C60.4011.12	Egg Producers Federation of NZ	Allow
C60.4011.13	Egg Producers Federation of NZ	Allow
C60.4011.17	Egg Producers Federation of NZ	Allow In Part
C60.4011.18	Egg Producers Federation of NZ	Allow In Part

606

Change 60: Character and Amenity

Decisions and Reasons

C60.4011.18	Egg Producers Federation of NZ	Allow In Part
C60.4016.5	Golden Bay Surveyors	Disallow
<i>Allow</i>	FC60.2864.35	
C60.4023.6	Hancock Forest Management (NZ) Ltd	Allow
<i>Allow</i>	FC60.806.41	
C60.4023.10	Hancock Forest Management (NZ) Ltd	Allow
C60.4023.11	Hancock Forest Management (NZ) Ltd	Disallow
C60.4023.14	Hancock Forest Management (NZ) Ltd	Allow
C60.4023.30	Hancock Forest Management (NZ) Ltd	Allow
C60.4034.4	Kebbell, John	Disallow
<i>Allow</i>	FC60.2864.48	
C60.4035.1	Kelsall, Julia	Disallow
<i>Allow</i>	FC60.2864.49	
C60.4036.2	Kerrisk, Billy	Allow
C60.4041.2	Laing, Chris	Disallow
<i>Allow</i>	FC60.2864.36	
C60.4048.5	McMahan, Diana C	Disallow
C60.4049.2	Manson, Mark & Laura	Disallow
<i>Allow</i>	FC60.2864.38	
C60.4050.8	Maurer, Joachim	Disallow
C60.4057.2	New Zealand Defence Force	Allow
C60.4057.3	New Zealand Defence Force	Allow
C60.4063.1	Pons, Rodger	Allow
<i>Disallow</i>	FC60.2864.53	
C60.4063.2	Pons, Rodger	Disallow
C60.4065.1	Port Tarakohe Services Ltd	Allow
C60.4065.2	Port Tarakohe Services Ltd	Allow
C60.4065.3	Port Tarakohe Services Ltd	Allow In Part
C60.4065.5	Port Tarakohe Services Ltd	Allow
C60.4068.9	Rural Contractors NZ Inc. (RCNZ)	Allow
C60.4072.6	Scurr, Lorna	Allow In Part
C60.4085.2	Staig & Smith and Alandale & Vailima Orchards	Disallow
<i>Allow</i>	FC60.2864.43	
C60.4086.3	Wallis, William G	Disallow

Plan Amendments

Topic : 16.3.7.1

Amend condition 16.3.7.1(d) by adding to the end: "which is set back 30 metres from internal boundaries where those boundaries are to the Rural 1 or Rural 2 Zone."

Topic : 16.3.8.1

1. Insert a new condition in 16.3.8.1 as follows:
"Building Location Area"
(bb) Every allotment on which any habitable building is intended to be located has a building location area shown which is set back 30 metres from internal boundaries where those boundaries are to the Rural 1, Rural 2 or Rural 3 Zone."
2. Insert a new matter of control:
"(11B) Potential for reverse sensitivity effects on plant and animal production activity in an adjoining Rural 1, 2 or 3 zone."
3. Insert a new matter of control:
"(11C) Potential for reverse sensitivity effects on an existing, lawfully established quarry which was a quarry on or before 30 January 2016."

Topic : Sch. 16.3A

Decisions and Reasons

Amend Schedule 16.3A to add an additional criterion as follows:

"Potential for reverse sensitivity effects on plant and animal production activity."

Topic : Chapter 17

1. Amend conditions 17.7.3.1(ga)(i), 17.7.3.2(f)(i) and 17.8.3.1(h)(i) by adding the following words to the end of the sentence: "except for a habitable building on a site located in a subdivision that was consented before 30 January 2016 where the setback is 5 metres".
2. Amend 17.5.3.1(h)(i) and 17.6.3.1(j)(i) to move proposed additional wording from before the word "and" to after the same word "and".
3. Amend the proposed conditions 17.5.2.1(n), 17.6.2.1(n) and 17.7.2.1(i) by:
 - adding the words "including poultry body part and poultry offal processing and composting," after the words "poultry farming";
 - replacing the word "300m" with "170m".
4. Amend proposed conditions 17.5.3.1(kb)(ii), 17.5.3.2(e)(ii), 17.6.3.1(n)(ii); 17.7.3.1(ga)(ii), 17.7.3.2(f)(ii), and 17.8.3.1(h)(ii) by replacing the word "300m" with "200m" and adding to the end: "except for habitable buildings located on the same site as the existing lawfully established intensive livestock farm which is a poultry farm.
5. Amend conditions 17.5.3.2(f) and 17.6.3.1(o) to:

"Dwellings are set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
6. Amend condition 17.7.3.1(ga)(iii) to:

"(gb) Dwellings are set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
7. Amend condition 17.7.3.2(f)(iii) to:

"(fa) Dwellings are set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
8. Amend matters 17.5.3.2(5A), 17.6.3.2(5A), 17.8.3.1A(5) to include the following words "potential for reverse sensitivity effects on" before the words "plant and animal production".
9. Insert a new matter into rule 17.7.3.2 as follows:

"(5B) Effects of buildings, including dwellings, where they exceed building coverage, on rural amenity and character, and potential for reverse sensitivity effects on plant and animal production."
10. Add new proposed conditions 17.6.3.4(da) and 17.7.3.3(e):

"Dwellings are set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
11. Amend 17.8.2.1(j) to read:

"A residential activity is set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
12. Amend 17.5.3.1(kb)(i), 17.5.3.2(e)(i) and 17.6.3.1(n)(i) to add the following words to the end of the sentence: "except where the boundary is to the Residential, Rural Residential or Rural 3 zone where the setback is 5 metres" to read as follows:

"Habitable buildings are set back:

 - (i) at least 30 metres from any internal boundary, except where the activity is an alteration to a dwelling, and the setback to the boundary is not thereby reduced and except where the boundary is to the Residential, Rural Residential or Rural 3 zone where the setback is 5 metres".
13. Revert to operative condition 17.8.3.2(e) but amend to delete sub-condition (iii) and include the words "including vineyards" after the words "horticultural plantings" wherever it occurs in condition (e).
14. Amend conditions 17.6.3.4(d) and 17.7.3.3(d) to delete sub-condition (iii) and include the words "including vineyards" after the words "horticultural plantings" wherever it occurs in condition (d).

606

Change 60: Character and Amenity**Decisions and Reasons****Topic : 17.5.2**

Insert a new rule 17.5.2.8B:

“17.5.2.8B Restricted Discretionary Activities (Intensive Livestock Farming - Poultry Farming)

Intensive livestock farming which is poultry farming that does not comply with the conditions of rule 17.5.2.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) ability to mitigate offensive odour,
- (b) ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) adverse effects of the activity in terms of traffic, parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) ability to manage effluent and waste generated as part of the activity.”

Topic : 17.5.3.3

1. Revert to operative condition 17.5.3.3(d) but amend to delete sub-condition (iii) and include the words “including vineyards” after the words “horticultural plantings” wherever it occurs in condition (d).
2. Amend proposed condition 17.5.3.3(bc) to add reference to: “conditions 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)”.

Topic : 17.6.2

Insert a new rule 17.6.2.8B:

“17.6.2.8B Restricted Discretionary Activities (Intensive Livestock Farming - Poultry Farming)

Intensive livestock farming which is poultry farming that does not comply with the conditions of rule 17.6.2.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) ability to mitigate offensive odour,
- (b) ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) adverse effects of the activity in terms of traffic, parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) ability to manage effluent and waste generated as part of the activity.”

Topic : 17.7.2

Insert a new rule 17.7.2.5A:

“17.7.2.5A Restricted Discretionary Activities (Intensive Livestock Farming - Poultry Farming)

Intensive livestock farming which is poultry farming that does not comply with the conditions of rule 17.7.2.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) ability to mitigate offensive odour,
- (b) ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) adverse effects of the activity in terms of traffic, parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) ability to manage effluent and waste generated as part of the activity.”

Topic : 17.7.3.1

Amend proposed condition 17.7.3.1(ga)(i) to include the following words at the end of the sentence:

“(except) and where the activity is an alteration to a dwelling, and the existing setback to the boundary is not thereby reduced.”

Topic : 17.7.3.2

Amend proposed condition 17.7.3.2(f)(i) to include the following words at the end of the sentence:

“(except) and where the activity is an alteration to a dwelling, and the existing setback to the boundary is not thereby reduced.”

606**Change 60: Character and Amenity****Decisions and Reasons****Topic : 17.8.3.1A**

Amend matter of control (2) by replacing the words "productive activities" with the words "plant and animal production activities".

Topic : 17.8.3.2

Delete proposed condition 17.8.3.2(e) and revert to the operative condition (e).

Topic : 18.7.2.1

1. Amend condition 18.7.2.1(a) to read: "Dwellings or residential activities are set back at least 500 metres from any boundary of a quarry site that has or is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)."
2. Amend matters 18.7.2.1(1), (3) and (4) to delete references to the words "hard rock".

Topic : 18.7.20

1. Amend Principal Reasons for Rules 18.7.20 to delete proposed changes which insert the words "hard rock".

Other Action

None.

Reasons

1. In general terms, the recommendations uphold the principles of minimising conflict between incompatible activities by way of setbacks and provisions that account for the risk of reverse sensitivity.
2. The setbacks for habitable buildings are retained for the reason that then the 'first come, first served' principle and its potential to limit productive opportunity is removed. Benefits include better use of land in the future, improved amenity, reduced conflict for landowners and the community, a reduced number of complaints about cross boundary effects and reduced risk of reverse sensitivity effects. Intensive poultry farming activity is likely to generate adverse effects related to noise, odour, lighting, visual effects of sheds and buildings and the effects of the management of waste and effluent on the amenity of the surrounding area.
3. The reasons for the reduction in setback width from 300m to 170m for intensive livestock farming that is poultry farming, which includes animal body part processing and composting, from all boundaries is that: (i) modern day shed technology in which intensive poultry is usually kept, has reduced the need for such a wide separation distance; and (ii) the setback, which takes account of the 30m setback for all habitable buildings from boundaries, is considered wide enough to mitigate odour from animal body part processing and composting from most of the farms in the district.
4. Habitable buildings located on the same site on which the intensive livestock farm (that is a poultry farm) occurs are generally used by persons associated with the activity.
5. It is accepted that the 500m setback applies to all quarries as forms of quarrying, other than hard rock quarrying, may also generate these effects.
6. The new matter for Controlled subdivision in the Rural Residential zone will enable assessment of reverse sensitivity effects at the time of subdivision in addition to that of building construction.
7. Associated consistency and consequential amendments will improve Plan readability and effectiveness.
8. Consistency will improve Plan readability and effectiveness.
9. The risk of reverse sensitivity to existing plant and animal production activities within the Rural 1 and 2 zones is addressed generally in policy set 7.1.3 which provides for the protection of productive land for plant and animal production purposes.

Final Decision 606.2

C60.1089.18	Nelson Forests Ltd	Allow
C60.1440.2	Vincent, S M	Disallow
C60.1521.18	Federated Farmers of NZ (Inc.)	Allow

606

Change 60: Character and Amenity

Decisions and Reasons

C60.1521.20	Federated Farmers of NZ (Inc.)	Allow
C60.1521.26	Federated Farmers of NZ (Inc.)	Disallow
C60.1521.30	Federated Farmers of NZ (Inc.)	Allow
<i>Allow</i>	FC60.4011.8	
C60.1521.31	Federated Farmers of NZ (Inc.)	Allow
<i>Allow</i>	FC60.4011.11	
C60.1521.32	Federated Farmers of NZ (Inc.)	Allow
<i>Allow</i>	FC60.4011.13	
C60.2799.9	Tasman District Council staff	Allow
C60.2864.4	Horticulture New Zealand	Disallow
<i>Disallow</i>	FC60.4032.13	
C60.2864.5	Horticulture New Zealand	Disallow
C60.2864.7	Horticulture New Zealand	Disallow
C60.2864.8	Horticulture New Zealand	Disallow
C60.2864.9	Horticulture New Zealand	Allow In Part
C60.2864.42	Horticulture New Zealand	Disallow
<i>Disallow</i>	FC60.4011.5	
C60.2864.48	Horticulture New Zealand	Disallow
C60.2864.49	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4011.7	
C60.2864.52	Horticulture New Zealand	Allow
C60.2864.53	Horticulture New Zealand	Allow
C60.2864.57	Horticulture New Zealand	Disallow
C60.2864.61	Horticulture New Zealand	Allow
C60.2864.64	Horticulture New Zealand	Disallow
C60.2864.65	Horticulture New Zealand	Allow
C60.2864.67	Horticulture New Zealand	Allow
C60.2864.68	Horticulture New Zealand	Disallow
<i>Disallow</i>	FC60.4011.16	
C60.2864.70	Horticulture New Zealand	Allow In Part
<i>Allow in Part</i>	FC60.4011.14	
C60.3969.3	Parkes, Claire	Allow In Part
C60.3986.3	Anderson, Stuart	Disallow
C60.3994.7	Blackstock, Patsy	Disallow
C60.4009.3	Eastman, Liza	Allow
C60.4011.9	Egg Producers Federation of NZ	Allow
C60.4011.10	Egg Producers Federation of NZ	Allow
C60.4011.14	Egg Producers Federation of NZ	Allow
C60.4011.15	Egg Producers Federation of NZ	Allow
C60.4011.16	Egg Producers Federation of NZ	Allow
C60.4023.16	Hancock Forest Management (NZ) Ltd	Allow
C60.4032.1	Jelf, Iona	Disallow
C60.4032.19	Jelf, Iona	Disallow
C60.4035.6	Kelsall, Julia	Disallow
C60.4038.5	Koldau, Vanessa & Magnus	Disallow
C60.4039.2	Landmark Lile Ltd	Disallow
<i>Allow</i>	FC60.2864.11	
C60.4039.3	Landmark Lile Ltd	Disallow
<i>Allow</i>	FC60.2864.12	
C60.4045.5	Love, G	Disallow
C60.4046.5	McCarthy, Beth	Allow
C60.4046.7	McCarthy, Beth	Allow

606

Change 60: Character and Amenity**Decisions and Reasons**

C60.4049.3	Manson, Mark & Laura	Disallow
C60.4052.5	Mitchell, Fran	Disallow
C60.4066.1	Rose, David Glenn	Allow
C60.4066.2	Rose, David Glenn	Allow
C60.4070.9	Santa Barbara, Jeff	Disallow
C60.4073.9	Seligman, Katerina	Disallow
C60.4077.6	Stephenson, Andrew	Disallow
C60.4077.12	Stephenson, Andrew	Disallow
<i>Disallow</i>	FC60.4032.33	
C60.4078.6	Stephenson, Petra	Disallow
C60.4078.12	Stephenson, Petra	Disallow
<i>Disallow</i>	FC60.4032.34	

Plan Amendments**Topic : 2.2**

Add a new definition of 'artificial shelter' as follows:

"Artificial shelter - means a structure used to protect crops or enhance growth, including shade cloth and greenhouses."

Topic : 16.3

Amend Rural 1 and Rural 2 Controlled subdivision matters 16.3.5.1(9) and 16.3.6.1(8) by adding the word "significant" as follows:

"Provision for and protection of areas of significant ecological value, significant landscape value and significant indigenous vegetation, protected trees and cultural heritage."

Topic : Chapter 17

Amend the proposed building coverage conditions 17.5.3.1(l), 17.6.3.1(p) and 17.7.3.1(k) to replace "greenhouses" with "artificial shelters" and then add the words "and poultry sheds or enclosures" after "artificial shelter".

Topic : 17.6.3.1

Amend the proposed building coverage condition 17.6.3.1(p) by deleting the words "on any site which is 25 hectares or less in area,"

Reasons

- The proposed definitions of 'rural character' and 'rural residential character' provide a broad description of character but are not in themselves a method for regulating land use. Reference to the defined term in the Plan assists to manage land use in the context of the particular provision within which the definition is used. The proposed definition of 'rural residential character' forms part of the proposals to provide a better policy framework for rural residential development that is specifically provided for in the Rural Residential zone and in the Rural 3 zone - on land that is not of high productive value. It is not practical to exclude a part of the district from the meaning of a term. Although the Coastal Tasman Area and Rural 3 zone were excluded from the Plan Change section 32 review process as the regulatory frameworks were recently adopted (made operative in 2005), the Change has amended Rural 3 provisions for the purpose of achieving consistency across the District.
- Clustering of dwellings is a method that can be used to achieve an outcome such as protecting productive opportunity or maintaining an open landscape.
- The proposed plan provisions, including the setbacks for habitable dwellings, are expected to manage the maintenance of character and amenity in rural areas.
- In the context of the Plan's regulatory framework for managing rural areas, the recommended amendments to the building coverage provisions in Rural 1, 2 and 3 are considered appropriate.
- Staff consider it appropriate that 'artificial shelter' complies with the Permitted conditions for buildings in the Plan.

606

Change 60: Character and Amenity

Decisions and Reasons

6. The deletion of the Rural 1, 2 and 3 zone provisions relating to air emissions reduces the duplication of provisions in the Plan.
7. The amendment to the Controlled subdivision matter in Rural 1 and 2 which provides for the protection of ecological, landscape and indigenous vegetation values to include the word "significant" aligns with the RMA Part 2 requirements.