
Recommended Amendments to the notified provisions are in red.

Contents

Section 3A: Rural Tourism Zone

3A.1	Introduction	3A-1
3A.2	Issues.....	3A-2
3A.3	Zone Description	3A-4
3A.4	Objective and Policies	3A-5
3A.5	Anticipated Environmental Results.....	3A-6
3A.6	Methods of Implementation	3A-7
3A.7	Reasons for Rules	3A-7
3A.8	Rules – Rural Tourism Zone.....	3A-11
3A.9	Site Standards	3A-13
3A.10	Zone Standards	3A-14
3A.11	Assessment Matters.....	3A-15

Section 3A Appendices

Appendix 3A-1: Rural Tourism Zone Outline Development Plan.....	3A-19
Appendix 3A-2: Plant Species List.....	3A-20
Appendix 3A-3: State Highway 1 and Longbeach Road Intersection Upgrade Layout.....	3A-22

Section 3A: Rural Tourism Zone

3A.1 Introduction

The Rural Tourism Zone is situated on the corner of State Highway 1 and Longbeach Road, in Tinwald, approximately 6 kilometres southwest of Ashburton (Kapuka) town. It is approximately 21 hectares in size and is relatively flat, reflecting the typical character of the Canterbury Plains. The zone is an important part of the tourism opportunities in Ashburton District and particularly services large groups of tourists, providing them with an experience of rural mid-Canterbury.

The zone includes Farmers Corner, a tourist-based retail outlet and restaurant, which relocated to the site in 2004. The zone provides for a range of tourism activities to be undertaken, in a way that integrates into the rural setting. Visitors to the zone are expected to be able to stay within and enjoy a rural setting, experience rural activities and purchase rural-based products.

There is an opportunity as part of any development within the zone to include extensive areas of indigenous plantings.

3A.2 Issues

3A.2.1 Rural Amenity Values

The Rural Tourism Zone is located in the rural area. The rural environment has amenity and environmental values that include privacy, rural character, ~~and~~ predominance of open space over built form and mountain views. The rural area is also characterised by agricultural, or agricultural-based activities.

The Rural Tourism Zone is related to the rural resource base, providing an introduction to rural-based products, and offering a rural-based outlook and experience to tourists and visitors.

Further development within the zone will change the balance between built form and openness. It is important that this change is managed to minimise the effects on the rural character and amenity of the wider area, and to ensure that the development does not become urban in nature and compromise the connection of the activities on site to the rural resource base.

3A.2.2 Tourism Activities

Tourism activities can make a significant contribution to the District economy providing employment and generating economic activities that enables communities to provide for their economic and social well-being. In rural areas, where primary production is the main contributor to economic well-being, tourism activities offer the opportunity for visitors to experience rural activities and further contribute to the rural economy. Business activities outside of main commercial areas have the potential to draw customers away from these areas and consequentially adversely affect the vibrancy and vitality of main commercial areas. Therefore, it is necessary to ensure that such activities compliment, rather than detract from, their rural setting.

To avoid the potential for the commercial activities within the Rural Tourism Zone to adversely

impact the Ashburton Town Centre, development should be managed to continue to ensure that commercial activities are focussed on tourism activities that are connected to the rural environment and be targeted at those who would otherwise be unlikely to stay overnight within the District's town centre. Further development must also be of a scale and nature that does not detract from or compromise its rural setting.

3A.2.3 Neighbouring Activities

The commercial nature of the activities anticipated in the zone can impact on the surrounding area, including in terms of increased traffic volumes, built form, signage and lighting. The existing Farmers Corner site has developed incrementally since 2004 through a series of resource consents, which have been subject to a number of conditions, including those intended to mitigate the impacts of the activities on the surrounding area. It is important to carry forward key elements of these resource consents to ensure that potential adverse effects continue to be appropriately managed. Similarly, additional development could also impact on the amenity of neighbouring properties. A range of standards are intended to appropriately mitigate potential adverse effects on the surrounding area, including boundary planting requirements, building setback requirements from boundaries, height limits, noise limits, operating hours and building appearance requirements.

3A.2.4 Form of Development

With limited guidance, further development of the site could occur in a piecemeal and uncoordinated fashion, with limited certainty for neighbours or the wider public about how the site may develop. Conversely, if the parameters for future development are too fixed, there is a risk that the form of development may be unnecessarily restricted and the objectives for the zone not achieved. In order to provide an appropriate balance between certainty and flexibility and to ensure that any future development is integrated, the key elements of the development are set out in the Rural Tourism Zone Outline Development Plan. This includes splitting the zone into three areas as follows:

- Area 1 – which encompasses the approximately 4 ha area within which the current tourist-based activities are located and within which some limited further expansion for the same type of activities and facilities are anticipated.
- Area 2 – which encompasses the area generally to the south and immediate west of the current 4ha Farmers Corner site within which the development of visitor accommodation is provided for. This includes a centralised hub providing a range of facilities for guests such as a lobby, restaurant, function area and guest information services.
- Area 3 – which encompasses the balance western portion of the site. This area will continue to provide for farming activities and for recreational activities associated with the visitor accommodation.

The Outline Development Plan also indicates where the future access for the visitor accommodation is to be located and where boundary landscaping is required to be retained or established prior to further development of the site.

3A.2.5 Servicing

The zone does not have any access to reticulated services. Wastewater and stormwater therefore has to be appropriately managed on-site and for additional development this will require authorisation from the Canterbury Regional Council. Water is provided by means of on-site wells.

3A.2.6 Traffic Generation and Access

Access to the existing development is provided by a sealed entrance off Longbeach Road. An additional entrance will be required, also off Longbeach Road, to serve any visitor accommodation.

Longbeach Road is accessed off State Highway 1, approximately 6 kilometres southwest of Ashburton (Kapuka) town. The intersection has sufficient capacity to provide for the level of development facilitated by zone provisions, but prior to further development of the site, the intersection needs to be upgraded to provide for a separate right-hand turning lane for travellers accessing the site from the south.

3A.2.7 Biodiversity enhancement

As part of the further development of the site, there is potential for substantial plantings, particularly of indigenous species. These areas have the potential to provide not only biodiversity benefits, but also provide an enhanced setting for the visitor accommodation and recreational use of the site for visitors, and to demonstrate to visitors the uniqueness of New Zealand's native flora and fauna. **Plantings can also assist in screening the impact of built development from neighbouring properties, while still providing open expansive views through the western part of the zone from the south to the mountains beyond.**

3A.3 Zone Description

The Rural Tourism Zone is located on the corner of State Highway 1 and Longbeach Road, in Tinwald, approximately 6 kilometres southwest of Ashburton (Kapuka) town. It is approximately 21 hectares in size. The zone encompasses the established Farmers Corner tourist development, which comprises a retail outlet and restaurant aimed at tourists and visitors, along with associated storage facilities, parking and landscaping.

The zone also provides for visitor accommodation for larger groups of travellers, such as those on tour buses, to stay together within a rural setting, along with a range of supporting activities such as outdoor recreation and continued rural use of a large portion of the site. The accommodation will also provide a base from which visitors can experience other tourism opportunities within the District. Substantial plantings are anticipated as part of the further development within the zone, which over time are expected to enhance the visual amenity of the zone and result in increased indigenous biodiversity values.

Over time, the zone will provide a high quality visitor experience based around the surrounding rural environment.

3A.4 Objectives and Policies

Objective 3A.1: Provision for the Rural Tourism Zone

The Rural Tourism Zone provides for a range of **visitor and** tourism activities and facilities within a rural setting, which are managed to avoid, remedy or mitigate adverse effects on the surrounding environment.

Policy 3A.1A

To recognise the benefits of **visitor and** tourism activities undertaken within the Rural Tourism Zone to the District.

Policy 3A.1B

To **provide for visitor and** tourism activities, and activities ancillary to the tourism activities onsite **at a scale and nature that does not detract from or compromise the rural setting.**

Policy 3A.1C

To enable the development of visitor accommodation, while managing the location, scale and design of development to:

- ~~minimise the potential~~ **avoid significant** adverse effects on the character and amenity of the surrounding rural area; and
- ~~avoid~~ **limit the potential for** reverse sensitivity effects to arise, including in relation to the transport network; and
- **ensure an overall dominance of open space and plantings over buildings so as to retain a sense of rural character; and**
- **avoid detracting significantly from the outlook of neighbouring properties towards the mountains.**

Policy 3A.1D

To **provide for the continued use of parts of the Rural Tourism Zone for rural and recreational activities.**

Policy 3A.1E

~~To manage the effects of traffic generated by activities within the Rural Tourism Zone to ensure the safe and efficient functioning of the roading network, and particularly State Highway 1.~~

~~To ensure the safe and efficient functioning of the transport network by:~~

- ~~managing the effects of traffic generated by activities within the Rural Tourism Zone on the network, including the need for upgrades to the State Highway; and~~
- ~~discouraging people within the zone from entering the State Highway corridor.~~

Policy 3A.1F

To ensure that any development is appropriately serviced.

Explanation and Reasons

The Rural Tourism Zone is focussed on tourism activities that are predominantly based on the rural resource and integrated with rural activities. The zone's rural location is necessitated by the nature and scale of the tourism activity, and in particular, provides facilities suitable for large tour groups.

The Zone provides for tourists to stay in the District and experience a range of rural activities both within and beyond the site.

It is important that the further development of this site is still complementary to its rural setting and is not of a nature or scale that detracts from the character and amenity of the wider rural environment, or which results in reverse sensitivity effects.

It is appropriate to recognise the existing tourism activity on the site, as well as provide for complimentary development of visitor accommodation, by way of a specifically targeted zone framework. This method will give the land owner, neighbours and wider community certainty about the parameters within which future development will occur, while providing flexibility as to the specific development.

Objective 3A.2: Indigenous Biodiversity

The Rural Tourism Zone is developed to complement and significantly enhance indigenous biodiversity.

Policy 3A.2A

To require indigenous planting to be established to complement any additional built form **and to limit the visibility of built form from adjoining properties.**

Policy 3A.2B

To encourage indigenous planting throughout the zone that will result in a predominance of indigenous biodiversity, **while avoiding highly flammable species.**

Explanation and Reasons

The development of the zone provides opportunities to include extensive areas of indigenous planting, which will improve indigenous biodiversity within and beyond the Rural Tourism Zone. The inclusion of indigenous planting is considered to be important as part of the development of this zone, as it can help to mitigate potential visual effects from increased built form on the site and ensure that further development is still complementary to its rural setting. This will be complemented by some exotic planting in keeping with the existing character of the Canterbury landscape. **It is important, however, that highly flammable species are limited to avoid additional planting posing a fire risk.**

3A.5 Anticipated Environmental Results

-
- Continued development of rural-based tourism activities.
 - A pleasant environment for visitors and guests that retains a rural feel.
 - Built development and activities that are complementary to the rural setting and not urban in scale.
 - Development that is appropriately serviced, and managed in accordance with any regional plan requirements or regional consent conditions.
 - Safe and efficient access to the zone, ~~with the safe and efficient functioning of existing roads~~ and optimal functioning of the transport network, particularly State Highway 1.
 - Mitigation of adverse effects on the surrounding rural environment.
 - Avoidance of significant adverse effects on the vitality of the Ashburton township.
 - Increased indigenous biodiversity.
 - Avoidance of transport noise and vibration effects on the health and well-being of occupants, and reverse sensitivity on the operation, maintenance and development of the transport network, particularly State Highway 1.

3A.6 Methods of Implementation

Through the District Plan

- Through the provision of a defined Rural Tourism Zone with three specifically defined areas, an Outline Development Plan and rules to control the use and development of land in those areas.

Outside the District Plan

- Through additional planting that may be undertaken within the Rural Tourism Zone, beyond that required under the District Plan provisions.

3A.7 Reasons for Rules

3A.7.1 Height of buildings

The height of buildings can be an imposing or dominating feature in the landscape. Within this zone, a greater density of development is also provided for than in the surrounding rural zones. In order to help mitigate the visual effects of this increased development and avoid the scale of buildings dominating the surrounding area, the maximum height for buildings has been set at a limit that will ensure built development has a low profile and is lower than the height permitted in the surrounding rural area.

3A.7.2 Setback from Roads ~~Streets~~

The purpose of this rule is to provide for an attractive road outlook and adequate sunlight admission to roads, consistent with the setbacks required in the surrounding rural area. In relation to the State Highway, the rule ensures that occupants are protected from excessive levels of noise from the State Highway, as well as ensuring reverse sensitivity effects that could arise from traffic noise and vibration are avoided.

3A.7.3 Setback within Zone

This rule is intended to reduce the visual effects of visitor accommodation, by breaking up the built form on the site through requiring setbacks between visitor accommodation units and between units and any centralised services and facilities.

3A.7.4 Building Coverage, Built Form and Impervious Surfaces

These rules seek to ensure an appropriate balance of open space to built form within the zone. This is important to ensure that the scale of development does not detract from its rural setting and become more urban in nature.

A limitation is also included on the total amount of built form across Area 1 and 2 for those activities that are larger in scale and have the potential to generate higher amounts of traffic.

A requirement is included that no more than two visitor accommodation units are adjoining. This is intended to ensure that visitor accommodation is distributed and avoids one or more large buildings that would be out of place within the rural context. It also ensures that the style of development is different to accommodation offered in an urban setting, such as a hotel.

Different standards are applied to building coverage in the three areas identified in the Outline Development Plan. These allow for some limited further development of tourism activities within Area 1. Within Area 2, the building coverage limit provides for a greater density of built form than the surrounding rural area, while ensuring that this is limited to retain an open character and avoid the development becoming urban in nature.

~~In Area 3, site coverage limit reflects that of the surrounding rural area. This~~ is intended to provide a transition between the density of activity in other parts of the zone and that of the wider rural area, and ensure that within the zone there are areas that retain an open and spacious feel that can continue to be used for agricultural activities. ~~Buildings are restricted to those which support farming activities.~~

3A.7.5 Lighting

The purpose of this rule is to limit the amount of illumination received on properties from lights on neighbouring properties and to reduce adverse night time landscape impacts, light spillage into the night sky and distraction to road users. This is because illumination from lighting can interfere with the enjoyment of a property and with views of the night sky, and if inappropriately directed, lighting can also cause traffic hazards on roads by distracting, confusing or blinding drivers.

3A.7.6 Product Storage

This rule is included to ensure that any visual effects of product storage from roads or adjoining sites are avoided.

3A.7.7 Building Appearance

The scale of development that is anticipated within the zone under the rule framework is greater than that of the surrounding rural area. While this will be mitigated over time through the establishment of landscaping throughout the zone, controls on reflectivity ~~and the external finish of buildings~~ are intended to ensure that the visual effects of any buildings that are visible from adjoining properties or public areas such as the road are reduced.

3A.7.8 Intersection Upgrade

This rule ensures that the safe and efficient operation of State Highway 1 is not compromised by further development within the zone, by requiring that an upgrade to the turnoff to Longbeach Road is completed prior to new buildings being erected.

3A.7.9 Landscaping

The scale of development that is anticipated within the zone under the rule framework is greater than that of the surrounding rural area. Landscaping can mitigate this through enhancing the appearance of the site and screening new buildings from adjoining properties and from the road. This rule therefore requires boundary planting that will over time screen any future development, particularly from adjoining properties. **Along the south-eastern boundary, lower boundary planting is required so that open expansive views through to the mountains beyond continue to be provided, particularly through Area 3. The landscaping requirements also ensure that the development integrates with the rural setting, enhances the amenity of the site, and enhances biodiversity values.**

To further encourage indigenous planting that will result in biodiversity improvements within the zone, there is also a requirement for any planting to be predominantly indigenous.

3A.7.10 Hours of Operation

The hours over which a commercial activity operates can be a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle movements, noise levels, loss of privacy and security and general disturbance. These effects are generally as a result of operations during hours when neighbours can reasonably expect a more peaceful environment. For this reason, limitations have been placed on the hours of operation for commercial activities within Area 1. These rationalise and slightly extend the hours of operation from those established under previous consent conditions. For the development of any centralised services or facilities for visitor accommodation, consideration of any limits on hours of operation that may be necessary to mitigate the effects relating to noise and lighting can be considered through the consenting process.

3A.7.11 Outline Development Plan

The Outline Development Plan provides overall guidance on the areas of the site that will be developed for different activities. Area 1 provides for commercial activities aimed at the tourist market and associated supporting activities. Area 2 provides for visitor accommodation, including centralised services for the visitor accommodation units, such as a lobby, restaurant, visitor information and function spaces. Area 3 provides for rural and recreation activities. **The Outline Development Plan also identifies the location of an additional access and various boundary planting requirements.**

3A.7.12 Setback from Neighbours

This rule is intended to ensure that an appropriate amount of space is provided between buildings and vehicle access paths on the site and neighbouring properties, to ensure a degree of visual and aural privacy to neighbouring properties and to reduce the visual dominance of buildings or vehicles on the outlook of adjoining sites.

3A.7.13 Commercial Activities

The purpose of this rule is to recognise and provide for the continuation, and some expansion, of the current commercial visitor and **tourist-based** activities operating at Farmers Corner, within Area 1 on the Outline Development Plan. The limitations within the rule as to the type and nature of commercial activities provided for reflect those contained in the consent conditions through which the Farmers Corner operation was established. This ensures that the commercial activities are **limited to visitor and tourism activities, or ancillary activities that support tourism activities**. It is not anticipated that commercial activities more generally will be established on the site.

3A.7.14 Visitor Accommodation

The provision for visitor accommodation within a rural setting enables tourists to extend their stay in the District and increases the opportunities to experience a range of rural activities both within and beyond the zone. It is important that the scale of visitor accommodation is managed to both provide for accommodation that can cater for larger groups of tourists, while also minimising its potential adverse effects on neighbouring properties, visual amenity and the transport network.

The rules provide a permitted activity for development of visitor accommodation up to a specified threshold of 80 units within Area 2 of the Outline Development Plan. This provides certainty as to the location and scale of development that can be expected within the zone. ~~without the need for further specific consideration through a resource consent process.~~ This is subject to the location and design of units meeting a range of standards that are intended to mitigate potential effects on neighbouring properties and visual amenity including requirements for the provision of landscaping and screening, setbacks from boundaries, height limits, building coverage restrictions, lighting standards and requirements around building appearance.

~~Beyond this permitted threshold, the development of up to 100 visitor accommodation units can be considered through a discretionary resource consent process. This will allow for consideration of the appropriateness of a greater density of units, including how they will integrate into the zone and the effects of increased traffic, including whether any upgrades to the left hand turn at the intersection between Longbeach Road and State Highway 1 are required. Beyond this higher threshold, the development of visitor accommodation may start to affect the safety and efficiency of the transport network.~~

3A.7.15 Earthworks

Earthworks are a necessary component of preparing a site for further built development, but they have the potential to have adverse effects on amenity values. These can arise when large areas of land are exposed, resulting in dust that creates nuisance effects. Stockpiling of large volumes of soil can also adversely affect visual amenity. The standard provides for a moderate scale of earthworks that allows for buildings platforms to be created, while avoiding significant visual effects or the potential for large amounts of dust. Earthworks of a scale beyond the permitted threshold can be considered through a consent process.

3A.7.16 Entertainment and Function Spaces

While visitor accommodation is anticipated within Area 2 of the Outline Development Plan, there are aspects of these activities that can generate greater noise and lighting effects. In particular, function and entertainment spaces can have a range of noise effects that require physical or managerial

mitigation measures, in order to ensure that the noise limits for the Zone will be met and that noise is minimised. Similarly, centralised facilities such as lobbies, restaurants and function spaces will necessarily include lighting. In general, centralised facilities are also likely to be larger buildings that can have a greater visual impact in the surrounding environment.

The rule seeks to provide for function and entertainment spaces to be considered through a consent process, where the specific building appearance, design, layout, hours of operation and mitigation measures can be considered and appropriate conditions imposed on these centralised facilities.

3A.7.17 Intensive Farming and Industrial and Service Activities

These rules seek to discourage the establishment of these activities within the Rural Tourism Zone, as they are not considered to be compatible with the types of tourism activities anticipated within the zone.

3A.7.18 Fire Risk Management

This rule requires that an adequate supply of water is provided within the zone for firefighting.

3A.7.19 Boundary fencing

The zone will provide for open areas that visitors can access. The north-western boundary of the zone adjoins State Highway 1. For safety purposes, and to discourage people from entering the highway corridor from the zone, the rule requires a deer fence along the full boundary.

3A.8 Rules – Rural Tourism Zone

3A.8.1 District Wide Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules to activities undertaken in the Rural Tourism Zone. If any one or more of the District Wide Rules is breached, the activity will require consent in respect of those rules.

<u>Subdivision</u>	<u>(Refer Section 9)</u>
<u>Transport</u>	<u>(Refer Section 10)</u>
<u>Noise</u>	<u>(Refer Section 11)</u>
<u>Heritage Values and Protected Trees</u>	<u>(Refer Section 12)</u>
<u>Signs</u>	<u>(Refer Section 13)</u>
<u>Utilities, Energy and Designations</u>	<u>(Refer Section 14)</u>
<u>Relocated Buildings and Temporary Activities</u>	<u>(Refer Section 15)</u>
<u>Hazardous Substances</u>	<u>(Refer Section 16)</u>
<u>Definitions</u>	<u>(Refer Section 17)</u>

3A.8.2 Permitted Activities

The following activities shall be Permitted Activities provided that they comply with all of the relevant Site and Zone Standards below and all relevant District Wide rules and, are not listed as Controlled, Discretionary or Non-Complying Activities:

- a) **Commercial Activities** limited to ~~those catering to visitors and tourists activities aimed at the tourist market~~, including a retail outlet, café/restaurant and tourist information, and ~~supporting ancillary~~ activities including offices and storage, within Area 1 as shown on the Outline Development Plan in Appendix 3A-1.
- b) **Visitor Accommodation** within Area 2 as shown on the Outline Development Plan in Appendix 3A-1, not exceeding 80 visitor accommodation units.
- c) **Farming Activities**
- d) **Recreational Activities**
- e) **Residential Activities** limited to accommodation of staff employed within the Zone, within Area 1 or Area 2 as shown on the Outline Development Plan in Appendix 3A-1.
- f) **Deposition of clean fill**, not including deposition of any demolition material; limited to a maximum of 200m³ per annum.
- g) **Earthworks**, limited to a maximum volume of 5000m³ per annum (excluding dig and fill for drainage works).
- h) **Landscaping**

3A.8.3 Controlled Activities

The following activities shall be Controlled Activities, provided that they comply with all of the relevant Site and Zone Standards below, all relevant District-Wide rules and are not listed as Controlled, Discretionary or Non-Complying Activities:

- a) Any centralised services or facilities for visitor accommodation, ~~which meets the noise limits in Rule 11.8.1 and which are~~ located within the area identified as ‘Visitor Accommodation Central Hub’ within the Outline Development Plan contained in Appendix 3A-1. The matters to which the Council has limited its control are:
- Noise, including any physical or managerial mitigation measures to reduce noise emissions and any limits on hours of operation.
 - Lighting, including any limits on hours of operation for lighting.
 - The design and appearance of the building, including proposed colours and exterior materials and the extent to which the building responds to and respects the landscape and rural character of the surrounding area.
 - The sufficiency and location of landscaping, including the extent to which any development will be screened from view by adjoining landowners once the planting has been established.

3A.8.4 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities, with the exercise of Council’s discretion being restricted to the matter(s) specified in the assessment matters in 3A.11:

- a) **Any Activity** that is listed as a Permitted Activity or Controlled Activity and which complies with all of the relevant Zone Standards, but does not comply with any one or more of the relevant Site Standards, and is not listed as a discretionary activity.
- b) Any buildings associated with farming activities in Area 3, as shown on the Outline Development Plan in Appendix 3A-1, limited to an overall maximum of 500m² gross floor area.

3A.8.5 Discretionary Activities

The following activities shall be Discretionary Activities:

- a) **Any Other Activity**, which is not listed as a Permitted Activity, Controlled Activity, Discretionary Activity or Non-Complying Activity.
- b) **Visitor Accommodation**, limited to ~~which is not listed as a Permitted Activity, Controlled Activity, or a Non-Complying Activity, including:~~
- any centralised services or facilities for visitor accommodation located outside the area identified as ‘Visitor Accommodation Central Hub’ within the Outline Development Plan contained in Appendix 3A-1
- c) **Earthworks**, except where listed as a permitted activity.
- d) **Any building or Activity** which does not comply with Rule 3A.9.4(b).

3A.8.6 Non-Complying Activities

The following activities shall be Non-Complying Activities:

- a) Any Activity which does not comply with any one or more of the relevant Zone Standards.
- b) Commercial Activities; except where listed as a Permitted Activity.
- c) Visitor Accommodation within Area 2 as shown on the Outline Development Plan in Appendix 3A-1, exceeding ~~100~~ 80 visitor accommodation units.
- d) Intensive Farming and/or Farming; involving the breeding, rearing and/or keeping of pigs.
- e) Industrial and Service Activities.
- f) Any building, in Area 3 as shown on the Outline Development Plan in Appendix 3A-1, which is not listed as a Restricted Discretionary Activity.

3A.9 Site Standards

3A.9.1 Height of Buildings

- a) Buildings shall not exceed a maximum height of 8m except that buildings within the Height Control Area shown on the Outline Development Plan in Appendix 3A-1 shall not exceed a maximum height of 5m. except that within Area 3, buildings for the purposes of undertaking a farming activity shall not exceed a maximum height of 20m.

3A.9.2 Setback from Roads and the State Highway Transport Network

- a) All buildings shall be set back a minimum distance from road boundaries of 15m.
- b) Notwithstanding the above, any residential or visitor accommodation unit shall be set back 40m from the Eastern edge of the nearest State Highway 1 traffic lane.
- c) Any habitable space or alterations resulting in additional habitable space, erected between 40-80m from the nearest traffic lane of State Highway 1 shall be required to comply with the international noise guidelines outlined in AS/NZS2017:2000.

3A.9.3 Setback within Zone

- a) Except where visitor accommodation units are attached, each visitor accommodation unit shall be setback a minimum distance of 5m from any other visitor accommodation unit.
- b) Any building containing centralised services and facilities for visitor accommodation within Area 2 shall be setback a minimum distance of 25m from any visitor accommodation unit.
- c) Any visitor accommodation unit shall be setback a minimum distance of 25m from any building within Area 2 containing centralised services and facilities for visitor accommodation.

3A.9.4 Building Coverage and Built Form

- a) The combined total gross floor area of all buildings within Area 2 as shown on the Outline Development Plan contained in Appendix 3A-1 shall not exceed 8,450m². ~~10% of Area 2.~~
- b) The combined total gross floor area of commercial activities located within Area 1 in

combination with centralised services and facilities for visitor accommodation within Area 2

- ~~commercial activities located within Area 1; and~~
- ~~centralised services and facilities for visitor accommodation within Area 2~~

shall not exceed 4,000m².

3A.9.5 Lighting

- a) Within Areas 1 and 2, external lighting shall be limited to:
 - sensor activated lighting around buildings;
 - lighting associated with signs; and
 - lighting associated with any driveway, pathway and car parking areas.
- b) Around any car parking area or driveway, lighting shall be mounted on standards no higher than 1.5 metres.
- c) Around any pathway, lighting shall be at ground level or mounted at no higher than 0.5 metres.

3A.9.6 Product Storage

- a) All products shall be stored within buildings.

3A.9.7 Design and Appearance of Buildings

- a) The reflectivity of any new building shall have a maximum Light Reflectance Value of 3640%.
- b) The exterior surface of any building must be coloured in a range of browns, greens or greys.

3A.9.8 Boundary fencing

- a) Prior to the erection of any new buildings in Areas 2 or 3, deer fencing shall be provided for the full length of the boundary adjoining State Highway 1 and along Longbeach Road to first site access.
- b) All boundary fencing shall be retained and maintained in good order.

3A.10 Zone Standards

3A.10.1 Intersection Upgrade

- a) Prior to the erection of any new buildings in Areas 1 or 2, the State Highway 1 and Longbeach Road intersection shall be upgraded to provide a formal right turn bay into Longbeach Road, in accordance with Appendix 3A-3.

3A.10.2 Landscaping

- a) Prior to the erection of any new building in Area 2 or 3, the landscaping shall be established, to a minimum depth of 15m, and consist of planting two rows deep, that will achieve a minimum mature height of 6m, adjacent to Boundary A as shown in the Outline Development Plan contained in Appendix 3A-1. For the purposes of this rule "established" means plantings that are at least 9 months old and are supported by a suitable watering system.
- b) Prior to the erection of any new building in Area 2, landscaping shall be established, to a minimum depth of 15m, and consist of planting two rows deep, that will achieve a mature height of 3m, adjacent to Boundary B as shown in the Outline Development Plan contained

in Appendix 3A-1. For the purposes of this rule “established” means plantings that are at least 9 months old and are supported by a suitable watering system.

- c) The planting located adjacent to Boundary C, as shown in the Outline Development Plan contained in Appendix 3A-1, shall be retained, or if removed, shall be replaced with landscaping to a minimum depth of 15m, and consist of planting two rows deep, that will achieve a minimum mature height of 6m.
- d) For each visitor accommodation unit, planting shall be established within Area 2 which achieves a minimum building: planting ratio of 1:2½. This planting excludes any landscaping required in a) – d) above. For the purposes of this rule “established” means plantings that are at least 9 months old and are supported by a suitable watering system.
- e) A minimum of 75% of any planting shall be indigenous and contain plants selected from the Plant Species List contained in Appendix 3A-2.
- f) No flammable plant species listed Appendix 3A-4 shall be planted within 3m of any habitable building (including any visitor accommodation unit), outdoor cooking area, or car parking area.

3A.10.3 Hours of Operation

- a) Any commercial activity within Area 1, including any external and internal lighting, shall be limited to the following hours of operation:

0800 to 2300 seven days per week.
- b) Any external lighting within Area 2, with the exception of necessary security, safety and administrative facilities for any visitor accommodation units, shall be limited to the following hours of operation: 0600 to 2300 seven days per week

3A.10.4 Outline Development Plan

- a) All development shall be generally sited in accordance with the Outline Development Plan attached in Appendix 3A-1.

3A.10.5 Lighting

- a) All fixed exterior lighting shall be directed away from adjacent properties and roads;
- b) No lighting from any activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.

3A.10.6 Height of Buildings

- a) Buildings within the area identified as ‘Visitor Accommodation Central Hub’ within the Outline Development Plan contained in Appendix 3A-1 Visitor accommodation Central Hub shall not exceed a maximum height of 9m;

3A.10.7 Building Coverage, Built Form and Impervious Surfaces

- a) No more than two visitor accommodation units shall be attached to each other.
- b) The combined total area of all impervious surfaces and buildings within Area 1 as shown on

the Outline Development Plan contained in Appendix 3A-1 shall not exceed ~~10120m². 25% of Area 1.~~

- c) The combined total area of all buildings within Area 2 as shown on the Outline Development Plan contained in Appendix 3A-1 shall not exceed ~~12670m². 15% of Area 2.~~
- d) The total area of all impervious surfaces within Area 2 as shown on the Outline Development Plan contained in Appendix 3A-1 shall not exceed ~~4220m². 5% of Area 2.~~
- e) The combined total area of all impervious surfaces and buildings within Area 3 as shown on the Outline Development Plan contained in Appendix 3A-1 shall not exceed ~~4280m². 5% of Area 3.~~

3A.10.8 Setback from Neighbours

- a) All buildings shall be setback a minimum distance of ~~25m~~ 30m from internal boundaries of any site held in separate ownership.
- b) Any internal access provided for vehicles shall be setback a minimum distance of 25m from internal boundaries of any site held in separate ownership.

3A.10.9 Fire Risk Management

- a) All habitable buildings and visitor accommodation shall be serviced with a water supply and access that complies with the New Zealand Fire Service Firefighting Code of Practice SNZ PAS 4509:2008.

3A.11 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

3A.11.1 Height of Buildings

- a) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
- a) The extent to which there is a need for the increased height in order to undertake the proposed activities on the site.
- b) The effect of the increased height in terms of visual dominance by buildings on the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment.
- c) The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings or overshadowing onto adjoining sites resulting in reduced sunlight and daylight admission.
- d) The extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity, or from roads or public open space in the surrounding area.

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- e) The ability to mitigate any adverse effects of increased height, such as through site layout, increased separation distances between the building and adjoining sites or the provision of screening/landscaping.

3A.11.2 Setback from Roads and the State Highway Transport Network

- a) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
- b) The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the road and adjoining sites.
- c) The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.
- d) The extent to which alternative practical locations are available for the building.
- e) The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites.
- f) The degree to which existing or proposed landscaping mitigates the effects of a reduced building setback from a road.
- g) The proximity of the proposed building to the State Highway and whether there would be adverse effects on amenity values anticipated to be enjoyed on the site, including effects of noise and vibration on the enjoyment of occupants, and the potential for reverse sensitivity to arise.

3A.11.3 Setback Within Zone

- a) The extent to which the reduced setback will result in built form that appears urban in scale or detracts from the openness of the site.
- b) Whether the design and layout of buildings responds to and respects the landscape and rural character of the surrounding area.
- c) The ability of any landscaping, screening or other mitigation measures proposed to mitigate any adverse visual effects of a reduced setback.

3A.11.4 Building Coverage

- a) The extent to which the buildings would visually dominate the site and whether this would be out of character within the surrounding local environment.
- b) The extent to which the site coverage will result in a dominance of built form that appears urban in scale.
- c) The extent to which increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and loss of opportunities for views.
- d) The ability to mitigate any adverse effects of increased coverage.
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- e) The extent of any indigenous planting proposed, in terms of the extent to which it will mitigate or screen buildings and provide for improved indigenous biodiversity outcomes.
 - f) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination which is out of character with the local environment.

3A.11.5 Lighting

- a) The degree to which glare may affect the enjoyment, character, safety or amenity of any public place or residential activity in the vicinity.
- b) The time, duration and intensity of the proposed lighting.
- c) The extent to which the light source is necessary for operational or safety reasons.

3A.11.6 Product Storage

- a) The types of products to be stored on site and their visual appearance.
- b) The extent to which the storage area will be visible from roads and adjoining sites, and the effect this will have on the amenity and character of the area.
- c) The ability of any landscaping or screening to mitigate any effects of product storage.

3A.11.7 Design and Appearance of Buildings

- a) The extent to which the building will give rise to adverse visual effects;
- b) Whether the proposed colour and exterior materials for the building respond to and respect the landscape and rural character of the surrounding area;
- c) The ability of any landscaping or screening to mitigate any adverse visual effects ~~from the increased light reflectance value.~~

3A.11.8 Boundary fencing

- a) The separation and safety of visitors and occupants from accessing the State Highway.
- b) Installation and maintenance of fences or barriers to discourage or prevent access to the State Highway.
- c) Effectiveness of the nature of fencing and barriers to discourage or prevent unintended access onto the State Highway.

3A.11.9 Farm buildings in Area 3

- a) The extent to which the building will give rise to adverse visual effects;
- b) Whether the proposed colour and exterior materials for the building respond to and respect the landscape and rural character of the surrounding area;
- c) The extent to which the building will be visible from neighbouring properties; and
- d) Whether the building and any proposed landscaping will reduce views through the site, from the south to the mountains beyond; and

- e) Whether the building is required for farming purposes.

Section 3A Appendices

Appendix 3A-1: Rural Tourism Zone Outline Development Plan

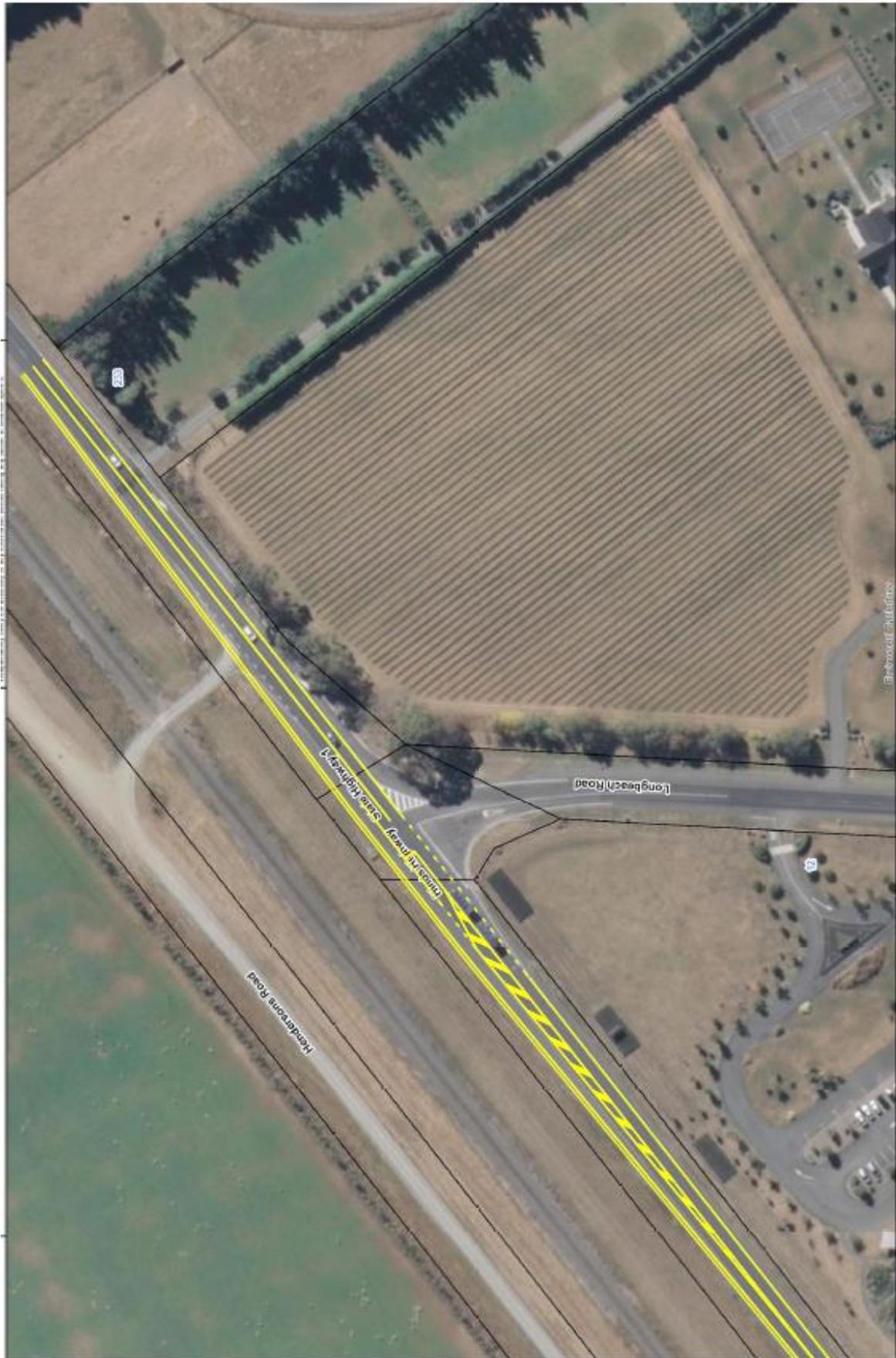


Appendix 3A-2: Plant Species List

- *Apadasmia similis*, Oioi, Jointed Wire Rush; Leptocarpus
- *Arthropodium candidum*, Repehinapapa, Small renga lily
- *Arthropodium cirratum*, Rengarenga, Renga lily
- *Aristotelia sorrata*, Wineberry
- *Broussonetia papyrifera*, Waiu Atua, Paper Mulberry
- *Carpodetus serratus*, Marbleleaf
- *Clematis cunninghamii*, Ngakau Kiore, Yellow Clematis
- *Coprosma crassifolia*
- *Coprosma propinqua*, Mingimingi
- *Coprosma robusta*, Karamü
- *Coprosma rotundifolia*, Round-leaved coprosma
- ~~*Cordyline australis*, Ti kauka, Cabbage tree~~
- *Corokia cotoneaster*, Korokio
- *Cortaderia richardii*, Toetoe
- *Dacrycarpus dacrydioides*, Kahikatea, White pine
- ~~*Dacrydium cupressinum*, Rimu~~
- *Dodonaea viscosa*
- *Ficinia spiralis*, Pingao, Golden sand sedge
- *Fuchsia excorticata*
- *Gaultheria antipoda*, Takapo, Snowberry; Fool's Beech
- *Griselinia littoralis pāpāuma*, Broadleaf
- *Hebe salicifolia*, Koromiko
- *Hoheria angustifolia*, Lacebark
- ~~*Kunzea ericoides*, Kānuka~~
- ~~*Leptospermum scoparium*, Mānuka~~
- *Libertai grandiflora*, mikoikoi, New Zealand iris
- *Lophomyrtus obcordate*, Röhutu, NZ myrtle
- *Macropiper excelsum*, Kawakawa
- *Melicope simplex*, Poataniwha
- *Melicytus lanceolatus*, Mahoe, Narrow-Leaved Mahoe; Willow-Leaved Mahoe
- *Melicytus ramiflorus*
- *Muehlenbeckia astonii*, Shrubby tororaro
- *Muehlenbeckia complexa*, Pohuehue, New Zealand Bindweed
- *Myrsine australis māpou*, Matipou
- *Nothofagus solandri*
- *Olearia paniculata*
- *Olearia x dartoni*
- *Parsonsia capsularis*, Kaiwhiria, New Zealand Jasmine
- *Peraxilla tetrapetala*, Korukoru, Mistletoe

- *Phormium cookianum*, Wharariki, Coastal Flax; Hill Flax; Mountain Flax
 - ~~*Phormium tenax*, Harakeke, New Zealand flax~~
 - *Pittosporum eugenioides tarata*, Lemonwood
 - *Pittosporum tenuifolium*, Kohuhu
 - *Plagianthus divaricatus*
 - *Plagianthus regius*, Ribbonwood
 - ~~*Podocarpus totara*, Tötara~~
 - *Pseudopanax arboreus*
 - *Pseudopanax crassifolius*
 - *Rubus spp.*, Tataramoa, Bush Lawyer
 - *Sophora microphylla*, Köwhai
 - *Sophora prostrata*, Prostrate Kowhai
 - *Taupata Corposma repens*
 - *Typha orientalis*, Raupo, Bulrush; Cat's-Reed Mace
 - *Urtica australis*, Ongaonga, Southern Nettle
-

Appendix 3A-3: State Highway 1 and Longbeach Road Intersection Upgrade Layout



Appendix 3A-4: Flammable Plant Species

- *Cordyline australis*, Ti kauka, Cabbage tree
- *Cyathea & dicksonia*, Various Tree fern species
- *Cyathodes fasciculate*, Tall mingimingi
- *Dacrydium cupressinum*, Rimu
- *Dodonaea viscosa*, Ake ake, Hopbush
- *Eucalyptus*
- *Kunzea ericoides*, Kānuka
- *Leptospermum scoparium*, Mānuka
- *Phormium*, Harakeke, New Zealand flax
- *Podocarpus totara*, Tōtara