

Proposed Selwyn District Plan



Right of Reply Report

Natural Features and Landscapes

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Contents

Abbreviations.....	3
List of submitters addressed in this report.....	3
1. Purpose of report.....	4
2. Hearing Panel’s Questions to the s42a Reporting Officer, the evidence presented by Submitters and the Reporting Officer’s response	4
[1] Location of Earthwork Rules and Standards.....	5
[2] Minute 22 (15 July 2022) - Request for Provisions relating to Clearance of Indigenous Vegetation.....	6
[3] UWRG	10
[4] Helen and Pieter Heddell.....	11
[5] Hugh & Thomas Macartney & Families	11
[6] EDS.....	11
[7] Castle Hill Adventure Tours Ltd	12
[8] Heather and Trevor Taege.....	13
[9] Flock Hill Holdings.....	13
[10] The Stations	13
[11] Manawa Energy	14
[12] Chorus, Spark and Vodafone	16
[13] NCFG	17
[14] Transpower.....	18
[15] Orion.....	20
[16] CCC.....	22
[17] NCFF.....	23
[18] HortNZ	24
[19] s32AA Evaluation	26
3. Reporting Officer’s Proposed Provision Amendments	27
Appendix 1: Table of Submission Points.....	28
Appendix 2: Recommended Amendments.....	79
Appendix 3: James Bentley Right of Reply: Hearing 19 NFL and Hearing 20 CE:	116
Appendix 4: Di Lucas Recommended Amendments to NFL-SCHED1.....	127
Appendix 5: Minutes 22 and 28:	147

Abbreviations

Abbreviations used throughout this report are:

Abbreviation	Full text
APP	Appendix
CARP	Canterbury Air Regional Plan
CE	Coastal Environment
CMUZ	Commercial and Mixed Use Zone
CRPS	Canterbury Regional Policy Statement 2013
DPZ	Dairy Processing Zone
EI	Energy and Infrastructure
EIB	Ecosystems and Indigenous Biodiversity
EW	Earthworks
GIZ	General Industrial Zone
GRUZ	General Rural Zone
GRZ	General Residential Zone
HH	Historic Heritage
IMP	Mahaanui Iwi Management Plan 2013
NATC	Natural Character
NES-F	National Environmental Standards for Freshwater
NES-PF	National Environmental Standards for Plantation Forestry
NFL	Natural Features and Landscapes
NH	Natural Hazards
NPS	National Planning Standards
NZCPS	New Zealand Coastal Policy Statement
PDP	Proposed Selwyn District Plan
PORTZ	Port Zone
RESZ	Residential Zone
RMA	Resource Management Act 1991
SASM	Sites and Areas of Significance to Maori
SD	Strategic Directions
SKIZ	Porters Ski Zone
The Council	Selwyn District Council
TRAN	Transport

List of submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
DPR-0032	Christchurch City Council	CCC
DPR-0097	Flock Hill Holdings	FHH
DPR-0101	Chorus New Zealand Limited, Spark New Zealand Trading Limited and Vodafone New Zealand Limited	Chorus, Spark and Vodafone
DPR-0144	Mt Algidus Station, Glenthorne Station, Lake Coleridge, Mt Oakden and Acheron Stations.	The Stations
DPR-0301	Upper Waimakiriri Rakaia Group	UWRG
DPR-0308	Helen and Pieter Heddell	
DPR-0353	Horticulture New Zealand	HortNZ
DPR-0367	Orion New Zealand Limited	Orion
DPR-0387	Hugh and Thomas Macartney & Families	
DPR-0391	Castle Hill Adventure Tours Ltd	CHATL

DPR-0414	Kainga Ora	
DPR-0422	Federated Farmers of New Zealand – North Canterbury	NCFF
DPR-0440	Environmental Defence Society	EDS
DPR-0441	Manawa Energy	
DPR-0446	Transpower New Zealand Limited	Transpower
DPR-0468	North Canterbury Fish and Game	NCFG
DPR-0474	Heather and Trevor Taege	

1. Purpose of report

- 1.1 The purpose of this report is to respond to the questions raised by the Hearings Panel during Hearing 19: Natural Features and Landscapes (NFL), respond to any evidence presented and for the Officer to propose any further amendments to the notified version of the Proposed District Plan (PDP) above those recommended in the Officers s42a evidence report.

2. Hearing Panel's Questions to the s42a Reporting Officer, the evidence presented by Submitters and the Reporting Officer's response

- 2.1 The following issues were raised by submitters who attended the Hearing. In each instance the Hearings Panel requested that the matters raised be addressed in the Right of Reply report. A number of submitters tabled evidence as well as appearing at the Hearing.
- 2.1.1 Upper Waimakariri-Rakaia Group appeared with landscape and planning evidence concerning the erosion of NFL values through incremental loss and ad hoc 'greening' of dry tussock grasslands.
 - 2.1.2 Helen and Pieter Heddell appeared to discuss their submission on querying light reflectance values.
 - 2.1.3 Hugh & Thomas Macartney & Families appeared to discuss their submission on the need for further discussion with landowners and using transferable development rights.
 - 2.1.4 The Environmental Defence Society appeared at the Hearing and submitted a statement seeking changes to the NFL mapping, greater recognition of the need to avoid the effect of vegetation clearance in ONL and VAL and stronger restrictions on plantation forestry.
 - 2.1.5 Castle Hill Adventure Tours Ltd appeared to discuss their submission seeking the removal of ONL from their proposed special purpose zone.
 - 2.1.6 Heather and Trevor Teage appeared to discuss their submission which queried who would be responsible for maintaining ONL.
 - 2.1.7 Flock Hill appeared to discuss their submission seeking the removal of ONL from their proposed special purpose zone.
 - 2.1.8 The Stations appeared to discuss their submission relating to building nodes and earthworks in ONL.

- 2.1.9 Manawa Energy appeared seeking that ONL is removed from various assets in the Lake Coleridge Area associated with the HEPS.
- 2.1.10 Chorus, Spark and Vodafone appeared to discuss the interplay between the EI and NFL Chapters.
- 2.1.11 North Canterbury Fish and Game appeared to discuss their primary concern which was the lack of control on pastoral intensification and farm conversion in the NFL Chapter.
- 2.1.12 Transpower appeared at the Hearing seeking greater recognition of the needs of the National Grid in ONL and VAL.
- 2.1.13 Orion also sought greater recognition for important infrastructure.
- 2.1.14 Christchurch City Council appeared at the Hearing with planning and landscape evidence seeking greater alignment with the CCC District Plan.
- 2.1.15 North Canterbury Federated Farmers attended to discuss the purpose of VAL as well as permitting earthworks and shelterbelts in ONL/VAL.
- 2.2 In addition the following submitters tabled evidence to support their submission, without appearing at the Hearing.
 - 2.2.1 Ellesmere Sustainable Agriculture Incorporated tabled a statement in support of the recommendations of the S42a report.
 - 2.2.2 Horticulture NZ tabled evidence seeking several changes.
 - 2.2.3 Waka Kotahi tabled a statement in support of the recommendations of the S42a report.
- 2.3 The Hearings Panel directed through **Minute 22** (15 July 2022) that a supplementary statement of evidence be produced by staff. This matter is addressed early on in this report but is relevant to Hearing evidence produced by NCFG, UWRG and EDS. Further responses from submitters were invited on the supplementary statement by the Hearing Panel through **Minute 28** and two responses were received from UWRG and EDS. I provide further commentary on this in the report below.
- 2.4 The report below firstly addresses a general plan issue that has arisen from Kainga Ora's submission followed by a response to Minute 22 from the Hearing Panel. The report then deals with Hearing evidence, in the order of appearance of attendees at the Hearing and finally HortNZ's tabled evidence (who did not appear at the Hearing).

[1] Location of Earthwork Rules and Standards

- 2.5 Kainga Ora, in general relief sought across the PDP¹, request that all of the earthworks provisions are consolidated into the Earthworks Chapter to give effect to the National Planning Standards (NPS). I did not address this in the S42a report as this did not appear to have been summarised nor tagged to the NFL hearing topic. However, the relief is relevant as there are a number of Earthwork rules and standards located in the NFL Chapter. I also note for instance that whilst there are rules

¹ DPR-0414 Kāinga Ora, para 34(n)

governing earthworks in SKIZ (or PRZ) in the NFL Chapter, the earthwork rules for GRAZ are located in the Earthworks Chapter. It would be compliant with the NPS to locate the rule triggers in the same chapter (i.e. the Earthworks Chapter) with appropriate cross referencing to a rule requirement located in the NFL Chapter.

[2] Minute 22 (15 July 2022) - Request for Provisions relating to Clearance of Indigenous Vegetation

2.6 In response to evidence the Panel received from NCFG, UWRG, and EDS in particular, it was requested that the officers provide a supplementary statement of evidence, and some draft provisions addressing:

- 2.6.1 The importance of indigenous vegetation to the ONL, and VAL, landscapes;
- 2.6.2 Draft provisions relating to recognition of the role that indigenous vegetation plays in landscape values, and the policy and rule framework for addressing effects on vegetation in terms of effects on important landscape values, which might include amendments to the Overview, Objective, Policies, Rules, and Assessment matters; and
- 2.6.3 Consideration of relevant provisions in other relevant Chapters in particular the Ecosystems and Indigenous Biodiversity Chapter. This work should take account of the staff recommendations made in the s42A report for Hearing 10, and should also consider the way the two chapters work together to provide the appropriate level of protection for indigenous vegetation.

My response to Minute 22 dated 29 September 2022:

2.7 I asked Mr Bentley to respond to the first point. In his view (and in summary), indigenous vegetation is a very important element of identified ONL and VAL's in the Selwyn District. Specifically, he states that:

The presence, extent, coverage and intactness of indigenous vegetation in relation to other land uses and landscape factors is imperative in establishing whether or not a landscape is 'natural' enough. Indeed 'the presence of vegetation (especially native vegetation) and other ecological patterns' is an essential criterion utilised in the methodology.² The presence of indigenous vegetation can contribute to the ecological health of a landscape (biophysical), its aesthetics, transient and naturalness values (sensory) and its shared and recognised values to humans (associative). It is important to stress that for landscape considerations, it is not only significantly important areas of Indigenous vegetation that are important, but all indigenous vegetation.

2.8 There appears to be no dispute between the experts on the importance of indigenous vegetation to the characteristics and values of ONL and Mr Bentley emphasizes its importance to VAL also.

² Selwyn Landscape Study (2018) page 33 (and based on a term applied within C180/1999 – WESI vs QLDC p57).

- 2.9 Turning to specific provisions that are required to recognise the role that indigenous vegetation plays in landscape values, a number of submitters either spoke to this at the Hearing and/or tabled evidence. This includes:
- 2.9.1 NCFG who, through landscape expert Ms Lucas, commented that there has been recent pastoral intensification that has not been associated with dairy conversion, building or structures but has had significant effects on landscape values. In her view, there is a lack of appreciation of the landscape contribution of natural vegetation cover and the suggested allocation or consideration only under the EIB chapter is limiting as this pigeonholes an extensive activity with diverse effects into a single scientific topic.
 - 2.9.2 UWRG, whilst agreeing generally with the S42a report for NFL requested amendments to recognise and halt vegetation clearance in high country ONL. They believe there is an inherent relationship between ONL and indigenous biodiversity and there are questions remaining around how to address pastoral intensification and conversion and whether the rules in the EIB Chapter are adequate.
 - 2.9.3 EDS maintain that the PDP has failed to consider the overlap between s6 (b) and s6 (c) RMA and that in order to meet its obligations under the RMA, the PDP needs to address this overlap. The Environment Court, through decisions on the Mackenzie District Plan, has acknowledged that landscape values are inseparably intertwined with biodiversity values. They note that the s32 evaluation for Selwyn District recognises that this is relevant to the management of landscape values in a district plan under the CRPS.
- 2.10 I agree with the submitters and Mr Bentley's evidence that indigenous vegetation is an important component of ONL and its values and characteristics and as such vegetation clearance is an activity that can have adverse effects on ONL. I also agree with submitters that there is currently a gap in how this is addressed in the PDP.
- 2.11 The current notified ECO (former EIB) Chapter is clearly focused on protection of the natural science aspects of indigenous vegetation as landscape values are not mentioned. Whilst I note that the Officer for the ECO hearing stream has through the topic S42a report proposed an extensive rewrite of the ECO Chapter, there remains a focus on protecting indigenous biodiversity for the purposes of natural science. I consider that this is entirely appropriate as the Chapter gives effect to s6 (c) rather than s6 (b). However there are clearly overlaps between the chapters as managing indigenous vegetation clearance to protect its intrinsic biodiversity value also, by extension, protects its landscape value. Whilst this is not presently explicit in the proposed rule framework, in my view it would be relatively straightforward to include an element of cross-referencing to ensure that any removal of vegetation that triggers a resource consent in the EIB Chapter should also be assessed for its effects on landscape values.
- 2.12 This does not include vegetation clearance associated with Significant Natural Areas (SNA's) as, apart from a limited number of narrow exceptions, vegetation clearance is a non-complying

activity which would be subject to a full assessment under the objectives and policies of the PDP. Part 2 of the Act.

- 2.13 Through discussions with the Officer for the ECO Chapter, we consider that a matter of discretion should be included in the NFL Chapter to assess indigenous vegetation clearance effects on NFL (outside of SNA's) combined with a cross reference within the relevant ECO rule. This would comply with the National Planning Standards, be efficient and avoid duplication. The specific wording for the new matter of discretion is included in **Appendix 2**.
- 2.14 I do not consider there needs to be any bespoke rules in the NFL Chapter to manage vegetation clearance in NFL as this would be duplicative of the ECO Chapter. I also note that the right of reply for the ECO Chapter has recommended changes to address clearance of improved pasture, both through a change to the definition to broaden it to include exotic cover that has not just been deliberately introduced and also to only allow clearance by extensive grazing rather than mechanical means. The conversion of farming activities as a threat to the values of ONL raised by UWRG and NCFG would thus partly be addressed by restrictions on the clearance of regenerating native vegetation.
- 2.15 Turning to whether there needs to be a specific objective or policy in the NFL Chapter for indigenous vegetation clearance, I consider that it would be beneficial to have a policy clause for ONL in particular but no objective is required as NFL-O1 is broad enough to include vegetation clearance within its ambit. A policy clause would be beneficial because it would provide specific recognition and direction on managing the effects of indigenous vegetation clearance as it relates to natural landscape values. NFL-P1 also seeks to avoid particularly harmful activities such as large-scale earthworks and it would be logical to include large scale indigenous vegetation clearance within that reach³.
- 2.16 In terms of VAL, there is a lesser requirement to maintain or enhance amenity values. Again NFL-O2 in my opinion is broad enough to include consideration of indigenous vegetation clearance in VAL. In terms of NFL-P2, the most relevant clause is 'b', '*managing subdivision, use and development to ensure it does not result in an over domestication of the landscape*'. This is a relevant consideration for indigenous vegetation clearance, the result of which would be to create new grazing pasture or free up space for human activity. I therefore recommend that NFL-P2 need not be amended as this clause is sufficiently broad to encompass indigenous vegetation clearance.

Response by submitters to the Memo to the Hearings Panel responding to Minute 22.

- 2.17 The Hearing Panel invited submitters through **Minute 28** (4 October 2022) to respond to the memorandum from Council staff issued in response to Minute 22. Two responses were received, one from UWRG and one from EDS.
- 2.18 UWRG supported the recommended changes in the Memo with the following exceptions:

³ Note: I changed my opinion on this below at [2.21].

- 2.18.1 NFL-P1g – UWRG disagree with the use of the word ‘large-scale’ as it unclear what this actually means. In their view, the area of clearance needs to be more clearly defined.
- 2.18.2 NFL-MAT5 – UWRG disagree with proposed clause 2 and clause 4. Proposed clause 2 is opposed because the emphasis should be on protecting the whole of the ONL, not just views from the road or public place. This may be an appropriate consideration for buildings, structures, earthworks or plantation but the effects are very different with indigenous vegetation clearance. Clause 4 is opposed because increased land use intensification driven by rural production is one of the key threats to ONL and VAL values.
- 2.18.3 ECO-RE Vegetation clearance in the Crested Grebe Overlay – UWRG seek clarification with clause ‘a’ referring to when vegetation clearance can take place in crested grebe habitat. I note that the S42a report for the ECO hearing is recommending a change to clarify that vegetation clearance takes place only during 1 March and 31 August and not during the Crested Grebe nesting season (which is the balance of the rest of the year between 1 September and 28 February).
- 2.19 EDS supported some of the recommended changes in the Memo with the following exceptions:
- 2.19.1 EDS, similar to UWRG, also oppose the use of the word ‘large-scale’ in relation to vegetation clearance in NFL-P1(g). EDS consider that any scale of vegetation clearance should be managed to avoid adversely affecting ONL values. Additionally, EDS want indigenous vegetation to be specifically identified in each ONL schedule so that the values can be specifically identified and protected.
- 2.19.2 EDS do not support the matters of discretion listed in the proposed matters of control or discretion in the Memo on the basis that they do not appear to require any assessment of the extent to which the vegetation clearance might adversely affect the values of ONL/VAL or the extent to which the vegetation contributes to the physical, sensory and associative landscape values of the area. EDS also note that the matters encourage mitigation rather than avoidance and undermine policy direction to avoid adverse effects. EDS seek that the listed matters are amended to better reflect these comments.

Response to UWRG and EDS comments made in response to Minute 28

- 2.20 I have further discussed this issue with the author of the S42a and right of reply report for the ECO Hearing to ensure we achieve a high degree of alignment to assist users of the Plan. To be clear, Significant Natural Areas (SNA’s) are subject to a stricter approach and, apart from a limited set of exceptions, most indigenous vegetation clearance in these areas would be a non-complying activity subject to an ‘avoid’ regime (ECO-P4 and ECO-RD). Most other forms of indigenous vegetation clearance outside of SNA’s (with some exceptions) would be a restricted discretionary activity where accompanied by a biodiversity management plan (ECO-P3 and ECO-RC). The recommended

approach in the ECO Chapter is to allow minor adverse effects in this case but only where there is a wider environmental or community benefit or it enables the continuation of an existing activity.

- 2.21 The utility of having a policy on vegetation clearance in the NFL Chapter would be to distinguish the management of effects on landscape values from the more natural science values managed by the ECO Chapter. As stated though, it would be preferably to have a high degree of alignment between the two chapters where possible as this would be easier for users of the Plan, whilst recognising that the ECO Chapter is managing the natural science effects of indigenous vegetation clearance and the NFL Chapter is managing the landscape effects. In this respect, I agree with the submitters that 'large-scale indigenous vegetation clearance' should be removed from NFL-P1, recognising the approach in the ECO Chapter is to limit most indigenous vegetation clearance outside of SNA's, not just 'large scale' clearance. There should be some provision for small-scale removal outside of SNA's in line with the approach in ECO-P3 rather than a blanket 'avoid' approach. I therefore recommend that this is reflected in an amendment to NFL-P1.
- 2.22 In terms of proposed NFL-MAT5, again I consider there should be a high degree of alignment with the ECO Chapter and complement it where possible. On reflection, proposed NFL-MAT5 should focus on the assessment of effects on landscape values with the ECO Chapter forming the bulk of the other matters for assessment. I therefore agree with the submitters to refocus proposed NFL-MAT5 to landscape effects and delete other matters listed.
- 2.23 EDS wish to see indigenous vegetation specifically identified in the ONL schedule. I note that NFL-SCHED1 includes descriptions of indigenous vegetation values within each ONL. There is no specific scope to expand these descriptions or include new indigenous vegetation values as no submitter has sought this through the submissions process (see also the response to NCFG's evidence and Di Lucas, below).
- 2.24 The recommended amendments are shown in **Appendix 2**.

[3] UWRG

- 2.25 The scope of UWRG's evidence on loss of indigenous vegetation and the 'greening' of areas of ONL is largely addressed through the above response to the Minute 22.

[4] Helen and Pieter Heddell

- 2.26 Helen and Pieter Heddell discussed the limitations of using Light Reflectance Value (LRV). Mr Bentley comments on this further in his right of reply. He states that LRV are only part of how to visually mitigate buildings in the landscape. Hues, or colours are equally important. I agree with the above submitters that an LRV (30%) along with guidance on hues (utilising natural hues such as browns, greys and greens) is appropriate to manage buildings in these special landscapes. I therefore recommend that an advice note be inserted into 'NFL-REQ5 Building and Structure Appearance' stating that a light reflectance value of 30% can be achieved by using darker hues. I do not support incorporating this note specifically into the rule itself as it does not provide enough certainty for a permitted activity rule.
- 2.27 The recommended amendment is shown in **Appendix 2**.

[5] Hugh & Thomas Macartney & Families

- 2.28 Hugh and Thomas Macartney discussed using transferable development rights. Whilst I appreciate the points made, I am not persuaded to alter my previous recommendation in the S42a report.

[6] EDS

- 2.29 EDS are concerned that there are numerous cut outs in the ONL Waimakariri Catchment to the lesser landscape category of VAL. These include areas of cultivated paddocks on the valley floor near Flock Hill, Craigieburn, Grasmere and Mt White Stations, Cass and Cora Lynn settlements. EDS submits that read as a whole, these areas contribute to the wider Waimakariri ONL and should not be carved out. To carve them out may have adverse flow on effects on the status of the ONL.
- 2.30 Mr Bentley responded to this point by stating that the references in the submission concerning this relate to the original Selwyn Landscape Study dated 31 October 2017 and not the most current version, dated 12 December 2018. The most current version is an updated version following landowner engagement. As a result, there are no 'cutouts' in the Waimakariri Catchment ONL, other than over the urban zoning of Castle Hill and Arthurs Pass. He agrees with EDS that lowland depositional lands should be included within the ONL overlay, and that this was undertaken in 2018 following the engagement process⁴.
- 2.31 As the issue appears to have already been addressed and included in the notified PDP maps, I do not consider any change to the PDP is required.
- 2.32 Turning to the mapping of ONL into the coastal marine area, EDS further submits that, in areas where ONLs border coastal marine areas, ONLs should be recognised as extending into the marine

⁴ Refer to section 9.2.6 of the December 2018 Landscape Study for further information regarding the change to the mapping following landowner engagement.

environment and not stop at Mean High Water Springs or the jurisdictional boundary. Section 6(b) of the RMA, relating to the protection of outstanding landscapes and features, does not preclude marine environments and NZCPS Policy 15 (Natural Features and Landscapes) includes seascapes.

- 2.33 Mr Bentley concurs with the sentiment of this statement, however he acknowledges the practicalities around this due to the territorial limits of management by both the district council and that of Environment Canterbury. He notes that in Selwyn District, the landward/seaward interface of the coastal environment comprises a relatively short section of exposed coastline from Taumutu to the Rakaia River mouth⁵. The Christchurch City Council (CCC) jurisdictional boundary extends across Lake Ellesmere (Te Waihora), which is recognised in its totality in both CCC and SDC as being an ONL.
- 2.34 I note Ms Wilde's supplementary statement that gave some relevant case law as to why it may be appropriate to map ONL in the coastal marine area⁶. However, the context of the Selwyn District is notably different to the Coromandel Peninsular and the actual area of interface of landward ONL with the open coast is small being limited to approximately 700m (the Lake Ellesmere ONL) near the CCC boundary and a larger portion near the Rakaia River Mouth (the Rakaia River ONL). Development would be naturally constrained in these locations due to geography.
- 2.35 Mr Bentley notes that a separate Regional Seascape ONL and ONF study has been developed to draft stage for Environment Canterbury. This work, as it develops further, will assist in the identification of ONLs and ONFs within the marine environment at a regional level, and especially highlight those ONLs and ONFs within the territorial authorities. Overall, I see no reason to map ONL in the coastal marine area in the PDP given that the CMA is outside the jurisdiction of the District Council. I therefore **do not** recommend any further changes.
- 2.36 Turning to vegetation clearance, EDS maintain that the PDP has failed to consider the overlap between s6 (b) and s6 (c) RMA and that in order to meet its obligations under the RMA, the PDP needs to address this overlap. I consider this point is addressed in the response to Minute 22 above.

[7] Castle Hill Adventure Tours Ltd

- 2.37 Castle Hill Adventure Tours appeared at the Hearing and were supportive of the recommendations in the S42a report that the ONL layer be retained but, subject to the rezoning request being granted, that there are provisions in the PDP to enable development to take place in accordance with the special values of the ONL.

⁵ Some adjustment to the boundary of the landward extent of the coastal environment is recommended as a result of the response to Minute 21.

⁶ Northern Land Property Ltd v Thames-Coromandel District [2021] NZEnvC 180 at [172]

[8] Heather and Trevor Teage

- 2.38 Heather and Trevor Teage appeared at the Hearing to discuss maintenance and upkeep of ONL on private property. Whilst I appreciate the points made, I am not persuaded to alter my previous recommendation in the S42a report.

[9] Flock Hill Holdings

- 2.39 Flock Hill Holdings provided landscape and planning evidence. The planning evidence largely hinges on the acceptance of the rezoning of the site from GRUZ to a special purpose zone (The Flock Hill Station Visitor Zone). This will be determined through the Rezoning Hearings in 2023 and therefore I make no comment on the merits of this. Whilst landscape evidence is provided by Mr Smith, I note that Mr Smith largely agrees with Mr Bentley's conclusion that the site should remain within the ONL and that activities within this area can be managed by an appropriate suite of rules that recognise and protect the outstanding characteristics of the landscape.

[10] The Stations

- 2.40 The Stations appeared at the Hearing to present planning evidence. The Stations submitted that they wished to see an additional clause to allow earthworks that '*do not permanently alter the profile, contour or height of the land*'. This change was requested in relation to erosion protection structures from rocks and boulders but in their evidence to the Hearing the focus is on activities such as a new sheep yard or preparing a new fence line for stock management. In the S42a report I recommended this submission point be accepted in part, in terms of enabling the repair and maintenance of erosion protection structures. I have also recommended a change to the permitted rules for earthworks in NFL-R2 to enable earthworks in association with ancillary structures (effectively including fences) which was a consequence of a submission point by Orion and Manawa. However for other large-scale activities that involve earthworks, for example sheep yards, the thresholds in NFL-REQ9 provide a useful trigger for further landscape assessment due to the likely scale of the earthworks and the appropriateness of such earthworks in the location proposed.
- 2.41 Ms Harte also comments on building nodes. In the S42a report, as a result of the submission point by The Stations, I recommended the insertion of the word 'generally' into the definition of building node to recognise that there is usually, but not always, intensive shelter, amenity planting and worked paddocks around a cluster of buildings. In my opinion, the key aspect of the building node is the cluster of buildings which will impact most on landscape values. Ms Harte states that another aspect of The Stations relief, the insertion of the word 'may' in relation to a Building Node containing a principal residential unit, was not addressed in the S42a report. Having checked the report I agree that I did not address this matter in the S42a report.

- 2.42 In her opinion, principal dwellings are often located in an area that is not suitable for more recent buildings to establish or a dwelling may be apart from other buildings for privacy factors or amenity reasons. As I stated in the S42a report at para 7.5.3:

A desk top exercise undertaken by Boffa Miskell, coupled with observations from site visits to High Country stations, determined that a 500m radius from the main farm dwelling in the High Country was a reasonable allowance for further intensification/domestication of the landscape where there is already a degree of change. It was established that most high country stations have the majority of their 'intensification' closest to the main farm dwelling and it was estimated that, on balance, 500m would be an appropriate 'generic' radius which would also provide for a significant development opportunity for landowners to achieve a 'clustering' approach.

- 2.43 Therefore the desktop analysis that was undertaken seems to confirm that most existing intensification has taken place around main dwellings. The concept of a 'Building Node' needs to be anchored to something and a principal residential dwelling (i.e. the farm house) is a reasonable anchor point.
- 2.44 Mr Bentley has also made further comment on this issue. In terms of using Mackenzie District Council's Farm Area Plans, where each farm has been mapped, which illustrates the extent to which development and land use change can occur within, he states that the differences between the MacKenzie Basin and the Selwyn Hill Country (the former is more open versus the transitional and varied environment in Selwyn) mean that development in Selwyn can be more easily absorbed. The nodal approach is therefore preferred for the Selwyn High Country environment. Ms Lucas' evidence suggested up to 78.5ha of developable area could be yielded by applying the 500m radius (this would not be able to be fully developed due to restrictions on site coverage).
- 2.45 Mr Bentley suggests that one solution could be to alter the definition of the term 'Building Node' to ensure that the total area is included (78.ha) and that if due to topographical differences, it is impossible to achieve a clean 'radius' dimension, then potentially an 'area' focus could be achieved. In my opinion novel circumstances like this, where the reach of a Building Node is 'constrained' in some way by topography, are best dealt with on a case by case basis through the consenting process and it would be up to the applicant to demonstrate that the proposal is appropriately compatible with the values of the ONL.
- 2.46 I therefore **do not** recommend any further changes.

[11] Manawa Energy

- 2.47 Manawa Energy (submitting under their former name, Trustpower), requested that the Acheron Diversion, which appears to be part of Coleridge HEPS, be excluded from the VAL mapping layer. Manawa Energy have now addressed the point made in the S42a report that there was no identifier for the Acheron Diversion by providing a map of the asset (Appendix B of Ms Calland's Evidence in Chief). The full list of assets identified include:

- 2.47.1 the Acheron Diversion channel and a portion of the pipe from the dam (the dam is outside the VAL),
 - 2.47.2 two culverts beneath Lyndon and Harper Roads,
 - 2.47.3 a dam and tunnels beneath Coleridge stream, and
 - 2.47.4 the intakes and a portion of the tunnels that lead to the penstocks and Lake Coleridge Hydro Electric Power Station.
- 2.48 Mr Bentley's view on this is consistent with other requests to 'carve out' particular areas to enable certain activities or special purpose zones. In Mr Bentley's view, Manawa's assets within the Selwyn high country form part of the landscape's character and qualities. They have been considered around other anthropogenic changes, including areas of forestry, farm-related buildings and structures and other infrastructure such as transmission lines and roads. He considers that the operation, maintenance and ongoing occupation of the existing Manawa HEPS assets in the Rakaia Catchment are appropriate within the ONL and VAL. In identifying these assets as being part of this ONL and VAL, he has assumed that there are provisions appropriately enabling their use, maintenance etc.
- 2.49 In the S42a, in relation to submission point 0441:129 by Manawa Energy, I recommended the insertion of a clause d in NFL-R2.1, permitting earthworks that are in association with maintenance, operation and repair of building and structures at Coleridge HEPS. This effectively applied to the ONL Rakaia Catchment Overlay and ONL Rakaia River Catchment. Ms Calland seeks a 2m buffer around the Acheron Diversion to enable earthworks for maintenance, operation and repair of the asset as the Diversion is 3km long and the maximum permitted earthworks volume in VAL is 1,500m² in area per site which would quickly be exceeded due to the length of the Diversion. Given that Mr Bentley does not support landscape carve-outs and recommends that any activity is supported through appropriate rules, I recommend instead an amendment to NFL-R2.4 that mirrors the clause that is recommended for NFL-R2.1⁷. This will enable earthworks associated with the maintenance, operation and repair of the Acheron Diversion in the VAL.
- 2.50 Ms Calland also seeks the inclusion of a clause 'vi' in NFL-SCHED2 that recognises that the Coleridge HEPS forms an intrinsic part of the landscape. Mr Bentley supports this as he has considered these assets as part of the overall assessment of landscapes qualities and characteristics. The S42a report recommended that this exact clause was added to NFL-SCHED1 describing values and attributes in ONL but not NFL-SCHED2 describing values and attributes in VAL as the location of the Acheron Diversion was unknown and therefore it was unclear whether this clause should go in NFL-SCHED2. Given that it is apparent that the Acheron Diversion is in a VAL, it would now be appropriate to add this clause to NFL-SCHED2 also.

⁷ Or NFL-REQ9 if the rule is changed into a rule requirement in response to Kainga Ora's submission.

- 2.51 Ms Calland also tabled supplementary evidence to the Hearing concerning wider assets of Manawa Energy around Lake Coleridge. The issue of scope was raised at the Hearing and Ms Calland has tackled this in her supplementary evidence. Manawa state that scope is provided through submission points made on NFL-O1 which requests that the ONL layer is modified so that it follows the boundary and not Trustpower's (Manawa's) assets. The submission elucidates however through a map that this in relation to a specific portion of ONL Rakaia River immediately adjacent to the Coleridge Power Station main building (NFL-R1 and NFL-SCHED1). It is reasonable to assume that any person reading the submission would likely draw that conclusion rather than areas distant from the Coleridge Power Station main facility, in the absence of mapping of other assets in the area included in the submission. Therefore I do not believe scope can be achieved through the submission point on NFL-O1.
- 2.52 I note however that the definition of Lake Coleridge HEPS is very broad as it essentially incorporates *all electricity generation activities, including; buildings; infrastructure; access tracks and structures; intakes; water conveyance infrastructure; penstocks; canals; weirs; spillways; tailraces; switchyards; communication facilities; fish barriers and diversions; river protection works; and maintenance of a river or artificial watercourse including vegetation, debris and silt removal; which forms part of the Coleridge Hydro Electric Power Scheme (HEPS)*. As such, the areas identified by the submitter that feed into Lake Coleridge could be considered to be part of the HEPS. This includes those areas identified in Appendix One of Ms Callands's supplementary evidence.
- 2.53 If this broad interpretation of Coleridge HEPS is accepted, this would extend the benefits of the recommended change to NFL-R2.1 that permits earthworks in association with the operation, maintenance and repair of buildings and structures associated with Lake Coleridge HEPS. This would avoid the issue of scope as it would be reliant on 0441:129 rather than carving out areas of ONL. This would however only apply to earthworks, not buildings or structures associated with Lake Coleridge HEPS located in ONL which would have to comply with the overlay rules and standards.
- 2.54 If these assets are considered to be part of Lake Coleridge HEPS, and due to the broad nature of the definition for the facility I believe they could be, it would be of assistance if this was clarified by way of a note in the PDP or ideally an amendment to the definition. As I do not believe there is scope to amend the definition itself, it is recommended that a note be added as a Clause 16(2) RMA amendment.
- 2.55 The recommended amendments are shown in **Appendix 2**.

[12] Chorus, Spark and Vodafone

- 2.56 Chorus, Spark and Vodafone opposed EI-P2 in the Energy and Infrastructure Chapter on the basis that while it provides a framework for managing adverse effects from infrastructure on, among other things, outstanding landscape it would appear to be negated by the 'avoid' language in other chapters. The submitter supports the approach in the S42a report and the proposed new policy NFL-

P3. However Transpower in their evidence still have concerns with the policy and rule framework (this is addressed under their evidence below).

- 2.57 Chorus, Spark and Vodafone also opposed the non-complying activity status that would result in telecommunications equipment not complying with the height rules that link in through NFL-R1. They state that given the intent of EI-P2, which would appear to provide for important infrastructure in ONL in appropriate circumstances, a case could be made that the activity status is a discretionary activity. Whilst this relief was not addressed in the S42a report for NFL (as it was tagged to the EI Chapter) the submitter notes that NCCF also sought similar relief in relation to buildings and structures in general. The submitter states that the proposed NFL-P3 further strengthens the case for a discretionary rather than non-complying activity.
- 2.58 My reading of the EI Chapter S42a where this point was addressed (paras 56.3-56.5) is that the officer recommended this be rejected for the following reason:

It is considered that the activity status is appropriate to remain as non-complying to meet section 6 and 7 of the RMA and consideration of the objectives and policies enable a 'weighing up' of the importance of the infrastructure in relation to the special area in which it is proposed to be located, and provide for flexibility in location where there is an operational, functional and practical need to locate in a certain area. The provisions have been designed to be permissive in relation to the land transport corridor, and non-complying if outside of it, with policy support to grant a consent if it's needed to be outside of the land transport corridor subject to an effects assessment. The non-complying activity status provides encouragement to locate within a land transport corridor. Therefore, it is recommended that the Chorus submission be rejected.

- 2.59 I discuss this more fully in relation to Orion and Transpower below however I agree with the submitter that there may be a case for greater use of a discretionary activity for important infrastructure activities. This is based on EI-P2 requiring the 'minimisation' rather than 'avoidance' of adverse effects with respect to important infrastructure in ONL and recommended changes to the NFL policy framework to exempt important infrastructure from NFL-P1 and NFL-P2. The recommended amendments would still encourage infrastructure to locate in a land transport corridor where there are more permissive standards.

[13] NCFG

- 2.60 Ms Lucas presented evidence on the importance of maintaining indigenous vegetation cover and the threat from the domestication of the landscape through 'greening'. This is largely addressed through the above response to Minute 22.
- 2.61 Since the Hearing, Ms Lucas has presented some amended text to NFL-SCHED1 relating to dry grasslands, depositional land and bedrock land, which better reflects the different types of landtyping that maybe more sensitive to change than other parts. I have included this in **Appendix 4**

below, however as it cannot be attributable to a particular submission point, there may not be scope to include these changes.

[14] Transpower

- 2.62 Transpower sought an amendment to the NFL Chapter to better give effect to the National Policy Statement for Electricity Transmission and the CRPS. For this reason they opposed the current framework of NFL-P1 and NFL-P2 as the ‘avoid’ approach could ‘override’ the EI Chapter provisions for important infrastructure in a way that is not intended. This was the finding of legal advice commissioned by Council⁸. In response, I recommended a new policy NFL-P3 that would align the factors to be considered for proposals involving important infrastructure in ONL. The policy included elements of EI-P2. Ms McLeod acting for Transpower states that NFL-P3 merely directs how the effects of important should be considered and the ‘avoid’ policy would continue to apply. Further, she states that NFL-P3 duplicates EI-P2 by repeating elements of the approach to the management of important infrastructure in ONL and VAL in EI-P2.
- 2.63 Transpower’s preferred relief is to reword recommended Policy NFL-P3 to explicitly direct that Policy EI-P2 applies to important infrastructure in ONL/VAL as follows: *“The effects of the development of important infrastructure on the values of identified outstanding natural features and landscapes described in NFL-SCHED1 and the values of identified visual amenity landscapes described in NFL-SCHED2 are managed by Policy EI-P2 and Policies NFL-P1 and NFL-P2 do not apply.”* She also suggests that the wording of Policy EI-P2 be ‘tightened’ to refer to outstanding natural features and the schedules at NFL-SCHED1 and NFL-SCHED2.
- 2.64 On reflection, I have no objection to this approach. The most important aspect of the policy framework is to ensure that any use or development is not inappropriately located in an ONL. Important infrastructure that can meet the tests of EI-P2 is likely to be considered appropriate as it will have demonstrated that there is no other viable option than locating in the ONL and that effects will have been minimised to the extent practicable. I note that Transpower made a similar submission point on the EIB/ECO Chapter and the Officer responsible for the Right of Reply for that Hearing is recommending the Transpower relief is adopted. It is preferable to have the same approach for both chapters for important infrastructure. I do note that, complicating matters, NZCPS Policy 15 requires that effects on ONL in the coastal environment are to be avoided rather than merely minimised. I discuss this further in the CE Right of Reply however agree that EI-P2 should be the policy that governs the effects of important infrastructure. I therefore recommend the relief sought by Transpower is adopted.
- 2.65 Ms McLeod then discusses the interplay between the rules for buildings and structures in NFL and the National Grid in the EI Chapter. Transpower’s submission opposed NFL-R1 on the basis that this would impose a non-complying activity status for National Grid activities and NFL-R2 as this does not appropriately provide for the operation, maintenance, upgrade or development of the National

⁸ https://www.selwyn.govt.nz/__data/assets/pdf_file/0007/557467/EI-Right-of-Reply-Appendix-5.pdf

Grid. Opposition also extends to any corresponding rule requirements that have the effect of imposing a non-complying activity requirement on National Grid activities.

- 2.66 In the S42a report in respect of NFL-R1, I stated that in relation to the National Grid, repair and maintenance is permitted under EI-R6 and upgrading and newly established National Grid infrastructure is a discretionary activity through EI-R20. If a resource consent was triggered in the NFL Chapter, the recommended policy wording in the S42a report would ensure that the particular constraints that accompany important infrastructure that require location in ONL would be taken into account.
- 2.67 The amendments recommended in the EI Chapter in the Right of Reply report would move the upgrading of the National Grid (in EI-R20) from a discretionary activity up to EI-R11 which (effectively) requires compliance with NFL-R1 and potentially trigger a non-complying activity. On the other hand, this change is potentially more enabling for Transpower activities that are outside of areas of ONL as a discretionary activity status would not automatically be required for upgrading. Ms McLeod however notes that this could create a perverse outcome where upgrading a line in its current location is treated more strictly than an entirely new transmission line in a new location in an ONL.
- 2.68 Ms McLeod's remedy for this is to delete reference to EI-R11 in EI-REQ12 as in her opinion the standards in EI-R11 effectively constrain the scale and form of any upgrading activity such that the effects of upgrading would be minor in any circumstance. Where upgrading does not meet those standards, Transpower suggest at most a discretionary activity could be required. A similar approach is also suggested in relation to NFL-R2 for earthworks where the requirement to comply with volume and area thresholds in ONL for upgrading (exceedance is a non-complying activity) is more stringent than some newly established infrastructure such as transmission lines (a discretionary activity under EI-R20).
- 2.69 Reviewing EI-R11, I do not agree with Ms McLeod that the effects of upgrading under EI-R11 would be minor in any circumstance especially in relation to ONL. A new transmission pole could be 30% taller for instance (clause c of EI-R11) than that which it replaces which may give rise to effects that are more than minor in sensitive ONL environments. However clearly it would be perverse to require a non-complying activity for upgrading which could logically be seen as a lesser activity than newly established transmission infrastructure.
- 2.70 Given the recommendation that assigns management of important infrastructure in ONL through the policy framework to the EI Chapter ('minimisation' of adverse effects in ONL) rather than NFL-P1 ('avoidance' of adverse effects), I consider there is a case for important infrastructure to be a discretionary rather than non-complying activity in ONL.
- 2.71 Orion provide the most scope for a change to a discretionary activity status for important infrastructure in relation to buildings and structures as they specifically requested this in their submission (DPR-0367:060). Transpower also seek a discretionary activity in relation to National Grid activities (DPR-0446:097).

- 2.72 In terms of amending the activity status for earthworks in association with important infrastructure, some scope could be provided through the Transpower submission in relation to the National Grid where a discretionary activity is sought (DPR-0446:098). NCFF provide the most comprehensive relief in that they seek that all NFL rule requirements are amended from a non-complying activity status to a discretionary activity status. Whilst I do not agree that this relief should be granted for all activities, given the benefits of important infrastructure to the community at large and the specific policy approach of EI-P2 I agree that a discretionary activity is appropriate for earthworks in ONL in excess of the volumes and area thresholds listed in NFL-REQ9.
- 2.73 Within the relatively small confines of the coastal environment in Selwyn District, a more restrictive approach may still need to be retained given the requirement of NZCPS Policy 15. It is noted that this is an area where there is a considerable amount of tension in national direction.
- 2.74 The recommended amendments are shown in **Appendix 2**.

[15] Orion

- 2.75 Orion appeared at the Hearing with planning and company evidence. In relation to NFL-R1, Orion were concerned that various activities in the EI Chapter link to needing to comply with NFL-R1 which in their view is overly restrictive for network infrastructure. This includes EI-R11, EI-R19 and EI-R27. Of particular concern is the requirement to meet the height requirements in the NFL Chapter (4m) outside of roading corridors. Orion consider an exemption is required for utility structures to a height of 8m.
- 2.76 Orion's original relief sought was to exempt important infrastructure entirely from NFL-R1. I recommended this was rejected in the S42a report on the basis that a change to the policy NFL-P1 would provide appropriate consideration of the needs of important infrastructure and therefore exempting it from NFL-R1 was not required. However given the recommendation to use only the management approach in EI-P2 where 'minimisation' rather than 'avoid' is required I consider that a discretionary activity for important infrastructure is appropriate. This will still allow a full effects assessment with EI-P2 the key driver in terms of demonstrating functional and operational need and the location is the most appropriate taken into account the need to reduce effects as far as practicable. A non-complying activity is more appropriate for activities where the effects are to be avoided which is not the intention of EI-P2 (note though that a more restrictive approach may be required in the coastal environment).
- 2.77 Turning to permitting utility structures up to 8m in height outside of the roading corridor, this is a matter that James Bentley has commented on in his Right of Reply. He states that: *the purpose of the 300m setback from the centreline of SH73 and the Midland Railway line is to ensure that the openness of viewshafts from SH73 and the railway line are maintained, and that any buildings, forestry or other structures can affect views and therefore the visual openness of the landscape. Within these corridors, it is accepted that there are utilities, such as power poles. They often*

extend along a main road or railway line. Since these poles are already in existence, I do not consider that the replacement or upgrading of these poles affects the openness of the lands.

- 2.78 Mr Bentley's comment relates to the replacement or upgrading of these poles however my understanding of the Orion relief is that they wish this to extend to newly placed poles as well. In the S42a report, I recommended that ancillary structures are excluded from the remit of NFL-REQ4 governing setbacks from SH73 and the rail line. Ancillary structures include poles up to 8m in height so would include Orion's utility poles.
- 2.79 Under NFL-REQ1 however, it appears that the height limit of buildings and structures outside of a building node is limited to 4m (effectively limiting utility structures to 4m outside of a road reserve). Within a building node, it is unclear how utility structures would be treated as they are not a building or structure for a residential activity and may not be classed as being for a rural production activity either.
- 2.80 Mr Bentley states that due to the scale of the landscape within the High Country ONLs he is comfortable that additional new 8m high poles could be placed without high levels of adverse landscape effects being created. This is subject to the application of control of structures on more highly visible locations such as ridgelines. He considers that due to the broad scale of the high country, and the mosaic of landuse that is captured by the High Country ONLs, additional poles would not create high landscape effects. Within the Banks Peninsula ONL, he notes that the environment is different from that of the High Country, retaining a greater level of visual sensitivity due to its aspect. Therefore, new utility poles in this landscape may have a greater level of visibility and therefore potential to create higher levels of effects to the landscape values that underpin the Banks Peninsula ONL.
- 2.81 I accept Mr Bentley's advice and consider it would be beneficial to be explicit in NFL-REQ1 that newly established utility poles to a height of 8m are a permitted activity within High Country ONL and a restricted discretionary activity within the Banks Peninsula ONL.
- 2.82 Orion dispute the conclusion of the S42a report that there is no need to amend NFL-R2 to permit earthworks in association with the maintenance, repair and upgrading of utility poles as the volume and area limits apply outside the roading corridor and many of Orion's assets are located within the roading corridor. Secondly, the permitted earthworks volumes are on a per site basis and should be facilitative for upgrading linear infrastructure which may expand across many sites.
- 2.83 Orion, through company evidence, state that few of Orion's assets within the ONL's and Canterbury High Country follow road corridors and many lines run at right angles to the road as they head along valleys to service high country stations and the like. Further 'sites' within these areas can be very large and earthworks thresholds apply over a 12-month period so there is a high risk that agricultural/rural type earthworks undertaken by landowners would use up the allocation for a site, leaving no allocation for network utility upgrades. Ms Foote also states that it is odd that NFL-R2 clause 1.c. provides for earthworks associated with underground infrastructure which require far greater earthworks than those required for any upgrading of above ground infrastructure.

- 2.84 The permitted activity status for earthworks in association with the installation of underground infrastructure is permissive. However this text was in the notified version of the PDP and I note no submitters are seeking to amend this particular clause. I agree however that the maintenance, repair and upgrading of utility poles should be exempt from earthwork thresholds as due to their linear nature, these effects are likely to be minor overall.
- 2.85 The recommended amendments are shown in **Appendix 2**.

[16] CCC

- 2.86 CCC appeared at the Hearing with both planning and landscape evidence. CCC sought changes to rules on building size and scale in the Banks Peninsula ONL so that there is greater consistency with the Christchurch District Plan (CDP). In the Planning evidence, Mr Lightbody states that in terms of residential development, the approach of both the CDP and PDP differ mechanically as a result of the PDP giving effect to the National Planning Standards. However Mr Lightbody is satisfied that despite these differences, the environmental outcomes sought across the two plans are consistent which satisfies CCC's submission on the NFL Chapter.
- 2.87 CCC remains concerned about non-residential buildings such as those used for rural production activities. The CDP permits buildings under 100m² for the purposes of farming, public amenities, recreation or park management and restricts the density of these buildings to one per site in ONL's. If more than one building is located on a site in the Port Hills the activity is a discretionary activity to ensure effects on landscape are assessed. In the PDP, there are no restrictions on the number of buildings per site (site coverage and gross floor area are used) which, according to Mr Lightbody, could allow twelve 100m² accessory/farm building across the site as a permitted activity. Whilst fanciful, given the constraints on agricultural land, if this development scenario was realised, the landscape effects would be unacceptable.
- 2.88 However this is a fanciful development scenario and it is Mr Head's conclusions that the likely built outcomes would possibly appear more similar between both councils ONL's when taking into account rules on subdivision, likely low intensity rural land use and what would be allowed as a restricted discretionary activity if matters of discretion were met. In his opinion CCC's matters of discretion provide for a similar landscape outcome to the proposed ONL building provisions in the PDP. In his opinion, if Selwyn District Council were able to firm up the rules for planting at nodes, there would be a satisfactory level of compatibility between the two plans.
- 2.89 The specific concern expressed about landscape planting by Mr Head is that, in building nodes, it is unclear whether the PDP intent is that associated vegetation patterns pre-exist (in a mature state) and whether or not this vegetation is protected in perpetuity. On the other hand it may be that Council intends that vegetation patterns may legitimately be implemented at the same time as any new buildings constructed and therefore there will be short to medium term adverse effects until vegetation cover can be established.

- 2.90 Mr Bentley largely agrees with Mr Head's analysis. He supports the intent of Mr. Head's comments and states that it is paramount in this relatively visual landscape to ensure that new development within a node is consolidated, and existing and new vegetation is an important aspect in this consideration.
- 2.91 I note CCC do not propose any planting rules to accompany buildings within building nodes. Mr Lightbody wishes to see a limit on the number of buildings established outside of building nodes to reduce potential effects on landscape. Mr Head however is of the view that the risk of a proliferation of farm buildings outside a building node is low given the likely low stocking rates of any farming building and low need for ancillary buildings.
- 2.92 It is difficult to insert landscape planting provisions for a permitted activity. Usually landscape planting conditions are attached to a resource consent. As Mr Head rightly points out, there are associated risks of wildfire damage with planting too close to a building, which was a feature of the Port Hills fires. In addition, I am recommending changes to the definition of 'Building Node' to include the word 'generally' before 'delineated by intensive shelter or amenity planting and worked paddocks' as a response to a submission point made by The Stations. This is in relation to High Country stations rather than the Port Hills however where the characteristics of the landscape are different and less sensitive to change.
- 2.93 Realistically, the only way to ensure that there is effective screening of new buildings within existing building nodes and newly formed building nodes is to require a resource consent with conditions relating to planting and building placement. A resource consent requirement for just building nodes may however have the perverse incentive to locate buildings with a smaller footprint outside of the building node to avoid a resource consent requirement.
- 2.94 Given the identified risk of unacceptable landscape effects and the need to assess landscape screening, I recommend that NFL-REQ2 be amended to only permit one building for rural production to a maximum of 100m² outside a building node and one building for rural production to a maximum of 300m² within a building node. More than one building in either a building node or outside a building node would be assessed as a controlled activity, subject to conditions on planting and screening. Rules on building coverage would remain and provide an upper ceiling on the number of buildings placed around the site. This change however would exclude ancillary structures.

[17] NCFF

- 2.95 NCFF appeared at the Hearing to present planning evidence. They maintained their opposition to the mapping of VAL's and state that a compelling argument for their retention in the S42a had not been provided. I would point to para 10.3.1 of the S42a report, in relation to a point made by UWRG, where I state that the the identification of VAL's in high country areas and around Banks Peninsula are identified in their own right as valuable landscapes but also to provide a buffer to ONL's. This assists in restricting development adjacent to high country and Banks Peninsula ONL where there is a risk that such development may adversely affect the ONL.

- 2.96 NCFE also state that the response in the S42a report to relief sought by the Stations to insert wording that permits all earthworks that do not ‘permanently alter the profile, contour or height of the land’ to enable removal of rocks and boulders for erosion protection does not make sense. The S42a report recommended the Stations relief be rejected on the basis that any disturbance relating to rocks and boulders can affect the integrity and profile of the landscape. Federated Farmers state that in this case, this would not satisfy the proposed condition as this would be disturbance affecting the integrity and profile of the landscape. The point I was making was that the proposed condition was too open ended and any removal of rocks and boulders could potentially alter a landscape.
- 2.97 NCFE maintain that the planting of shelterbelts should be a permitted activity for farm productivity and animal welfare considerations. However Council are required to implement the RMA, which places a greater priority on the protection of ONL under s6(b). The reasons why I consider that shelterbelts should not be permitted activities in ONL and VAL has been covered in the S42a report and is largely reflective of the findings of the Selwyn Landscape Study. Mr Bentley does however recommend some minor changes to restrictions on shelterbelts in the Te Waihora/Lake Ellesmere area which may provide relief to NCFE. I address this separately in relation to ESAI’s evidence for the Coastal Environment topic.

[18] HortNZ

- 2.98 Ms Wharfe tabled a submission but did not appear at the Hearing. In relation to NFL-P2(d), HortNZ sought a change from ‘working pastoral farms’ to ‘working primary production farms’. This was on the basis that if a policy is to consider the amenity values that contribute to VAL it should not be limited to one form of rural production that may exist in the area, as the character and amenity is the combination of all the various components that contribute to that landscape.
- 2.99 The s42A Report (10.22) recommended that the submission be rejected because the proposed plan recognises that pastoral farming is an intrinsic part of the landscape, that openness is part of the overall amenity of these landscapes to be maintained and that reference to primary production implies a multitude of uses from horticulture to mineral extraction and plantation forestry, which do not contribute to openness.
- 2.100 Ms Wharfe, in her tabled evidence, recommends that instead of ‘working primary production farms’, ‘rural production activities’ is used presumably as this does not include mineral extraction activities. According to Ms Wharfe, the description of VAL in the Selwyn Landscape Study notes that modification and cultivation has occurred and also notes the existence of exotic vegetation.
- 2.101 The S42a recommended amendments to NFL-R3 concerning horticultural planting, woodlots and shelterbelts. This was to align the activity status for these activities with plantation forestry which is limited to a controlled activity status at most in VAL (no resource consent can be declined) as set out in the National Environmental Standards for Plantation Forestry 2018. Taking this into account, I can

see merit in amending NFL-P2(d) to broaden consideration to other rural production activities such as horticultural activities, given that plantings are effectively enabled in VAL.

2.102 The final HortNZ requested wording reads as follows:

Recognising the existence of ~~working rural production activities~~ ~~pastoral farms~~ and their contribution to the ~~openness~~ of visual amenity landscapes...

The HortNZ requested wording also includes the change that I recommended in the S42a report as a result of a submission points from Dairy Holdings Ltd, Craigmore Farming Services Ltd and Rakaia Irrigation Limited (and providing for their ongoing operation and maintenance requirements).⁹

2.103 I therefore agree with this change by HortNZ and recommend the PDP text is changed accordingly.

2.104 Ms Wharfe also discusses horticultural plantings in ONL and VAL. HortNZ sought the deletion of NFL-R3 on the basis that a 300m setback for horticultural planting, woodlots and shelterbelts is excessive and unjustified. I rejected this on the basis that open landscape in ONL is susceptible to screening (the Selwyn District Landscape Study). Ms Wharfe states however that there is no mention of 'horticultural planting' (other than viticulture which is specifically mentioned) or any rationale or justification for including them in NFL-R3 as they have not been identified in the Study as an issue.

2.105 Mr Bentley discusses the effect of horticultural planting in his evidence. He states that

Horticultural plantings can include vineyards, hops, orchards and many other types of plantings that can affect the legibility and visual cohesiveness of the landscape. Small areas of such plantings, in discrete areas, do not affect the landscape in the same way that larger plantings, in more visually-obviously parts of the landscape may. One of the key concerns is that lines of plantings, in visually open parts of the landscape would be discordant with the natural landscape. Whilst vineyards were highlighted, any horticultural plantings/ woodlots could have an adverse effect on the landscape if cited inappropriately. Ideally, horticultural plantings would be contained within the Building Node, to concentrate effects to a specific part of the landscape, therefore leaving the remaining landscape open and devoid of obvious human-land use change. These considerations were especially considered valid in VAL areas, as often horticultural plantings were more associated with more developed parts of the landscape and not on areas of the landscape valued for their aesthetic coherence and high degrees of naturalness. I therefore support restrictions of these types of plantings in VALs.

2.106 This opinion is useful as it confirms that any type of horticultural planting can be detrimental to the values of an ONL as it could erode the sense of naturalness that distinguish an ONL from other types of landscape.

⁹ As recommended to be added by the S42a report

- 2.107 Ms Wharfe states that the PDP takes a blanket approach to controlling horticultural planting which was not adopted in the Operative District Plan – for example ensuring that orchards could be developed on the lower slopes of the Port Hills. However since the Operative District Plan was made operative, it was found that greater control on these activities was required in ONL’s particularly as the rules in Selwyn District appear less restrictive than other comparable District’s and for reasons explained in the Selwyn Landscape Study and Mr Bentley’s evidence that these activities can have an adverse effect on landscape values.
- 2.108 Mr Bentley does recommend some minor changes to restrictions on horticulture planting in the Te Waihora/Lake Ellesmere area. I address this separately in relation to ESAI’s evidence for the Coastal Environment topic but I note that Ms Wharfe identifies that there are known horticultural plantings in this area.
- 2.109 In terms of plantings in VAL, Mr Bentley does consider that restrictions on horticultural plantings in VAL are necessary to focus this activity to within building nodes. However given that large exotic tree species are effectively enabled throughout VAL by virtue of the NES-PF, it is more difficult to justify a discretionary activity for smaller exotic species (fruit trees, vines and the like). However I disagree with Ms Wharfe that no control is required because they already form part of the landscape. Horticultural planting, as discussed, can encompass a range of activities that can lead to adverse effects. In order to meet plan objectives to maintain or enhance the qualities of VAL it is necessary to control aspects of plantings such as the design, length, size and siting to mitigate effects on the landscape.
- 2.110 The recommended amendments are shown in **Appendix 2**.

[19] s32AA Evaluation

- 2.111 The following points evaluate the recommended amendments under Section 32AA of the RMA. Amendments to the provisions set out in the Officer’s Reply Report are proposed to:
- 2.111.1 Assess and manage the effects of indigenous vegetation clearance on the values of ONL and VAL.
 - 2.111.2 Enable earthworks associated with the maintenance, operation and repair of Coleridge HEPS in VAL.
 - 2.111.3 Improving the approach to managing important infrastructure by avoiding conflict between EI-P2 and policies in the NFL Chapter and providing for important infrastructure as a discretionary activity in ONL outside of the Coastal Environment.
 - 2.111.4 A more enabling approach to establishing network utility poles in ONL.
 - 2.111.5 Greater controls on non-residential buildings in Banks Peninsula ONL.

2.111.6 Minor changes to recognise that colour hues area also an important consideration in ONL and that rural production activities form part of the environment of VAL.

Effectiveness and Efficiency

2.112 I consider that the amendments recommended in this report would be a more effective and efficient way to achieve the objectives, compared to the notified and the versions included in the s42a report.

Costs and benefits

2.113 The benefit is that the amendments would support landowners and infrastructure providers by allowing them to make reasonable use of their land and facilities while protecting areas that require protection.

Risk of acting or not acting

2.114 There is good knowledge of the issues and the need to protect areas of Outstanding Natural Landscapes and Visual Amenity Landscapes. This is noted in the S32 report and S42a report. It is therefore considered that there is a low risk in acting in the manner proposed.

Conclusion

2.115 The recommended amendments are considered to be the most appropriate way to achieve the objectives in the EI Chapter and NFL Chapter compared to the notified and the versions included in the s42a report.

3. Reporting Officer's Proposed Provision Amendments

- 3.1 Amendments to officer recommendations on submission points, based on the right of reply report, are available in **Appendix 1** below (coloured yellow).
- 3.2 Amendments to the text of the PDP based on the right of reply report are available in **Appendix 2** below (S42a changes against the notified PDP are coloured yellow and further changes based on the right of reply report are coloured blue).

Appendix 1: Table of Submission Points

Amendments to this table from that included in the S42a report are highlighted below.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0032	CCC	027	NFL-SCHED1	Support	Retain as notified	Accept in Part	14
DPR-0032	CCC	028	NFL-SCHED1	Support	Retain as notified	Accept in Part	14
DPR-0032	CCC	029	NFL-SCHED2	Support	Retain as notified	Accept	14
DPR-0032	CCC	030	NFL-R1	Support In Part	Amend the rules for the Banks Peninsula ONL to provide for a similar range and size of buildings as permitted activities as that contained in the Christchurch District Plan.	Reject	11
DPR-0032	CCC	031	NFL-R4	Support	Retain as notified	Accept in Part	11
DPR-0032	CCC	032	NFL-R5	Support	Retain as notified	Accept in Part	11
DPR-0032	CCC	044	NFL-R1	Support	Retain as notified	Accept	11
DPR-0032	CCC	045	NFL-R1	Support	Retain as notified	Accept	11
DPR-0032	CCC	046	NFL-R2	Support	Retain as notified	Accept in Part	11
DPR-0032	CCC	047	NFL-MAT1	Support	Retain as notified	Accept	13
DPR-0032	CCC	048	NFL-MAT2	Support	Retain as notified	Accept	13
DPR-0032	CCC	049	NFL-MAT3	Support	Retain as notified	Accept	13
DPR-0032	CCC	050	NFL-R2	Support In Part	Amend the rules for the Banks Peninsula ONL to provide for a similar range and size of buildings as permitted activities as that contained in the Christchurch District Plan.	Reject	11
DPR-0036	Tony Edney	003	NFL-REQ4	Support	Retain as notified.	Accept in Part	12
DPR-0070	Jan Inwood	001	Outstanding Natural Landscapes	Neither Support Nor Oppose	Amend the Outstanding Natural Landscape boundary to match the fence line at 11 Colletts Road (which appears to be legally described as Lot 7 BLK X RES 959 BLK III Southbridge SD), near Leeston.	Accept	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0097	FHH	002	ONL Waimakiriri Catchment	Oppose In Part	Delete the ONL notation from Flock Hill Station being Lot 2 DP 546766 and Lots 3-4 DP 540423 at 10128 West Coast Road, Lake Pearson.	Reject	15
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS002</i>	<i>ONL Waimakiriri Catchment</i>	<i>Oppose</i>	<i>Disallow in Full</i>	Accept	15
DPR-0101	Chorus, Spark and Vodafone	028	NFL-R2	Support	Retain as notified.	Accept in Part	11
DPR-0104	Lukas Travnicek	001	Outstanding Natural Landscapes	Oppose	Amend ONL layer to exclude Mt White Station, specifically certain areas such as the key homestead area, where the main hub of farming operations is.	Reject	15
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS005</i>	<i>Outstanding Natural Landscapes</i>	<i>Oppose</i>	<i>Disallow in full</i>	Accept	15
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS553</i>	<i>Outstanding Natural Landscapes</i>	<i>Oppose</i>	<i>Reject the submission</i>	Accept	15
DPR-0104	Lukas Travnicek	004	NFL-R1	Oppose	Delete as notified.	Reject	11
<i>DPR-0032</i>	<i>CCC</i>	<i>FS073</i>	<i>NFL-R1</i>	<i>Oppose</i>	<i>Retain NFL-R1 as notified</i>	Accept	11
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS008</i>	<i>NFL-R1</i>	<i>Oppose</i>	<i>Disallow in full</i>	Accept	11
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS556</i>	<i>NFL-R1</i>	<i>Oppose</i>	<i>Reject the submission</i>	Accept	11
DPR-0104	Lukas Travnicek	005	NFL-REQ9	Oppose	Amend earthwork limits to increase them to within the bounds of resource consents obtained.	Reject	12
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS009</i>	<i>NFL-REQ9</i>	<i>Oppose</i>	<i>Disallow in full</i>	Accept	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS557</i>	<i>NFL-REQ9</i>	<i>Oppose</i>	<i>Reject the submission</i>	Accept	12
DPR-0104	Lukas Travnicek	006	NFL-R3	Oppose	Delete as notified.	Reject	11
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS010</i>	<i>NFL-R3</i>	<i>Oppose</i>	<i>Disallow in full</i>	Accept	11
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS558</i>	<i>NFL-R3</i>	<i>Oppose</i>	<i>Reject the submission</i>	Accept	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0144	The Stations	001	Outstanding Natural Landscapes	Oppose	Delete ONL Rakaia Catchment and ONL Rakaia River and retain existing mapped ONL areas in the Operative Selwyn District Plan at: - Mt Algidus Station - Glenthorne Station - Lake Coleridge Station - Mt Oakden Station - Acheron Station	Accept in Part	15
DPR-0301	UWRG	FS016	Outstanding Natural Landscapes	Oppose	Disallow in full	Reject	15
DPR-0381	CDL	FS073	Outstanding Natural Landscapes	Support	Allow	Accept in Part	15
DPR-0407	Forest & Bird	FS499	Outstanding Natural Landscapes	Oppose	Reject the submissions	Reject	15
DPR-0423	Terrace Downs	FS005	Outstanding Natural Landscapes	Support	Decision for permitted criteria in ONL overlays need to consider all zones where ONL overlay applies.	Accept in Part	15
DPR-0468	NCFG	FS001	Outstanding Natural Landscapes	Oppose	Seeks ONL as notified to be retained	Reject	15
DPR-0486	CDL	FS073	Outstanding Natural Landscapes	Support	Allow	Accept in Part	15
DPR-0144	The Stations	002	NFL-REQ9	Oppose In Part	Delete Rakaia River ONL from NFL-Table 2 and amend to include in NFL-Table 1.	Reject	12
DPR-0301	UWRG	FS017	NFL-REQ9	Oppose	Disallow in full	Accept	12
DPR-0407	Forest & Bird	FS572	NFL-REQ9	Oppose	Reject the submissions	Accept	12
DPR-0468	NCFG	FS002	NFL-REQ9	Oppose	Seeks ONL as notified to be retained	Accept	12
DPR-0144	The Stations	003	NFL-R2	Oppose	Amend as follows: Earthworks Activity status: PER 1. Earthworks	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					Where: The earthworks: ... c are for the installation of underground infrastructure and ancillary utility equipment. <u>d. do not permanently alter the profile, contour or height of the land.</u>		
DPR-0301	UWRG	FS018	NFL-R2	Oppose	Disallow in full	Reject	11
DPR-0407	Forest & Bird	FS586	NFL-R2	Oppose	Reject the submissions	Reject	11
DPR-0422	NCCF	FS144	NFL-R2	Support	Allow the submission point.	Reject	11
DPR-0144	The Stations	005	Building Node	Support In Part	Amend as follows: Includes that area of land which may contains the principal residential unit, discrete area of the property, <u>generally</u> delineated by intensive shelter or amenity planting and worked paddocks. A building node is contained within an area not exceeding <u>650m</u> 500m distance from the principal residential unit...with the farming operation on the property.	Accept in Part	7
DPR-0301	UWRG	FS020	Building Node	Oppose	Disallow in full	Reject	7
DPR-0407	Forest & Bird	FS625	Building Node	Oppose	Reject the submissions	Reject	7
DPR-0207	SDC	001	New	Support	Insert as follows: <u>A geological feature that has a continuous elevational crest for some distance; provided that for the purposes of landscape assessments. This does not include the vegetation on the ridgeline.</u>	Accept in Part	7
DPR-0101	Chorus, Spark and Vodafone	FS001	New	Oppose	Decline original submission point	Reject	7
DPR-0301	UWRG	FS021	New	Support	Allow in full	Accept in Part	7
DPR-0207	SDC	034	NFL-REQ4	Oppose In Part	Amend to include an exemption for 'ancillary structures' and 'public amenity buildings'.	Accept	13
DPR-0372	DHL	FS012	NFL-REQ4	Support	Accept the submission.	Accept	13

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0207	SDC	035	NFL-P1	Oppose In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: ... h. avoiding buildings <u>and structures, excluding ancillary structures and public amenity buildings</u> , in close proximity to the key visual corridors of State Highway 73 and the Midland railway line; ...	Accept	10
DPR-0207	SDC	107	Outstanding Natural Landscapes	Oppose In Part	Amend the Outstanding Natural Landscape Overlay so it does not cover any of the land indicated as 'Tourism Accommodation Area' or 'Residential Area' on GRAZ-FIG1.	Accept in Part	15
DPR-0391	CHATL	FS006	Outstanding Natural Landscapes	Support	To remove the ONL Overlay from the GRAZ zone at Grasmere	Accept in Part	15
DPR-0212	ESAI	056	NFL	Oppose In Part	Amend planning maps to reduce multi overlay areas and rationalise provisions that deal several times in the same area about the same thing e.g. forestry and earthworks within Outstanding Natural Landscape areas.	Accept in Part	8
DPR-0212	ESAI	057	NFL-R1	Support In Part	Retain as notified, should the overlay arrangements not be rationalised as proposed in DPR-212.056.	Accept	11
DPR-0212	ESAI	058	NFL-R2	Support In Part	Amend as follows: b. are for maintenance and repair of existing fence lines, roads, <u>drains, underground infrastructure</u> or tracks; or c. are for the installation of underground telecommunication lines, <u>rural activity infrastructure</u> and ancillary structures	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0375	Waka Kotahi	FS109	NFL-R2	Support	Include an amendment as per our original submission.	Accept in Part	11
DPR-0212	ESAI	059	NFL-R2	Oppose In Part	Amend the rule status for NFL-R2.3 to Restricted Discretionary activity and insert appropriate matters of discretion.	Accept	11
DPR-0212	ESAI	060	NFL-R5	Oppose In Part	Amend NFL-R5 Plantation Forest for ONL Overlay Te Waihora/Lake Ellesmere to read: <u>Activity Status: PER</u> <u>X. Plantation Forest</u> <u>Where:</u> <u>a. The activity replaces an existing plantation forest activity; or</u> <u>b. The activity is the maintenance or replacement of an existing woodlot.</u>	Reject	11
DPR-0032	CCC	FS077	NFL-R5	Oppose	Retain NFL-R5 as notified	Accept	11
DPR-0372	DHL	FS022	NFL-R5	Support	Accept the submission.	Reject	11
DPR-0212	ESAI	061	Outstanding Natural Landscapes	Oppose In Part	Separate the ONL Rakaia River – Ellesmere Section from the remainder of the ONL Rakaia River.	Reject	15
DPR-0212	ESAI	062	NFL-REQ9	Oppose In Part	Amend NFL-REQ9 Volume and Area of Earthworks by inserting the following into NFL-TABLE1: <u>ONL Te Waihora/Lake Ellesmere</u> <u>ONL Rakaia River – Ellesmere Area</u>	Reject	12
DPR-0212	ESAI	079	SUB-R23	Oppose	Amend Activity Status in SUB-R23.3 to Controlled.	Reject	11
DPR-0212	ESAI	080	NFL-MAT1	Oppose	Remove NFL-MAT1 from the Natural Features and Landscapes Chapter and insert it in the Subdivision Chapter.	Reject	13
DPR-0214	Ahuriri Farm & The Graham Family	003	Outstanding Natural Landscapes	Oppose In Part	Oppose ONL changes until further discussion with individual land owners of a certain size and impact can be had and consider the introduction of Transferable Development Rights.	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0422	NCCF	FS185	Outstanding Natural Landscapes	Support	Allow the submission point.	Reject	15
DPR-0260	CRC	112	NFL-O1	Support	Retain as notified.	Accept	9
DPR-0301	UWRG	FS049	NFL-O1	Support	Allow	Accept	9
DPR-0260	CRC	113	NFL-O2	Support	Retain as notified.	Accept	9
DPR-0301	UWRG	FS050	NFL-O2	Support	Allow	Accept	9
DPR-0260	CRC	114	NFL-P1	Support	Retain as notified.	Accept in Part	10
DPR-0301	UWRG	FS051	NFL-P1	Support	Allow	Accept in Part	10
DPR-0260	CRC	115	NFL-P2	Support	Retain as notified.	Accept in Part	10
DPR-0301	UWRG	FS052	NFL-P2	Support	Allow	Accept in Part	10
DPR-0260	CRC	116	New	Support In Part	Add an advice note or other mechanism that provides clarity that these rules do not apply within the beds of lakes and rivers or within the CMA.	Accept	11
DPR-0372	DHL	FS031	New	Support	Accept the submission.	Accept	11
DPR-0390	RIL	FS004	New	Support	Accept the submission.	Accept	11
DPR-0422	NCCF	FS034	New	Support	Allow the submission point.	Accept	11
DPR-0260	CRC	117	NFL-R3	Support In Part	Remove the Waimakariri and Rakaia River ONL Overlays from NFL-R3.1.	Reject	11
DPR-0260	CRC	118	NFL-R4	Support	Retain as notified.	Accept in Part	11
DPR-0260	CRC	119	NFL-R5	Support	Retain as notified.	Accept in Part	11
DPR-0032	CCC	FS079	NFL-R5	Support	Retain NFL-R5 as notified	Accept in Part	11
DPR-0260	CRC	127	SUB-R23	Support	Retain as notified.	Accept	11
DPR-0157	The Williams	FS922	SUB-R23	Oppose In Part	Reject in part the amendments sought.	Reject	11
DPR-0209	M Singh	FS537	SUB-R23	Oppose	Reject the submission in part.	Reject	11
DPR-0298	Trices Road	FS032	SUB-R23	Oppose In Part	Reject submission	Reject	11
DPR-0461	Dunweavin	FS409	SUB-R23	Oppose	Reject submission	Reject	11
DPR-0492	Kevler	FS750	SUB-R23	Oppose	Reject Submission	Reject	11
DPR-0493	Gallina & Heinz-Wattie	FS048	SUB-R23	Oppose	Reject submission in part being the amendments sought and the notified provisions sought to be retained	Reject	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0292	Paul Christian	003	NFL-R3	Oppose	Amend to make shelter belts a complying activity and woodlots a discretionary activity.	Reject	11
DPR-0301	UWRG	024	NFL	Neither Support Nor Oppose	Not specified.	Reject	8
DPR-0407	Forest & Bird	FS332	NFL	Support	Accept the submission	Reject	8
DPR-0301	UWRG	029	NFL-O1	Support	Retain as notified.	Accept	9
DPR-0407	Forest & Bird	FS337	NFL-O1	Support	Accept the submission	Accept	9
DPR-0301	UWRG	030	NFL-O2	Support In Part	Amend as follows: The values of the visual amenity significant natural landscapes of Selwyn are maintained and, where possible, enhanced. Alternatively, amend as follows: The <u>naturalness</u> values of the visual amenity landscapes of Selwyn are maintained and, where possible, enhanced.	Reject	9
DPR-0032	CCC	FS071	NFL-O2	Oppose	Retain NFL-O2 as notified	Accept	9
DPR-0407	Forest & Bird	FS338	NFL-O2	Support	Accept the submission	Reject	9
DPR-0301	UWRG	031	NFL-P1	Oppose In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: a.; b. <u>avoiding subdivision, use and development that potentially adversely affects outstanding natural features and landscapes;</u> b.c.; e.d. managing building <u>location</u> density and form to ensure it remains at a low level and predominantly concentrated within <u>existing</u> building nodes, and maintains a predominance of vegetation cover and sense of low levels of human occupation;	Accept in Part	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					<p>d. e.;</p> <p>e. f. avoiding buildings and structures that break the intrude into a skyline; enabling activities that maintain the qualities of the landscape or landform silhouette;</p> <p>f. g. ensure buildings and structures are constructed from materials <u>with all claddings and trim having low reflectance values (refer to guideline)</u>, and are designed to minimise glare <u>and light spill</u> and the need for earthworks, and are mitigated by plantings to reduce their visual impact where appropriate;</p> <p>g. h.;</p> <p>h. i. avoiding buildings in close proximity to the key visual corridors of State Highway 73 and the Midland railway line;</p> <p>i. j. recognising and providing protection for Ngāi Tahu tāngata whenua values in locations of special significance to tāngata whenua;</p> <p>j. k. recognising the existence of working pastoral farms and their contribution to the openness <u>and naturalness</u> of outstanding natural features and landscapes;</p> <p>k. l. recognising the existing Porters Ski and Recreation Area and providing for its ongoing use and development, while ensuring that the outstanding natural landscapes values of the Area are recognised and protected from inappropriate <u>subdivision</u>, use and development.</p>		
DPR-0407	Forest & Bird	FS339	NFL-P1	Support	Accept the submission	Accept in Part	10
DPR-0301	UWRG	032	NFL-P2	Oppose In Part	<p>Amend as follows:</p> <p>Recognise the values of the identified visual amenity significant natural landscapes described in NFL-SCHED2 and maintain these values by:</p>	Reject	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					a.; c. avoiding use and development that breaks the skyline or <u>intrudes on a landform summit</u> ; and d. recognising the existence of working pastoral farms and their contribution to the openness and <u>naturalness</u> of visual amenity landscapes.		
DPR-0407	Forest & Bird	FS340	NFL-P2	Support	Accept the submission	Reject	10
DPR-0301	UWRG	033	NFL-R5	Neither Support Nor Oppose	Not specified.	Reject	11
DPR-0407	Forest & Bird	FS341	NFL-R5	Support	Accept the submission	Reject	11
DPR-0301	UWRG	034	Outstanding Natural Landscapes	Neither Support Nor Oppose	Seeks that Council re-maps the ONL areas	Reject	15
DPR-0407	Forest & Bird	FS342	Outstanding Natural Landscapes	Support	Accept the submission	Reject	15
DPR-0301	UWRG	035	Visual Amenity Landscape	Neither Support Nor Oppose	Seeks that Council re-maps the VAL areas	Reject	15
DPR-0407	Forest & Bird	FS343	Visual Amenity Landscape	Support	Accept the submission	Reject	15
DPR-0301	UWRG	039	Outstanding Natural Landscapes	Neither Support Nor Oppose	Amend the Rakaia River ONL to include the Coastal Marine Area.	Reject	15
DPR-0407	Forest & Bird	FS347	Outstanding Natural Landscapes	Support	Accept the submission	Reject	15
DPR-0301	UWRG	040	NFL	Neither Support Nor Oppose	Not specified	Reject	8
DPR-0407	Forest & Bird	FS348	NFL	Support	Accept the submission	Reject	8

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0301	UWRG	041	Outstanding Natural Landscapes	Neither Support Nor Oppose	Amend ONL mapping	Reject	15
DPR-0407	Forest & Bird	FS349	Outstanding Natural Landscapes	Support	Accept the submission	Reject	15
DPR-0301	UWRG	042	Visual Amenity Landscape	Neither Support Nor Oppose	Amend VAL mapping.	Reject	15
DPR-0407	Forest & Bird	FS350	Visual Amenity Landscape	Support	Accept the submission	Reject	15
DPR-0308	Helen & Pieter Heddell	001	NFL-REQ5	Oppose	Not specified.	Accept in part	12
DPR-0345	PAR	022	NFL-R2	Oppose In Part	Amend NFL-R2.6.b. by adding: <u>ix. ski area management and operations</u>	Accept	11
DPR-0391	CHATL	FS003	NFL-R2	Support	We wish the submission point to be allowed in full as requested by Porters Alpine Resort	Accept	11
DPR-0407	Forest & Bird	FS807	NFL-R2	Oppose	Reject the submissions	Reject	11
DPR-0345	PAR	023	NFL-R2	Oppose In Part	Delete NFL-R2.10.b. as notified and replace with: <u>b.it is for the following activities:</u> <u>i. installing infrastructure for wastewater disposal;</u> <u>ii ground preparation for planting of indigenous vegetation</u>	Accept	11
DPR-0407	Forest & Bird	FS808	NFL-R2	Oppose	Reject the submissions	Reject	11
DPR-0345	PAR	024	NFL-R2	Oppose In Part	Amend NFL-R2.18.b. by adding: <u>viii. ski area management and operations</u>	Accept	11
DPR-0407	Forest & Bird	FS809	NFL-R2	Oppose	Reject the submissions	Reject	11
DPR-0345	PAR	025	NFL-REQ9	Oppose In Part	Exempt SKIZ from NFL-REQ9 1.a. NFL-Table 1 or provide a hyperlink to NFL-R2	Reject	12
DPR-0407	Forest & Bird	FS810	NFL-REQ9	Oppose	Reject the submissions	Accept	12
DPR-0353	Hort NZ	166	NFL-R3	Oppose	Delete as notified	Reject	11
DPR-0381	CDL	FS066	NFL-R3	Support	Allow	Reject	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0486	CDL	FS066	NFL-R3	Support	Allow	Reject	11
DPR-0353	Hort NZ	167	NFL-MAT1	Support	Retain as notified	Accept	13
DPR-0353	Hort NZ	168	NFL-MAT3	Support	Retain as notified	Accept	13
DPR-0353	Hort NZ	169	NFL-P1	Support	Retain as notified	Accept in Part	10
DPR-0353	Hort NZ	170	NFL-P2	Oppose In Part	Amend as follows: d. recognising the existence of working pastoral primary production farms and their contribution to the openness of visual amenity landscapes.	Accept in part	10
DPR-0358	RWRL	192	NFL	Support	Retain as notified	Accept in Part	8
DPR-0358	RWRL	225	SUB-R23	Support In Part	Amend to insert a non-notification clause.	Reject	11
DPR-0157	The Williams	FS427	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0209	M Singh	FS514	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0298	Trices Road	FS471	SUB-R23	Support In Part	Accept submission in part	Reject	11
DPR-0461	Dunweavin	FS518	SUB-R23	Support In Part	Accept submission in part	Reject	11
DPR-0492	Kevler	FS829	SUB-R23	Support	Accept submission in part	Reject	11
DPR-0493	Gallina & Heinz-Wattie	FS494	SUB-R23	Support In Part	Accept the submission in part.	Reject	11
DPR-0358	RWRL	407	Non-notification clauses	Oppose	Insert the following words, or words to the like effect, to all controlled and restricted discretionary activity rules: <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u>	Reject	8
DPR-0032	CCC	FS193	Non-notification clauses	Oppose In Part	Do not limit notification where neighbouring properties, communities, or the wider district are potentially directly affected and the adverse	Accept in Part	8

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					<i>effects are potentially more than minor or where the Act requires notification.</i>		
DPR-0298	Trices Road	FS924	Non-notification clauses	Support	Accept submission	Reject	8
DPR-0371	CIAL	FS045	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0375	Waka Kotahi	FS328	Non-notification clauses	Oppose	Retain relevant provisions without a non-notification clause.	Accept	8
DPR-0414	Kāinga Ora	FS118	Non-notification clauses	Support	Not Specified	Reject	8
DPR-0453	LPC	FS045	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0456	Four Star & Gould	FS014	Non-notification clauses	Support	Accept submission	Reject	8
DPR-0363	IRHL	214	SUB-R23	Support In Part	Amend the provision to insert a non-notification clause.	Reject	11
DPR-0157	The Williams	FS759	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0209	M Singh	FS685	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0298	Trices Road	FS638	SUB-R23	Support In Part	Accept submission in part	Reject	11
DPR-0461	Dunweavin	FS678	SUB-R23	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO	Reject	11
DPR-0492	Kevler	FS293	SUB-R23	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.	Reject	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0363	IRHL	432	Non-notification clauses	Oppose	Insert the following words, or words to the like effect, to all controlled and restricted discretionary activity rules: <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u>	Reject	8
DPR-0032	CCC	FS227	Non-notification clauses	Oppose In Part	Do not limit notification where neighbouring properties, communities, or the wider district are potentially directly affected and the adverse effects are potentially more than minor or where the Act requires notification.	Accept in Part	8
DPR-0298	Trices Road	FS958	Non-notification clauses	Support	Accept submission	Reject	8
DPR-0371	CIAL	FS148	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0375	Waka Kotahi	FS329	Non-notification clauses	Oppose	Retain relevant provisions without a non-notification clause.	Accept	8
DPR-0414	Kāinga Ora	FS152	Non-notification clauses	Support	Not Specified	Reject	8
DPR-0422	NCCF	FS205	Non-notification clauses	Support In Part	Allow the submission on controlled activity. Disallow the submission point that notification is not required for all restricted discretionary applications.	Reject	8
DPR-0453	LPC	FS146	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0456	Four Star & Gould	FS048	Non-notification clauses	Support	Accept submission	Reject	8

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0367	Orion	009	Ancillary Utility Equipment	Oppose	Delete as notified.	Accept	7
DPR-0407	Forest & Bird	FS578	Ancillary Utility Equipment	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Reject	7
DPR-0367	Orion	059	NFL-P1	Support In Part	Amend NFL-P1 by adding the following: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: <u>I. Recognise that, due to locational, operational and technical requirements, network utilities may need to be located within areas with natural environment values.</u>	Accept in Part	10
DPR-0101	Chorus, Spark and Vodafone	FS002	NFL-P1	Support	Accept original submission point	Accept in Part	10
DPR-0407	Forest & Bird	FS628	NFL-P1	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Reject	10
DPR-0367	Orion	060	NFL-R1	Support In Part	Amend as follows: 1. Buildings and structures, including ancillary structures <u>(excluding important infrastructure)</u>	Accept in Part	11
DPR-0375	Waka Kotahi	FS110	NFL-R1	Support	Adopt submitters amendment	Accept in Part	11
DPR-0407	Forest & Bird	FS629	NFL-R1	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Reject	11
DPR-0441	Trustpower	FS100	NFL-R1	Support	Accept	Accept in Part	11
DPR-0367	Orion	061	NFL-R2	Support In Part	Amend as follows: 1. Earthworks c. are for the installation of underground	Accept	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					infrastructure, and ancillary utility equipment, or d. are for the replacement, maintenance, repair and upgrading of an existing utility pole.		
DPR-0407	Forest & Bird	FS630	NFL-R2	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Accept	11
DPR-0367	Orion	062	NFL-REQ4	Neither Support Nor Oppose	Amend as follows: 1. The minimum setback for all buildings and structures (<u>except for upgrade of existing utility poles</u>) from each side of the centre line of SH73 or the Midland railway line is 300m.	Accept in Part	12
DPR-0407	Forest & Bird	FS631	NFL-REQ4	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Reject	12
DPR-0367	Orion	063	NFL-REQ6	Neither Support Nor Oppose	Amend as follows: 3. The maximum height for any other Building is 4m, <u>except for the upgrade of existing utility poles.</u>	Reject	12
DPR-0407	Forest & Bird	FS632	NFL-REQ6	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.	Accept	12
DPR-0372	DHL	003	Building Node	Oppose In Part	Amend as follows: Includes that area of land which contains the principal residential unit, other principal buildings, and any worker's accommodation or accessory buildings, which are contained in a discrete area of the property, delineated by intensive shelter or amenity planting and worked paddocks....	Accept in Part	7
DPR-0372	DHL	073	NFL-O1	Support In Part	Retain as notified	Accept	9
DPR-0381	CDL	FS038	NFL-O1	Support	Allow	Accept	9
DPR-0486	CDL	FS038	NFL-O1	Support	Allow	Accept	9

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0372	DHL	074	NFL-O2	Support	Retain as notified	Accept	9
DPR-0372	DHL	075	NFL-P1	Support In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: ... <u>l. recognising existing farming activities, including irrigation infrastructure, and providing for its ongoing operation and maintenance, while ensuring that the outstanding landscapes values of the Rakaia River are recognised and protected</u>	Accept in Part	10
DPR-0372	DHL	076	NFL-P2	Support	Retain as notified	Accept in Part	10
DPR-0372	DHL	077	New	Oppose	Insert as follows: <u>Recognise that there may be working farmland and other rural production activities occurring in areas identified as outstanding natural features and landscapes, or visual amenity landscapes, and that those activities have a functional and operational need to be in that landscape.</u>	Accept in Part	10
DPR-0381	CDL	FS035	New	Support	Allow	Accept in Part	10
DPR-0486	CDL	FS035	New	Support	Allow	Accept in Part	10
DPR-0372	DHL	078	NFL-R1	Oppose In Part	Amend as follows: 3. Buildings and structures Where: ... <u>b. it is irrigation infrastructure</u> ... 4. When compliance with any of NFL-R1.3a. is not achieved: NC <u>RDIS</u>	Accept in Part	11
DPR-0372	DHL	079	NFL-R2	Oppose	Amend as follows: Activity status: PER 1. Earthworks Where:	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					The earthworks: ... c. are for the installation of underground infrastructure and ancillary utility equipment. ;or d. are for the installation or operation of irrigation infrastructure; or e. are done pursuant to an authorisation under the Flood Protection bylaw.		
DPR-0375	Waka Kotahi	FS111	NFL-R2	Support In Part	Amend the rule to provide for transport infrastructure as per the original submission.	Accept in Part	11
DPR-0441	Trustpower	FS102	NFL-R2	Support	Accept	Accept in Part	11
DPR-0372	DHL	080	NFL-R3	Oppose	Delete as notified.	Reject	11
DPR-0032	CCC	FS074	NFL-R3	Oppose	Retain NFL-R3 as notified	Accept	11
DPR-0372	DHL	081	NFL-R3	Oppose	Delete as notified.	Reject	11
DPR-0372	DHL	082	NFL-REQ1	Support	Retain as notified	Accept	12
DPR-0372	DHL	083	NFL-REQ2	Oppose In Part	Amend as follows: 1. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300 500m ² for any individual building. 2. The maximum building footprint for a residential activity or rural production activity outside a Building Node is 100 300m ² for any individual building. Activity status when compliance not achieved: When compliance with NFL-REQ2 is not achieved: NC RDIS	Accept in Part	12
DPR-0032	CCC	FS080	NFL-REQ2	Oppose	Amend NFL-REQ2 consistent with CCC's primary submission	Reject	12
DPR-0372	DHL	084	NFL-REQ3	Support	Retain as notified	Accept	12
DPR-0372	DHL	085	NFL-REQ4	Oppose In Part	Amend as follows: 1. The minimum setback for all buildings (excluding ancillary structures) from	Accept	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					each side of the centre line of SH73 or the Midland railway line is 300m Alternatively: 1. The minimum setback for all buildings and structures from each side of the centre line of SH73 or the Midland railway line is 300m., <u>except for ancillary structures associated with irrigation infrastructure.</u>		
DPR-0372	DHL	086	NFL-REQ5	Oppose In Part	Amend as follows: 1. All buildings and structures, <u>except irrigators</u> , in an ONL, excluding within the SKIZ, must be finished in materials with a maximum reflectance value of 30% ... Activity status when compliance not achieved: 3. When compliance with NFL-REQ5.1 is not achieved: NC <u>RDIS</u> ...	Accept in Part	12
DPR-0372	DHL	087	NFL-REQ9	Oppose In Part	If the relief sought in relation to NFL-R2.1 is not granted, amend NFL-Table 2 as follows: <u>Unless it is for the installation or operation of irrigation infrastructure; or is done pursuant to an authorisation under the Flood Protection bylaw.</u> Activity status when compliance not achieved: 2. When compliance with NFL-REQ9.1 is not achieved: NC <u>RDIS</u>	Reject	12
DPR-0372	DHL	088	NFL-MAT3	Support	Retain as notified	Accept	13
DPR-0372	DHL	089	Outstanding Natural Landscapes	Oppose	Amend the Outstanding Natural Landscapes Overlay to exclude any part of existing farmland.	Reject	15
<i>DPR-0381</i>	<i>CDL</i>	<i>FS041</i>	<i>Outstanding Natural Landscapes</i>	<i>Support</i>	<i>Allow</i>	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0374	RIHL	220	SUB-R23	Support In Part	Amend the provision to insert a non-notification clause.	Reject	11
DPR-0157	The Williams	FS574	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0209	M Singh	FS941	SUB-R23	Support In Part	Accept the submission in part	Reject	11
DPR-0298	Trices Road	FS789	SUB-R23	Support In Part	Accept submission in part	Reject	11
DPR-0461	Dunweavin	FS821	SUB-R23	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.	Reject	11
DPR-0492	Kevler	FS137	SUB-R23	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.	Reject	11
DPR-0493	Gallina & Heinz-Wattie	FS698	SUB-R23	Support In Part	Accept the submission in part.	Reject	11
DPR-0374	RIHL	478	Non-notification clauses	Oppose	Insert the following words, or words to the like effect, to all controlled and restricted discretionary activity rules: <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u>	Reject	7
DPR-0032	CCC	FS265	Non-notification clauses	Oppose In Part	Do not limit notification where neighbouring properties, communities, or the wider district are potentially directly affected and the adverse effects are potentially more than minor or where the Act requires notification.	Accept in Part	7
DPR-0298	Trices Road	FS992	Non-notification clauses	Support	Accept submission	Reject	7
DPR-0371	CIAL	FS079	Non-notification clauses	Support In Part	Accept in part	Reject	7

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0375	Waka Kotahi	FS330	Non-notification clauses	Oppose	Retain relevant provisions without a non-notification clause.	Accept	7
DPR-0414	Kāinga Ora	FS186	Non-notification clauses	Support	Not Specified	Reject	7
DPR-0453	LPC	FS079	Non-notification clauses	Support In Part	Accept in part	Reject	7
DPR-0456	Four Star & Gould	FS082	Non-notification clauses	Support	Accept submission	Reject	7
DPR-0375	Waka Kotahi	097	NFL-P1	Support In Part	Amend Policy to include recognition of infrastructural requirements within landscape areas.	Accept in Part	10
DPR-0375	Waka Kotahi	098	NFL-P2	Support In Part	Amend Policy to include recognition of infrastructural requirements within landscape areas.	Accept in Part	10
DPR-0441	Trustpower	FS098	NFL-P2	Support	Accept	Accept in Part	10
DPR-0375	Waka Kotahi	099	NFL-R2	Support In Part	Amend Rule to include provision for transport infrastructure.	Reject	11
DPR-0381	CDL	011	NFL-P1	Oppose In Part	Amend NFL-P1 as follows (or to the effect of) Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: a. avoiding strongly discouraging subdivision, use and development in those parts of outstanding natural features and landscapes with limited or no capacity to absorb change, and providing for limited subdivision, use, and development in those areas with potential to absorb change; b. avoiding discouraging use and development that detracts from extensive open views, or	Reject	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					<p>detracts from or damages the unique landforms and landscape features;</p> <p>g. avoiding discouraging activities that are incompatible with the values identified, including plantation forestry, mineral extraction, and large-scale earthworks.</p> <p>h. avoiding discouraging buildings in close proximity to the key visual corridors of State Highway 73 and the Midland railway line;</p> <p>j. recognising the existence of working pastoral farms and their contribution to the openness and <u>character</u> of outstanding natural features and landscapes.</p>		
DPR-0301	UWRG	FS059	NFL-P1	Oppose	Disallow	Accept	10
DPR-0407	Forest & Bird	FS518	NFL-P1	Oppose	Reject the submission	Accept	10
DPR-0381	CDL	012	NFL-P2	Oppose In Part	<p>Amend NFL-P1 as follows (or to the effect of):</p> <p>Recognise the values of the identified visual amenity landscapes described in NFL-SCHED2 and maintain these values by:</p> <p>a. avoiding discouraging visually prominent development;</p> <p>b. managing subdivision, use and development to ensure that it does not result in over domestication of the landscape;</p> <p>c. avoiding discouraging use and development that breaks the skyline; and</p> <p>d. recognising the existence of working pastoral farms and their contribution to the openness of visual amenity landscapes.</p>	Reject	10
DPR-0301	UWRG	FS060	NFL-P2	Oppose	Disallow	Accept	10
DPR-0407	Forest & Bird	FS519	NFL-P2	Oppose	Reject the submission	Accept	10
DPR-0381	CDL	013	NFL-R2	Support	Retain as notified.	Accept in Part	11
DPR-0407	Forest & Bird	FS520	NFL-R2	Oppose	Reject the submission	Reject	11
DPR-0381	CDL	014	NFL-R2	Support	Retain as notified.	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0407	Forest & Bird	FS521	NFL-R2	Oppose	Reject the submission	Reject	11
DPR-0381	CDL	015	NFL-R3	Oppose In Part	Provide an additional Controlled activity rule for Shelterbelts in the Malvern Hills and Rakaia Catchment VALs, similar to NFL-R5.2 for plantation forests. For example: <u>Malvern Hills VAL</u> <u>Rakaia Catchment VAL</u> <u>Activity status: CON</u> <u>5 Shelterbelts</u> <u>Matters of Control:</u> <u>6. The exercise of control is reserved over the following matters:</u> <u>a. The visual amenity effects arising from the design, length, size, and siting of shelterbelts; and</u> <u>b. how any plantings reflect and complement the land development patterns and shapes of the landscape.</u> Refer to original submission for full decision requested.	Accept in Part	11
DPR-0407	Forest & Bird	FS522	NFL-R3	Oppose	Reject the submission	Reject	11
DPR-0381	CDL	016	NFL-R5	Support	Retain as notified.	Accept in Part	11
DPR-0407	Forest & Bird	FS523	NFL-R5	Oppose	Reject the submission	Reject	11
DPR-0381	CDL	017	NFL-REQ9	Support	Retain NFL-Table1, Table2 and Table3 as notified. Retain NFL-REQ9.4 and 9.5 as notified.	Accept	12
DPR-0407	Forest & Bird	FS524	NFL-REQ9	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	018	NFL-REQ9	Support	Retain NFL-Table1, Table2 and Table3 as notified. Retain NFL-REQ9.4 and 9.5 as notified.	Accept	12
DPR-0407	Forest & Bird	FS525	NFL-REQ9	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	019	NFL-REQ9	Support	Retain NFL-Table1, Table2 and Table3 as notified. Retain NFL-REQ9.4 and 9.5 as notified.	Accept	12
DPR-0407	Forest & Bird	FS526	NFL-REQ9	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	020	NFL-REQ9	Support	Retain NFL-Table1, Table2 and Table3 as notified. Retain NFL-REQ9.4 and 9.5 as notified.	Accept	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0407	Forest & Bird	FS527	NFL-REQ9	Oppose	Reject the submission	Reject	12
DPR-0407	Forest & Bird	FS528	NFL-REQ9	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	021	NFL-REQ9	Support	Retain NFL-Table1, Table2 and Table3 as notified. Retain NFL-REQ9.4 and 9.5 as notified.	Accept	12
DPR-0381	CDL	022	NFL-REQ4	Support In Part	Retain NFL-REQ4.3 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS529	NFL-REQ4	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	023	NFL-REQ4	Support In Part	Retain NFL-REQ4.4 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS530	NFL-REQ4	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	024	NFL-REQ4	Support In Part	Retain NFL-REQ 4.5 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS531	NFL-REQ4	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	025	NFL-REQ5	Support In Part	Retain NFL-REQ5.4 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS532	NFL-REQ5	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	026	NFL-REQ5	Support In Part	Retain NFL-REQ5.5 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS533	NFL-REQ5	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	027	NFL-REQ5	Support In Part	Retain NFL-REQ5.6 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS534	NFL-REQ5	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	028	NFL-REQ6	Support In Part	Retain NFL-REQ6.6 as notified, subject to a numbering correction for the notification rule: Notification: 6.7. Any application arising from NFL-REQ6.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis.	Accept in Part	12
DPR-0407	Forest & Bird	FS535	NFL-REQ6	Oppose	Reject the submission	Reject	12
DPR-0381	CDL	029	NFL-REQ6	Support In Part	Retain NFL-REQ 6.7 as notified	Accept in Part	12
DPR-0407	Forest & Bird	FS536	NFL-REQ6	Oppose	Reject the submission	Reject	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0381	CDL	030	NFL-REQ7	Support In Part	Retain NFL-REQ7.3 as notified	Accept	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS537</i>	<i>NFL-REQ7</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	031	NFL-REQ7	Support In Part	Retain NFL-REQ7.4 as notified	Accept in Part	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS538</i>	<i>NFL-REQ7</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	032	NFL-REQ7	Support In Part	Retain NFL-REQ7.5 as notified	Accept in Part	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS539</i>	<i>NFL-REQ7</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	033	NFL-REQ8	Support In Part	Retain NFL-REQ8.2 as notified	Accept in Part	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS540</i>	<i>NFL-REQ8</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	034	NFL-REQ8	Support In Part	Retain NFL-REQ8.3 as notified	Accept in Part	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS541</i>	<i>NFL-REQ8</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	035	NFL-REQ8	Support In Part	Retain NFL-REQ8.4 as notified	Accept in Part	12
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS542</i>	<i>NFL-REQ8</i>	<i>Oppose</i>	<i>Reject the submission</i>	Reject	12
DPR-0381	CDL	041	Visual Amenity Landscape	Oppose In Part	Amend the Malvern Hills VAL as follows: - remove the Russell Range area; or - lessen the amount of Russell Range area that appears within the Malvern Hills VAL.	Reject	15
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS063</i>	<i>Visual Amenity Landscape</i>	<i>Oppose</i>	<i>Disallow</i>	Accept	15
<i>DPR-0407</i>	<i>Forest & Bird</i>	<i>FS548</i>	<i>Visual Amenity Landscape</i>	<i>Oppose</i>	<i>Reject the submission</i>	Accept	15
DPR-0381	CDL	042	Visual Amenity Landscape	Oppose In Part	Amend the Rakaia Catchment VAL as follows: - Remove the CDL pasture area between Peak Hill and Lake Hill (adjoining Lake Coleridge); and - Remove the southern-most half of VAL area adjacent to the Rakaia River, below Peak Hill.	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0301	UWRG	FS064	Visual Amenity Landscape	Oppose	Disallow	Accept	15
DPR-0407	Forest & Bird	FS549	Visual Amenity Landscape	Oppose	Reject the submission	Accept	15
DPR-0381	CDL	044	NFL-SCHED1	Oppose In Part	Amend the NFL-SCHED1 Rakaia Catchment ONL as follows: - Remove that part of the Big Ben Range that lies south of Black Hole Stream from, or lessen the area that appears within, the Rakaia Catchment ONL.	Reject	14
DPR-0301	UWRG	FS066	NFL-SCHED1	Oppose	Disallow	Accept	14
DPR-0407	Forest & Bird	FS551	NFL-SCHED1	Oppose	Reject the submission	Accept	14
DPR-0381	CDL	045	NFL-SCHED2	Oppose In Part	Amend the NFL-SCHED2 Rakaia Catchment ONL area as follows: - Remove the surrounds of the Acheron River gully area from the Rakaia Catchment VAL, or lessen the area that appears within, the Rakaia Catchment VAL	Reject	14
DPR-0301	UWRG	FS067	NFL-SCHED2	Oppose	Disallow	Accept	14
DPR-0407	Forest & Bird	FS552	NFL-SCHED2	Oppose	Reject the submission	Accept	14
DPR-0384	RIDL	199	NFL	Support	Retain as notified.	Accept in Part	8
DPR-0384	RIDL	232	SUB-R23	Support In Part	Amend the provision to insert a non-notification clause.	Reject	11
DPR-0384	RIDL	511	Non-notification clauses	Oppose	Insert the following words, or words to the like effect, to all controlled and restricted discretionary activity rules: <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u>	Reject	8

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0032	CCC	FS300	Non-notification clauses	Oppose In Part	Do not limit notification where neighbouring properties, communities, or the wider district are potentially directly affected and the adverse effects are potentially more than minor or where the Act requires notification.	Accept in Part	8
DPR-0298	Trices Road	FS1019	Non-notification clauses	Support	Accept submission	Reject	8
DPR-0371	CIAL	FS112	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0375	Waka Kotahi	FS331	Non-notification clauses	Oppose	Retain relevant provisions without a non-notification clause.	Accept	8
DPR-0414	Kāinga Ora	FS220	Non-notification clauses	Support	Not Specified	Reject	8
DPR-0453	LPC	FS112	Non-notification clauses	Support In Part	Accept in part	Reject	8
DPR-0456	Four Star & Gould	FS116	Non-notification clauses	Support	Accept the submission	Reject	8
DPR-0387	Hugh & Thomas Macartney & Families	002	Outstanding Natural Landscapes	Oppose	Request that Council halt the progression of these changes until further discussion occurs with landowners. If the Council are determined to make these changes then consider using transferable development rights which are in use in some areas.	Reject	15
DPR-0388	CFSL	002	Building Node	Oppose In Part	Amend as follows: Includes that area of land which contains the principal residential unit, other principal buildings, and any worker's accommodation or accessory buildings, which are contained in a	Accept in Part	7

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					discrete area of the property, delineated by intensive shelter or amenity planting and worked paddocks. ...		
DPR-0388	CFSL	036	NFL-O1	Support In Part	Retain as notified	Accept	9
<i>DPR-0381</i>	<i>CDL</i>	<i>FS037</i>	<i>NFL-O1</i>	<i>Support</i>	<i>Allow</i>	Reject	9
<i>DPR-0486</i>	<i>CDL</i>	<i>FS037</i>	<i>NFL-O1</i>	<i>Support</i>	<i>Allow</i>	Reject	9
DPR-0388	CFSL	037	NFL-P1	Support In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: ... <u>1. recognising existing farming activities, including irrigation infrastructure, and providing for its ongoing operation and maintenance, while ensuring that the outstanding landscapes values of the Rakaia River are recognised and protected.</u>	Accept in Part	10
<i>DPR-0375</i>	<i>Waka Kotahi</i>	<i>FS112</i>	<i>NFL-P1</i>	<i>Support In Part</i>	<i>Amend the rule to include recognition of infrastructure requirements within landscape areas as per the original submission.</i>	Accept in Part	10
DPR-0388	CFSL	038	New	Neither Support Nor Oppose	Insert as follows: <u>Recognise that there may be working farmland and other rural production activities occurring in areas identified as outstanding natural features and landscapes, or visual amenity landscapes, and that those activities have a functional and operational need to be in that landscape.</u>	Accept in Part	10
<i>DPR-0381</i>	<i>CDL</i>	<i>FS034</i>	<i>New</i>	<i>Support</i>	<i>Allow</i>	Accept in Part	10
<i>DPR-0486</i>	<i>CDL</i>	<i>FS034</i>	<i>New</i>	<i>Support</i>	<i>Allow</i>	Accept in Part	10
DPR-0388	CFSL	039	NFL-R1	Oppose In Part	Amend as follows: 3. Buildings and structures	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					Where: a. ... <u>b. it is irrigation infrastructure</u> Activity status when compliance not achieved: 4. When compliance with any of NFL-R1.3a. is not achieved: NC <u>RDIS</u> ...		
DPR-0388	CFSL	040	NFL-R2	Oppose	Amend as follows: 1. Earthworks Where: ... <u>d. are for the installation or operation of irrigation infrastructure; or</u> <u>e. are done pursuant to an authorisation under the Flood Protection bylaw.</u>	Accept in Part	11
DPR-0388	CFSL	041	NFL-R3	Oppose	Delete as notified.	Reject	11
<i>DPR-0032</i>	<i>CCC</i>	<i>FS075</i>	<i>NFL-R3</i>	<i>Oppose</i>	<i>Retain NFL-R3 as notified</i>	Accept	11
DPR-0388	CFSL	042	NFL-R3	Oppose	Delete as notified	Reject	11
DPR-0388	CFSL	043	NFL-REQ2	Oppose	Amend as follows: 1. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300 <u>500</u> m ² for any individual building. 2. The maximum building footprint for a residential activity or rural production activity outside a Building Node is 100-300 <u>500</u> m ² for any individual building. Activity status when compliance not achieved: When compliance with NFL-REQ2 is not achieved: NC <u>RDIS</u>	Accept in Part	12
<i>DPR-0032</i>	<i>CCC</i>	<i>FS081</i>	<i>NFL-REQ2</i>	<i>Oppose</i>	<i>Amend NFL-REQ2 consistent with CCC's primary submission</i>	Reject	12
DPR-0388	CFSL	044	NFL-REQ4	Oppose	Amend as follows: 1. The minimum setback for	Accept	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					all buildings <u>(excluding ancillary structures)</u> from each side of the centre line of SH73 or the Midland railway line is 300m Alternatively: 1. The minimum setback for all buildings and structures from each side of the centre line of SH73 or the Midland railway line is 300m, <u>except for ancillary structures associated with irrigation infrastructure.</u>		
DPR-0388	CFSL	045	NFL-REQ5	Support In Part	Amend as follows: 1. All buildings and structures, <u>except irrigators</u> , in an ONL, excluding within the SKIZ, must be finished in materials with a maximum reflectance value of 30% ... Activity status when compliance not achieved: 3. When compliance with NFL-REQ5.1 is not achieved: NC-RDIS ...	Accept in Part	12
DPR-0388	CFSL	046	NFL-REQ9	Oppose In Part	If the relief sought in relation to NFL-R2.1 is not granted, amend NFL-Table 2 as follows: <u>Unless it is for the installation or operation of irrigation infrastructure; or is done pursuant to an authorisation under the Flood Protection bylaw.</u> <u>Activity status when compliance not achieved:</u> 2. When compliance with NFL-REQ9.1 is not achieved: NC-RDIS	Reject	12
DPR-0388	CFSL	047	Outstanding Natural Landscapes	Oppose	Amend Outstanding Natural Landscapes overlay to exclude any part of existing farmland.	Reject	15
<i>DPR-0381</i>	<i>CDL</i>	<i>FS040</i>	<i>Outstanding Natural Landscapes</i>	<i>Support</i>	<i>Allow</i>	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0486	CDL	FS040	Outstanding Natural Landscapes	Support	Allow	Reject	15
DPR-0390	RIL	056	NFL-O1	Support In Part	Retain as notified.	Accept	9
DPR-0381	CDL	FS039	NFL-O1	Support	Allow	Accept	9
DPR-0486	CDL	FS039	NFL-O1	Support	Allow	Accept	9
DPR-0390	RIL	057	NFL-O2	Support In Part	Retain as notified.	Accept	9
DPR-0390	RIL	058	NFL-P1	Support In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: ... <u>l. recognising existing irrigation infrastructure and providing for its ongoing operation and maintenance, while ensuring that the outstanding landscapes values of the Rakaia River are recognised and protected.</u>	Accept in Part	10
DPR-0390	RIL	059	NFL-P2	Support	Retain as notified.	Accept in Part	10
DPR-0390	RIL	060	New	Support	Insert as follows: <u>NFL-PX: Recognise that there may be working farmland and other rural production activities occurring in areas identified as outstanding natural features and landscapes, or visual amenity landscapes, and that those activities have a functional and operational need to be in that landscape.</u>	Accept in Part	10
DPR-0381	CDL	FS036	New	Support	Allow	Accept in Part	10
DPR-0486	CDL	FS036	New	Support	Allow	Accept in Part	10
DPR-0390	RIL	061	NFL-R1	Oppose In Part	Amend NFL-R1.3 as follows: 3. Buildings and structures Where:	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					a. it is an ancillary structure <u>b. it is irrigation infrastructure</u> And where this activity complies with the following rule requirements: Activity status when compliance not achieved: 4. When compliance with any of NFL-R1.3a. is not achieved: NC-RDIS 5.		
DPR-0390	RIL	062	NFL-R2	Oppose	Amend NFL-R2.1 as follows: 1. Earthworks Where: The earthworks: a. c. are for the installation of underground infrastructure and ancillary utility equipment. ; or <u>d. are for the installation or operation of irrigation infrastructure; or</u> <u>e. are done pursuant to an authorisation under the Flood Protection and Drainage Bylaw 2013 (amended January 2019), or any successor document.</u>	Accept in Part	11
DPR-0390	RIL	063	NFL-REQ4	Oppose	Amend as follows: 1. The minimum setback for all buildings <u>(excluding ancillary structures)</u> from each side of the centre line of SH73 or the Midland railway line is 300m Alternatively: 1. The minimum setback for all buildings and structures from each side of the centre line of SH73 or the Midland railway line is 300m., <u>except for ancillary structures associated with irrigation infrastructure.</u>	Accept	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0390	RIL	064	NFL-REQ5	Support In Part	Amend as follows: 1. All buildings and structures, <u>except irrigators</u> , in an ONL, excluding within the SKIZ, must be finished in materials with a maximum reflectance value of 30% 2. Activity status when compliance not achieved: 3. When compliance with NFL-REQ5.1 is not achieved: NCRDIS 4.	Accept	12
DPR-0390	RIL	065	NFL-REQ9	Oppose In Part	Amend as follows: If the relief sought in relation to NFL-R2.1 is not granted, insert below NFL-Table 1 as follows: <u>Unless it is for the installation or operation of irrigation infrastructure; or is done pursuant to an authorisation under the Flood Protection and Drainage Bylaw 2013 (amended January 2019) or any successor document.</u> Amend as follows: 2. When compliance with NFL-REQ9.1 is not achieved: NCRDIS	Reject	12
DPR-0390	RIL	066	Outstanding Natural Landscapes	Oppose	Amend ONL Rakaia River Overlay to exclude any existing farmland.	Reject	15
<i>DPR-0381</i>	<i>CDL</i>	<i>FS042</i>	<i>Outstanding Natural Landscapes</i>	<i>Support</i>	<i>Allow</i>	Reject	15
<i>DPR-0486</i>	<i>CDL</i>	<i>FS042</i>	<i>Outstanding Natural Landscapes</i>	<i>Support</i>	<i>Allow</i>	Reject	15
DPR-0391	CHATL	001	Outstanding Natural Landscapes	Oppose In Part	Delete ONL overlay from site or create a suitable zone.	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0395	CHATL	002	Outstanding Natural Landscapes	Oppose	Delete Outstanding Natural Landscapes Overlay from Rural Sec 40841 as notified.	Reject	15
DPR-0407	Forest & Bird	043	NFL-O1	Support	Retain as notified	Accept	9
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS121</i>	<i>NFL-O1</i>	<i>Support</i>	<i>Allow in full</i>	Accept	9
DPR-0407	Forest & Bird	044	NFL-O2	Support In Part	Amend as follows: The natural values of visual amenity Selwyn's rural character landscapes of Selwyn are maintained and where possible, enhanced.	Reject	9
<i>DPR-0301</i>	<i>UWRG</i>	<i>FS122</i>	<i>NFL-O2</i>	<i>Support</i>	<i>Allow in full</i>	Reject	9
DPR-0407	Forest & Bird	045	NFL-P1	Support In Part	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: ... b. avoiding <u>subdivision</u> , use and development that detracts from extensive open views, or detracts from or damages the <u>distinctive</u> unique landforms and landscape features, <u>and its natural science values</u> ; c. managing building <u>location</u> , density and form to ensure it remains at a low level and predominantly concentrated within <u>existing</u> building nodes, and maintains a predominance of vegetation cover and sense of low levels of human occupation; ... j. recognising the existence of working pastoral farms and their contribution to the openness <u>and naturalness</u> of outstanding natural features and landscapes; k. recognising the existing Porters Ski and Recreation Area and providing for its ongoing	Accept in Part	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					use and development, while ensuring that the outstanding <u>natural</u> landscapes values of the Area are recognised and protected from inappropriate <u>subdivision</u> , use and development.		
DPR-0301	UWRG	FS123	NFL-P1	Support	Allow in full	Accept in Part	10
DPR-0375	Waka Kotahi	FS113	NFL-P1	Support In Part	Amend the rule to include recognition of infrastructure requirements within landscape areas as per the original submission.	Accept in Part	10
DPR-0407	Forest & Bird	046	NFL-R5	Oppose	Amend activity status for plantation forestry in VAL areas to NC.	Reject	11
DPR-0301	UWRG	FS124	NFL-R5	Support	Allow in full	Reject	11
DPR-0439	Rayonier	FS013	NFL-R5	Oppose	Decline	Accept	11
DPR-0407	Forest & Bird	047	NFL-MAT1	Support In Part	Amend as follows: ... <u>5. The extent to whether the proposal will increase fire risk</u>	Reject	13
DPR-0301	UWRG	FS125	NFL-MAT1	Support	Allow in full	Reject	13
DPR-0407	Forest & Bird	048	NFL-MAT3	Support In Part	Amend as follows: <u>9. The extent to whether the proposal will increase fire risk.</u>	Reject	13
DPR-0301	UWRG	FS126	NFL-MAT3	Support	Allow in full	Reject	13
DPR-0407	Forest & Bird	049	Outstanding Natural Landscapes	Support In Part	Amend ONL Overlays by extending the ONL below the current contour and by complementing the ONL with a Rural Character Overlay on the remaining areas including the valley floors, including east, north and south to the edge of the Canterbury plains. This would provide greater protection across landscape sequences, and from hill tops to valley floors from inappropriate subdivision, use and development than the current proposed VAL. A similar proposal could apply to the Port Hills area of Selwyn.	Reject	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0301	UWRG	FS127	Outstanding Natural Landscapes	Support	Allow in full	Reject	15
DPR-0372	DHL	FS051	Outstanding Natural Landscapes	Oppose	Reject the submission.	Accept	15
DPR-0381	CDL	FS084	Outstanding Natural Landscapes	Oppose	Disallow	Accept	15
DPR-0390	RIL	FS009	Outstanding Natural Landscapes	Oppose	Reject the submission.	Accept	15
DPR-0439	Rayonier	FS014	Outstanding Natural Landscapes	Oppose	Decline	Accept	15
DPR-0486	CDL	FS084	Outstanding Natural Landscapes	Oppose	Disallow	Accept	15
DPR-0407	Forest & Bird	050	Visual Amenity Landscape	Support In Part	Amend VAL Overlays and planning map. Refer to original submission for full decision requested.	Reject	15
DPR-0301	UWRG	FS128	Visual Amenity Landscape	Support	Allow in full	Reject	15
DPR-0381	CDL	FS085	Visual Amenity Landscape	Oppose	Disallow	Accept	15
DPR-0439	Rayonier	FS015	Visual Amenity Landscape	Oppose	Decline	Accept	15
DPR-0486	CDL	FS085	Visual Amenity Landscape	Oppose	Disallow	Accept	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0407	Forest & Bird	059	Visual Amenity Landscape	Support In Part	Replace Visual Amenity Landscapes with Rural Character Landscapes	Reject	15
DPR-0301	UWRG	FS137	Visual Amenity Landscape	Support	Allow in full	Reject	15
DPR-0439	Rayonier	FS018	Visual Amenity Landscape	Oppose	Decline	Accept	15
DPR-0414	Kāinga Ora	117	SUB-R23	Support	Retain as notified	Accept	11
DPR-0157	The Williams	FS183	SUB-R23	Oppose In Part	Reject the submission in part	Reject	11
DPR-0209	M Singh	FS373	SUB-R23	Oppose In Part	Reject the submission in part	Reject	11
DPR-0298	Trices Road	FS143	SUB-R23	Oppose In Part	Reject submission	Reject	11
DPR-0461	Dunweavin	FS170	SUB-R23	Oppose In Part	Reject submission	Reject	11
DPR-0492	Kevler	FS539	SUB-R23	Oppose In Part	Reject submission points in part	Reject	11
DPR-0493	Gallina & Heinz-Wattie	FS163	SUB-R23	Oppose In Part	Reject the submission points in part.	Reject	11
DPR-0565	SSH	FS054	SUB-R23	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.	Accept in Part	11
DPR-0421	Richard & Anna Hill	001	Outstanding Natural Landscapes	Oppose In Part	Amend the Outstanding natural landscapes overlay to separately identify those areas that are at high risk of reinvasion of wilding pines.	Reject	15
DPR-0301	UWRG	FS068	Outstanding Natural Landscapes	Oppose	Disallow	Accept	15
DPR-0407	Forest & Bird	FS418	Outstanding Natural Landscapes	Oppose	Reject the submission	Accept	15

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0421	Richard & Anna Hill	002	New	Oppose In Part	Insert a new rule to facilitate the management of wilding pines in areas that are at high risk of reinvasion of wilding pines.	Reject	11
DPR-0301	UWRG	FS069	New	Oppose	Disallow	Accept	11
DPR-0407	Forest & Bird	FS419	New	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	034	Building Node	Oppose	Delete as notified.	Reject	7
DPR-0407	Forest & Bird	FS077	Building Node	Support In Part	Reject the submission to delete but consider amendments for clarity.	Accept in Part	7
DPR-0422	NCFF	160	NFL-O1	Support In Part	Amend as follows: The outstanding natural features and landscapes of Selwyn District are protected from inappropriate subdivision, use and development.	Reject	9
DPR-0407	Forest & Bird	FS390	NFL-O1	Oppose	Reject the submission	Accept	9
DPR-0422	NCFF	161	NFL-O2	Oppose	Delete as notified and replace with: <u>The natural character of the District's lakes, rivers, wetlands and the coastal environment is preserved.</u>	Reject	9
DPR-0032	CCC	FS072	NFL-O2	Oppose	Retain NFL-O2 as notified	Accept	9
DPR-0407	Forest & Bird	FS391	NFL-O2	Oppose	Reject the submission	Accept	9
DPR-0422	NCFF	162	NFL-P1	Support In Part	Delete as notified and replace with: <u>Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by:</u> <u>and protect ONFs and ONLs as identified in NFL-SCHED1 and on the planning maps by:</u> <u>a. Identifying the core values of ONFs and ONLs, and their capacity to absorb change and the nature of such change; and</u> <u>b. Recognising and providing for the continuation of existing land uses within these areas, including farming, outdoor recreation, infrastructure, network utilities; and</u> <u>c. Ensuring any new subdivision, use and</u>	Reject	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					development of land in areas identified as ONFs or ONLs maintains the values of the natural feature or landscape which render it outstanding; and d. Generally avoiding large-scale plantation forestry, large-scale buildings or hardstand areas, or open-cast mining or quarrying in ONLs unless the landscape is identified in NFL-SCHED1 as able to host these activities and maintain its landscape values.		
DPR-0407	Forest & Bird	FS392	NFL-P1	Oppose	Reject the submission	Accept	10
DPR-0468	NCFG	FS050	NFL-P1	Oppose	Oppose proposed rule change	Accept	10
DPR-0422	NCFF	163	NFL-P2	Oppose	Delete as notified and replace with: <u>Within ONLs in particular and Rural zones generally, maintain rural landscape and amenity values by:</u> a. <u>Managing building density and form to ensure it remains at a low level with a predominance of vegetation cover; and</u> b. <u>Avoiding buildings and structures on skylines and prominent ridgelines unless they have a functional need to be located there; and</u> c. <u>Ensuring buildings and structures are constructed from materials with low reflectance values and designed to minimise glare whenever practicable; and</u> d. <u>Maintaining expansive views and open vistas, while recognising the practical need for shelter planting for crops and livestock health; and</u> e. <u>Requiring activities within Rural zones to be associated with or ancillary to the utilisation of natural resources in the area; and</u> f. <u>Recognising the need for land use change within Rural zones in response to changes in</u>	Reject	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					<u>commodity markets, primary production technology and environmental conditions.</u>		
DPR-0407	Forest & Bird	FS393	NFL-P2	Oppose	Reject the submission	Accept	10
DPR-0422	NCFF	164	NFL-R1	Support In Part	Retain as notified.	Accept	11
DPR-0407	Forest & Bird	FS394	NFL-R1	Oppose	Reject the submission	Reject	11
DPR-0422	NCFF	165	NFL-R1	Oppose In Part	Amend activity status to restricted discretionary.	Reject	11
DPR-0407	Forest & Bird	FS395	NFL-R1	Oppose	Reject the submission	Accept	11
DPR-0441	Trustpower	FS101	NFL-R1	Support	Accept	Reject	11
DPR-0422	NCFF	166	NFL-R2	Support In Part	Amend activity status to restricted discretionary.	Accept in Part	11
DPR-0381	CDL	FS055	NFL-R2	Support	Allow	Accept in Part	11
DPR-0407	Forest & Bird	FS396	NFL-R2	Oppose	Reject the submission	Reject	11
DPR-0486	CDL	FS055	NFL-R2	Support	Allow	Accept in Part	11
DPR-0422	NCFF	167	NFL-R3	Oppose	Delete as notified.	Reject	11
DPR-0407	Forest & Bird	FS397	NFL-R3	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	168	NFL-R4	Support In Part	Amend activity status to discretionary.	Accept in Part	11
DPR-0032	CCC	FS076	NFL-R4	Oppose	Retain NFL-R4 as notified	Accept in Part	11
DPR-0407	Forest & Bird	FS398	NFL-R4	Oppose	Reject the submission	Reject	11
DPR-0422	NCFF	169	NFL-R5	Support In Part	Amend activity status to discretionary, except in specific ONLs where plantation forestry is identified as not maintaining outstanding landscape values.	Reject	11
DPR-0032	CCC	FS078	NFL-R5	Oppose	Retain NFL-R5 as notified	Accept	11
DPR-0407	Forest & Bird	FS399	NFL-R5	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	170	NFL-REQ1	Oppose	Amend activity status to discretionary.	Reject	12
DPR-0407	Forest & Bird	FS400	NFL-REQ1	Oppose	Reject the submission	Accept	12
DPR-0422	NCFF	171	NFL-REQ1	Oppose In Part	Amend as follows: 1. The maximum height of any building or structure for residential activity or rural production within a Building Node...	Reject	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					2. The maximum height of any building or structure outside a Building Node is 4m.		
DPR-0407	Forest & Bird	FS401	NFL-REQ1	Oppose	Reject the submission	Accept	12
DPR-0422	NCFF	172	NFL-REQ4	Oppose	Delete as notified.	Accept in Part	12
DPR-0407	Forest & Bird	FS402	NFL-REQ4	Oppose	Reject the submission	Reject	12
DPR-0422	NCFF	173	NFL-MAT1	Oppose	Delete as notified.	Reject	13
DPR-0407	Forest & Bird	FS403	NFL-MAT1	Oppose	Reject the submission	Accept	13
DPR-0422	NCFF	174	NFL-MAT4	Oppose	Delete as notified..	Reject	13
DPR-0407	Forest & Bird	FS404	NFL-MAT4	Oppose	Reject the submission	Accept	13
DPR-0422	NCFF	175	NFL-MAT3	Support In Part	Delete reference to the VAL Overlay and amend as follows: 1. Whether the proposal is consistent with maintaining the values of the VAL as described in NFL SCHED 2.	Reject	13
DPR-0407	Forest & Bird	FS405	NFL-MAT3	Oppose	Reject the submission	Accept	13
DPR-0422	NCFF	176	NFL-SCHED2	Oppose	Delete as notified.	Reject	14
DPR-0032	CCC	FS070	NFL-SCHED2	Oppose	Retain NFL-SCHED2 as notified	Accept	14
DPR-0407	Forest & Bird	FS406	NFL-SCHED2	Oppose	Reject the submission	Accept	14
DPR-0422	NCFF	212	SUB-R23	Support In Part	Amend as follows: Activity Status: DIS <u>RDIS</u> 3. Subdivision within the Outstanding Natural Landscape Overlay. This rule does not apply to any site located wholly within the Porters Ski Zone. This rule does not apply to any subdivision under <u>SUB-R12</u> or SUB-R15. <u>Matters for discretion:</u> 4. The exercise of discretion in relation to SUB-R23.3. is restricted to the following matters: <u>NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes</u>	Reject	11
DPR-0407	Forest & Bird	FS136	SUB-R23	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	299	NFL-R2	Support In Part	Delete the provision on VALs.	Reject	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0407	Forest & Bird	FS626	NFL-R2	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	300	NFL-R5	Oppose In Part	Not specified.	Reject	11
DPR-0407	Forest & Bird	FS627	NFL-R5	Oppose	Reject the submission	Accept	11
DPR-0422	NCFF	301	NFL-REQ2	Oppose In Part	Amend as follows: 1. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300m ² for any individual building. 2. The maximum building footprint for a residential activity or rural production activity outside a Building Node is 100m ² for any individual building	Reject	12
DPR-0407	Forest & Bird	FS785	NFL-REQ2	Oppose	Reject the submission	Accept	12
DPR-0427	DoC	050	NFL-O1	Support	Retain as notified.	Accept	9
DPR-0301	UWRG	FS192	NFL-O1	Support	Allow in full	Accept	9
DPR-0407	Forest & Bird	FS216	NFL-O1	Support	Accept the submission	Accept	9
DPR-0427	DoC	051	NFL-P1	Support	Retain as notified.	Accept in Part	10
DPR-0301	UWRG	FS193	NFL-P1	Support	Allow in full	Accept in Part	10
DPR-0381	CDL	FS051	NFL-P1	Oppose	Disallow	Reject	10
DPR-0407	Forest & Bird	FS217	NFL-P1	Support	Accept the submission	Accept in Part	10
DPR-0486	CDL	FS051	NFL-P1	Oppose	Disallow	Reject	10
DPR-0427	DoC	052	NFL-R2	Support	Retain as notified.	Accept in Part	11
DPR-0301	UWRG	FS194	NFL-R2	Support	Allow in full	Accept in Part	11
DPR-0381	CDL	FS052	NFL-R2	Support	Allow	Accept in Part	11
DPR-0407	Forest & Bird	FS218	NFL-R2	Support	Accept the submission	Accept in Part	11
DPR-0486	CDL	FS052	NFL-R2	Support	Allow	Accept in Part	11
DPR-0427	DoC	053	NFL-R3	Support	Retain as notified.	Accept in Part	11
DPR-0301	UWRG	FS195	NFL-R3	Support	Allow in full	Accept in Part	11
DPR-0407	Forest & Bird	FS219	NFL-R3	Support	Accept the submission	Accept in Part	11
DPR-0427	DoC	054	NFL-R4	Support	Retain as notified.	Accept in Part	11
DPR-0301	UWRG	FS196	NFL-R4	Support	Allow in full	Accept in Part	11
DPR-0407	Forest & Bird	FS220	NFL-R4	Support	Accept the submission	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0427	DoC	055	NFL-R5	Support	Retain as notified.	Accept in Part	11
DPR-0301	UWRG	FS197	NFL-R5	Support	Allow in full	Accept in Part	11
DPR-0407	Forest & Bird	FS221	NFL-R5	Support	Accept the submission	Accept in Part	11
DPR-0427	DoC	056	NFL-SCHED1	Support	Retain as notified.	Accept in Part	14
DPR-0301	UWRG	FS198	NFL-SCHED1	Support	Allow in full	Accept in Part	14
DPR-0407	Forest & Bird	FS222	NFL-SCHED1	Support	Accept the submission	Accept in Part	14
DPR-0439	Rayonier	026	NFL-P1	Oppose In Part	Amend NFL-P1.g. as follows: g. avoiding activities that are incompatible with the values identified, including plantation forestry afforestation of plantation forestry, mineral extraction, and large-scale earthworks.	Accept in Part	10
DPR-0439	Rayonier	027	NFL-P2	Oppose In Part	Amend as follows: Recognise the values of the identified visual amenity landscapes described in NFL-SCHED2 and maintain these values by: <u>e. recognition of the existence of existing plantation forestry and their cycles of activities that contribute to the working landscape</u> or such similar words.	Accept in Part	10
DPR-0439	Rayonier	028	NFL-R5	Oppose	Amend by provision by deleting 'Plantation Forest' and replacing with 'afforestation of Plantation Forest'.	Accept in Part	11
DPR-0439	Rayonier	029	NFL-REQ9	Oppose	Amend provision to state that it does not apply to plantation forestry activities other than to afforestation.	Reject	12
DPR-0440	EDS	015	NFL-P1	Oppose In Part	Amend to provide greater recognition of the need to avoid adverse effects of vegetation clearance on landscape values.	Reject	10
DPR-0301	UWRG	FS301	NFL-P1	Support	Allow in full	Reject	10
DPR-0375	Waka Kotahi	FS114	NFL-P1	Oppose	Amend the rule to include recognition of infrastructure requirements within landscape areas as per the original submission.	Accept	10
DPR-0407	Forest & Bird	FS015	NFL-P1	Support	Accept the submission	Reject	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0441	Trustpower	FS094	NFL-P1	Oppose	Reject	Accept	10
DPR-0468	NCFG	FS005	NFL-P1	Support	Amend to provide greater recognition of the need to avoid adverse effects of vegetation clearance on landscape values.	Reject	10
DPR-0440	EDS	016	NFL-P1	Oppose In Part	Amend to provide greater recognition of the need to avoid adverse effects of plantation forestry on landscape values.	Accept	10
DPR-0301	UWRG	FS302	NFL-P1	Support	Allow in full	Accept	10
DPR-0407	Forest & Bird	FS016	NFL-P1	Support	Accept the submission	Accept	10
DPR-0441	Trustpower	FS095	NFL-P1	Oppose	Reject	Reject	10
DPR-0468	NCFG	FS006	NFL-P1	Support	Amend to provide greater recognition of the need to avoid adverse effects of vegetation clearance on landscape values.	Accept	10
DPR-0440	EDS	017	NFL-P2	Oppose In Part	Amend to provide greater recognition of the need to avoid adverse effects of vegetation clearance on VALs.	Reject	10
DPR-0301	UWRG	FS303	NFL-P2	Support	Allow in full	Reject	10
DPR-0407	Forest & Bird	FS017	NFL-P2	Support	Accept the submission	Reject	10
DPR-0441	Trustpower	FS099	NFL-P2	Oppose	Reject	Accept	10
DPR-0468	NCFG	FS020	NFL-P2	Support	Supports submission	Reject	10
DPR-0440	EDS	018	NFL-P2	Oppose In Part	Amend NFL-P2 to provide greater recognition of the need to avoid adverse effects of plantation forestry on VALs.	Reject	10
DPR-0301	UWRG	FS304	NFL-P2	Support	Allow in full	Reject	10
DPR-0407	Forest & Bird	FS018	NFL-P2	Support	Accept the submission	Reject	10
DPR-0468	NCFG	FS021	NFL-P2	Support	Supports submission	Reject	10
DPR-0441	Trustpower	014	Ancillary Utility Equipment	Support In Part	Amend as follows: Equipment that must be installed with, and at the same site as, a network utility <u>or</u> renewable <u>electricity</u> generator to enable its operation, but excludes antennas, self-contained power units or generators.	Reject	7

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0441	Trustpower	123	NFL-O1	Support In Part	Amend the OFNL overlay so that it follows the property boundary and does not cover Trustpower assets.	Accept (refer to 0441:131)	9
DPR-0441	Trustpower	124	NFL-O2	Support In Part	Amend the VAL overlay so that it follows the property boundary and does not cover Trustpower assets.	Reject refer to 0441:132)	9
DPR-0441	Trustpower	125	NFL-P1	Support In Part	Amend as follows: ... <u>l. recognising and providing for existing renewable electricity generation activities and related infrastructure that has a functional need to be located within the OFNL overlay.</u>	Accept in Part	10
DPR-0441	Trustpower	126	NFL-P2	Support In Part	Amend as follows: ... <u>e. recognising and providing for existing renewable electricity generation activities and related infrastructure that has a functional need to be located within the visual amenity overlay.</u>	Accept in Part	10
DPR-0441	Trustpower	127	NFL-R1	Support In Part	Retain as notified provided that the relief sought for NATC-REQ2 is accepted.	Accept in Part	11
DPR-0441	Trustpower	128	NFL-R1	Support In Part	Amend the Rakaia River ONL Overlay to match the Trustpower property boundary. Refer to the original submission for image provided.	Accept	11
DPR-0441	Trustpower	129	NFL-R2	Oppose	Amend as follows: ... c.; or <u>d. are for the operation, maintenance, repair or upgrade of existing renewable electricity generation activities and related infrastructure.</u>	Accept in Part	11
DPR-0375	Waka Kotahi	FS115	NFL-R2	Support	Amend the rule to include recognition of infrastructure requirements within landscape areas as per the original submission.	Accept in Part	11
DPR-0441	Trustpower	130	NFL-REQ9	Support In Part	Retain as notified provided that relief sought for NFL-R2 is accepted.	Accept in Part	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0441	Trustpower	131	NFL-SCHED1	Support In Part	Amend as follows: The Rakaia River ONL overlay to match the Trustpower property boundary; and Rakaia Catchment ONL ... Associative ... <u>ix. The Coleridge HEPS forms an intrinsic and historic part of the landscape.</u>	Accept	14
DPR-0441	Trustpower	132	NFL-SCHED2	Neither Support Nor Oppose	Amend as follows: Rakaia Catchment VAL ... <u>vi. The Coleridge HEPS forms an intrinsic part of the landscape.</u>	Accept	14
DPR-0446	Transpower	092	NFL-O2	Oppose	Amend Objective NFL-O2 as follows: The values of the visual amenity landscapes of Selwyn are maintained and, where possible, <u>enhanced where possible.</u>	Accept in Part	9
DPR-0446	Transpower	093	NFL-O1	Support	Retain as notified	Accept	9
DPR-0446	Transpower	094	NFL-P1	Oppose	Amend as follows: Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by: a. <u>x. notwithstanding clauses (a) to (k), providing for important infrastructure where it has a technical, operational or functional need for its design and location and where adverse effects are avoided in the first instance and otherwise remedied or mitigated to the extent practicable.</u>	Accept in Part	10
DPR-0375	Waka Kotahi	FS116	NFL-P1	Support	Accept proposed changes.	Accept in Part	10
DPR-0441	Trustpower	FS096	NFL-P1	Support	Accept	Accept in Part	10

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0446	Transpower	095	NFL-P2	Oppose	Amend as follows: <u>Except as provided by NFL-PX, recognise</u> Recognise the values of the identified visual amenity landscapes described in NFL-SCHED2 and maintain these values by: a.	Accept in Part	10
<i>DPR-0375</i>	<i>Waka Kotahi</i>	<i>FS117</i>	<i>NFL-P2</i>	<i>Support</i>	<i>Accept proposed amendments.</i>	Accept in Part	10
DPR-0446	Transpower	096	New	Oppose	Insert new NFL Policy as follows: <u>Seek to avoid adverse effects of the development and upgrade of the National Grid on the values of the identified visual amenity landscapes described in NFL-SCHED2 and, where avoidance is not possible remedy or mitigate adverse effects to the extent practicable."</u>	Accept in Part	10
DPR-0446	Transpower	097	NFL-R1	Oppose	Amend as follows: <u>VAL Overlay</u> <u>ONL Overlay</u> <u>Activity status: PER</u> <u>6. National Grid buildings and structures.</u> <u>Where:</u> <u>a. it is for the operation, maintenance or upgrading of existing National Grid structures.</u> <u>Activity status when compliance not achieved</u> <u>7. Activity status when compliance not achieved:</u> <u>DIS</u>	Accept in Part	11
DPR-0446	Transpower	098	NFL-R2	Oppose	Amend as follows: 1. Earthworks Where: The earthworks: a. c. are for the installation of underground infrastructure and ancillary utility equipment; <u>or</u> <u>d. for the safe operation or maintenance of the National Grid.</u>	Accept in Part	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					<p>....</p> <p>Activity status: NCDIS</p> <p>3. Earthworks</p> <p><u>Where:</u></p> <p>a. <u>The earthworks are for the operation, maintenance, development or upgrade of the National Grid.</u></p> <p>Activity status when compliance not achieved: N/ANC</p> <p>4. Earthworks</p> <p><u>Where:</u></p> <p>The earthworks:</p> <p>....</p> <p>c. are for the installation of underground telecommunication lines and ancillary structures; <u>or</u></p> <p>d. <u>for the safe operation or maintenance of the National Grid.</u></p>		
DPR-0375	Waka Kotahi	FS118	NFL-R2	Support In Part	Amend the rule to include recognition of infrastructure requirements within landscape areas as per the original submission.	Reject	11
DPR-0446	Transpower	099	NFL-REQ1	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	100	NFL-REQ2	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	101	NFL-REQ3	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	102	NFL-REQ4	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	103	NFL-REQ5	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	104	NFL-REQ6	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0446	Transpower	105	NFL-REQ7	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	106	NFL-REQ8	Oppose	Amend to include specific provision for the National Grid.	Accept in Part	12
DPR-0446	Transpower	107	NFL-REQ9	Oppose	<p>Amend as follows:</p> <p>....</p> <p>2. <u>Except as set out in X</u>, When compliance with NFL-REQ9.1 is not achieved: NC</p> <p><u>X. Where, in respect of earthworks associated with the National Grid, compliance with NFL-REQ9.1 is not achieved: RDIS.</u></p> <p><u>Matters for discretion:</u></p> <p><u>X. The exercise of discretion in relation to NFL-REQ9.X is restricted to the following matters:</u></p> <p>a. <u>The extent to which the proposed earthworks impacts on the values of the ONL;</u></p> <p>b. <u>Whether the proposed earthworks will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting.</u></p> <p>c. <u>The impact of the earthworks on views from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point</u></p> <p>d. <u>The extent to which the proposal will result in adverse cumulative effects</u></p> <p>e. <u>The benefits of the proposed activity that gives rise to the earthworks.</u></p> <p>f. <u>The extent to which the proposal has functional needs or operational needs for its location.</u></p> <p>g. <u>Technical or operational requirements of the proposed activity.</u></p> <p>....</p>	Accept in Part	12

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
					5. The exercise of discretion in relation to NFL-REQ9.3 is restricted to the following matters: a. g. <u>The benefits of the proposed activity that gives rise to the earthworks.</u> h. <u>Technical or operational requirements of the proposed activity.</u>		
DPR-0441	Trustpower	FS103	NFL-REQ9	Support	Accept	Reject	12
DPR-0458	KiwiRail	046	NFL-P1	Support In Part	Insert as follows: <u>X. recognizing and providing for the existence of the land transport network and the importance of important infrastructure in areas that are considered outstanding natural landscapes.</u>	Accept in Part	10
DPR-0375	Waka Kotahi	FS119	NFL-P1	Support	Accept proposed amendment.	Accept in Part	10
DPR-0441	Trustpower	FS097	NFL-P1	Support	Accept	Accept in Part	10
DPR-0458	KiwiRail	063	Outstanding Natural Landscapes	Support In Part	Amend Outstanding Natural Landscapes Overlay by removing the area subject to KRH-1.	Reject	15
DPR-0468	NCFG	010	New	Oppose	Insert new rule that requires landowners to obtain a discretionary resource consent to intensify pasture inside ONL areas.	Reject	11
DPR-0212	ESAI	FS076	New	Oppose	Disallow in full	Accept	11
DPR-0301	UWRG	FS314	New	Support	Allow in full	Reject	11
DPR-0372	DHL	FS073	New	Oppose	Reject the submission.	Accept	11
DPR-0381	CDL	FS078	New	Oppose	Disallow	Accept	11
DPR-0407	Forest & Bird	FS373	New	Support	Accept the submission	Reject	11
DPR-0422	NCFF	FS139	New	Oppose	Disallow the submission point.	Accept	11
DPR-0486	CDL	FS078	New	Oppose	Disallow	Accept	11
DPR-0468	NCFG	011	New	Oppose	Insert a new rule that triggers the need for a discretionary resource consent to clear indigenous vegetation in ONLs.	Accept in Part	11
DPR-0301	UWRG	FS315	New	Support	Allow in full	Accept in Part	11
DPR-0372	DHL	FS074	New	Oppose	Reject the submission.	Reject	11

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0381	CDL	FS079	New	Oppose	Disallow	Reject	11
DPR-0390	RIL	FS017	New	Oppose	Reject the submission.	Reject	11
DPR-0407	Forest & Bird	FS374	New	Support	Accept the submission	Accept in Part	11
DPR-0422	NCFF	FS140	New	Oppose	Disallow the submission point.	Reject	11
DPR-0486	CDL	FS079	New	Oppose	Disallow	Reject	11
DPR-0468	NCFG	012	New	Neither Support Nor Oppose	Request that Council publicly notifying revised rules as soon as possible and give them immediate legal effect while they go through the RMA Schedule 1 process.	Reject	11
DPR-0301	UWRG	FS316	New	Support	Allow in full	Reject	11
DPR-0372	DHL	FS075	New	Oppose	Reject the submission.	Accept	11
DPR-0390	RIL	FS018	New	Oppose	Reject the submission.	Accept	11
DPR-0407	Forest & Bird	FS375	New	Support	Accept the submission	Reject	11
DPR-0474	Heather & Trevor Taege	001	Outstanding Natural Landscapes	Oppose	Not specified	Reject	15

Appendix 2: Recommended Amendments

Legend:

- Proposed amendments recommended by the S42a report (including the addendum report) to the notified PDP are highlighted **yellow**.
- Proposed amendments recommended by the right of reply report to the notified PDP are highlighted **blue**.
- Proposed amendments recommended by the right of reply report which also change a S42a report proposed amendment are highlighted **green**.

Interpretation

Definitions	
Ancillary Utility Equipment	Equipment that must be installed with, and at the same site as, a network utility to enable its operation, but excludes antennas, selfcontained power units or generators. ¹⁰
Building Node	Includes that area of land which contains the principal residential unit, other principal buildings, and any worker's accommodation or accessory buildings, which are contained in a discrete area of the property, generally ¹¹ delineated by intensive shelter or amenity planting and worked paddocks. A building node is contained within an area not exceeding 500m distance from the principal residential unit in relation to the High Country, Front Range and Malvern Hills ONLs, and not exceeding 100m distance from the principal residential unit in the Port Hills ONL A building node does not include any area which contains only holiday homes, baches, cabins, huts or similar buildings which are not permanently occupied, and which are not associated with the farming operation on the property.
Coleridge Hydro Electric Power Scheme	Incorporates all electricity generation activities, including; buildings; infrastructure; access tracks and structures; intakes; water conveyance infrastructure; penstocks; canals; weirs; spillways; tailraces; switchyards; communication facilities; fish barriers and diversions; river protection works; and maintenance of a river or artificial watercourse including vegetation, debris and silt removal; which forms part of the Coleridge Hydro Electric Power Scheme (HEPS). Note: For the avoidance of doubt, this also includes the following assets in close proximity to Lake Coleridge: <ul style="list-style-type: none"> • The Acheron Diversion

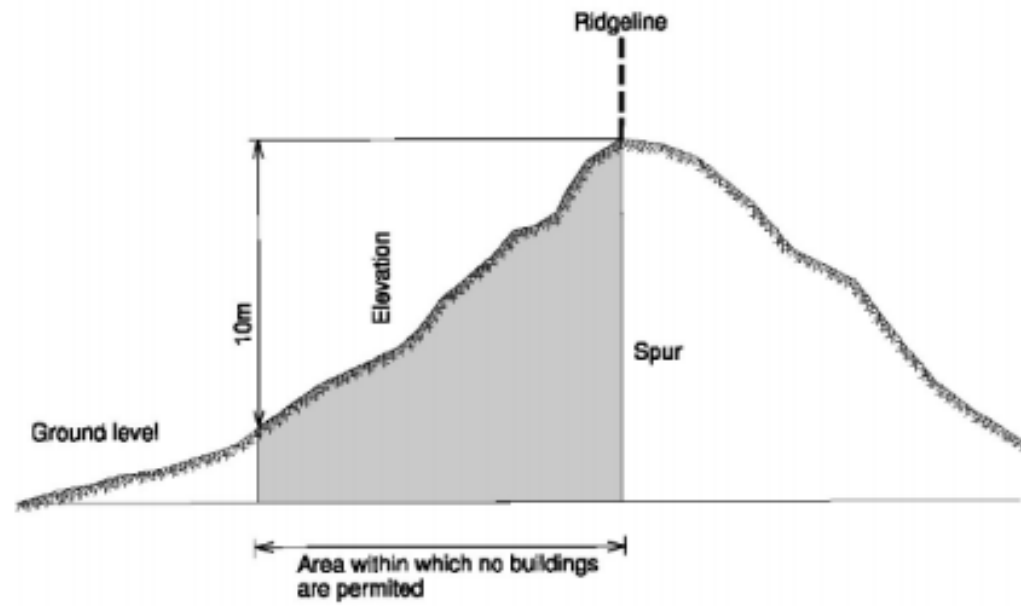
¹⁰ Orion DPR-0367:009, Trustpower DPR-0441:014 Consequential

¹¹ The Stations DPR-0144:005

	<ul style="list-style-type: none"> • The Wilberforce intake and canal • The Harper intake and delta • The Oakden bund and spillway • The Oakden gates and canal; and • Lake Stream Dam and Gate.¹²
<u>Ridgeline</u> ¹³	<u>Ridgeline is the line marking or following the ridgetop that forms a continuous elevated crest and is the line of intersection at the top of opposite slopes</u>

¹² Clause 16(2) RMA (as a result of Manawa's evidence)

¹³ SDC DPR-0207:001

New Diagram 1¹⁴

¹⁴ SDC DPR-0207:001

NFL-Policies

NFL-Policies	
NFL-P1	<p>Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by:</p> <ol style="list-style-type: none"> avoiding subdivision, use and development in those parts of outstanding natural features and landscapes with limited or no capacity to absorb change, and providing for limited subdivision, use, and development in those areas with potential to absorb change; avoiding subdivision, use and development that detracts from extensive open views, or detracts from or damages the unique distinctive¹⁵ landforms and landscape features; managing building density and form to ensure it remains at a low level and predominantly concentrated within building nodes, and maintains a predominance of vegetation cover and sense of low levels of human occupation; enabling activities that maintain the qualities of the landscape; avoiding buildings and structures that break the skyline; ensure buildings and structures are constructed from materials with low reflectance values, and are designed to minimise glare and the need for earthworks, and are mitigated by plantings to reduce their visual impact where appropriate; avoiding activities that are incompatible with the values identified, including plantation forestry, mineral extraction and large-scale earthworks. avoiding buildings and structures (excluding ancillary structures and public amenity structures)¹⁶ in close proximity to the key visual corridors of State Highway 73 and the Midland railway line; recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua; recognising the existence of working pastoral farms and their contribution to the openness of outstanding natural features and landscapes and providing for their ongoing operation and maintenance requirements¹⁷; recognising the existing Porters Ski and Recreation Area and providing for its ongoing subdivision, use and development, while ensuring that the outstanding landscapes values of the Area are recognised and protected from inappropriate subdivision¹⁸, use and development. provide for small scale or low impact activities that require indigenous vegetation clearance that have minor adverse effects on the values outlined in NFL-SCHED1 where these are of wider environmental or community benefits or enable continuation of existing activities.¹⁹
NFL-P2	<p>Recognise the values of the identified visual amenity landscapes described in NFL-SCHED2 and maintain these values by:</p> <ol style="list-style-type: none"> avoiding visually prominent development; managing subdivision, use and development to ensure that it does not result in over domestication of the landscape; avoiding use and development that breaks the skyline; and

¹⁵ Forest and Bird DPR-0407:045¹⁶ SDC DPR-0207:035¹⁷ DHL DPR-0372:077, CFSL DPR-0388:038, RIL DPR-0390:060¹⁸ Forest and Bird DPR-0407:045¹⁹ EDS DPR-0440:015

	d. recognising the existence of working pastoral farms rural production activities and their contribution to the openness of ²⁰ visual amenity landscapes and providing for their ongoing operation and maintenance requirements ²¹ .
NFL-P3	<p>When considering NFL P1 and NFL P2 in respect of proposals for important infrastructure, recognise:</p> <ul style="list-style-type: none"> a. the operational or functional requirements for the location proposed; and b. site, route or method selection that serves to minimise the effects on the environment; and c. design measures and management methods to mitigate adverse effects.²² <p>The effects of the development of important infrastructure on the values of identified outstanding natural features and landscapes described in NFL-SCHED1 and the values of identified visual amenity landscapes described in NFL-SCHED2 are managed by Policy EI-P2 and Policies NFL-P1 and NFL-P2 do not apply.²³</p>

Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the [How the Plan Works](#) section.

*The Regional Land and Water Plan applies rules to any activity that takes place in, on, under and over the beds of lakes and rivers under RMA S13(1). Plan users should check the provisions of that plan in addition to the provisions of the NFL Chapter more specifically and the Selwyn District Plan more generally.*²⁴

NFL-Rules

NFL-R1 Buildings and Structures		
ONL Overlay: Banks Peninsula	Activity status: PER 1. Buildings and structures, including ancillary structures.	Activity status when compliance not achieved: 2. When compliance with any rule requirement is not achieved: Refer to relevant rule requirement.
ONL Overlay: Front Ranges	Where this activity complies with the following rule requirements: NFL-REQ1 Height ONL NFL-REQ2 Footprint ONL NFL-REQ3 Coverage ONL	
ONL Overlay: Malvern Hills		
ONL Overlay: Rakaia Catchment		

²⁰ HortNZ DPR-0353:170

²¹ DHL DPR-0372:077, CFSL DPR-0388:038, RIL DPR-0390:060

²² Orion DPR-0367:059, DHL DPR-0372:075, CFSL DPR-0388:037, RIL DPR-0390:058, Trustpower DPR-0441:125, Transpower DPR-0446:094, KiwiRail DPR-0458:046, Waka Kotahi DPR-0375:097

²³ Transpower DPR-0446.094

²⁴ CRC DPR-0260:116

NFL Overlay: Waimakariri Catchment excluding SKIZ²⁵ and GRAZ²⁶ ONL Overlay: Waimakariri River ONL Overlay: Rakaia River	NFL-REQ4 Setbacks NFL-REQ5 Appearance NFL-REQ6 Height VAL NFL-REQ7 Footprint VAL NFL-REQ8 Coverage VAL	
NFL-REQ9 Earthworks in ONL and VAL²⁷		
ONL Overlay: Banks Peninsula ONL Overlay: Front Ranges ONL Overlay: Malvern Hills ONL Overlay: Rakaia Catchment ONL Overlay: Waimakariri Catchment excluding SKIZ and GRAZ²⁸ ONL Overlay: Waimakariri River ONL Overlay: Rakaia River	Activity status: PER 1. Earthworks Where: The earthworks: a. comply with NFL-Table 1 or NFL-Table 2 ; or b. are for maintenance and repair of existing erosion control structures²⁹, underground infrastructure, drains³⁰ , fence lines, roads, or tracks; or c. are for the installation of underground infrastructure and ancillary structures utility equipment³¹ . d. are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS³² .	Activity status when compliance not achieved: 2. When compliance with any of NFL-R2.1 is not achieved: Refer to NFL-REQ9.1 — NC

²⁵ Clause 16 (2) RMA

²⁶ SDC DPR-0207:107

²⁷ Moved to rule requirements. Consequential to Kainga Ora.

²⁸ SDC DPR-0207:107

²⁹ The Stations DPR-0144:003

³⁰ ESAI DPR-0212:058

³¹ Orion DPR-0367:009, Trustpower DPR-0441:014

³² Trustpower DPR-0441:129

	e. are in association with the upgrading of network utility poles. ³³	
ONL Overlay: Te Waihora/Lake Ellesmere	<p>Activity status: NC-RDIS</p> <p>3. Earthworks associated with the maintenance and repair of underground infrastructure, drains, fence lines, roads or tracks.</p> <p>Matters of Discretion</p> <p>4 The exercise of discretion in relation to NFL-R2.3 is restricted to the following matters:</p> <p>a. whether the proposal is consistent with maintaining the values of the ONL as described in NFL-SCHED1</p> <p>b. whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures such as planting,</p> <p>c. the impact of development on views from public places and roads (including unformed legal roads), ease of accessibility to that place and the significance of that view point,</p> <p>d. the extent to which the proposal will result in adverse cumulative effects.</p> <p>e. whether the proposal supports the continuation of primary production.</p> <p>f. the extent to which the proposal has functional or operational needs for its location.</p> <p>³⁴</p> <p>Notification</p> <p>Any application required by this Rule shall not be notified and the written approval of any other party will not be required.</p>	<p>Activity status when compliance not achieved: N/AC</p>

³³ Orion DPR-0367.061

³⁴ ESAI DPR-0212:059

VAL Overlay	<p>Activity status: PER</p> <p>4. Earthworks</p> <p>Where: The earthworks:</p> <ul style="list-style-type: none"> a. comply with NFL-Table3; or b. are for maintenance and repair of existing <u>erosion control structures³⁵, underground infrastructure, drains</u> fence lines, roads, or tracks; or c. are for the installation of underground <u>telecommunication lines infrastructure</u> and ancillary structures. d. <u>are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS³⁶.</u> e. <u>are in association with the upgrading of network utility poles³⁷.</u> 	<p>Activity status when compliance not achieved: 4. 5 When compliance with NFL-REQ9.4.3 is not achieved: RDIS</p> <p>Matters for Discretion: 5. 6 The exercise of discretion in relation to NFL-REQ9.4.3 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. Whether the proposal is consistent with maintaining the values of the VAL as described in <u>NFL-SCHED 2</u>. b. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting. c. The impact of development on views from public places and roads (including unformed legal roads), ease of
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³⁵ The Stations DPR-0144:003

³⁶ Trustpower DPR-0441:129

³⁷ Orion DPR-0367.061

		<p>accessibility to that place, and the significance of the view point</p> <p>d. The extent to which the proposal will result in adverse cumulative effects</p> <p>e. Whether the proposal supports the continuation of rural production</p> <p>f. The extent to which the proposal has functional needs or operational needs for its location</p>							
NFL R2 REQ9 Earthworks									
	NFL –Table 1								
ONL Overlay	5, The earthworks on any site complies with the thresholds specified in NFL-Table 1 over any consecutive 12 month period								
	<table><tr><th>Landscape Overlay below 600m elevation</th><th>Volume and Area</th></tr><tr><td>Rakaia Catchment ONL</td><td rowspan="4">500m² & 1000m²</td></tr><tr><td>Waimakariri Catchment ONL</td></tr><tr><td>Front Ranges ONL</td></tr><tr><td>Malvern Hills ONL</td></tr></table>	Landscape Overlay below 600m elevation	Volume and Area	Rakaia Catchment ONL	500m ² & 1000m ²	Waimakariri Catchment ONL	Front Ranges ONL	Malvern Hills ONL	
Landscape Overlay below 600m elevation	Volume and Area								
Rakaia Catchment ONL	500m ² & 1000m ²								
Waimakariri Catchment ONL									
Front Ranges ONL									
Malvern Hills ONL									
	NFL –Table 2								
	<table><tr><th>Landscape Overlay</th><th>Volume and Area</th></tr><tr><td>Banks Peninsula ONL</td><td rowspan="2">100m² & 100m²</td></tr><tr><td>Rakaia River ONL</td></tr></table>	Landscape Overlay	Volume and Area	Banks Peninsula ONL	100m ² & 100m ²	Rakaia River ONL			
Landscape Overlay	Volume and Area								
Banks Peninsula ONL	100m ² & 100m ²								
Rakaia River ONL									

	Waimakariri River ONL	
VAL Overlay	NFL –Table 3	
	Landscape Overlay	Volume and Area
	Front Ranges VAL	1000m ² & 1500m ²
	Malvern Hills VAL	
	Rakaia Catchment VAL	
	Banks Peninsula VAL	250m ³ & 200m ²

EW-R8 Earthworks in the Porters Recreation Zone ³⁸		
SKIZ-PRZ	<p>Activity Status: CON</p> <p>6. 1 Earthworks;</p> <p>Where:</p> <ul style="list-style-type: none"> a. it is located within the Porters Basin Sub Area or the Village Base Sub Area; and b. it is for the following activities: <ul style="list-style-type: none"> i. establishing ski trails and terrain parks; ii. installing support structures for tows, lifts, and gondolas; iii. establishing trails for recreational activities including mountain bike, luge, and walking trails; iv. the construction of buildings, structures, and utilities; v. forming access tracks; vi. forming roads in the Village Base Sub-Zone; 	<p>Activity status when compliance not achieved:</p> <p>8.3 When compliance with any of NFL R2.6.a EW-R8.1a is not achieved: See Rule NFL R2.10, NFL R2.14, NFL R2.18, NFL R2.22, or NFL R2.26. Rule EW-R8.5, EW-R8.9, EW-R-8.12, EW-R8.16, R8.20.</p> <p>9. 4 When compliance with any of NFL R2.6.b EW-R8.1b is not achieved: DIS.</p>

³⁸ Changes made consequential to Kainga Ora's submission

	<p>vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications; and</p> <p>viii. ground preparation for planting of indigenous vegetation on areas greater than 5m².</p> <p>ix. <u>activities and facilities associated with the management and operation of a ski area</u>³⁹</p> <p>Matters of control: 7. 2 The exercise of control in relation to NFL R2.6 <u>EW-R8.1</u> is restricted to the following matters: a. NFL-MAT2</p>	
SKIZ-PRZ	<p>Activity Status: CON 10.5 Earthworks;.</p> <p>Where:</p> <p>a. it is located within the Wastewater and Disposal Sub Area; and</p> <p>b. it is for the following activities:</p> <p>i. establishing ski trails and terrain parks; installing infrastructure for wastewater disposal</p> <p>ii. installing support structures for tows, lifts, and gondolas; ground preparation for the planting of indigenous vegetation⁴⁰</p> <p>iii. establishing trails for recreational activities including mountain bike, luge, and walking trails;</p> <p>iv. the construction of buildings, structures, and utilities;</p>	<p>Activity status when compliance not achieved: 12. 7 When compliance with any of NFL R2.10.a <u>EW-R8.5a</u> is not achieved: See Rule NFL R2.6, NFL R2.14, NFL R2.18, NFL R2.22, or NFL R2.26 Rule <u>EW-R8.1, EW-R8.9, EW-R-8.12, EW-R8.16, R8.20.</u> 13. 8 When compliance with any of NFL R2.10.b <u>EW-8.5b</u> is not achieved: DIS</p>

³⁹ PAR DPR-0345:022

⁴⁰ PAR DPR-0345:022

	<p>v. forming access tracks;</p> <p>vi. constructing snow making reservoirs; and</p> <p>vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications.</p> <p>Matters of control: 11.6 The exercise of control in relation to NFL-R2.10. is restricted to the following matters:</p> <p>a. NFL-MAT2</p>	
SKIZ-PRZ	<p>Activity Status: CON</p> <p>14.9 Earthworks</p> <p>Where:</p> <p>a. it is located within the Crystal Stream Sub Area; and</p> <p>b. it is for forming the access road and ski out trail in general accordance with the development plan in SKIZ-Schedule 1.</p> <p>Matters of control: 15.10 The exercise of control in relation to NFL-R2.15. is restricted to the following matters:</p> <p>a. NFL-MAT2</p>	<p>Activity status when compliance not achieved: 16.10 When compliance with any of NFL R2.14.a, EW-R8.9a is not achieved: See Rule NFL R2.6, NFL R2.10, NFL R2.18, NFL R2.22, or NFL R2.26, Rule EW-R8.1, EW-R8.5, EW-R-8.12, EW-R8.16, R8.20.</p> <p>17.11 When compliance with any of NFL R2.14.b, EW-R8.9b is not achieved: DIS</p>
SKIZ-PRZ	<p>Activity Status: RDIS</p> <p>18.12 Earthworks</p> <p>Where:</p>	<p>Activity status when compliance not achieved: 20.14 When compliance with any of NFL R2.18.a, EW8.12a is not achieved: See Rule NFL</p>

	<p>a. it is located within the Crystal Basin Sub Area, or Porter Lower Slopes Sub Area; and</p> <p>b. it is for the following activities:</p> <ul style="list-style-type: none"> i. establishing ski trails and terrain parks; ii. installing support structures for tows, lifts, and gondolas; iii. establishing trails for recreational activities including mountain bike, luge, and walking trails; iv. the construction of buildings, structures, and utilities; v. forming access tracks; vi. constructing snow making reservoirs; and vii. installing infrastructure for stormwater, wastewater disposal, water supply, electricity, and telecommunications. viii. <u>activities and facilities associated with the management and operation of a ski area⁴¹</u> <p>Matters of discretion:</p> <p><u>19.13</u> The exercise of discretion in relation to <u>NFL R2.18, EW-R8.12</u> is restricted to the following matters:</p> <ul style="list-style-type: none"> a. <u>NFL-MAT2</u> b. The effectiveness of any proposed mitigation measures or environmental offset/compensation. 	<p><u>R2.6, NFL R2.10, NFL R2.14, NFL R2.22, or NFL R2.26, Rule EW-R8.1, EW-R8.5, EW-R-8.9, EW-R8.16, R8.20</u></p> <p><u>24.15</u> When compliance with any of <u>NFL R2.18.b, EW8.12b</u> is not achieved: DIS</p> <p>Notification</p> <p>Any application required by this Rule shall not be notified and the written approval of any other party will not be required.</p>
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⁴¹ PAR DPR-0345:022

<p>SKIZ-PRZ</p>	<p>Activity Status: RDIS 22.16 Earthworks</p> <p>Where:</p> <ul style="list-style-type: none"> a. it is located within the Crystal Stream Sub Area; and b. it is for the establishment of a gondola. <p>Matters of discretion: 23.17 The exercise of discretion in relation to NFL R2-22 EW-R8.16 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT2 	<p>Activity status when compliance not achieved: 24.18 When compliance with any of NFL R2-22.a, EW-R8.16a is not achieved: See Rule NFL-R2.6, NFL R2.10, NFL R2.14, NFL R2.18, or NFL R2.26. Rule EW-R8.1. EW-R8.5, EW-R-8.9, EW-R8.12, R8.20 25.19 When compliance with any of NFL R2-22.b, EW-R8.16b is not achieved: DIS.</p> <p>Notification Any application required by this Rule shall not be notified and the written approval of any other party will not be required.</p>
<p>SKIZ-PRZ</p>	<p>Activity Status: DIS 26.20 Any other Earthworks</p>	<p>Activity status when compliance not achieved: N/A</p>

NFL-R3 Horticulture Planting, Woodlots, Shelterbelts		
<p>VAL Overlay</p>	<p>Activity status: DIS CON 4. Horticultural Planting, Woodlots, Shelterbelts</p> <p>Matters of control: 5 The exercise of control is reserved over the following matters:</p> <ul style="list-style-type: none"> a. The visual amenity effects arising from the design, length, size, and siting of plantings; and 	<p>Activity status when compliance not achieved: N/A</p>

	b. <u>how any plantings reflect and complement the landform patterns and shapes of the landscape.</u> ⁴²	
NFL-R4 Mineral Extraction		
VAL Overlay ONL Overlay	Activity status: DIS 1. <u>Farm Quarries up to 1500m²</u> Activity status: NC 2. <u>Mineral extraction, other than Farm Quarries up to 1500m²</u>	Activity status when compliance not achieved: N/A
ONL Overlay	Activity status: NC 3. <u>Mineral extraction</u>	Activity status when compliance not achieved: N/A ⁴³
NFL-R5 Plantation Forest		
ONL Overlay	Activity status: NC 1. <u>The establishment of a new, or expansion of an existing, plantation forest.</u> <u>Plantation forest</u>	Activity status when compliance not achieved: N/A
VAL Overlay	Activity status: CON 2. <u>The establishment of a new, or expansion of an existing, plantation forest.</u> <u>Plantation forest</u> ⁴⁴ Matters of control: 3. The exercise of control is reserved over the following matters: a. The visual amenity effects arising from the design, length, size, and siting of plantings; and b. how any plantings reflect and complement the landform patterns and shapes of the landscape.	Activity status when compliance not achieved: N/A

NFL-Rule Requirements

NFL-REQ1 Building and structure height		
ONL Overlay <u>excluding SK12</u> ⁴⁵	1. The maximum height of any building or structure for residential activity or rural production within a Building Node is: 1. 9m for any building or structure for a residential activity, except that it is 4m in the Banks Peninsula ONL;	Activity status when compliance not achieved: <u>5</u> When compliance with NFL-REQ1. <u>1, 1.2</u> and <u>1.4</u> is not achieved: NC

⁴² CDL DPR-0381:015

⁴³ NCFD DPR-0422:168

⁴⁴ Rayonier DPR-0439:028

⁴⁵ Clause 16 (2) RMA

	<p>2. 12m for any building or structure for a rural production activity, except that it is 4m in the Banks Peninsula ONL.</p> <p>2. The maximum height of any building or structure outside a Building Node is 4m.</p> <p>3. The maximum height of any network utility pole is 8m where no greater than 1m in width, except any newly established network utility pole in the Banks Peninsula ONL.⁴⁶</p> <p>3.4 The highest point of any building or structure is to be located:</p> <ul style="list-style-type: none"> a. at least 20m vertically below any ridgeline; or b. at least 100m horizontally from any ridgeline. 	<p>6. When compliance with NFL-REQ1.3 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>7. The exercise of discretion in relation to NFL-REQ1.6 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT3
NFL-REQ2 Building Footprint		
<p>ONL Overlay (except Banks Peninsula ONL) excluding SKIZ⁴⁷</p>	<p>1. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300m² for any individual building</p> <p>2. The maximum building footprint for a rural production activity within a Building Node, except Banks Peninsular ONL, is 300m² for any individual building.</p> <p>3. The maximum building footprint for a rural production activity within a Building Node in Banks Peninsular ONL is 300m² for any individual building.</p> <p>2-4 3.⁴⁸ The maximum building footprint for a residential activity or rural production activity outside a Building Node is 100m² for any individual building.</p>	<p>Activity status when compliance not achieved: NC</p> <p>5.4 When compliance with NFL-REQ2(1), (3) and (4-3) is not achieved or NFL-REQ2(2) is not achieved and the building footprint is greater than 500m²: NC</p> <p>6.5 When compliance with NFL-REQ2(2) is not achieved and the building footprint is no greater than 500m²: RDIS</p> <p>Matters for discretion:</p> <p>7.6 The exercise of discretion in relation to NFL-REQ2.6 is restricted to the following matters:</p> <ul style="list-style-type: none"> b. NFL-MAT3 c. NH-MAT4 <p>Notification:</p>

⁴⁶ Orion DPR-0367.060

⁴⁷ Clause 16 (2) RMA

⁴⁸ CCC DPR-0032.030

		<p>8.7 Any application arising from NFL-REQ2.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis.⁴⁹</p>
<p>ONL Overlay Banks Peninsula ONL</p>	<p>9. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300m² for any individual building.</p> <p>10. The maximum number of buildings, excluding ancillary structures, that are for rural production activities in a Building Node is one individual building.</p> <p>11. The maximum building footprint for a residential activity or rural production activity outside of a Building Node is no greater than 100m².</p> <p>12. The maximum number of buildings, excluding ancillary structures, for rural production activities outside a Building Node is one individual building.</p>	<p>Activity status when compliance not achieved:</p> <p>13 When compliance with NFL-REQ2.9 or 2.11 is not achieved: NC</p> <p>14. When compliance with NFL-REQ2.10 or 2.12 is not achieved: CON</p> <p>Matters for control:</p> <p>The exercise of control in relation to NFL-REQ2.14 is limited to the following matter:</p> <p>a. The extent to which the proposal will integrate into the landscape and the nature of the scale, form, design, and finish (materials and colours) proposed and any mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare, and light spill.⁵⁰</p>

NFL-REQ3 Building coverage

⁴⁹ DHL DPR-0372:083, CFSL DPR-0388:043

⁵⁰ CCC DPR-0032.030

ONL Overlay	<p>1. The maximum building coverage in the Rakaia Catchment, the Waimakariri Catchment, the Malvern Hills, and the Front Ranges ONL, excluding within the SKIZ⁵¹, is limited to:</p> <ul style="list-style-type: none"> a. 500m² for every 20 ha of site area, or b. 2,000m² per property (whichever is the lesser). <p>2. The maximum building coverage in the Banks Peninsula ONL is limited to:</p> <ul style="list-style-type: none"> a. 300m² for every 20 ha of site area, or b. 2,000m² per property (whichever is the lesser). 	<p>Activity status when compliance not achieved:</p> <p>When compliance with NFL-REQ3 is not achieved: NC</p>
NFL-REQ4 Building and Structure Setbacks		
ONL Overlay VAL Overlay	<p>1. The minimum setback for all buildings and structures (excluding public amenity structures, ancillary structures⁵², irrigation structures⁵³, stockyards, animal pens and stock loading ramps⁵⁴) from each side of the centre line of SH73 or the Midland railway line is 300m.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with NFL-REQ4.1 in any ONL Overlay area is not achieved: NC</p> <p>3. When compliance with NFL-REQ4.1 in any VAL Overlay area is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to NFL-REQ4.3 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT3 b. NH-MAT5 Wildfire <p>Notification:</p> <p>5. NFL-REQ4.3 shall not be subject to public notification.</p>
NFL-REQ5 Building and Structure Appearance		

⁵¹ Clause 16 (2) RMA

⁵² SDC DPR-0207:034

⁵³ DHL DPR-0372:085 CFSL DPR-0388:044 RIL DPR-0390:063

⁵⁴ NCFF DPR-0422:172

ONL Overlay VAL Overlay	<ol style="list-style-type: none"> 1. All buildings and structures, except irrigators⁵⁵, in an ONL, excluding within the SKIZ⁵⁶, must be finished in materials with a maximum reflectance value of 30% 2. All buildings and structures, except irrigators, must be finished in materials with a maximum reflectance value of 30% <p>Note: A reflectance value of 30% can be achieved by utilising natural hues such as browns, greys and greens⁵⁷.</p>	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 3. When compliance with NFL-REQ5.1 is not achieved: NC 4. When compliance with NFL-REQ5.2 is not achieved: RDIS <p>Matters for discretion:</p> <ol style="list-style-type: none"> 5. The exercise of discretion in relation to NFL-REQ5.4 is restricted to the following matters: <ol style="list-style-type: none"> a. NFL-MAT3 b. NH-MAT5 Wildfire <p>Notification:</p> <ol style="list-style-type: none"> 6. Any application arising from NFL-REQ5.4. shall not be subject to public or limited notification and shall be processed on a non-notified basis.
NFL-REQ6 Building and Structure Height		
VAL Overlay	<ol style="list-style-type: none"> 1. The maximum building or structure height for any residential activity is 9m. 2. The maximum building or structure height any rural production activity is 12m. 3. The maximum height for any other Building is 4m. 4. The highest point of any building or structure shall be at least: <ol style="list-style-type: none"> a. 20m vertically below any ridgeline; or b. 100m horizontally from any ridgeline 	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 5. When compliance with any of NFL-REQ6 is not achieved: RDIS <p>Matters for discretion:</p> <ol style="list-style-type: none"> 6. The exercise of discretion in relation to NFL-REQ6.5 is restricted to the following matters: <ol style="list-style-type: none"> a. NFL-MAT3 b. NH-MAT5 Wildfire <p>Notification:</p>

⁵⁵ DHL DPR-0372:086 CFSL DPR-0388:044 RIL DPR-0390:063

⁵⁶ Clause 16 (2) RMA

⁵⁷ Helen & Pieter Heddell DPR-0308:001

		6. 7 ⁵⁸ Any application arising from NFL-REQ6.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis.
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NFL-Matters for Control or Discretion

NFL-MAT5 Vegetation clearance in Outstanding Natural Landscapes and Visual Amenity Landscapes		
ONL Overlay VAL Overlay	1.	The importance of the indigenous vegetation to the values and characteristics of the ONL as described in NFL-SCHED 1.
	2.	The importance of the indigenous vegetation to the values and characteristics of the VAL as described in NFL-SCHED 2
	3.	The extent to which the proposal will result in adverse cumulative effects or adverse effects on the values and characteristics of the ONL and VAL that are more than minor.
	4.	Whether the proposal has benefits for the community, the environment or enables the maintenance of existing activities.
	5.	The extent to which there is a functional need or operational need for the activity to be undertaken in that location. ⁵⁹

⁵⁸ Clause 16 (2) RMA

⁵⁹ NCFG DPR-0468.011,

NFL-Schedules

NFL-SCHED1 Outstanding Natural Landscape Areas – Values and Attributes	
Rakaia River ONL	
Associative	<p>i. Braided rivers are an iconic element of the Canterbury landscape.</p> <p>.....</p> <p>viii The Coleridge HEPS forms an intrinsic and historic part of the landscape.⁶⁰</p>
Rakaia Catchment ONL	
Associative	<p>i. Lake Coleridge and the Craigieburn Range in the eastern part of the ONL are very popular recreation areas with comparatively easy access from the east.</p> <p>.....</p> <p>viii The Coleridge HEPS forms an intrinsic and historic part of the landscape.⁶¹</p>

NFL-SCHED2 Visual Amenity Landscape Areas – Values and Attributes	
Rakaia Catchment VAL	
<p>i. Braided rivers are an iconic element of the Canterbury landscape.</p> <p>.....</p> <p>vi The Coleridge HEPS forms an intrinsic and historic part of the landscape.⁶²</p>	

Ecosystems - Rules

ECO-RC Indigenous Vegetation Clearance outside of significant natural areas		
GRUZ MPZ	<p>Activity Status: RDIS</p> <p>5. Indigenous vegetation clearance outside a significant natural area that does not comply with ECO-RC.3.</p>	<p>Activity status when compliance not achieved:</p> <p>7. When compliance with any of ECO-RC.5 is not achieved: DIS</p>

⁶⁰ Trustpower DPR-0441:131

⁶¹ Trustpower DPR-0441:131

⁶² Trustpower DPR-0441:131

	<p>Where: a. the application is accompanied by a Biodiversity Management Plan which has been prepared in accordance with the requirements of ECO-SCHED2.</p> <p>Matters for discretion:</p> <p>6. The exercise of discretion in relation to ECO-RC.5 is restricted to the following matters:</p> <p>a. ECO-MAT1; and</p> <p>b. Where within an ONL and VAL, NFL-MAT5.⁶³</p>	
GRAZ	<p>Activity Status: PER</p> <p>Indigenous vegetation clearance outside any significant natural area SNA identified on the Planning Maps and listed in ECO-SCHED4</p> <p>Where:</p> <p>a. The indigenous vegetation clearance is not located in the GRAZ natural resource area as identified on GRAZ-FIG1; or</p> <p>b. Within the GRAZ natural resource area as identified on GRAZ-FIG1, the indigenous vegetation clearance is the clearance of material infected by unwanted organisms.</p>	<p>Activity status when compliance not achieved:</p> <p>6. When compliance with any of ECO-RC.8. is not achieved: RDIS</p> <p>7. Matters for discretion:</p> <p>10. The exercise of discretion in relation to ECO-RC.9 is restricted to the following matters:</p> <p>a. ECO-MAT1, and</p> <p>b. NFL-MAT5⁶⁴</p>
SKIZ-PRZ	<p>Activity Status: PER</p> <p>8. Indigenous vegetation clearance outside any significant natural area SNA</p>	<p>Activity status when compliance not achieved:</p> <p>9. When compliance with any of ECO-RC.11. is not achieved: RDIS</p>

⁶³ NCFG DPR-0468.011

⁶⁴ NCFG DPR-0468.011

	<p>identified on the Planning Maps and listed in ECO-SCHED4</p> <p>Where:</p> <p>a. Any removal is less than 5m² during a one month period; or</p> <p>b. Any removal is associated with Controlled or Restricted Discretionary earthworks as outlined in NFL-R2; or</p> <p>c. the indigenous vegetation clearance is necessary for the clearance of material infected by unwanted organisms.</p>	<p>Matters for discretion:</p> <p>13. The exercise of discretion in relation to ECO-RC.12 is restricted to the following matters:</p> <p>a. ECO-MAT1 and</p> <p>b. NFL-MAT5⁶⁵</p>
ECO-RE Vegetation clearance in the Crested Grebe Overlay		
Crested Grebe Overlay	<p>Activity status: PER</p> <p>1. Indigenous vegetation clearance permitted by ECO-RC</p> <p>2. Indigenous vegetation clearance permitted by in ECO-RD</p> <p>3. Clearance of willow species</p> <p>4. Within 10m of any lake identified on the overlay, clearance of any other tree (indigenous vegetation or exotic vegetation) that is no more than 5m tall.¹⁴⁰</p> <p>Where: a. The clearance does not take place during the period 1 March to 31 August in any year.</p>	<p>Activity status when compliance not achieved:</p> <p>5. Activity status when any of ECO-RE.1, ECO-RE.2, ECO-RE.3 or ECO-RE.4 are not complied with: RDIS</p> <p>Matters for discretion:</p> <p>6. The exercise of discretion in relation to ECO-RE.5 is restricted to the following matters:</p> <p>a. ECO-MAT2 and</p> <p>b. NFL-MAT5⁶⁶</p>

Earthworks

EW-R2 Earthworks

⁶⁵ NCFG DPR-0468.011

⁶⁶ NCFG DPR-0468.011

All Zones, except GRAZ and DPZ.	<p>Activity status: PER</p> <p>1. All other Earthworks not covered by EW-R1.</p> <p>And this activity complies with the following rule requirements: EW-REQ1 – Volume of Earthworks EW-REQ2 – Maximum Slope Gradient EW-REQ3 – Excavation and Filling EW-REQ4 – Rehabilitation and Reinstatement EW-REQ5 – Bunding NFL-REQ9 – Earthworks in ONL and VAL⁶⁷</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any EW-Rule Requirement listed in this rule is not achieved: Refer to EW-Rule Requirements.</p>
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Energy and Infrastructure

EI-REQ5 Earthworks		
ONL Overlay VAL Overlay Te Waihora/ Lake Ellesmere Overlay ⁶⁸	<p>1. All earthworks occurring outside of a land transport corridor shall comply with NFL R2 [Earthworks]. NFL-REQ9.⁶⁹</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with EI-REQ5.1 is not achieved: NFL-REQ9 is not achieved and: a. in an ONL overlay within the coastal environment: NC b. in an ONL overlay outside the coastal environment DIS</p>

⁶⁷ Kainga Ora - consequential

⁶⁸ Clause 16(2) RMA

⁶⁹ Kainga Ora - consequential

		<p>Refer to NFL R2.</p> <p>3. When compliance with -NFL-REQ9 is not achieved and in a VAL overlay: RDIS</p> <p>Matters for Discretion:</p> <p>4. The exercise of discretion in relation to NFL-REQ9.3 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. Whether the proposal is consistent with maintaining the values of the VAL as described in NFL-SCHED 2. b. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting. c. The impact of development on views from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point d. The extent to which the proposal will result in adverse cumulative effects e. Whether the proposal supports the continuation of rural production f. The extent to which the proposal has functional needs or
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		operational needs for its location. ⁷⁰
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EI-REQ12 Structures in Special Areas		
VAL Overlay ONL Overlay	<p>5. All activities occurring outside of a land transport corridor shall comply with:</p> <ul style="list-style-type: none"> a. NFL-R1 Buildings and structures; and b. SKIZ-REQ7⁷¹ Location. 	<p>Activity status when compliance not achieved:</p> <p>6. When compliance with any of EI-REQ12.5 is not achieved <u>and</u></p> <ul style="list-style-type: none"> a. in an ONL overlay in the coastal environment: NC b. in an ONL overlay outside of the coastal environment: DIS <p>Refer to:</p> <ul style="list-style-type: none"> a. NFL-R1 Buildings and structures b. SKIZ-REQ7 Location <p>7. When compliance with any of EI-REQ12.5 (except in relation to NFL-REQ7) is not achieved and in VAL overlay: RDIS</p> <ul style="list-style-type: none"> a. NFL-MAT3 b. NH-MAT5 Wildfire <p>8. When compliance with any of EI-REQ12.5 (in relation to NFL-REQ7) is not achieved and in VAL overlay: RDIS</p> <ul style="list-style-type: none"> a. NFL-MAT3

⁷⁰ NCCF DPR-0422, Transpower DPR-0446.098

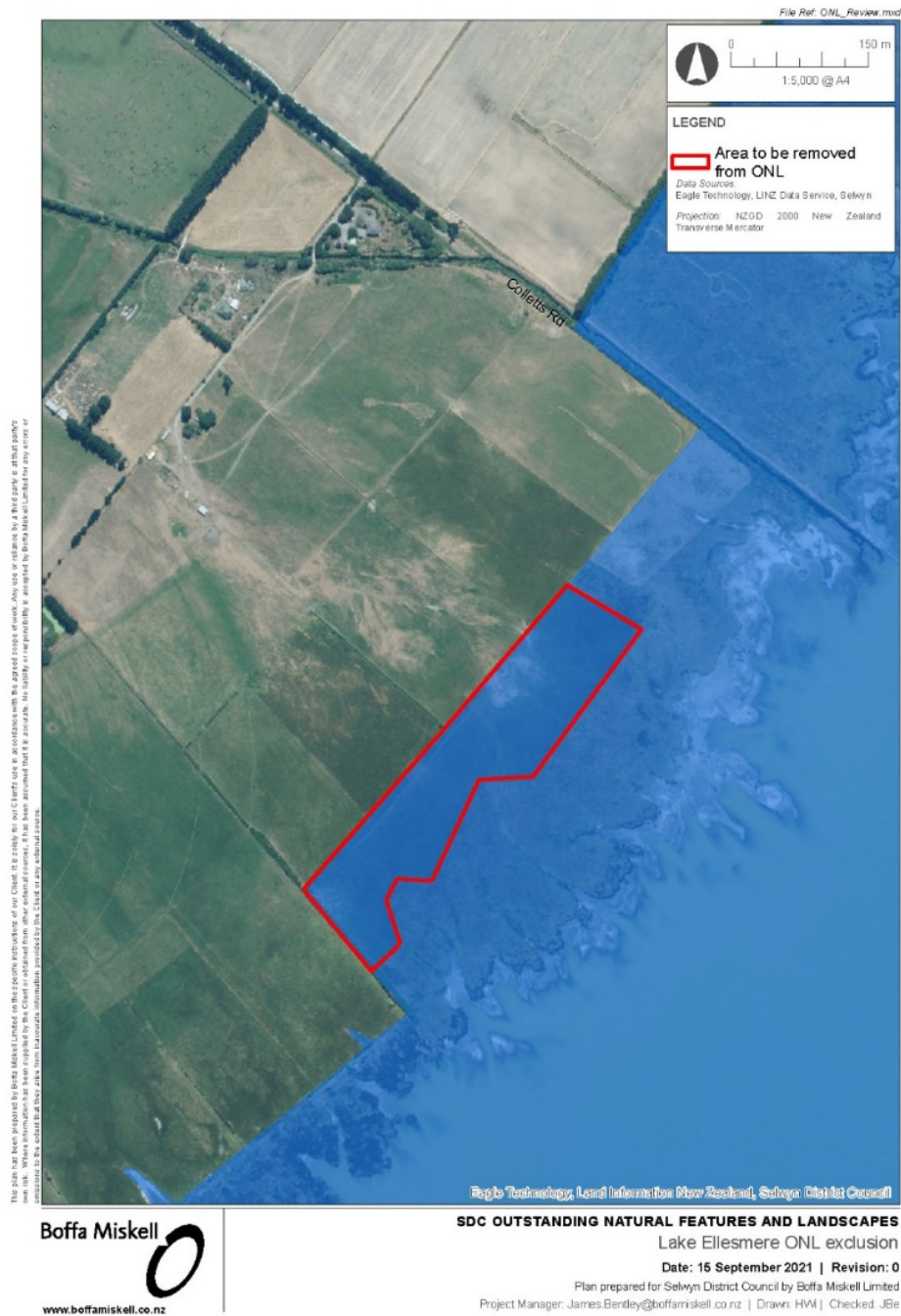
⁷¹ Clause 16(2) RMA

		<p>b. <u>NH-MAT4</u></p> <p>Notification:</p> <p>9. Any application arising from NFL-REQ12.7 or NFL-REQ12.8 shall not be subject to public or limited notification and shall be processed on a non-notified basis⁷².</p>
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⁷² Orion DPR-0367.060, Transpower DPR-0446.097

Mapping Change 1⁷³

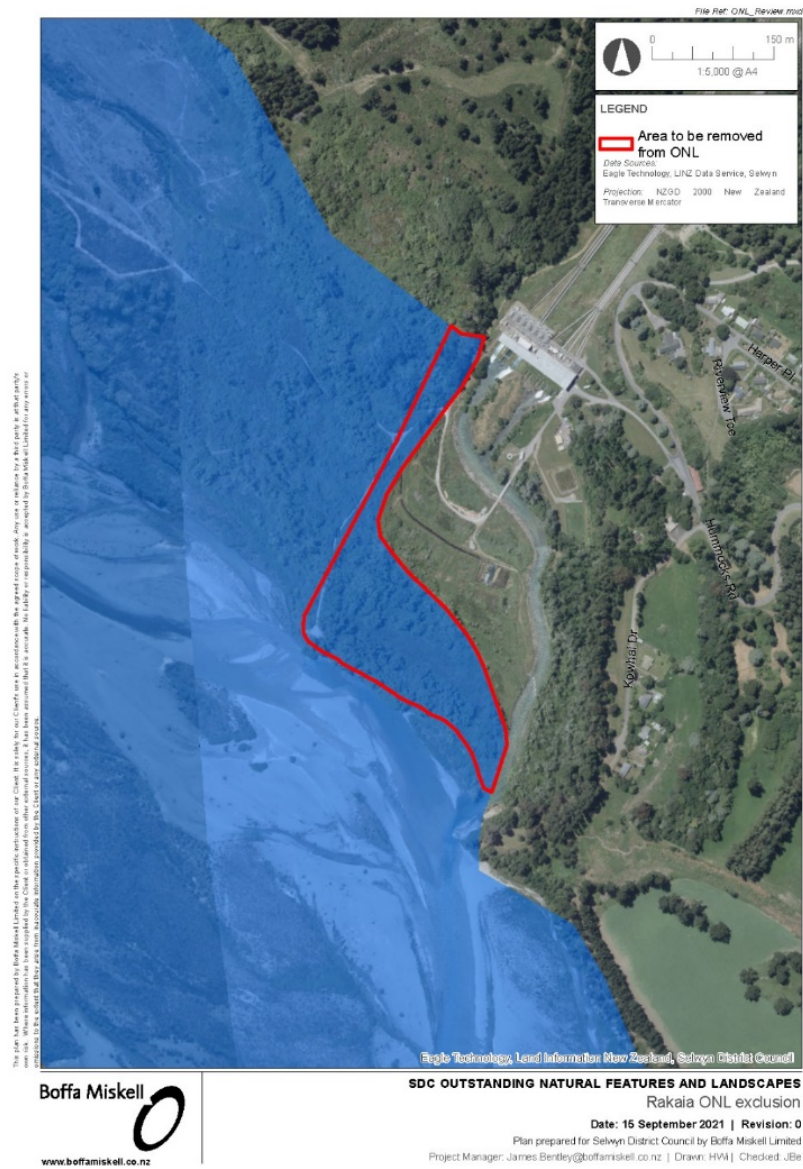
⁷³ DPR-0070:001 Jan Inwood



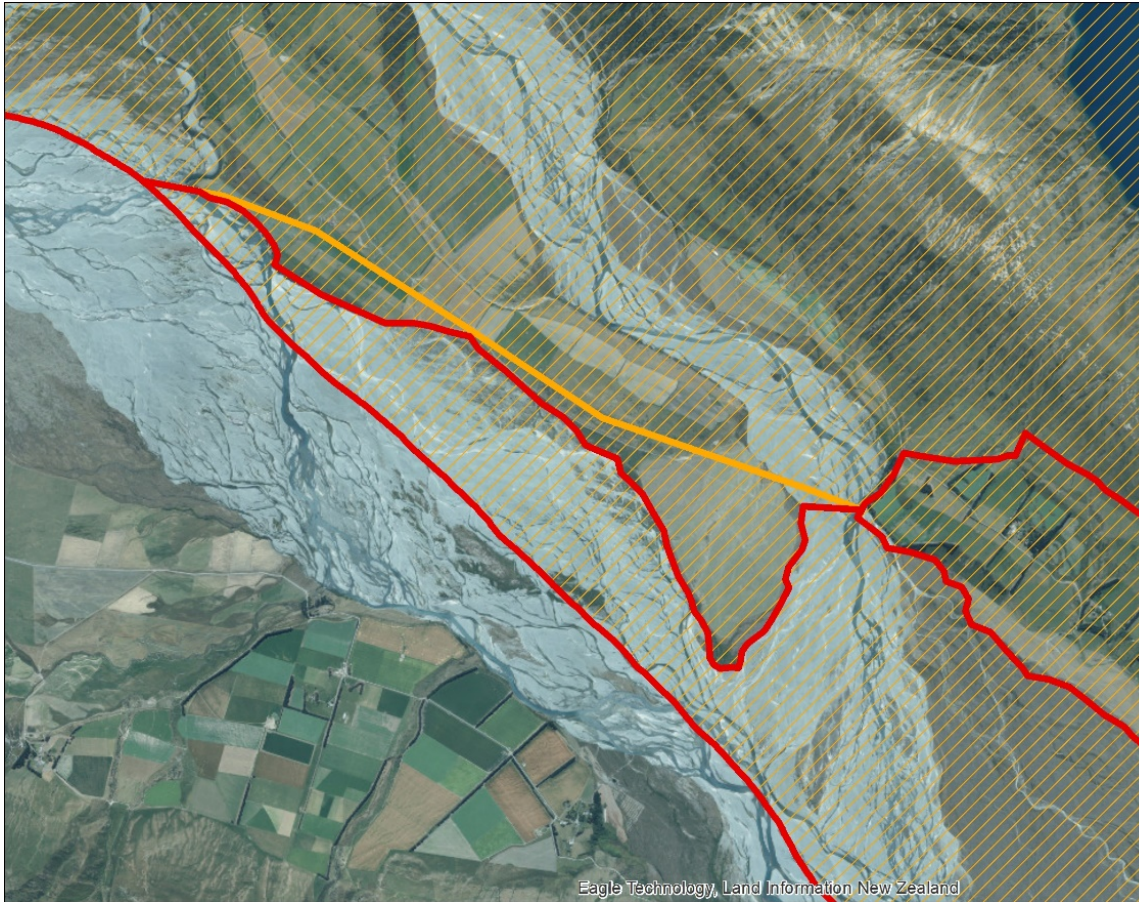
Right of Reply Report

Mapping Change 2⁷⁴

⁷⁴ Trustpower DPR-0441:131



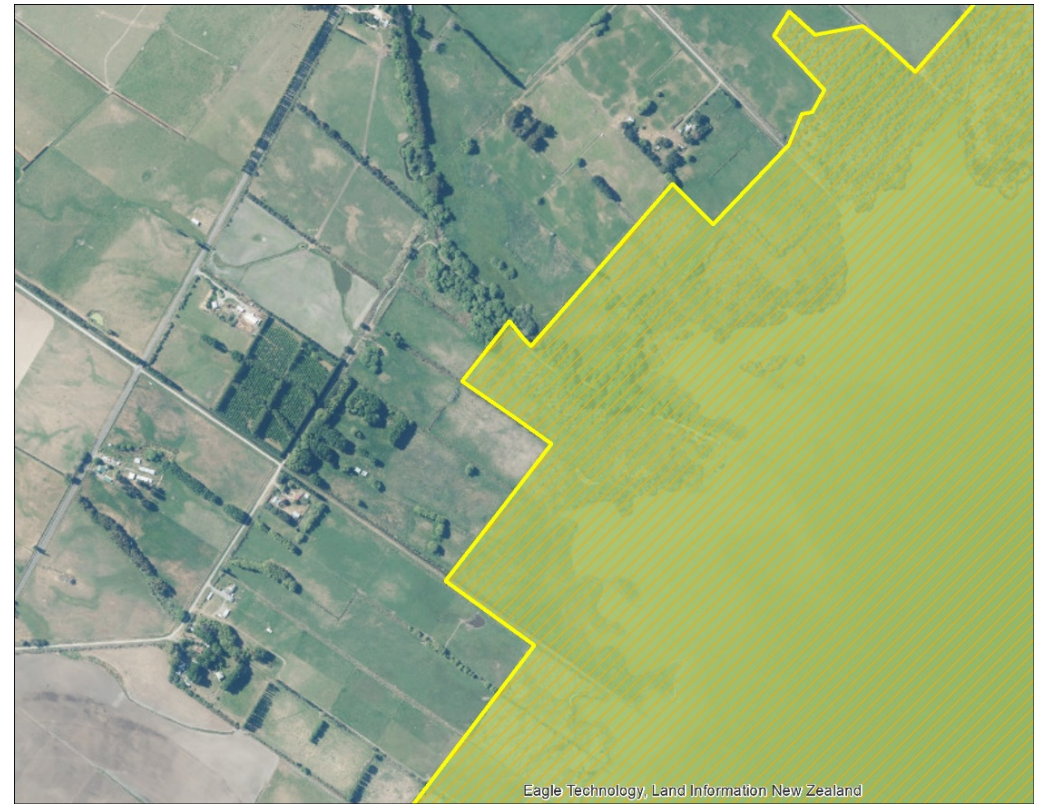
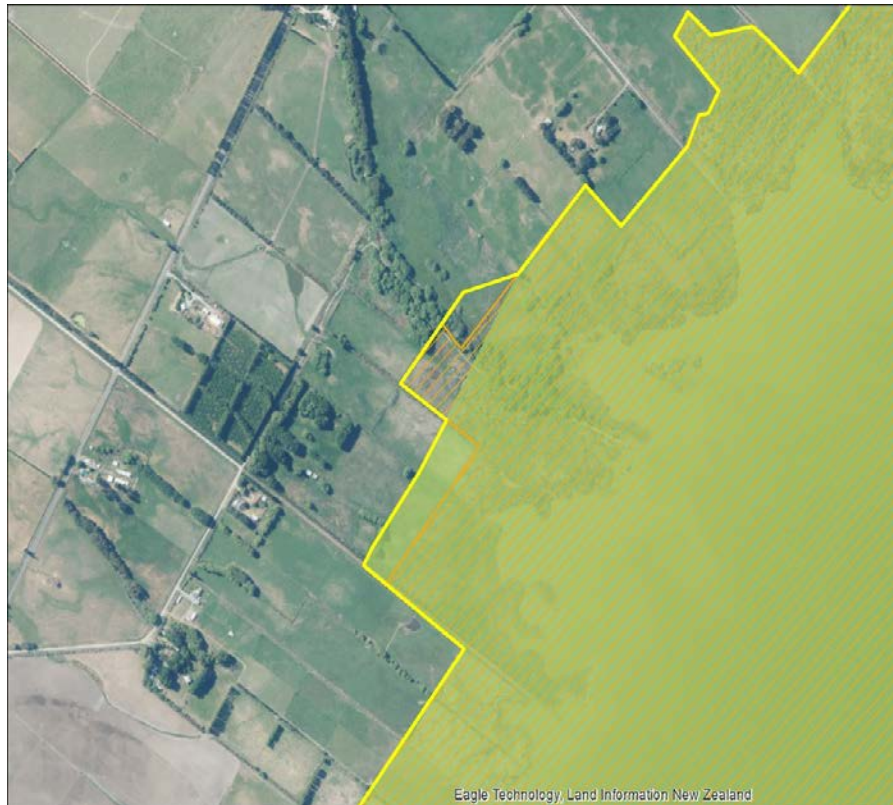
Mapping Change 3⁷⁵



Change the orange line to better follow the northern extent of the Rakaia River (as it is drawn to the immediate south in red) so that land becomes part of the Rakaia Catchment ONL.

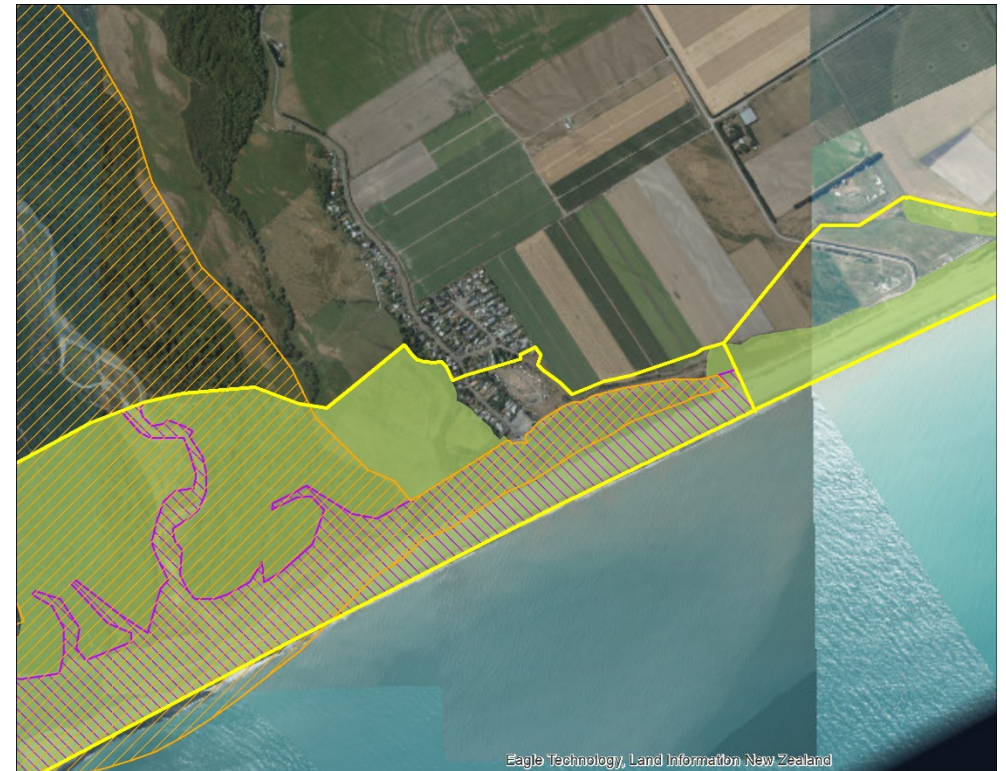
⁷⁵ The Stations DPR-0144.001

Mapping Changes 4⁷⁶



Current (left), amended (right). North-West of Te Waihora/Lake Ellesmere. Orange linework ONL; yellow linework = coastal environment and yellow shading = high natural character.

⁷⁶ ESAI DPR-0212.056



Current (left) amended (right): Rakaia River mouth. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character; purple linework = outstanding natural character.



Current (left) amended (right): Taumutu. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character



Current (left) amended (right): Timber Yard Point. Orange linework ONL; yellow linework = coastal environment; yellow shading = high natural character

Appendix 3: James Bentley Right of Reply: Hearing 19 NFL and Hearing 20 CE:

Selwyn District Council (SDC) Plan Hearing

Hearing 19: Natural Features and Landscapes and

Hearing 20: Coastal Environment

Right of Reply: James Bentley, technical author of the Selwyn District Landscape Study and Selwyn Coastal Environment Study

20 September 2022

This Right of Reply addresses as many of the comments/ point of clarification received through the course of the hearing from Submitters and the Panel.

I have structured this Right of Reply around topics of discussion and commented on specific submitter concerns under the relevant topic.

This Right of Reply will comment front and foremost on the technical mapping and identification of values, and where appropriate offer advice regarding how provisions to manage these areas. The separate Right of Reply by Mr. Jon Trewin will cover off all policy and rule related matters.

Topics of discussion, include:

- Specific Mapping Concerns
- Light Reflectance Value (LRV) matters
- Greening of the high country/ pastoral intensification
- Indigenous vegetation clearance
- Height of utility poles
- Farm based node
- Shelterbelts and potential alternatives

I have also prepared Supplementary Evidence concerning the importance of indigenous vegetation to ONLs and VALs, as directed by Minute 22 by the Commissioners, dated 20 September 2022.

Specific Mapping Concerns

This response covers the following submitters:

- DPR-0144 Mt Algidus, Glenthorne Station, Lake Coleridge, Mt Oakden & Acheron Station (The Stations).
- DPR-0440 Environmental Defence Society Incorporated
- DPR-0391 & DPR-0395 Castle Hill Adventure Tours Limited
- DPR-0097 Flock Hill Holdings
- DPR-0441 Manawa Energy Ltd
- DPR-0468 North Canterbury Fish & Game

DPR-0144 Mt Algidus, Glenthorne Station, Lake Coleridge, Mt Oakden & Acheron Station (The Stations).

It appears that this submitter has accepted that all Stations form part of the broader Rakaia Catchment ONL and Waimakariri Catchment ONL. Amendments to the Rakaia Catchment ONL and Rakaia River ONL close to Mt. Algidus are also accepted.

DPR-0440 Environmental Defence Society Incorporated

Amongst the numerous concerns held by this submitter, this submitter specifically mentioned mapping of ONLs in the High Country, notably within the Waimakariri Catchment ONL regarding numerous cut-outs¹.

I note that the references in the submission concerning this relate to the original Selwyn Landscape Study dated 31 October 2017 and not the most current version, dated 12 December 2018. The most current version is an updated version following landowner engagement. As a result, there are no 'cutouts' in the Waimakariri Catchment ONL, other than over the urban zoning of Castle Hill and Arthurs Pass.

I agree with EDS that lowland depositional lands should be included within the ONL overlay, and that this was undertaken in 2018 following the engagement process. Refer to section 9.2.6 of the December 2018 Landscape Study for further information regarding the change to the mapping following landowner engagement.

Concerning EDS's remaining technical point (paragraph 18 of Counsel's submission), that where ONLs border the coastal marine area, ONLs should be recognised as extending into the marine environment (and not stop at the mean high-water mark – or jurisdictional boundary between local and regional authorities).

In essence, I concur with the sentiment of this statement, however, acknowledge the practicalities around this due to the territorial limits of management by both the district council and that of Environment Canterbury. In Selwyn, the coastal environment comprises a relatively short section of exposed coastline from Taumutu to the Rakaia River mouth. The Christchurch City Council (CCC) jurisdictional boundary extends across Lake Ellesmere (Te Waihora), which is recognised in its totality in both CCC and SDC as being an ONL.

A separate Regional Seascape ONL and ONF study has been developed to draft stage for Environment Canterbury². This work, as it develops further, will assist identify at a regional level, ONLs and ONFs within the marine environment, and especially highlight those ONLs and ONFs within the territorial authorities.

DPR-0391 & DPR-0395 Castle Hill Adventure Tours Limited

I have reviewed this area again and agree that the ONL should apply to this land, principally as the land has not been developed. This area of land also extends a significant distance from the main node of development at Castle Hill, which could amplify potential adverse landscape effects if development was undertaken under the normal General Rural Rules.

¹ Submission of Counsel on behalf of the Environmental Defence Society; 27 June 2022, paragraphs 12-18.

As discussed during the hearing, I support a suite of rules to be developed to ensure recognition that any future development recognises and protects the outstanding natural landscape values of the area.

DPR-0097 Flock Hill Holdings

I support the submitter in recognizing this area as being an ONL and support a suite of rules to be developed to ensure recognition that any future development recognises and protects the outstanding natural landscape values of the area.

DPR-0441 Manawa Energy Ltd

I have reviewed the Supplementary Evidence of Romae Calland³.

Within this supplementary evidence, reference is made to the amendments to the ONL boundary as it relates to the Rakaia River, which is part of the Lake Coleridge power station. The remaining aspects of the supplementary evidence relate to the Acheron Diversion and assets within the VAL Rakaia Catchment.

I am satisfied that the additional point raised in the Statement of Evidence of Romae Calland, in Appendix A is appropriate and should be included in the NFL-SCHED1 Visual Amenity Areas – Values and Attributes.

As outlined within my Statement of Evidence dated 1 June 2022, at paragraph 7.83, I agreed with Manawa Energy that the Lake Coleridge HEP forms an intrinsic part of the Rakaia River ONL. As such, an amendment was suggested to the landscape schedule.

More broadly, the wider HEP scheme is also integral to the adjacent, and much broader Rakaia Catchment ONL. Manawa are requesting that their assets are removed from the Rakaia Catchment ONL, notably the Acheron Diversion assets outlined within paragraph 5 of Romae Calland's Evidence and illustrated within Appendix B. As illustrated, these assets in Appendix B are totally within the ONL overlay, and not close or at the boundary of the ONL (as the Lake Coleridge component is).

It is inappropriate to carve out these assets from the ONL from a landscape perspective. It goes against best practice to do so and would be inconsistent with the ONL approach taken for the remaining part of the district. Manawa's assets within the Selwyn high country form part of the landscape's character and qualities. They have been considered around other anthropogenic changes, including areas of forestry, farm-related buildings and structures and other infrastructure such as transmission lines and roads. All of the ONLs identified are not pristine and hold a range of modifications.

I consider that the operation, maintenance and ongoing occupation of the existing Manawa HEP assets in the Rakaia Catchment are appropriate within the ONL. In identifying these assets as being part of this ONL, I have assumed that there are provisions appropriately enabling their use, maintenance etc.

Despite it not being explicitly requested, it would also be appropriate to include the same wording in all schedules within which the assets sit. This would mean that the following is inserted into the Rakaia Catchment ONL schedules:

'The Coleridge HEPs forms an intrinsic and historic part of the landscape'

DPR-0468 North Canterbury Fish & Game

The evidence of Di Lucas agreed with the mapping and scheduling of landscape values.

Specifically, Ms. Lucas recommends that the landtyping mapping, that essentially underpins the Landscape Character and Evaluation process, be included within the mapping, as another layer in the District Plan. Whilst this would have no statutory purpose, it would nonetheless assist in better understanding the makeup and features of the landscape. I am supportive of this approach.

Ms. Lucas also notes that some commentary in the schedules relating to dry grasslands, depositional land and bedrock land be included, which better reflects the different types of landtyping that maybe more sensitive change than other parts.

Whilst I agree with Ms. Lucas that some amplifications to SCHED1 should be made, this relief does not appear to be attributable to any specific submission point made on NFL-SCHED1 and therefore there may not be scope to make these changes through this process.

Light Reflectance Value (LRV)

This aspect of the rules around a building's painted reflectance value was raised/ commented on by a number of submitters and the Panel, specifically:

- DPR-0308 Helen & Pieter Heddell
- DPR-0097 Flock Hill Holdings
- DPR-0367 Christchurch City Council

LRV are only part of how to visually mitigate buildings in the landscape. Hues, or colours are equally important. I agree with the above submitters that an LRV (30%) along with guidance on hues (utilising natural hues such as browns, greys and greens) be appropriate to manage buildings in these special landscapes.

Greening of the high country/ pastoral intensification

This matter was raised by the following submitters:

- DPR-0301 Upper Waimakariri/ Rakaia Group
- DPR-0440 Environmental Defence Society Incorporated
- DPR-0468 North Canterbury Fish & Game

This should also be read in conjunction with my Supplementary Evidence addressing Minute 22's concerns around the importance of indigenous vegetation to ONLs and VALs.

This was raised as one of the key issues of concerns by these submitters. I agree that land use change, especially by 'greening' of the landscape can adversely affect landscape values. As noted within the Landscape Study 2018, *'All new land uses that lead to a visual difference in the landscape should be controlled to avoid adverse landscape effects. No further intensification should occur'*.⁴

Also the following was also observed in that Study: *'Encroachments of human modifications can adversely affect sensory values, such as the visual coherence of an untouched tussockland. This can affect the perceived naturalness of an area'*.⁵

⁴ Selwyn Landscape Study, December 2018, Threats table, page 75

⁵ Selwyn Landscape Study, December 2018, Threats table, page 74

Through the engagement process, it became aware that most high-country landowners hold their stations in high regard and look to protect the special landscape values of the area. Further, any development or change, particularly regarding pastoral intensification had certain natural limits, which made formulation of policies around 'greening' and land use intensification' inherently difficult:

1. The climate of the high country puts limitations on the type of crops/ horticulture plantings (such as vineyards/ or hop planting).
2. The availability of water for irrigation. This may rule out pivot irrigation in most/ all areas. Further a water consent would be required – which would manage the extent if applied?
3. The type of soil conditions (and flat land) mean that large change was unlikely.
4. Limitations of fertiliser use on land (nitrogen etc) are already capped through existing regulations.
5. The NPS on Indigenous Biodiversity also would prevent certain types of land use change without establishing the existing ecology.
6. Indigenous clearance rules through other rules also assist.
7. The landscape is large and is not pristine, with some greening already occurring. This greening, at current, does not degrade the outstanding landscape values at the District Scale. Of course, further greening has the potential to erode those values, and this has been highlighted in the Landscape Study as a threat.
8. Much of the land is managed on behalf of the Crown. The Crown Pastoral Land Reform Bill, under its purpose, looks to administer pastoral land in a way that seeks to (amongst other things) 'maintaining or enhancing inherent values⁶ across the Crown pastoral estate for present and future generations, while providing for ongoing pastoral farming of pastoral land'.⁷

Listening to the concerns of the submitters, I agree that land use intensification from a landscape perspective should have some policy direction. Ms. Di Lucas stated that it was important, from a landscape perspective to ensure that recognition of the natural patterns and legibility were protected, as inherently they inform the landscape's character and value. I agree with this.

Whilst the policy direction concerning land use and vegetation clearance retains a clear overlap with the Indigenous Biodiversity topic, I agree that formulation of a policy relating to the management of natural landscape patterning, character and legibility needs to be included.

Indigenous vegetation clearance

This matter was raised by the following submitters:

- DPR-0301 Upper Waimakariri/ Rakaia Group

⁶ inherent value, in relation to any land,—

(a) means a value that arises from an ecological, a landscape, a cultural, a heritage, or a scientific attribute or characteristic of a natural resource that—

(i) is in or forms part of the land or exists by virtue of the natural character of the land; or

(ii) relates to a historic place on or forming part of the land; but

(b) does not include a pastoral farming activity

⁷ Crown Pastoral Land Reform Bill (1A Purpose) (version 18 May 2022).

- DPR-0440 Environmental Defence Society Incorporated
- DPR-0468 North Canterbury Fish & Game

Similar to the previous topic of greening/ pastoral intensification, indigenous vegetation clearance was also a key issue raised by these submitters. Indigenous vegetation plays a very important part of the landscape and contributes positively to the overall level of naturalness of the landscape. Whilst provisions concerning this rests almost exclusively within the Indigenous Biodiversity Chapter, I share the submitters concerns regarding indigenous vegetation clearance, as it relates to landscape. Similar to the matters raised earlier, this is not a straightforward proposition, and any provisions developed will need to interrelate with other chapters.

Height of utility poles and Building setback rule

This matter was raised by the following submitters:

- DPR-0101 Chorus NZ Ltd; Spark NZ Trading Ltd & Vodafone
- DPR-0367 Orion NZ Ltd

All submitters cite that 8m height utility poles would be preferred. Orion would prefer than an exemption be considered for utility poles in the 300m setback from the centreline of SH73 and the Midland Railway line. It was understood at the hearing that all poles are typically 8m in height and I therefore support a height limit change to 8m.

The purpose of the 300m setback from the centreline of SH73 and the Midland Railway line is to ensure that the openness of viewshafts from SH73 and the railway line are maintained, and that any buildings, forestry or other structures can affect views and therefore the visual openness of the landscape. Within these corridors, it is accepted that there are utilities, such as power poles. They often extend along a main road or railway line. Since these poles are already in existence, I do not consider that the replacement or upgrading of these poles affects the openness of the landscape. I also support replacement poles, to be a permitted activity within the broader ONLs of the High Country. I am therefore supportive of including the following in NFL-REQ4 (*Excluding network utility poles with a maximum height of 8m*).

I also support, as a permitted activity replacement poles within the coastal environment. I noted within my Coastal Environment Evidence (Section 42A report)⁸ that this was not appropriate within areas of high, very high or outstanding natural character (within the coastal environment):

*'Where existing poles for electricity are located, I am comfortable that replacement poles up to 8m in height should be a permitted activity. I do not consider that a higher pole, would result in significant adverse effects. For new poles, I am comfortable that poles at this height be located within the coastal environment, however not within areas identified as holding high, very high or outstanding natural character.'*⁹

I have carefully reviewed this statement again, especially in light of the extent of the mapped areas of high, very high and outstanding natural character. Those mapped areas are inextricably linked to the marine waters of Pegasus Bay or the brackish waters of Te Waihora. Very slender parts of the terrestrial environment are therefore included. New poles in these identified areas are unlikely, however, whilst the areas identified are not pristine, potential additional poles are unlikely to create high adverse effects. As a result, I am comfortable that new poles (with a maximum of 8 metres in

⁸ 1 June 2022

⁹ Paragraph 7.9

height) could be placed within these mapped areas as a permitted activity. I understand that any disturbance to the ground/ and or lake or CMA to install new poles, would require a consent from the regional authority.

I have also considered the possibility of new poles to be placed in ONLs more broadly (specifically, the High Country and Banks Peninsula ONLs).

Due to the scale of the landscape within the High Country ONLs I am comfortable that additional new 8m high poles could be placed without high levels of adverse landscape effects being created. Of course, this is subject to location and number. I am aware that there are already rules around avoiding ridgelines, which does to some extent control structures on more highly visible locations. Furthermore, due to the broad scale of the high country, and the mosaic of landuse that is captured by the High Country ONLs, additional poles would not create high landscape effects.

I have also considered as a permitted activity, new utility poles to be placed within the ONL of the Banks Peninsula. I note that the landscape of the Banks Peninsula is different from that of the High Country, retaining a greater level of visual sensitivity due to its aspect. New utility poles in this landscape may have a greater level of visibility and therefore potential to create higher levels of effects to the landscape values that underpin the Banks Peninsula ONL. Of course, well placed poles may not, however this is not certain under a permitted activity. As such, I do not support additional poles being placed within the Banks Peninsula ONL as a permitted activity. Where there are existing poles within the Banks Peninsula ONL, I am supportive of those poles to be a permitted activity where they are replaced (up to 8m in height).

Farm Based Building Nodes

This matter was raised by the following submitters:

- DPR-0301 Upper Waimakariri/ Rakaia Group
- DPR-0144 Mt Algidus, Glenthorne Station, Lake Coleridge, Mt Oakden & Acheron Station (The Stations)
- DPR-0468 North Canterbury Fish & Game
- DPR-0367 Christchurch City Council

Some submitters considered that the 500m radius Farm Area was too large and some submitters considered that it was not large enough and does not (always) reflect the nature of the land to apply this.

The basis of the Farm based Building Node¹⁰ is to cluster development within the mapped ONLs to avoid sprawl. Sprawl of buildings over the landscape can lead to adverse landscape effects.

¹⁰ Definition as notified in the Proposed SDC Plan: *includes that area of land which contains the principal residential unit, other principal buildings, and any worker's accommodation or accessory buildings, which are contained in a discrete area of the property, delineated by intensive shelter or amenity planting and worked paddocks.*

A building node is contained within an area not exceeding 500m distance from the principal residential unit in relation to the High Country, Front Range and Malvern Hills ONLs, and not exceeding 100m distance from the principal residential unit in the Port Hills ONL

A building node does not include any area which contains only holiday homes, baches, cabins, huts or similar buildings which are not permanently occupied, and which are not associated with the farming operation on the property.

Reference was made to the Mackenzie District Council's Farm Area Plans, where each farm has been mapped, which illustrates the extent to which development and land use change can occur within. It has been proposed that SDC opt for a similar outcome.

Whilst I can certainly see the merits of doing this from a landscape perspective, it must be remembered that the Mackenzie landscape is quite different from the Selwyn High Country. The McKenzie Basin landscape appears more open, where mountains, and hills are predominantly focused around the 'edges' of the basin. The threat of change in the McKenzie basin landscape was predominantly around structures appearing throughout the landscape, which would appear incongruous with the surrounding open landscape. Put simply, buildings that could be placed anywhere in this landscape have a greater potential to create adverse landscape effects to the very values that the Mackenzie Basin ONL is trying to protect: openness and naturalness.

The Selwyn High country is different. It is more mountainous, with numerous valleys and topographical changes that change as one travels through. There is a greater ability to 'absorb' development in the Selwyn High Country than in the McKenzie Basin landscape. As such and acknowledging that much of the flatter land in the Selwyn High Country has been developed for varying uses, a nodal dimension (or 500m) was suggested. This would avoid the need for individually mapping each Stations 'node'. A number of stations were 'tested' and consideration following the landscape engagement reaffirmed that 500m from the principal homestead would be appropriate. The principal homestead was chosen as the majority of Stations had their ancillary buildings close to the farmstead and this size appeared to work well. One Building Per Station was determined.

Of course, there will be the occasional Station where landform or topography would not allow this to happen.

As Ms. Lucas stated in her presentation, a 500m distance from the principal homestead, would mean a diameter circle of 1,000m, or 1km, which in turn equates to a 785m² or 78.5ha. This is a large area, and I do not agree that this should be enlarged to 650m as suggested by DPR-0144 The Stations.

One solution could be to alter the definition of the term 'Building Node' to ensure that the total area is included (78.ha) and that if due to topographical differences, it is impossible to achieve a clean 'radius' dimension, then potentially an 'area' focus could be achieved.

The aim is to consolidate buildings in the landscape and to avoid building sprawl as a permitted activity. Should buildings outside of this 'node' be required, a consenting framework would be required.

Christchurch City Council

Mr. Jeremy Head, on behalf of Christchurch City Council provided concise evidence around the consistency of policy and rule outcomes on the Banks Peninsula with that of Christchurch City Council. I agree with Mr. Head's analysis. Despite the subtle differences in policy between the two councils, the physical outcome of new buildings in the landscape would not be utterly different. This analysis by Mr. Head appears consistent with our findings during the engagement process.

Whilst there is general agreement regarding this, one outcome that Mr. Head is seeking a greater level of clarity over is around planting with building nodes. This is highlighted in paragraphs 45-53.

Mr. Head notes: *'The SDC requirement that buildings, clustered in nodes associated with vegetation patterns is another sound design principle to reduce adverse landscape and visual effects through the*

*buffering and screening of built forms in the landscape. This maintains a predominance of open spaces and vegetated patterns over built forms’.*¹¹

Mr. Head continues: *‘it is unclear whether the SDC PDP intent is that associated vegetation patterns pre-exist (in a mature state) and whether or not this vegetation is protected in perpetuity. ‘Protection’ could also mean vegetation replacement conditions. A reliance on existing, mature vegetation would be essential in order to provide a ‘ready-made’ and ongoing appropriate setting for new buildings in order to reduce adverse landscape and visual effects’.*¹²

It is imperative that existing vegetation patterns (in terms of those that relate to a ‘node’) remain and that they continue to ‘anchor’ built forms in the cluster. I therefore support the intent of Mr. Head’s comments. It is paramount in this relatively visual landscape, to ensure that new development within a node is consolidated, and existing and new vegetation is an important aspect in this consideration.

Shelterbelts, Horticulture Plantings, Woodlots, Plantation Forestry and potential alternatives

This matter was raised by the following submitters:

- DPR-0301 Upper Waimakariri/ Rakaia Group
- DPR-0440 Environmental Defence Society Incorporated
- DPR-0468 North Canterbury Fish & Game
- DPR-0367 Christchurch City Council
- DPR-0353 Horticulture New Zealand
- DPR-0212 Ellesmere Sustainable Agriculture Incorporated
- DPR-0422 Federated Farmers

Ms. Lucas in her submission supported the non-complying status for planting new exotic trees in ONLs, however outlined that this poses a problem for VAL areas. EDS and Upper Waimakariri/ Rakaia Group also agreed. VALs are, within the Selwyn context, often used as buffers to ONLs, in that they are recognised as being important, however their level of modification is greater than that of the ONL, but less than that of the more modified plains. VAL areas include the lower parts of the Banks Peninsula, the Malvern Hills and the foothills to the Rakaia Catchment ONL. They are typically elevated areas of land in Selwyn.

Any exotic forestry on these areas will inevitably erode the visual characteristics of these second tier¹³ mapped landscapes and I would support a more stringent policy approach.

Encouragement to plant natives to maximise biodiversity in the landscape should be supported, especially in place of exotic shelterbelts, as was opined by Dr. Lionel Hume of Federated Farmers during questioning at the hearing.

Horticultural plantings can include vineyards, hops, orchards and many other types of plantings that can affect the legibility and visual cohesiveness of the landscape. Small areas of such plantings, in discrete areas, do not affect the landscape in the same way that larger plantings, in more visually-obviously parts of the landscape may. One of the key concerns is that lines of plantings, in visually open parts of the landscape would be discordant with the natural landscape. Whilst vineyards were

¹¹ Jeremy Head evidence, paragraph 45.

¹² Jeremy Head evidence, paragraph 48.

¹³ As in an RMA Section 7 landscape (amenity) and not a Section 6(b) Outstanding Natural Landscape (a matter of national importance).

highlighted, any horticultural plantings/ woodlots could have an adverse effect on the landscape if cited inappropriately. Ideally, horticultural plantings would be contained within the Building Node, to concentrate effects to a specific part of the landscape, therefore leaving the remaining landscape open and devoid of obvious human-land use change. These considerations were especially considered valid in VAL areas, as often horticultural plantings were more associated with more developed parts of the landscape and not on areas of the landscape valued for their aesthetic coherence and high degrees of naturalness. I therefore support restrictions of these types of plantings in VALs.

Concerning the very small and predominantly linear coastal environment extent (and submitter DPR-0212's concerns) there is limited potential for vineyards and orchard type development, due primarily to the more exposed nature of the land and climate¹⁴. However, some types of horticultural planting (often those low growing that do not require extensive infrastructure, such as support poles and wires for vineyards) may be appropriate.

I therefore agree with Submitter DPR-0212 that due to the very limited area of land surrounding Lake Ellesmere (Te Waihora) that is within the coastal environment which is currently used for low-growing horticultural plantings, that do not utilise rows of poles and wires, this rule could be relaxed. Much of the surrounding land of Lake Ellesmere (Te Waihora) is highly modified paddocks. Further, I have reviewed the mapping extent of the coastal environment and consider that the extent mapped is appropriate. In some areas, the extent does follow existing shelterbelts. I am therefore also relaxed, that shelterbelts, in this relatively small environment, do not inherently significantly degrade the natural landscape, due in part, to its existing context. Based on this, I am supportive of also relaxing provisions of shelterbelts in the coastal environment.

¹⁴ As agreed by the submitter (DPR-0212) in their letter dated 17 June 2022, paragraph 6.

Appendix 4: Di Lucas Recommended Amendments to NFL-SCHED1

1.1 → Te Pātaka o Rākahautū / Banks Peninsula (Selwyn Section) ONL

Exceptional volcanic skyline and spurs with pockets of native vegetation.

<u>Te Pātaka o Rākahautū / Banks Peninsula (Selwyn Section) ONL</u>		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> → Some of the best examples of volcanic features in the world are found on the peninsula as a whole and within this ONL <u>from the crater rim down across an outer flank</u> there are notable volcanic features that contribute to the larger <u>natural complex</u>. → Long, finger-like spurs are the outer flanks of more recent <u>Lyttelton</u> volcanics. → Exposed interesting outcrops and rocky crags around the upper slopes and ridgelines have been identified as significant landforms, such as Gibraltar Rock and Coopers Knob. → <u>Small fragmented</u> Along with grassland and exotic forest there are <u>areas</u> pockets of <u>remnant, regenerating and revegetated</u> native <u>cover</u> <u>vegetation</u> remain on both private and public lands, such as <u>Omahu Bush</u>, <u>Ahuriri Reserve</u>, and <u>Kennedys Bush Reserve</u> and <u>areas on private land</u>, with <u>rocky ridge ecosystems</u> above down to <u>shrublands</u> and <u>regenerating bush on gully and lower slopes</u> below within <u>highly modified pasture and forestry areas</u>. → <u>The habitats</u> support valued native invertebrates, <u>lizards</u> and bird communities. 	High
Sensory	<ul style="list-style-type: none"> → This ONL contains a section of the highly expressive geology of the crater rim of the broader Banks Peninsula ancient volcanos. → Exceptional skyline formed by the caldera rim; numerous volcanic features contribute to the legibility of the landscape's formative processes. → <u>The dry grasslands</u> <u>Grassy vegetation cover</u>, while human-induced, enhances the legibility of the underlying geomorphology and visibility of volcanic outcrops. → Landscape of Banks Peninsula as a whole, is unusual within the Canterbury Region for the small scale of its landscape and land-use patterns. → Combination of <u>the plains' volcanic centrepiece appearing as a simple</u> landform <u>complex, plus evidence of historic structures, such as the Sign of the Bellbird</u>, and fragmented landcover patterns gives the peninsula its distinctive landscape character and high aesthetic value. → Provides a significant skyline feature from areas of the plains. → The topographical difference is immensely important as a contrast to the surrounding towns and its lowland plains. → <u>The Summit Road and presence of historic structures such as the Sign of the Bellbird</u>, provide important experiential opportunities. → <u>Westerly storms approaching over the Main Divide and</u> Southerly storms <u>approaching</u> along the Canterbury Bight are impressive when viewed from the peninsula. 	High

Associative	<ul style="list-style-type: none"> → Highly-valued landscape of great importance. → State Highway 75 and other key tourist routes are of special relevance because of the number of people that experience the Peninsula in views from them. → The Summit Road and associated walkways are crucial viewpoints. (The heritage of the Summit Road Protection Society, Summit Road Protection Act 2001) → Many paintings reflect the high aesthetic value of the peninsula. → Tāngata whenua have a long spiritual and physical association with the peninsula landscape. → Key named peaks, passes, spurs and ridges: Ō-Rongomai (Cass Peak), Ō-Mawete (Coopers Knob), Te Moko Peke, Te Tara-o Te Rangihikaia (Gebbies Pass), Ō-Turi, Mānuka pā and Ngāti Koreha pā significant to migration and settlement traditions of manawhenua and ongoing tribal identity. → Landscape 'steeped' in history and is important for both Maori and Pakeha. → Landscape contains elements of both natural and cultural heritage. → Resources of Banks Peninsula, including its totara forests, were important to supply the settlers on the Canterbury Plains below. 	High
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Overall Landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12A. The Banks Peninsula character area contains large areas of ONL around the crater rim, upper spurs and vegetated gullies. The pasture-dry grassland covered spurs without obvious structures were generally included in the ONL as a whole. In lower-lying, more modified areas, such as those containing large-scale plantation forestry and more obvious residential development, the landscape was considered to be VAL (see sections below). In some areas contour line boundaries were followed where this provided an appropriate definition of landscape change, while landform and land use determined the remainder of the ONF/L and VAL boundaries. Overall, the recommended ONL extent has decreased and the VAL extent has increased.</p> <p>Evaluation:</p> <p>Based on the values above, part of Banks Peninsula has been identified as an ONL due to its very high legibility, high sensory biophysical and associative values. It is acknowledged that landscape qualities vary across an area of this size and the more modified areas were included in the VAL.</p> <p>Banks Peninsula is a spectacular landscape which is highly expressive of its geological formation. This area has an extensive history of occupation from an early date and traces of this remain evident in the landscape. This is a landscape of exposed interesting outcrops and rocky crags around the upper slopes and ridgelines.</p> <p>The Peninsula provides a significant backdrop to the Selwyn District when viewed from the Canterbury Plains. This rocky skyline is immensely important as a contrast to the settlements and intensively farmed lowland surrounds. Banks Peninsula is an important recreation area for the district and beyond.</p> <p>Modifications within Banks Peninsula ONL include: roads, farm tracks, walking tracks, buildings and structures, pasture, forestry and other exotic vegetation, fencing and power lines.</p>	

1.2 → Te-Waihora/-Lake-Ellesmere-(Selwyn-Section)-ONL

One of Canterbury's last major wetlands and an outstanding wildlife habitat with great importance to tāngata-whenua as a mahinga-kai area.

<u>Te-Waihora/-Lake-Ellesmere-(Selwyn-Section)-ONL</u>		
<u>Landscape-Attributes</u>	<u>Evaluations</u>	<u>Rating</u>
Biophysical	<ul style="list-style-type: none"> → As a whole (including the portion of the lake within the Christchurch District), this is the largest wetland and one of the last major wetlands left on the Canterbury Plains. → Important salt-marsh mudflats on the lake margins, coastal vegetation and habitats exist on the southern side of the lake. The vegetation and habitats on the northern margins are involve freshwater wetlands. → Canterbury's best example of a Waituna-type Lagoon (coastal lake). → Significant habitat for a range of indigenous flora and fauna. → Many notable rare plants along the lake shore. → Outstanding wildlife habitats of the lake are protected by National Water Conservation Order (1990) for <u>Te-Waihora/-Lake-Ellesmere</u>. → Lake waters and biota dramatically altered by a storm several decades ago, destroying macrophytes and loss of water clarity and the effects continue. 	Very-High
Sensory	<ul style="list-style-type: none"> → Important natural landmark feature over-viewed from Banks Peninsula. → Open, panoramic views are possible across the lake to the Southern Alps however, it is difficult to grasp the full extent of the lake due to the similar elevation of the surrounding access roads. → The lake level blurs and distorts the distant enclosing spit and lake horizon. → Seasonal changes are reflected by the changes in the wildlife present on the lake. → The lack of artificial lighting within and around the lake amplifies the natural darkness of the night sky. 	High
Associative	<ul style="list-style-type: none"> → Birdwatching, game bird hunting and fishing are of important recreational and amenity value in this area. → Immense cultural significance and ongoing importance of the ownership of the lakebed of <u>Te-Waihora</u> was returned to <u>Te-Rūnanga-o-Ngāi-Tahu</u> as part of the Ngāi-Tahu Claims Settlement Act 1998. → Numerous Ngāi-Tahu sites of significance, including <u>pā, kāinga, wāhi-mahinga-kai</u> and <u>wāhi-tapu</u> centred around this traditional kete of kai a key wetland, <u>Waipuna</u> and waterways such as Taumutu, <u>Orariki</u>, <u>Whakamatakiuru</u>, <u>Pakowai</u>, <u>Kūiaowhiti</u>, <u>Tūtakahikura</u>, <u>Waiohakaheketaupaku</u> and Muriwai. → Birdwatching, game bird hunting and fishing are of important recreational and amenity value in this area. 	Very-High

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<u>Overall-landscape-values</u>	<u>OUTSTANDING</u>
<u>Mapped-Extent:</u> ¶ Refer to <u>Figure-12B</u> . All of the lake (within the Selwyn District) and associated wetland areas are included in the ONL which has increased the extent of this ONL as originally shown in the operative plan. This is consistent with the mapped ONL extent within the Christchurch District which also includes the spit. Due-	

to the size of the lake, it was agreed that in this context, the lake is considered to be a landscape rather than a feature.¶

Evaluation:¶

Based on the values above, Te Waihora / Lake Ellesmere has been identified as an Outstanding Natural Landscape. The lake is considered outstanding due to its very high biophysical and associative (tāngata whenua) values and high sensory landscape values.¶

The importance of Te Waihora / Lake Ellesmere is recognised by a National Water Conservation Order (1990) which seeks to 'protect the lake's outstanding wildlife habitats'. The lake, which is one of the last major wetlands left on the Canterbury Plains, is a very important habitat for a range of indigenous fauna, and supports many notable plants. The lake is of great importance to tāngata whenua as a mahinga kai area. Open, panoramic views of the lake and its margins are gained from numerous locations around the lake, retaining a windswept, exposed and remote character.¶

Modifications within Te Waihora / Lake Ellesmere ONL include: clearance of native vegetation, pastoral grazing and associated agricultural practices (e.g. drainage, effluent runoff from surrounding farmland), exotic vegetation and small-scale structures including duck hunting blinds (mai mai's) and historic storm damage which impedes ecosystem recovery.¶

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1.3 → Rakaia River ONL¶

Dynamic and impressive braided river system, which clearly displays its formative processes.¶

Rakaia River ONL¶		
Landscape Attributes¶	Evaluation¶	Rating¶
Biophysical¶	<ul style="list-style-type: none"> → National Water Conservation Order (1988) seeks to 'protect the river's outstanding natural characteristics, outstanding wildlife habitat, fisheries, and recreational, angling, and jet boating features'.¶ → Braided rivers are a 'naturally uncommon ecosystem' and have a threat status of 'endangered'.¶ → Provides significant habitat for many fish species and indigenous braided river birds.¶ → The Rakaia Gorge and terraces, with amethyst and garnet-bearing rhyolites, and the braided river system are geopreservation sites of international significance.¶ → The northern end of Rakaia Island contains the largest remnant of dry woodland forest remaining on the Canterbury Plains.¶ → The Rakaia River mouth is of high ecological importance as river bird habitat and the lagoon is important from a geomorphological perspective.¶ 	Very High¶
Sensory¶	<ul style="list-style-type: none"> → A major braided river of the Canterbury Plains and one of the best examples of its kind in New Zealand.¶ → The constrained gorge section and adjacent river terraces are highly legible landscape features.¶ → Sinuous braided patterning set against the patchwork of the plains.¶ → Views through to the source in the Southern Alps behind.¶ → Braided river system is dynamic and constantly changing in flood events.¶ 	High¶
Associative¶	<ul style="list-style-type: none"> → Braided rivers are an iconic element of the Canterbury landscape.¶ → Sinuous braided pattern of the river has been recognised as distinctive and has inspired both literature and art.¶ → Provides for many recreational activities, including jet boating, kayaking, rafting, fishing and hunting.¶ → Important traditional travel route to Maori which tangata whenua link the east and west coasts of the South Island, mahinga kai and resource gathering area including for pounamu for tangata whenua.¶ → The area near the Rakaia River mouth contains numerous archaeological sites that reflect early Maori use in this area.¶ → Extensive history of rural settlement along its river banks.¶ → Important water resource in the region.¶ 	High¶

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Overall landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12C. The entire river from source to sea has been identified as an ONL (the southern bank falls within Ashburton District). The mapping includes the braided <u>river bed</u> and associated terraces but excludes the patchwork of agricultural land uses on the Canterbury Plains. The ONL extent has increased in size.</p> <p>Evaluation:</p> <p>Based on the values above, the Rakaia River has been identified as an Outstanding Natural Landscape. It is considered outstanding due to its high biophysical, <u>sensory</u> and associative landscape values, <u>and This landscape is also of recognises the</u> great importance to <u>tāngata</u> whenua.</p> <p>The Rakaia River is protected by a National Water Conservation Order (1988) which seeks to 'protect the river's outstanding natural characteristics, outstanding wildlife habitat, fisheries, and recreational, angling, and jet boating <u>features</u>'. Parts of Rakaia Island support native vegetation of very high ecological value.</p> <p>The sinuous braided pattern of the Rakaia <u>River bed</u> contrasts with the modified plains landscapes, which is one of the characteristic Selwyn images, in particular when seen from the air. The Rakaia River was a part of a network of trails used by <u>tāngata</u> whenua on their journeys between the east and west coasts of the South Island and was an important <u>mahinga kai</u> and resource gathering area.</p> <p>The Rakaia Gorge is an impressive <u>pinch-point in the</u> landscape with its highly legible sequence of grassed terrace flats. The gorge is a popular destination for tourists and is highly valued for its recreational opportunities.</p> <p>Modifications in the Rakaia River <u>include</u>: gravel extraction, informal tracks, exotic vegetation and bridges and transmission lines crossing the river.</p>	

1.4 Waimakariri River ONL

One of the best examples of a braided river in New Zealand.

Waimakariri River ONL		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> The combination of a largely unmodified alpine catchment and naturally ever-changing wide gravel river bed including through the lowland section of the plains, is a landmark characteristic of the Selwyn District (lower part and mouth of the Waimakariri River fall within the Christchurch District). Braided rivers are a 'naturally uncommon ecosystem' and have a threat status of 'endangered'. The diverse flows and periodically mobile substrate provide dynamic patterns, processes and elements including sequences from large upstream greywacke boulders to river-worn pebble deposition downstream. Bird and fish habitat associated with the braided river and with swamps in the hinterland of the active channel are of very high ecological value. Wetlands associated with the river contain important native plant communities in the understorey of the willow canopy. 	Very High
Sensory	<ul style="list-style-type: none"> Major braided river of a the mountain basin and lowland Canterbury Plains and one of the best examples of its kind in New Zealand. Waimakariri Gorge is a highly legible and dynamic landscape feature. The ever-changing sinuous braided patterning contrasts with the geometric patchwork overlain on the alluvially formed plains. The river terraces form a distinctive river-margin. Visual/ acoustic / experiential / physical connection from mountains to sea. Braided river system is dynamic and constantly changing through alpine rains resulting in flood events. Variable weather in the headwaters and seasonal regime of flood, fresh and low flows leads to high variability in flow. Seasonal biota including distinctive bird colonies and riverbed roosting, breeding and feeding activity. 	High
Associative	<ul style="list-style-type: none"> Sinuous braided pattern of the rivers has been recognised as distinctive and has inspired both literature, music and art. Provides for many recreational activities, including jet boating, kayaking, rafting, fishing, swimming and hunting and other informal recreation. Important travel route to Maori which linked the east and west coasts of the South Island, mahinga kai and resource gathering area for tāngata whenua. Important mahinga kai and resource gathering area for tāngata whenua. Extensive history of settlement along its river banks. 	High

	<ul style="list-style-type: none"> Establishing bridges across the <u>Waimakariri</u>, and controlling the <u>hazard natural southwards from</u> flooding, were two of the key endeavours of early settlers. 	
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Overall landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12D. The entire river within the Selwyn District has been identified as an ONL (the northern banks and lower Waimakariri fall within adjacent districts). The mapping includes the braided <u>river bed</u> and associated terraces but excludes the patchwork of agricultural land uses on the Canterbury Plains. In the upper reaches (above the gorge) the Waimakariri River forms part of the Waimakariri Catchment ONL (described below). This is a new ONL within SDC.</p> <p>Evaluation:</p> <p>Based on the values above, the Waimakariri River has been identified as an Outstanding Natural Landscape. It is considered outstanding due to its high biophysical, <u>sensory</u> and associative landscape values. This landscape is also of great importance to <u>tāngata</u> whenua.</p> <p>The sinuous braided pattern of the Waimakariri <u>River bed</u>, which traverses the patchwork of the plains landscape, is an iconic Selwyn District image. The Waimakariri River is a naturally <u>uncommon braided</u> river system and coupled with a largely unmodified alpine catchment and wide gravel river bed through the lowland section of the plains, retains very high biophysical values.</p> <p>The Waimakariri River formed part of a network of trails used by <u>tāngata</u> whenua on their journeys between the east and west coasts of the South Island and was an important <u>māhinga kai</u> and resource gathering area. The river is also valued for its recreational opportunities in proximity to rural townships.</p> <p>Modifications within the Waimakariri River <u>include</u>: gravel extraction, tracks, exotic vegetation including some plantation forestry, erosion and flood control and bridges and transmission lines crossing the river.</p>	

1.5 Malvern Hills ONL

Downlands and foothills to the east of the higher Front Ranges with easy access to the sub-alpine environment.

Malvern Hills ONL		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> Widespread areas of indigenous vegetation and birdlife, <u>with native tussockland, shrubland and forest</u> including a large area at Thirteen Mile Bush to the west of the Big Ben Range, as well as in the headwaters of Rockwood Stream and Washpen Stream, <u>plus areas of regeneration</u>. The tops and parts of the slopes of the downland ranges contain <u>low producing extensive</u> grasslands. Parts of the ONL are within the highly unmodified area contained in the Korowai <u>Torlesse Tussocklands Park</u> managed by DOC. The Rockwood Range is notable, as it is formed by a volcanic canyon <u>and also</u> contains caves. This landform is <u>varied</u> and the hills are expressive of their formation. The Selwyn River/ <u>Waikiriri</u> has its headwaters in this area, before flowing through its gorge section and entering the plains. 	High
Sensory	<ul style="list-style-type: none"> Rolling foothills and downlands <u>landforms</u> to the west of the foothills, <u>together with the naturalness of their vegetative cover</u>, provide a contrast to the flat Canterbury Plains. Views gained across the Canterbury Plains and to the Front Ranges are memorable. The downlands form the midground to views from SH 77 and 73. Waterfalls and streams, including <u>Washpen Falls</u> and Rockwood Stream, are <u>natural</u> attractions on private land where public trails are provided. Similarly, indigenous forest can be explored on tracks. Seasonal changes are evident but are not as expressive in the foothills and downlands as in the higher, snow-capped Front Ranges and alpine areas. Weather patterns, such as the cloud formations created by north-westerly weather and the gale winds blowing down the river gorges, are characteristics of these foothills. 	High
Associative	<ul style="list-style-type: none"> Rolling, rounded, <u>grassland</u> and forested slopes form the background for many paintings of the Canterbury Plains landscape. Valleys and ridgelines of Selwyn's foothills <u>forests</u> offer easy access to <u>native forest, shrubland, grassland</u> and alpine environments. The location of this ONL, at the foot of the Southern Alps within an hour's drive of Christchurch, makes these areas popular with <u>trampers</u>, mountain bikers, picnickers, <u>hunters</u> and campers. Important <u>Ngāi Tahu</u> trails, settlements and food and resource gathering areas, such as <u>Whakaepa</u> (near Coalgate) that linked through to the Upper Waimakariri basin and onto the mountain passes to <u>Te Tai Poutini</u> and were part of the pounamu trade route. 	High

	<ul style="list-style-type: none"> Relics from European settlement include buildings relating to the pastoral history of the area, lime kilns and sawmilling remnants. 	
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Overall landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12E. The ONL within this character area is largely confined to the western part of the hills around Thirteen Mile Bush, where large areas of indigenous vegetation occur. The tops of the Lady Barker Range and Rockwood Range are also identified as an ONL, mostly based on a contour line approach, which represents the change in land use and activities. The areas of indigenous vegetation around the headwaters of Rockwood and Washpen Streams are also included in the ONL. The remainder of the Lady Barker and Rockwood Ranges, in particular the northwestern slopes that contain extensively grazed pasture grasslands are included in the VAL (discussed below) that connects the tops of these two ranges around Quartz Hill.</p> <p>The tops of the foothills and downlands on the southern side of SH73 west of Springfield, such as the Russell Range, and the indigenous forest of Kowai Bush and around Paterson Stream are identified as ONL, while the remainder of the lower grazed slopes to the east of the front ranges form part of the VAL based on their lower natural values. The ONL extent has increased in size.</p> <p>Evaluation:</p> <p>Based on the values above, parts of the Malvern Hills have been identified as an Outstanding Natural Landscape due to the naturalness and high biophysical, sensory and associative landscape values found in the area.</p> <p>The rolling foothills and downlands landforms are very legible within the landscape and form the mid-ground to views of the higher foothills from the Canterbury Plains to the east. The valleys and ridgelines of Selwyn's foothills forests offer easy access to fantastic native forest, subalpine and alpine environments.</p> <p>Their location along the edge of the high country within an hour's drive of Christchurch, makes these areas popular with trampers, mountain bikers, picnickers, hunters and campers.</p> <p>Some of the former Forestry Exclusion Areas have now been incorporated within either an ONF/L or VAL overlay, therefore their original purpose has been recognised and protected from a landscape perspective.</p> <p>Modifications in the Malvern Hills includes: plantation forestry, pastureoral-grazing, walking tracks, farm tracks, fencing and exotic vegetation.</p>	

1.6 Front Ranges ONL

Impressive mountainous landform and land cover patterns, contrasting strongly with the highly modified patterns of the plains below.

Front Ranges ONL		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> A majority of the Front Ranges are contained within the Korowai <u>Torlesse</u> /Tussocklands Conservation Park managed by DOC which is notable for its outstanding flora and fauna. Widespread areas of indigenous vegetation cover this area including mountain beech/<u>tawhairauriki</u> forest, <u>shrubland</u>, and tussock grasslands which are in particularly good condition with relatively low weed invasion. Relatively intact alpine plant communities, including species adapted to scree habitats such as herb and cushion plant communities. 	Very High
Sensory	<ul style="list-style-type: none"> Extensive greywacke scree slopes and distinctive rocky outcrops are found along the summits and ridges. <u>Natural</u> <u>e</u>Erosion is particularly visible on the constantly moving, exposed scree slopes, and where water has carved gullies into the shingle. Large scree slopes occur along the entire length of the front ranges. The dissected, steep <u>Torlesse</u> Range forms the most striking of the Front Ranges and creates an impressive backdrop to the Canterbury Plains. Views gained from State Highway 73 when travelling west across the Canterbury Plains is one of the memorable impressions of the Front Ranges. Porters Pass is a viewpoint along this popular tourist route, providing easy access to Castle Hill Peak and beyond. Steep mountainous landform and <u>natural</u> land cover patterns contrast strongly with the <u>highly-modified</u> patterns of the plains below. Built modification in the area is very limited. Snow-capped peaks are clearly visible from the plains and a seasonal occurrence. 	Very High

Associative	<ul style="list-style-type: none"> Distinctive landforms of the range, steep shingle slides, rocky ridges, tussock grasslands and forested slopes form the background for many paintings of the Canterbury Plains landscape. Front Ranges provide high recreational values for locals and tourists for their easy access to snow in the alpine environment and day walks. Area has significance to Ngāi Tahu. Integral part of a network of trails used by tangata whenua to access mahinga kai and pounamu resources of the West Coast. Charles Torlesse was the first European to climb the slopes of the range. Historic sites in the area include the old pack track used by the Porter brothers, Avoca Homestead and the Mt Torlesse Coal Mines. 	High
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Overall landscape Value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12F. The Front Range ONL includes all of the Torlesse and Big Ben Ranges, which extend in a north-south direction across the district to form the distinctive boundary between the plains/lowlands to the east and the intermontane basins to the west. The extent of this ONL has increased in size.</p> <p>Evaluation:</p> <p>Based on the values above, the Front Ranges have been identified as an Outstanding Natural Landscape due to the very high biophysical, sensory and high associative natural landscape values found in the area, including its high aesthetic, historic and tangata whenua values.</p> <p>The Torlesse Range is the most striking of the front ranges. Its jagged craggy skyline is an iconic Selwyn landmark and, with its highly natural vegetative cover is clearly visible from the plains particularly when travelling west along SH 73. Both the Big Ben and Torlesse Ranges have high botanical values and a large part of this landscape is within the Korowai/Tussocklands Conservation Park, managed by DOC. The Torlesse Range is of significance to tangata whenua and is valued for its recreational opportunities which include tramping, hunting, winter climbing and backcountry skiing.</p> <p>Modifications in the Front Ranges includes: walking tracks, backcountry huts, State Highway 73, railway line and fencing, cleared and grazed paddocks, as well as some weed invasion in lower-lying areas.</p>	

1.7 Rakaia Catchment ONL

Massive landscapes, full of drama with clear impressive views through to the Alps and their headwaters.

Rakaia River Catchment ONL		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> Large areas of this landscape are within Rangitoto/Rakaia Head Waters Conservation Area (extending into adjacent districts) and Craigieburn Forest Park under Department of Conservation management. The Rakaia and Wilberforce Rivers are braided rivers that are amongst the best examples of this river type in New Zealand. Braided rivers are a 'naturally uncommon ecosystem' and have a threat status of 'endangered'. Contains largely unmodified river valleys, including the upper braided sections of the Mathias River and headwaters of the Wilberforce River. Wide shingle river-beds, upper river valleys and parts of the Lake Coleridge Basin contain significant wetland areas and exceptional breeding and feeding habitat for braided river birds. Glacially sculpted landforms and associated natural vegetation are legible signs of the geological past which include the deposition lands of lateral moraines, terrace flights, fans and floodplains, hummock fields?, plus the enclosing truncated benches and spurs, incised side-streams, outwash plains, and the over-ridden roches moutonnées (isolated mountains) of the sculpted bedrock country. Numerous geopreservation sites which are excellent examples of relict glacial lake features, such as the Goldney Hill rock avalanche deposit near Lake Coleridge. Variety of alpine/elevated habitats, such as subalpine shrublands, tussock grasslands, herb/fell fields and tarns forming a diverse mosaic, predominantly protected by the conservation status of the area. Significant stands of New Zealand cedar/kawaka (Libocedrus bidwillii) are found in the headwaters and tributaries of the Wilberforce River (beech gap). Kea (Nestor notabilis), one of New Zealand's most notable mountain birds, is a common sight in the ranges of the Main Divide. 	Very High
Sensory	<ul style="list-style-type: none"> Extensive braided patterning of the rivers, their terraces and large tributary fans are highly legible landscape features expressive of their formation. Spectacular alpine landscape with high diversity including impressive glaciated peaks, bush clad mountains, pristine mountainous streams and braided rivers form a vivid landscape of high visual quality. Upper valleys of these rivers are large-scale landscapes, full of drama with clear impressive views through to the peaks of the Alps. Exceptional panoramic views are available and are an integral and widely celebrated image of the Canterbury High Country landscape. The Southern Alps form the backbone of the South Island and are arguably amongst the most spectacular landscapes in the country. The mountainous headwaters in this catchment have special natural wilderness character, an expansive and vast valley setting, and landscape features that are of a high degree of naturalness. 	Very High

	<ul style="list-style-type: none"> • Ever-changing nature of the braided rivers and their impressive scale following heavy rainfall are important transient values. • Seasonal change of the mountainous landscape including snow-capped peaks to dry, golden tussock lands, as well as dramatic weather changes and cloud formations, are key ephemeral values. • The openness and visual diversity, landforms and vegetative naturalness provided throughout the valley floors contributes to the overall composition of the landscape, even though they contain areas of more modified pasture around the high country station nodes. • Lake Coleridge provides an attractive open area in the high country. 	
Associative	<ul style="list-style-type: none"> • Lake Coleridge and the Craigieburn Range in the eastern part of the ONL are very popular recreation areas with comparatively easy access from the east. • Many paintings, photographs and a notable body of literature have been produced about the natural attributes of the mountains, valleys, rivers and the high country life in the area. • Rivers and lakes are of outstanding recreational value, providing world class fishing and boating opportunities. • The area, and its rivers in particular, form part of a network of mahinga kai and resource gathering trails which tāngata whenua developed to link the east and west coast of New Zealand. • History of pastoral high country settlement, tussock grasslands, farming and early explorers. • The mountains are seen as ancestors by the tāngata whenua. • Nōti Raureka (Browning's Pass) and its associated trails running to the head of the Waitāwhiri/Wilberforce River is significant to Ngāi Tahu as part of the pounamu trails connecting the east and west coast. • Lake Coleridge is a statutory acknowledgement area 	Very High

Overall landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12G. The Rakaia Catchment extends as far north as the Craigieburn and Black Mountain Range and includes the Mathias, Wilberforce, Avoca and Harper River catchments. Notable features within the ONL include Lake Coleridge and its associated basin. The ONL extent has increased in size to include all the river valleys and mountain ranges above the basin, as well as the lake and highly legible river terraces. A small part of the Lake Coleridge Basin has been identified as a VAL, which encompasses the more obviously cultivated areas around Ryton, Glenthorne and Lake Coleridge Stations east of Lake Coleridge.. The plantation forestry on Mt Barker, extending to the Acheron River, is also included in the VAL area.</p> <p>Evaluation:</p> <p>Based on the values above, the Rakaia Catchment including the Main Divide, Mathias, Wilberforce and Harper Rivers, and the Craigieburn Ranges have been identified as an Outstanding Natural Landscape. These landscapes are considered outstanding as they contain very high biophysical, sensory and associative landscape values. This includes exceptional natural science values, very high legibility, aesthetic and high tāngata whenua, shared and recognised and historic landscape values.</p> <p>The Main Divide Ranges within the Rakaia Catchment are in the heart of the Southern Alps. It is a dramatic landscape of geological, biological, recreation and cultural significance. It is home to spectacular mountains with glaciers, steep slopes, deep valleys and wide braided rivers. The upper river valleys and</p>	

surrounding mountain ranges form a memorable landscape, full of drama. The floors of the main valleys are covered with post-glacial gravels, including many large highly legible fans.

The remote landscape in the headwaters is largely inaccessible, while the eastern parts around the Lake Coleridge Basin and Craigieburn Range are popular with hunters, trampers and skiers. It is an attractive landscape which is widely celebrated and provides inspiration for many artists and writers. Whilst part of the landscape is managed by pastoral farming by the high country stations, the overwhelming sense of naturalness remains high and small nodal areas of more concentrated modification does not affect the broader landscape values. Brownings Pass at the head of the Wilberforce was used by Maori to trade pounamu/greenstone from Westland to Canterbury across the Main Divide.

Some of the former Forestry Exclusion Areas have now been incorporated within either an ONF/L or VAL overlay, therefore their original purpose has been recognised and protected from a landscape perspective.

Modification within the Rakaia Catchment includes: roads and bridges over rivers, farm tracks and buildings associated with high country farming in the area associated with stations, including areas of more intensive pastoral farming, fencing, walking tracks, powerlines, airstrips, power generation infrastructure, backcountry huts, ski fields and small-scale quarries.

1.8 Waimakariri Catchment ONL

Dramatic and spectacular landscape of pristine lakes, rivers and majestic mountains.

Waimakariri River Catchment ONL		
Landscape Attributes	Evaluation	Rating
Biophysical	<ul style="list-style-type: none"> Landscape includes Arthur's Pass National Park at the headwaters of the Waimakariri River and ranges within Craigieburn Forest Park, Castle Hill Scenic Reserve/Conservation Area and Lochinvar Forest Conservation Area. Waimakariri and Castle Hill Basins contain a large number of legible landscape features, including landforms and associated biota, that are highly expressive of their glacial and fluvial formation. These depositional features include moraines, <i>rôches moutonnées</i>, hanging valleys, terraces and fans below the sculpted bedrock mountainsides, hanging valleys, and <i>rôches moutonnées</i> (isolated mountains). The Winding Creek moraine on the north bank of Rata Stream, beneath Broken Hill is considered an internationally significant geopreservation site. Contains many nationally significant geopreservation sites including the Turkey Flat alluvial fan, the Carrington Peak moraine and the Cox River rockslide. Contains largely unmodified river valleys, including the headwaters and upper braided sections of the Waimakariri River. Fossils are found within Castle Hill Basin, with which are examples of the broad diversity of geological features, landforms, soil sites and active physical processes present. Geology of Castle Hill Basin comprises tertiary limestone, mudstone, sandstone and tuffs which were eroded by water to form the distinctive sculptured landforms of a karst landscape. Cave Stream is an interesting example of a limestone cave, with a publicly accessible stream running through it. Extensive areas of red tussock grassland, intact shrublands in alpine areas and indigenous forest (predominantly beech) are notable from an ecological perspective. Variety of subalpine and alpine habitats, such as shrublands, tussock, herb/fell fields and tarns, form a diverse natural mosaic of cover, predominantly protected by the conservation status of the area. Castle Hill Basin is important habitat for rare and specialist limestone plant species and which contains some of the rarest and most endangered plants in Canterbury. A scientific reserve was established to protect the Castle Hill Buttercup (<i>Ranunculus acaulis</i>). Important area for some bird species, such as the New Zealand Falcon (<i>Falco novaeseelandiae novaeseelandiae</i>). Kea (<i>Nestor notabilis</i>), one of New Zealand's most notable mountain birds, is a common sight in the ranges of the Main Divide. Endangered great spotted kiwi can be found in Arthur's Pass National Park. Many of the lakes within the catchment are important habitats for numerous birds and fish species. Some of them are wildlife reserves. 	Very High

Sensory	<ul style="list-style-type: none"> Arthur's Pass is the northern extent of permanent glaciation in the Alps and this alpine environment clearly shows the glacial, <u>fluvial</u> and erosional processes that formed it. Legible landforms in the upper Waimakariri River valley were formed and sculpted by the Waimakariri Glacier <u>and are emphasised by the native vegetation character, patterns and processes.</u> Tors, <u>bluffs</u> and limestone outcrops of the Castle Hill Basin are legible landscape features with distinctive formations of high scenic value and are an integral part of the landscape. Limestone patterns within the Castle Hill Basin read coherently within this landscape. Limestone outcrops create distinctive shadow patterns at various times of the day. High level of openness, <u>and naturalness and dryland vegetation character, is evident in this quintessential Canterbury high country landscape,</u> with limited built modification, occurring only in confined nodes, <u>can be found in this quintessential Canterbury high country landscape.</u> The openness and visual diversity provided throughout the valley floors contributes to the overall composition of the landscape, even though they contain areas of more modified pasture around the <u>high country</u> stations. <u>Highly natural patterns, processes and elements</u> <u>Pare enjoyed in panoramic views obtained</u> from the majority of key transportation routes, including SH73 and the Midland Railway line. Dramatic and spectacular landscape of pristine lakes, rivers and majestic mountains are highly diverse. Impressive peaks, bush clad mountains, pristine mountainous streams and braided rivers form a vivid landscape of high visual quality <u>and naturalness</u> with the backdrop of distant peaks present. Ever changing nature of the braided rivers and their impressive scale following heavy rainfall are important <u>natural</u> transient values. Seasonal change of the mountainous landscape including snow-capped peaks to dry, golden <u>tussocklands and shrublands,</u> as well as dramatic weather changes and cloud formations are key ephemeral values. 	Very High
Associative	<ul style="list-style-type: none"> Many tourists stop to visit the mountains, rivers, <u>lakes</u> and waterfalls of Arthur's Pass National Park as it is an easily accessible <u>natural</u> recreation area close to the State Highway. Striking landscape, which has a combination of memorable elements, such as the braided river, lakes and mountain ranges <u>and their vegetative cover of dry grasslands, shrubland and beech forest</u> have been captured by many paintings and photographs. Climbers, families, <u>scientists</u> and travellers are drawn to the significant recreational opportunities in this catchment including many campsites, tramping tracks, backcountry huts, <u>skifields,</u> rivers and lakes. Limestone outcrops are considered by climbers to offer some of the best 'bouldering' in New Zealand. Cave Stream Reserve contains an easily accessible cave system which is a popular tourist attraction. The <u>TranzAlpine</u> train journey offers another option to experience this landscape, in addition to the scenic highway route. Traditional knowledge of trails, rock shelters and rock drawings, and places for gathering kai (food) in the Castle Hill Basin form an integral part of past and present tribal identity. Landforms of Castle Hill / Kura <u>Tawhiti</u> have special significance to Ngai <u>Tahu</u> and has <u>Tapuni</u> status. Mountains are seen as ancestors by the <u>tāngata</u> whenua. 	Very High

	<ul style="list-style-type: none"> • Arthur's Pass was an early trading route between the east and west coasts for greenstone/pounamu used by <u>tāngata</u> whenua • <u>Māori</u> told early European explorers of the location of Arthur's Pass as a potential crossing of the Alps. • Historic railway and road connections <u>and their natural settings</u>. • Many paintings, photographs and a notable body of literature have been produced about the mountains, <u>valleys</u>, rivers and <u>high country</u> life in the area. • Castle Hill Basin was home to early high country runs and has historic farming associations, <u>and</u> farm buildings <u>and tussock grasslands</u>. 	
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Overall landscape value	OUTSTANDING
<p>Mapped Extent:</p> <p>Refer to Figure 12H. The ONL includes all of Arthurs Pass National Park and the upper part of the Waimakariri River, as well as all of the intermontane mountain ranges. Arthurs Pass Village and Castle Hill Village are excluded from the ONL as they are urban settlements with urban zoning. Apart from the village, the entire Castle Hill Basin is included within the wider ONL due to the high overall value of the limestone basin landscape, despite a higher level of modification on the valley floor which has increased the extent of the ONL.</p> <p>It is acknowledged that a <u>number of</u> high-country stations are present within this landscape (including Flock Hill, Mt. White, Craigieburn and Grassmere), with each having their own associated land-based modifications. Such modifications, including developed paddocks, modified pasture and farming related buildings and infrastructure are considered integral to the high country and are typically located within the valley bottoms, or more gentle gradients of the landscape and as such form small components to the overall scale of mountainous environment.</p> <p>Evaluation:</p> <p>Based on the values above, the Waimakariri Catchment has been identified as an Outstanding Natural Landscape. This landscape is considered outstanding as it contains very high biophysical, <u>sensory</u> and associative landscape values. This includes the Castle Hill Basin and a <u>number of</u> conservation areas that have particularly high natural science, legibility, aesthetic, <u>tāngata</u> whenua, shared and recognised and historic landscape values.</p> <p>The Waimakariri Catchment is visually contained by majestic mountains including the Main Divide in Arthur's Pass National Park, which was the first national park in the South Island. It is a dramatic landscape of geological, biological, recreation and cultural significance. It includes spectacular mountains with large scree slopes, steep <u>gorges</u> and wide braided rivers. The floors of the main valleys are covered with post-glacial gravels, especially many large fans. Although the entire landscape has been intensely glaciated, today only small glacier remnants remain around Mt Rolleston and the head of the Waimakariri Valley (these are the northern-most glaciers in the South Island).</p> <p>While Castle Hill Basin retains distinctive characteristics including the scale, <u>number</u> and extraordinary appearance of limestone landforms, it is considered to be a part of the wider Waimakariri River Catchment ONL due to its relationship with the broader mountainous landscape. The limestone outcrops provide habitats for a range of threatened plant species. Kura <u>Tawhiti</u> is the site of the first scientific reserve in New Zealand, established specifically to protect the Castle Hill Buttercup. The distinctive outcrops are a popular destination for tourists and are highly valued by many <u>rock climbing</u> enthusiasts.</p>	

Arthur Dudley Dobson surveyed Arthur's Pass in 1864. When gold was discovered on the West Coast, the rush to link Christchurch with the gold fields in the west saw the road built in less than a year. This route remains today, as State Highway 73, and the adjacent railway runs through the middle of the catchment. The area is home to a range of tracks, ski areas and lakes which have significant recreational values. For tāngata whenua this landscape is extremely important. Kura Tawhiti has Topuni status, which is a legal recognition of the site's importance to the Ngai Tahu tribe. The catchment was an important part of a network of trails which facilitated pounamu/greenstone trade and resource gathering between the west and east coasts of the South Island.

Important and spectacular views of this ONF/L are experienced from key transportation routes, including SH73 and the Midland Railway line. These specific two routes, which navigate through the dramatic mountainous landscape, connect the Selwyn District with the West Coast and are notable visitor corridors.

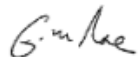
Some of the former Forestry Exclusion Areas have now been incorporated within either an ONF/L or VAL overlay, therefore their original purpose has been recognised and protected from a landscape perspective.

Modification within the Waimakariri Catchment includes: roads and bridges over rivers, farm tracks and buildings associated with high country farming in the area associated with stations, including areas of more intensive pastoral farming, fencing, powerlines and substations, airstrips, small scale quarries, backcountry huts, ski fields, tramping/ biking tracks, trig stations, oxidation ponds, bridges over rivers, railway and roading.

Appendix 5: Minutes 22 and 28:

DIRECTIONS OF THE COMMISSIONERS**MINUTE 22****Hearing 19 – Natural Features and Landscapes ('NFL') –
Request for Provisions relating to Clearance of Indigenous Vegetation**

- [1] As part of our discussions on the matters raised at the hearing, the Hearings Commissioners have determined that we would like the reporting officers (Mr Trewin and Mr Bentley) to undertake further work, as was signalled by the Chair at the hearing.
- [2] Specifically, in response to evidence we received from NC Fish and Game, UWRG, and EDS in particular, we request that the officers please provide a supplementary statement of evidence, and some draft provisions addressing:
 - [3.1] The importance of indigenous vegetation to the ONL, and VAL, landscapes;
 - [3.2] Draft provisions relating to recognition of the role that indigenous vegetation plays in landscape values, and the policy and rule framework for addressing effects on vegetation in terms of effects on important landscape values, which might include amendments to the Overview, Objective, Policies, Rules, and Assessment matters; and
 - [3.3] Consideration of relevant provisions in other relevant Chapters in particular the Ecosystems and Indigenous Biodiversity Chapter. This work should take account of the staff recommendations made in the s42A report for Hearing 10, and should also consider the way the two chapters work together to provide the appropriate level of protection for indigenous vegetation.
- [3] We ask that this work is completed and sent to the Panel for further consideration by **30 September 2022**.
- [4] The Commissioners will then review that work and invite comment from the parties as may be appropriate, ahead of our deliberations.



Gary Rae
**Independent Commissioner – Chair, on behalf of the DPR Hearing Panel members
 for Hearing 19**

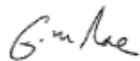
15 July 2022

DIRECTIONS OF THE COMMISSIONERS

MINUTE 28

**Hearing 19 – Natural Features and Landscapes ('NFL') –
Request for Provisions relating to Clearance of Indigenous Vegetation**

- [1] The Commissioners have received a response from the reporting officer in response to Minute 22, where the Panel requested further information on the importance of indigenous vegetation to the ONL and VAL landscapes.
- [2] The response from Mr Trewin, the reporting officer, is attached. It includes a supplementary statement of evidence from Mr Bentley, and a set of recommended amendments to the relevant provisions.
- [3] The Panel now invites comments from submitters on Hearing 19 on the reporting officer's response.
- [4] Whilst we will consider any comments made by submitters that are relevant to their submission points, we are particularly interested in any comments that North Canterbury Fish and Game, Upper Waimakariri/Rakaia Group, and Environmental Defence Society Incorporated may wish to make, as the attached information was requested in response to matters raised at the hearing by those submitters in particular.
- [5] Please provide any responses by **21 October 2022** to the Hearings Administrator (hearings@selwyn.govt.nz).
- [6] The reporting officer will have an opportunity to provide further comment as part of their Reply Report and the Commissioners will review all responses as part of our deliberations.



Gary Rae
**Independent Commissioner – Chair, on behalf of the DPR Hearing Panel members
for Hearing 19**

4 October 2022