

28	RULES FOR SOUTHERN HILLS OVERLAY AREA AND PROTECTED RIDGELINES
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Activity Table

Policies 12.4.6 –12.4.8, 15.4.1, 16.4.12

Protected Ridgelines		
28.1	Activity	All Zones
	Any building or structure or new aboveground network utility, otherwise permitted, located on a site subject to a protected ridgeline (identified on the Planning Maps) which complies with the standard specified in rule 28.4	P
	Any building or structure or new aboveground network utility (excluding minor above ground lines), otherwise permitted which does not comply with the standard specified in rule 28.4	RD

Southern Hills Overlay Area		
28.2	Activity	All Zones
	Subdivision, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area	RD
	Subdivision, otherwise restricted discretionary or discretionary under the underlying zone, within an area identified as Southern Hills Overlay Area	D
	Subdivision, otherwise non-complying under the underlying zone within the Southern Hills Overlay Area	NC
	Accessory buildings, otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area (see definition of “accessory building” for limitations on size and floor area)	P
	Any building or structure or new aboveground network utility (excluding accessory buildings and minor above ground lines), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area	RD
	Any building or structure or new aboveground network utility (including accessory buildings), otherwise controlled or restricted discretionary under the underlying zone, located within an area identified as Southern Hills Overlay Area	D
	Any building or structure or new aboveground network utility, otherwise non-complying under the underlying zone, located within an area identified as Southern Hills Overlay Area	NC

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	RD Restricted discretionary activity
	D Discretionary activity
	NC Non complying activity

28.3 City-wide provisions

Each building, structure, new aboveground network utility or subdivision located within an area identified as Southern Hills Overlay Area shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan.

Standard for Permitted Activities

28.4 Buildings or structures or new aboveground network utilities located on a site subject to a protected ridgeline

*Policy 12.4.6,
16.4.12*

Any building or structure or new aboveground network utility is to be located and designed so as not to project through the protected ridgelines identified on the Planning Maps, as viewed from any point on State Highway 2.

Restricted Discretionary Activities

28.5 Any activity located on a site subject to a protected ridgeline (identified on the Planning Maps) which does not comply with the standard specified in rule 28.4

*Policy 12.4.6,
16.4.12*

Council will restrict its discretion to, and may impose conditions on:

- The extent to which any building, structure, or new aboveground network utility is visually obtrusive.
- Design, appearance, scale and siting of the building or structure.
- Materials used (including their colour, texture and reflectivity).
- Landscaping, planting and screening.
- Access arrangements.

28.6 Subdivision, otherwise controlled under the underlying zone, within an area identified as Southern Hills Overlay Area

Policies 9.4.1, 9.4.3

Council will restrict its discretion to, and may impose conditions on:

- The standards for permitted and controlled activities in the underlying zone.
- The design and layout of the subdivision.
- Effects on visual values.
- Effects on landscape values.
- Effects on ecological values.
- Measures to avoid, remedy or mitigate potential adverse effects.

28.7 Any building or structure or new aboveground network utility (excluding accessory buildings), otherwise permitted under the underlying zone, located within an area identified as Southern Hills Overlay Area

Policies 12.4.8, 15.4.1, 16.4.12

Council will restrict its discretion to, and may impose conditions on:

- Design, appearance, scale and siting of the building, structure, or new aboveground network utility.
- Effects on visual values.
- Effects on landscape values.
- Effects on ecological values.
- Measures to avoid, remedy or mitigate potential adverse effects.

Matters for Consideration

28.8 Matters that may be relevant in the consideration of any resource consent may include the following:

Southern Hills Overlay Area

- Matters for consideration within 18.35 of the Residential Zone, 19.28 of the Rural Zone, 21.41 of the Open Space Zone, and 22.31 of the Special Activity Zone.
- Compliance with the relevant standards of the underlying zoning of the site.
- The extent to which any natural feature will be retained or enhanced by the development of anticipated consequential development(s).
- The ability of affected natural features to absorb the overall development impact, including the extent to which any natural feature, and/or intrinsic value will be disturbed or modified as a result of the development or anticipated consequential development(s).
- The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse visual or landscape effects on the development or anticipated consequential development(s) on any natural or amenity values, including screening through plantings or the reinstatement of any previous plantings.
- The suitability of any proposed mitigation mechanisms in avoiding, remedying or mitigating adverse effects of the development or anticipated consequential development(s) on any ecological values.
- The suitability of the site for the proposed development and anticipated consequential development(s), including the extent to which alternative sites or locations have been considered.
- In respect of the proposed location of any new residential building or network utility, the extent to which other viable alternatives are available within the application site, and the effectiveness of the proposed location compared to any identified alternatives.
- The suitability of the site in relation to natural science factors including geological, topographical, ecological and dynamic components.
- The effects of the activity on the ecological, intrinsic, cultural or amenity values of the area.
- The effectiveness of any existing or proposed protection or enhancement mechanisms.
- The significance of the affected indigenous vegetation or habitat of indigenous fauna, in terms of the following generic criteria:
 - Representativeness: i.e. contains or supports an ecosystem that is unrepresented, uncommon or unique.
 - Rarity: i.e. contains or supports threatened ecosystems, threatened species, or endemic species.
 - Diversity: i.e. contains or supports diverse ecosystems, species, vegetation.
 - Distinctiveness: i.e. its natural state, significance as a habitat.
 - Continuity: i.e. role as an ecological buffer area or corridor.

Protected Ridgelines

- The extent to which any building or structure is visually obtrusive.
- Design, appearance, scale and siting of the building or structure.
- Materials used (including their colour, texture and reflectivity).
- Landscaping, planting and screening.
- Access arrangements.