

OVERVIEW

The Akaroa Hill Slopes Zone applies to the hill slopes which embrace the township of Akaroa. These slopes are important in defining the landscape character of Akaroa township and its surroundings. They physically contain the town and provide it with a distinct “edge”.

The shape of the land surrounding the town is characterised by steep spurs which extend towards the town from the elevated hills in the south east. Many of these spurs are clad in regenerating native bush. This bush cover makes an important contribution to the visual amenity of the township and the sense of containment and intimacy provided by the surrounding hills.

There is increasing pressure for residential development on the Akaroa Hill Slopes. Such development has the potential to compromise the valued landscape qualities of the Zone. This may occur through an increase in the density of buildings, removal of the bush cover on ridgelines and by the establishment of vehicle accessways and the provision of utility services such as telephones and power. The highly visible nature of the Zone also makes it important that dwellings and other buildings are sited and designed so that they do not dominate the natural landscape qualities of the hill slopes.

While there is opportunity to accommodate further low density residential development it is important that this be at a scale and density which ensures that it can be absorbed by the natural landscape and does not compromise the recognised and valued visual qualities of the Zone. In particular, it is important that any further development respects and preserves the existing bush cover of the hill slopes.

In addition, the land in the Zone is generally prone to soil and slope instability. This can result in slips and adverse effects on water bodies. The controls on residential development are to ensure an appropriate level of activity, given the soil and slope instability.

ISSUE 1	An increase in the density of buildings on the hill slopes above Akaroa Township may compromise landscape values.
OBJECTIVE 1	To ensure the density of buildings does not reduce the natural landscape values of the Akaroa hill slopes.

POLICIES

- 1A** The density and location of buildings, structures and activities must be such that the built environment does not dominate the natural elements of the landscape.

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- 1B** Buildings and other structures should be sited so that they have a backdrop of landform or vegetation when viewed from Akaroa Township.
 - 1C** Buildings and structures must not be sited so that they appear on the skyline when viewed from Akaroa township.
 - 1D** Buildings and structures should be sited so that they do not dominate or detract from views of significant landforms or stands of indigenous vegetation.
 - 1E** Buildings shall be limited to locations where the surrounding landscape is capable of absorbing the visual effects of buildings and structures.
 - 1F** Amenity planting should be used around buildings and other structures to integrate them into the surrounding natural landscape.

EXPLANATION AND REASONS

The relatively undeveloped character of the hill slopes is important in defining the landscape character of Akaroa. A dense pattern of dwellings and other buildings on the hill slopes may compromise landscape values.

These policies are intended to ensure that future development in the Zone is carried out in a manner which ensures that the built environment is subservient to natural elements of the landscape. The density and siting of buildings and other structures in the Akaroa Hill Slopes Zone must ensure that the spurs and stands of indigenous vegetation overlooking Akaroa township are the visually dominant element of the landscape when viewed from Akaroa. Any increase in the density of dwellings and other buildings in the Akaroa Hill Slopes Zone must be carefully managed to avoid compromising the undeveloped qualities of the rural landscape. All buildings and other structures have the potential to reduce landscape qualities and must be carefully sited to avoid, remedy, or mitigate any potential adverse visual effects.

ISSUE 2	Inappropriately sited and designed buildings may have adverse effects on the natural character of the Akaroa hill slopes.
OBJECTIVE 2	To ensure that dwellings and other buildings are sited and designed so that they are sympathetic to and do not dominate the natural character of the hill slopes.

POLICIES

- 2A** Dwellings and buildings should be located so that they complement surrounding natural landforms.

- 2B** The bulk, height, scale and appearance of buildings in the Akaroa Hill Slopes Zone should complement existing natural landforms.
- 2C** Buildings located within the Akaroa Hill Slopes Zone should not visually dominate surrounding natural landforms.
- 2D** The colour of buildings located in the Akaroa Hill Slopes Zone should complement colours found in the surrounding natural landscape.

EXPLANATION AND REASONS

Dwellings and other buildings sited within the Akaroa Hill Slopes Zone have the potential to detract from the natural character of the hill slopes. It is therefore important that buildings are designed and sited so that they respect and preserve those natural qualities and complement existing landscape values. It is particularly important that buildings are integrated with the forms and colours found in the natural landscape.

Natural landforms are important in defining the character of the Zone. It is important that future development does not dominate those landforms and that the design and appearance of buildings complements the natural landscape.

ISSUE 3	Landscape values may be reduced through the removal of stands of remnant and regenerating indigenous vegetation.
OBJECTIVE 3	To protect and enhance the existing stands of indigenous trees.

POLICIES

- 3A** Existing indigenous trees should not be removed unless it is necessary in order to establish a usable building platform for a dwelling or where it is necessary to remove diseased or dangerous specimens.
- 3B** Development shall not compromise any habitat of indigenous species or the effectiveness of any ecological corridor.
- 3C** Any planting of exotic species of trees should be blended with existing stands of indigenous trees so that the natural character of existing landscape patterns are maintained.

EXPLANATION AND REASONS

The Akaroa Hill Slopes Zone is characterised by stands of remnant and regenerating indigenous vegetation. These have an important landscape function in providing a sense of containment and intimacy to Akaroa. These stands of indigenous vegetation may be threatened by uncontrolled clearance associated with residential development or the erection of buildings.

The remnant stands of indigenous bush in the area assist in defining the edge of the settlement of Akaroa and also make an important contribution to the landscape and habitat values of the locality. It is important that any development, which takes place, does so in a manner that ensures the protection and enhancement of this bush.

ISSUE 4	Earthworks required for the construction of new buildings and vehicle accessways on steep slopes can have adverse effects on soil stability and on visual amenity.
OBJECTIVE 4	To avoid earthworks which result in soil and slope instability or permanently scar the landscape.

POLICIES

- 4A** Activities requiring earthworks such as site preparation for the construction of new residential buildings and associated access should not be undertaken in locations which are identified as being prone to soil and slope instability without an appropriate engineering/geotechnical investigation.
- 4B** Earthworks shall be controlled so as to avoid the creation or exacerbation of soil or slope stability problems and to avoid the siltation of water bodies.
- 4C** Earthworks, which physically alter landform features to adversely affect the visual amenity of the natural landscape, shall be avoided.
- 4D** Earthworks, which will result in visual scarring of the hill slopes when viewed from the Akaroa urban area, shall not be undertaken.

EXPLANATION AND REASONS

Earthworks associated with the establishment of dwellings and other buildings located within the Zone have the potential to lead to erosion of the steep hill slopes. Earthworks undertaken to create driveways and building platforms for houses can also lead to visual scarring of the highly visible hill slopes.

The Akaroa Hill Slopes Zone is generally prone to soil and slope instability which can result in land slips, scarring and siltation of water bodies. It is intended that any activities within the Zone requiring earthworks should be controlled in order to avoid, remedy or mitigate any adverse effects on stability and water bodies. Activities requiring earthworks should not be undertaken where slopes are prone to stability problems.

METHODS TO ACHIEVE OBJECTIVES AND POLICIES

- Conditions and standards set out in the Plan.
- Economic instruments such as bonds and rate incentives for rural landowners to fence and covenant stands of indigenous vegetation.
- Guidelines for buildings in Appendix VIII.

RULES

In the Akaroa Hill Slope Deferred Zone on Planning maps S10 and S11 the standards applicable in the Rural Zone will apply until there is the ability to connect to an reticulated water supply and to connect to the sewer or otherwise adequately treat and dispose of effluent. From that time the standards applicable to the Akaroa Hill Slope Zone shall apply to the Akaroa Hill Slope Deferred Zone on Planning Maps S10 and S11.

1. Permitted Activities

The following are permitted activities where they meet the conditions set out in Rule 3 (below):

- a) Farming.
- b) Home Enterprises.
- c) Creation and maintenance of reserves.
- d) Conservation Activities.
- e) Outdoor recreation, which does not involve the use of, motorised vehicles other than service vehicles.
- f) The erection of one dwelling on each of Lots 2-4 at 36 Rue Grehan, Akaroa as shown in Appendix XVIII.

2. Restricted Discretionary Activities

The following are restricted discretionary activities where they meet the standards set out in Rule 3 (below):

- a) The erection of dwellings (except for the erection of one dwelling on each of Lots 2-4 at 36 Rue Grehan, Akaroa as shown in Appendix XVIII).

2.1 Resource Consent Conditions

In granting a resource consent the Council shall restrict the exercise of its discretion to conditions regarding the following:

- The scale, form, cladding, colour and location of any building on a site.
- Amenity tree planting.
- The location of vehicle accessways.
- The placement of reticulated services.
- The fencing of land to secure protection or enhancement of areas of indigenous vegetation.
- Disposal of stormwater.

3. Conditions for Permitted Activities and Standards for Restricted Discretionary Activities

3.1 Dwelling Density

No more than one dwelling on any site 5000m² or less in area.

or

One dwelling per 5000m² on sites greater than 5000m² in area.

3.2 Height

Maximum height of buildings and structures – 7 metres.

3.3 Building Height in Relation to Boundary

For Lots 2-4 at Rue Grehan, Akaroa as shown in Appendix XVIII, no building or part of a building shall project beyond a building envelope contained by a 45° recession plane measured 2m at any point above the nearest site boundary.

3.4 Yards – Minimum

- No building or part of a building shall be erected within 5 metres of any site boundary.
- No erection of any building or structure, earthworks, removal of indigenous vegetation, or woodlot forestry shall be undertaken within 20 metres of any Surface Water Body.

Except for Lots 2-4 at 36 Rue Grehan, Akaroa shown in Appendix XVIII where no building or part of a building shall be erected within 2m of any site boundary except for a single boundary setback which may be reduced to 1.5m. Accessory buildings may be located within any of the yards provided that no wall within the required setback facing the boundary is longer than 6m.

3.5 Site Coverage

Maximum – 10% of net site area or 250m² whichever is the lesser, except for Lots 2-4 Rue Grehan, Akaroa as shown in Appendix XVIII where the maximum shall be 35% or 250m² whichever is the lesser.

3.6 Clearance of Indigenous Trees

Clearance of indigenous trees undertaken in any continuous period of five years shall not exceed:

- 300m² per site, provided that where a site is already partially cleared, the total amount of land cleared on the site over the period shall not exceed 300m².

or

- 300 m² where a site is greater than 1 hectare in area.

3.7 Earthworks

Earthworks undertaken in any continuous period of five years shall not exceed the following dimensions:

- 40 m³ (volume) or 100 m² (area) per site

and

- shall not have a face height greater than 1.5m.

There shall be no earthworks undertaken within an Interim Outstanding Natural Feature and Landscape Protection Area.

3.8 Building Platforms

Any building located on sites created by subdivision occurring after 30 January 1997 must be located on a building platform identified on an approved plan of subdivision.

3.9 Light

Maximum lux spill from artificial sources of light shall not exceed 10 lux spill (horizontal and vertical) at or within any adjoining site in the Akaroa Hill Slopes or Residential or Residential Conservation Zones.

3.10 Reflectivity

The exterior surfaces of structures including roofs built on Lots 2-4 36 Rue Grehan, Akaroa as shown in Appendix XVIII are to be finished in colours that have a reflectivity value of between 0 and 40%.

4. Discretionary Activities

An application must be made for a discretionary activity where it is proposed to establish any of those activities listed below:

- a) Visitor Facilities.
- b) Health Care Services.

- c) Relocated Buildings.
- d) Any activity included in the lists of permitted or restricted discretionary activities which does not comply with one or more of the conditions for permitted activities or standards for restricted discretionary activities.

5. Standards for Listed Discretionary Activities

Refer to list of standards below.

- a) Visitor facilities – 5.1, 5.3, 5.4,
- b) Health Care Services – 5.2, 5.3, 5.4,
- c) Relocated Buildings – 5.5

5.1 Intensity Ratio

Minimum 50m² of site area per person the activity is designed to accommodate.

5.2 Hours of Operation

0700 to 2200 hours.

5.3 Floor Area

Maximum floor area used on any site shall not exceed 100m².

5.4 Use of Heavy Motor Vehicles

No use of heavy motor vehicles (as defined by the Traffic Regulations 1976, or any subsequent amendments) shall be associated with the activity.

5.5 Relocated Buildings

Any relocated building must be clad, roofed and, if it is to be used as a dwelling, made habitable within six months of the issuing of a building consent.

6. Non-Complying Activities

6.1 Heli-landing areas, (Updated November 2010)

except that this rule shall not apply to heli-landing areas on sites greater than 3000m² where all of the following conditions are met:

- (s) The number of flights do not exceed 12 (24 movements) in any calendar year;
- (t) The flights (movements) do not take place on more than five days in any one month period;
- (u) The flights (movements) do not exceed three in any one week;
- (v) Any movements shall only occur between 8.00am and 6.00pm;

- (w) No movements shall take place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant;
 - (x) A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council if requested.
- 6.2 Any activity listed in Rule 4 which does not comply with the relevant standards in Rule 5.
- 6.3 Any activity not otherwise specified as a permitted, restricted discretionary or discretionary activity is a non-complying activity.

ASSESSMENT OF APPLICATIONS

7. Restricted Discretionary Activities

Assessment of applications for restricted discretionary activities shall be limited to the scale, form, design, siting and appearance of buildings and structures, the location of vehicle accessways and infrastructure, the disposal of stormwater, landscaping and the protection of indigenous vegetation. In making an assessment the Council may seek expert advice and assistance as it considers appropriate.

Applications for restricted discretionary activities will be assessed against the following:

- a) The relevant objectives and policies of the Akaroa Hill Slopes Zone.
- b) Any other objectives and policies of the Plan which are relevant to consideration of the application.
- c) The guidelines in Appendix VIII.
- d) Any relevant criteria set out in Chapter 30 (Resource Consent Procedures).

8. Discretionary Activities

Applications for discretionary activities will be assessed against the following:

- a) The relevant objectives and policies of the Akaroa Hill Slopes Zone.
- b) The objectives and policies of any relevant Protection Area.
- c) Any other objectives and policies of the Plan which are relevant to consideration of the application.
- d) The guidelines in Appendix VIII.
- e) Any relevant criteria set out in Chapter 30 (Resource Consent Procedures).

In addition, the conditions for permitted activities and standards for restricted discretionary activities will be used as a guide.

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objective and policies relating to Akaroa Hill Slopes:

- Maintaining the natural landscape character and visual amenity of the area
- Ensure that dwellings and other buildings do not dominate the natural landscape qualities of the hill slopes
- Protect and enhance existing stands of indigenous trees
- To avoid soil and slope instability and scars to the landscape.

REFERENCE TO OTHER PROVISIONS

- 14 Cultural Heritage
- 15 Trees
- 16 Conservation Reserves
- 31 Subdivisions
- 32 Financial Contributions
- 33 Noise
- 34 Signs
- 35 Access Parking and Loading
- 37 Waste Management and Hazardous Substances
- 38 Natural Hazards