

Before the Independent Hearing Panel
Appointed by the Mackenzie District Council

Under the Resource Management Act 1991 (**RMA**)
In the matter of Proposed Plan Changes 23 – 27 to the Mackenzie District Plan

**Joint Witness Statement – PC23 Rezoning Requests – Road Metals Company
Limited - Planning**

5 July 2024

Introduction

- 1 This joint witness statement is prepared in response to the direction of the Hearing Panel at paragraph [3] of the Minute 17 dated 31 May 2024 that:
 - [3] *For the rezoning request lodged by Road Metals (23.35) we request MDC's Section 42 Report author Lisa Thorne and Road Metals' planner Kevin Bligh to undertake caucusing to produce a JWS that includes:*
 - (a) *Two suites of MDP provisions for the entire Road Metals property included in the ODP that forms page 11 of 12 of the 15 May 2024 Landscape JWS;*
 - (b) *Each suite of provisions should provide for a 'bespoke' Special Purpose Zone (that need not be called the TISPZ) that is inclusive of the proposed Industrial Area, Accessways, Open Space Setback Area (OSSA), Landscape Strip and Environmental Management Area (EMA) shown on the ODP. For each of those areas the provisions should include objectives, policies and rules that unambiguously state the intended outcomes for each area and the landuse activities that are permitted therein (preferably using either permitted or controlled activity rules and associated conditions, standards and matters of control) and the activities that are to be precluded therein (preferably using prohibited activities or less preferably non-complying activities);*
 - (c) *The Special Purpose Zone provisions may cross-refer (incorporate by reference) provisions included in other chapters of the MDC;*
 - (d) *The first suite of provisions should include the large 'residual area'¹ in the Special Purpose Zone with bespoke provisions that would result in that land remaining in its current state;*
 - (e) *The second suite of provisions should retain the large 'residual area' as GRUZ;*
 - (f) *Both suites of provisions should:*

¹ The area of farmed land residing outside the proposed Industrial Area, OSSA, Landscape Strip and EMA.

- (i) *be drafted on the assumption that the provisions of the EIB and NFL chapters **do not** apply to the proposed Industrial Area, Accessways, Open Space Setback Area (OSSA), Landscape Strip and Environmental Management Area (EMA) shown on the ODP (unless Ms Thorne and Mr Bligh consider that the EIB and NFL chapters can apply to one or more of those areas without frustrating the intended outcome for the area(s)); but that the provisions of the EIB and NFL chapters **do** apply to the large 'residual area';*
- (ii) *be 'self-contained' insofar as they contain no reference to future management plans or mitigation measures that would only be required or implemented should the site subsequently be subdivided;*
- (iii) *provide for vehicular access to the property from SH8 and the provision of a shared pathway that accommodates the Alps to Ocean cycleway; and*
- (iv) *provide for either a VPD, industrial GFA or industrial land area threshold that would trigger a requirement for an assessment of the need for intersection upgrades for the accessway(s) to the property from SH8 and require Road Metals to undertake any intersection upgrades that result from that assessment.*

2 The planning experts have developed the two suites of provisions outlined above and attended joint witness meetings on via Microsoft Teams on 11, 17, 18 June, and 2,4, and 5 July 2024.

3 In preparing this statement, the expert witnesses have read and understood the Code of Conduct for Expert Witnesses as included in the Environment Court of New Zealand Practice Note 2023.

4 The planners' comments on both sets of provisions are as set out below.

Provisions generally

5 The Hearing Panel directed in [3]:

(b) *Each suite of provisions should provide for a ‘bespoke’ Special Purpose Zone (that need not be called the TISPZ) that is inclusive of the proposed Industrial Area, Accessways, Open Space Setback Area (OSSA), Landscape Strip and Environmental Management Area (EMA) shown on the ODP. For each of those areas the provisions should include objectives, policies and rules that unambiguously state the intended outcomes for each area and the landuse activities that are permitted therein (preferably using either permitted or controlled activity rules and associated conditions, standards and matters of control) and the activities that are to be precluded therein (preferably using prohibited activities or less preferably non-complying activities);*

6 The planners agree it is appropriate to rename the Special Purpose Zone as the Twizel East Special Purpose Zone (TESPZ) to reflect that the broader scope and purpose of the zone is not only related industrial activities. Our view is this accords with the hearing panels direction in 4(a) that the zone is inclusive of the proposed Industrial Area, Accessways, Open Space Setback Area (OSSA), Landscape Strip and Environmental Management Area (EMA) shown on the ODP.

7 The planners have drafted a set of objectives and policies which generally apply to either suite of provisions, subject to minor modifications to reflect whether the Residual Area sits within or outside the TESPZ.

8 The planners do not consider the use of a prohibited activity status necessary. Prohibited activities must expressly prohibit an activity without exceptions. There is the potential for unintended consequences should activities needed for future conservation, land management or community needs be prohibited through drafting.

9 It is considered that the use of a non-complying activity ‘catch all’ status within these areas would be sufficient considering the policy direction included within the provisions. The MDP generally also has very limited instances of prohibited activities.

10 The Hearing Panel directed in [3](f)(i) to (iv), each suite of provisions should:

(i) *be drafted on the assumption that the provisions of the EIB and NFL chapters **do not** apply to the proposed Industrial Area, Accessways,*

*Open Space Setback Area (OSSA), Landscape Strip and Environmental Management Area (EMA) shown on the ODP (unless Ms Thorne and Mr Bligh consider that the EIB and NFL chapters can apply to one or more of those areas without frustrating the intended outcome for the area(s)); but that the provisions of the EIB and NFL chapters **do** apply to the large 'residual area';*

- (ii) *be 'self-contained' insofar as they contain no reference to future management plans or mitigation measures that would only be required or implemented should the site subsequently be sub-divided;*
- (iii) *provide for vehicular access to the property from SH8 and the provision of a shared pathway that accommodates the Alps to Ocean cycleway; and*
- (iv) *provide for either a VPD, industrial GFA or industrial land area threshold that would trigger a requirement for an assessment of the need for intersection upgrades for the accessway(s) to the property from SH8 and require Road Metals to undertake any intersection upgrades that result from that assessment.*

11 Each suite of provisions has been drafted on the assumption that the provisions of the EIB and NFL chapters do not apply to the proposed Industrial Area (inclusive of the Landscape Strip), Accessways, OSSA, and EMA shown on the ODP; but that the provisions of the EIB and NFL chapters do apply to the large Residual Area. This has been achieved by way of notes to plan users.

12 The first suite which includes the Residual Area is provided at **Appendix 1**. The second suite excluding the Residual Area is provided at **Appendix 2**.

13 The provisions have been developed in consultation with the relevant experts, particularly in respect of landscape and ecology, and have been provided to Te Rūnanga o Arowhenua for comment via Aoraki Environmental Consultancy. Arowhenua suggested an increased EMA area which is reflected in the accompanying ODP Plans.

14 The planners note that the planning maps will be required to be updated to:

- a) Remove the Outstanding Natural Landscape overlay from the Industrial Area (inclusive of the Landscape Strip), Accessways,

OSSA, and EMA; and

- b) zone the above areas as TESPZ (inclusive of the Residual Area if the Hearing Panel adopt suite 1).

15 The provisions have been drafted to be self-contained to contain no reference to future management plans as directed in [3](f)(ii). However, it is the planners view that biodiversity outcomes may be better achieved by requiring a Management Plan for the EMA. Draft wording for what a Management Plan should require is provided as **Appendix 3**. We recommend subdivision standard SUB-S11 includes a requirement to prepare a Management Plan in accordance with this framework, with the framework to be included in the TESPZ.

16 In accordance with direction [iv](f)(iv), the planners propose an industrial land area threshold rule to trigger a resource consent once 8ha of land in the Industrial Area is developed (in both suits of provisions). The matters of discretion require the consideration of:

- a) an integrated transport assessment to determine the need for intersection upgrades for the accessway(s) to the property from SH8;
- b) intersection upgrades that result from that assessment required to be implemented by the consent holder.

First suite of provisions

17 The Hearing Panel directed in [3]:

- (d) *The first suite of provisions should include the large 'residual area'² in the Special Purpose Zone with bespoke provisions that would result in that land remaining in its current state;*

18 The first suite of provisions in **Appendix 1** includes the large Residual Area within the TESPZ. The Residual Area comprises approximately 146 hectares and is currently used for farming and quarrying activities. The residual area also has National Grid transmission lines, and existing access tracks within it. Furthermore, the existing wastewater treatment plant would

² The area of farmed land residing outside the proposed Industrial Area, OSSA, Landscape Strip and EMA.

be a small land holding remaining as GRUZ surrounded by the TESPZ.

- 19 The planners generally consider that this is not the most appropriate resource management response to this Residual Area, and this would be more appropriately provided for through the GRUZ rules, and amongst others, the EIB and ONL rules, which the planners consider already appropriately control earthworks, vegetation clearance, buildings, activities and development.
- 20 The planners agree that including the Residual Area within the TESPZ does not most appropriately accord with the directions for special purpose zoned in the National Planning Standards. Specifically, including the Residual Area does not best meet Clause 2, Criterion b, “are impractical to be managed through another zone”.
- 21 Mr Bligh considers that if such an approach was to be taken, whereby the whole Road Metals site is zoned TESPZ, it may be appropriate to reflect the current state as directed by the Hearing Panel, which would include existing small-scale quarrying and subsequent site rehabilitation which is not currently provided for within this area. Ms. Thorne’s view is that the above activity does not need to be expressly provided for in the TESPZ, as any existing lawfully established activities will have existing use rights.

Second suite of provisions

- 22 The Hearing Panel directed in [3](e) “*The second suite of provisions should retain the large ‘residual area’ as GRUZ*”.
- 23 The second suite of provisions in **Appendix 2** provides for the large Residual Area as GRUZ. Specifically, the area would remain subject to the rules in the EIB, NFL and GRUZ chapters as it does now, and all other relevant plan chapters.
- 24 As this area is not directly required to manage effects associated with the Industrial Area or to protect significant values (such as the OSSA and EMA do), it is the planners preferred approach to leave this balance area as GRUZ. Of particular relevance it is noted that the proposed purpose objective of the TESPZ does not directly relate to anything associated with the Residual Area.

Dated 5 July 2024

Ms Lisa Thorne



Mr Kevin Bligh



Appendix 1

Twizel East Special Purpose Zone – Residual Area Included

Introduction

The Twizel East Special Purpose Zone (TESPZ) is located to the east of the Twizel Township and State Highway 8, adjacent to the Twizel River and adjoining the Twizel wastewater treatment plant.

The zone is approximately 220ha in area and is split into four areas - the Industrial Area, Open Space Setback Area, Environmental Management Area and Residual Area - as illustrated on the TESPZ Outline Development Plan. The Outline Development Plan (ODP) directs where different activities and development can be located within the zone.

The Industrial Area will provide for a range of industrial activities, while ensuring reverse sensitivity effects are avoided or mitigated. Development will be required to be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, disposal of stormwater, and safe vehicle access, which is to be in place before development in the Industrial Area occurs. The Industrial Area includes a Landscape Strip which will provide for the establishment of fast growing, dense, tall vegetation to visually screen the industrial activities to manage effects on the surrounding Te Manahuna / Mackenzie Basin Outstanding Natural Landscape while providing a reasonable level of amenity within the Industrial Area.

The Open Space Setback Area (OSSA) provides important separation between the Industrial Area and State Highway 8. The existing mature pine trees within this area provide visual screening and should be retained until planting within the Landscape Strip can effectively screen the activities within the Industrial Area. The Open Space Setback Area will retain open space values alongside State Highway 8 through avoidance of built form and control of wilding conifers and pest species, while facilitating shared walking and cycling access to the Twizel River Trail.

The Environmental Management Area (EMA) is to be managed to protect and enhance indigenous biodiversity values, while facilitating shared walking and cycling access along the Twizel River Trail.

The Residual Area is to be managed in its current state through animal grazing and other appropriate activities providing they recognise the indigenous biodiversity values and outstanding natural landscape values within the area and land use and development activities respond to those values.

The provisions in other chapters in this District Plan apply to activities managed in this chapter, except as follows:

- Ecosystems and Indigenous Biodiversity
- Natural Features and Landscapes

With the exception of the Residual Area within the TESPZ where the above chapters do apply.

Activities which are managed in the Infrastructure Chapter are not subject to the provisions of the TESPZ. The other district plan chapters outlined in the Infrastructure Introduction apply to infrastructure activities.

Objectives and Policies

| Objectives | |
|---|----------------------------------|
| TESPZ-O1 | Zone Purpose |
| The TESPZ provides for industrial activities within the Industrial Area while ensuring activities within the TESPZ are complementary to the surrounding outstanding natural landscape values and protect and enhance indigenous biodiversity values. | |
| TESPZ-O2 | Zone Character and Values |
| Land use and development within the TESPZ is in accordance with the ODP, and is undertaken in a way that: | |
| <ol style="list-style-type: none">1. Recognises the functional and operational requirements of industrial activities and maintains a reasonable level of amenity within the Industrial Area while ensuring reverse sensitivity effects are avoided or mitigated;2. Maintains transport safety and efficiency of the surrounding road network, and provides shared path connections for pedestrians and cyclists;3. Protects and enhances indigenous biodiversity values;4. Provides visual screening, and retains open space values alongside State Highway 8 and the Twizel River Trail;5. Maintains the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape; and6. Provides for appropriate rural activities within the Residual Area. | |

| Policies | |
|---|--|
| TESPZ-P1 | Industrial Area |
| Within the Industrial Area: | |
| | <ol style="list-style-type: none">1. Enable a range of industrial activities and ancillary activities that support the functioning of the industrial activities to establish and operate;2. Avoid the establishment of non-industrial activities within the TESPZ, unless they:<ol style="list-style-type: none">a) will not result in reverse sensitivity effects on industrial activities; andb) have a functional need or operational need to establish in the zone;3. Manage development in respect of colour, building coverage, spatial distribution, and height in a way that maintains landscape character and visual amenity values of the outstanding natural landscape; and4. Establish landscaping within the Landscape Strip to visually screen development from State Highway 8. |
| TESPZ-P2 | Open Space Setback Area |
| Within the Open Space Setback Area manage adverse visual effects of the Industrial Area and maintain open space values alongside State Highway 8 by ensuring: | |
| | <ol style="list-style-type: none">1. Built form is avoided;2. The existing clusters of mature trees are maintained until landscaping is sufficiently established in the Landscape Strip to screen the Industrial Area;3. Shared walking and cycling access along the Twizel River trail is facilitated;4. Animal grazing is provided for, and pastoral intensification, agricultural conversion, and mob stocking is avoided; |

5. Exotic wilding tree spread is avoided, and existing exotic wilding trees are progressively removed.

TESPZ-P3 Ecological Management Area

Protect and enhance indigenous biodiversity values within the Ecological Management Area by ensuring:

1. Built form is avoided;
2. The clearance of indigenous vegetation is avoided, unless required for fencing or track maintenance;
3. Conservation activities are facilitated;
4. Shared walking and cycling access along the Twizel River Trail is facilitated where appropriate;
5. Animal grazing is provided for, so as to suppress exotic species and maintain indigenous biodiversity values; and
6. Pastoral intensification, agricultural conversion and mob-stocking is avoided.

TESPZ -P4 Residual Area

Within the Residual Area:

1. Ensure that the varying indigenous biodiversity values are recognised and land use and development within this area respond to those values accordingly;
2. Provide for animal grazing, so as to maintain indigenous biodiversity values; and
3. Pastoral intensification, agricultural conversion and mob-stocking is avoided.

TESPZ -P5 Comprehensive Development

Ensure development can be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, disposal of stormwater, and safe vehicle, walking and cycling access.

TESPZ-P6 Outline Development Plan

Avoid land use and development where it is not in accordance with the TESPZ ODP or the anticipated land uses and development within the specified areas.

Rules

| TESPZ-R1 All Land Use and Development Activities within TESPZ | | |
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| TESPZ | <p>Activity Status: Refer to relevant rules below</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>A subdivision consent has been approved and a s224(c) certificate has been issued for the TESPZ in accordance with SUB-R15 and SUB-S11.</u> 2. <u>Servicing (including water supply, stormwater and wastewater treatment and disposal, electricity and telecommunications), roading, walking/cycling connections and planting within the Landscape Strip, and the measures required by</u> | Activity status when compliance is not achieved with R1.1 or R1.2: NC |

| | | |
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| | <p>SUB-S11.3(c) for the EMA, have been implemented prior to the establishment of land use and development activities.</p> <p><i>Note: The activities permitted in TESPZ-R4-7 are exempt from TESPZ-R1.</i></p> | |
| TESPZ-R2 | Buildings and Structures | |
| Industrial Area (excluding Landscape Strip) | <p>Activity Status: CON</p> <p>And the activity complies with the following standards:</p> <p><u>TESPZ-S1 Height</u> <u>TESPZ-S2 Setbacks</u> <u>TESPZ-S3 Coverage</u> <u>TESPZ-S4 Exterior Cladding of Buildings and Structures</u> <u>TESPZ-S5 Outdoor Storage</u> <u>TESPZ-S6 State Highway Access</u></p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> <u>The location, design, scale, and positioning of the building.</u> <u>External appearance of the building, including colours and materials.</u> <u>Light spill.</u> <u>Provision of water supply, stormwater and wastewater treatment and disposal, electricity and telecommunication services.</u> <u>Effects on landscape values, ecological values and open space values of the TESPZ and surrounding area.</u> <u>The effectiveness of any landscaping proposed in mitigating effects.</u> <u>The effectiveness of any other mitigation measures proposed.</u> | <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| Landscape Strip EMA OSSA Residual Area | Activity Status: NC | |

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| TESPZ-R3 | Industrial Activities | |
| Industrial Area (excluding Landscape Strip) | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a heavy industrial activity. <p>And the activity complies with the following standards:</p> <p><u>TESPZ-S1 Height</u> <u>TESPZ-S2 Setbacks</u> <u>TESPZ-S3 Coverage</u> <u>TESPZ-S4 Exterior Cladding of Buildings and Structures</u> <u>TESPZ-S5 Outdoor Storage</u> <u>TESPZ-S6 State Highway Access</u></p> | <p>Activity status when compliance is not achieved with R3.1: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| Landscape Strip EMA OSSA Residual Area | Activity Status: NC | |
| TESPZ-R4 | Clearance of Vegetation | |
| Industrial Area | Activity Status: PER | |
| EMA | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance is exotic vegetation; and indigenous vegetation within 2m of, and is for the purpose of, the establishment, maintenance or repair of fence lines, and the Twizel River Trail. | <p>Activity status when compliance is not achieved with R4.1: NC</p> |
| Landscape Strip | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 2. The clearance of vegetation is for the purpose of the establishment of the Landscape Strip in accordance with the ODP. 3. The clearance of vegetation excludes any planted vegetation in the landscape strip unless it is diseased, dying or damaged. | <p>Activity status when compliance is not achieved with R4.2 or 4.3: NC</p> |
| OSSA | Activity Status: PER | <p>Activity status when compliance is not achieved with R4.4 or R4.5: NC</p> <p>Where:</p> |

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| | <p>4. The clearance is exotic vegetation; and indigenous vegetation within 2m of, and is for the purpose of, the establishment, maintenance or repair of fence lines, and public access tracks in accordance with the ODP, and below ground infrastructure necessary to service the Industrial Area.</p> <p>5. The clearance of vegetation excludes existing mature trees over 6m as identified on the ODP, until such time as the landscape planting within the Landscape Strip achieves an average height of 6m, and a minimum height of 4m for the landscape planting required by SUB-S11.2(a).</p> | |
| TESPZ-R5 | Conservation Activities | |
| TESPZ | Activity Status: PER | |
| TESPZ-R6 | Pedestrian /Cycleway Connections | |
| OSSA EMA | Activity Status: PER Where: <ol style="list-style-type: none"> The pedestrian/cycleway connections are in accordance with the ODP. | Activity status when compliance is not achieved with R6.1: NC |
| TESPZ-R7 | Primary Production Activity | |
| EMA | Activity Status: PER Where: <ol style="list-style-type: none"> The activity is grazing of sheep or llama. The activity excludes all other primary production activities. | Activity status when compliance is not achieved with R7.1 or R7.2: NC |
| Industrial Area OSSA Residual Area | Activity Status: PER Where: <ol style="list-style-type: none"> The activity is the grazing of sheep, llama or cattle. The activity excludes pastoral intensification, agricultural conversion, and mob stocking. | Activity status when compliance is not achieved with R7.3 or 7.3: NC |
| TESPZ-R8 | Activities Not Otherwise Listed | |
| TESPZ | Activity Status: NC | |

Standards

| TESPZ-S1 | Height | Activity Status where compliance not achieved: |
|------------------------|---|--|
| Industrial Area | 1. <u>The maximum height of any building or structure shall not exceed 8m above ground level.</u> | NC |
| TESPZ-S2 | Setbacks | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>Any building or structure shall be setback a minimum of 5m from any road boundary.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design, scale and appearance of the building or structure.</u> b. <u>Adverse effects on the streetscape.</u> c. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S3 | Coverage | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>The maximum building coverage of any site shall not exceed 50%.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape.</u> c. <u>The extent and quality of any landscaping (existing or proposed) to soften the built form.</u> d. <u>Effects on landscape, and open space values of the TESPZ and surrounding area.</u> e. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S4 | Exterior Cladding of Buildings and Structures | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>All exterior cladding shall be in the range of browns, greens, grey or black, with a light reflectivity value between 5% and 35%.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> |

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| | | <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape.</u> c. <u>Effects on landscape, cultural, ecological, and open space values of the TESPZ and surrounding area.</u> d. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S5 | Outdoor Storage | <p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design, appearance and size of any outdoor storage area.</u> b. <u>Effects on landscape, and open space values of the TESPZ and surrounding area.</u> c. <u>The visual impact of the outdoor storage on the streetscape.</u> d. <u>The landscaping provided on the site.</u> e. <u>The adequacy of any mitigation measures.</u> |
| Industrial Area | <ol style="list-style-type: none"> 1. <u>Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space by a fence of no less than 1.8m in height, or dense planting to the same height.</u> 2. <u>No outdoor storage shall be located within the minimum setback from road boundaries.</u> | <p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design, appearance and size of any outdoor storage area.</u> b. <u>Effects on landscape, and open space values of the TESPZ and surrounding area.</u> c. <u>The visual impact of the outdoor storage on the streetscape.</u> d. <u>The landscaping provided on the site.</u> e. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S6 | State Highway Access | <p>Activity Status where compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>A full Integrated Transport Assessment in accordance with TRAN-Table 2.</u> b. <u>Whether the site access road identified on the ODP as a connection to SH8/Ruataniwha Road is necessary to accommodate the development of the remaining 4.4ha of the Industrial Area.</u> c. <u>The form of the State Highway 8 access from a road safety</u> |

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| | | <p><u>management perspective, including State Highway 8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.</u></p> <p>d. <u>The suitability of infrastructure for providing safe crossing of State Highway 8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross State Highway 8.</u></p> <p>e. <u>The suitability of the site access road to accommodate expected traffic safely, and provisions for active mode access to the zoned site.</u></p> <p>f. <u>The requirement for the consent holder to undertake any intersection upgrades for a connection to SH8/Ruataniwha Road.</u></p> |
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Part 2 – District Wide Matters

SUB Subdivision

Rules

| SUB-R15 | Subdivision in the TESPZ | |
|-----------------|--|---|
| Industrial Area | Activity Status: RDIS | Activity status when compliance with standard(s) is not achieved: |
| | <p><u>Where the activity complies with the following standards:</u></p> <p><u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u> <u>SUB-S3 Water Supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u></p> | <p>Refer to the relevant standard(s).</p> |

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|---|---|--|
| | <p>SUB-S10 Stormwater Disposal <u>SUB-S11 TESPZ</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD9 Wastewater Disposal</u> <u>SUB-MD10 Twizel East Special Purpose Zone</u></p> | |
| <u>OSSA</u> <u>EMA</u> <u>Residual</u> <u>Area</u> | Activity Status: NC | |

Standards

| SUB-S4 | Wastewater Disposal | Activity status when compliance not achieved: |
|---|---|---|
| RESZ CMUZ GIZ <u>TESPZ</u> | 1. Every allotment created in a township with a Council reticulated wastewater network shall be supplied with a separate connection to that network. This requirement shall not apply to any allotment created solely for access or network utility operations. | NC |
| SUB-S11 | Twizel East Special Purpose Zone | Activity status when compliance is not achieved: |
| <u>TESPZ</u> | 1. <u>Subdivision must be undertaken comprehensively in accordance with the TESPZ ODP, and must include:</u> <ul style="list-style-type: none"> a) <u>All proposed roads, which must be vested in Council;</u> b) <u>The Existing Accessway Alignment in the location specified on the ODP;</u> c) <u>Provision for the establishment of future state highway access</u> | NC |

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| | <p><u>identified as the Potential Access Alignment on the ODP;</u></p> <p>d) <u>Public walking and cycling access for the Twizel River Trail in the locations specified on the ODP;</u></p> <p>e) <u>Methods to ensure that wilding conifers, and pest plants and animals are controlled and subject to ongoing management in the OSSA;</u></p> <p>f) <u>Methods to set out how the Landscape Strip will be established prior to development of the Industrial Area, and maintained in perpetuity.</u></p> <p>2. <u>The Landscape Strip must contain:</u></p> <p>a. <u>A double row of fast-growing perimeter trees capable of reaching at least 8m tall at maturity, located adjacent to the boundary of the Industrial Area;</u></p> <p>b. <u>Groupings of native and exotic trees to integrate the perimeter planting with the balance of the OSSA. These groupings shall be designed to achieve a mature canopy cover of at least 50% of the landscape strip area and will require closer, initial plant spacings to provide visual screening prior to maturity;</u></p> <p>c. <u>A mix of native and exotic trees which must be consistent with the tree species and vegetated character within Twizel, but which excludes wilding conifers.</u></p> <p>3. <u>For the EMA :</u></p> <p>a. <u>An assessment of existing indigenous biodiversity values of the EMA has been undertaken by a suitably qualified and experienced ecologist, including the identification of areas of significant indigenous vegetation or significant habitats of indigenous fauna.</u></p> | |
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| <p>b. <u>Management methods to achieve protection and, where appropriate, enhancement of indigenous biodiversity are identified including:</u></p> <p>4. <u>Mechanisms for binding formal legal protection in perpetuity, such as a covenant, or other means of protection:</u></p> <p>c. <u>Animal pest control – targeting lagomorphs (rabbits and hares) as well as mammalian predators;</u></p> <p>d. <u>Pest plant control methods and frequencies sufficient to achieve ongoing zero-density of woody weeds and wilding pines and other plant species declared as pests in the Regional Pest Management Plan;</u></p> <p>e. <u>Grazing regimes - light sheep grazing is considered appropriate and provides a means to ensure low stature vegetation / habitat persists;</u></p> <p>f. <u>Fencing;</u></p> <p>g. <u>Restoration planting or other restoration measures;</u></p> <p>h. <u>Confirmation that the tools and methods will endure should the EMA change ownership or be subdivided from the balance of Lot 2 DP 487658.</u></p> <p>2. <u>Identification of which measures must be undertaken upfront prior to subdivision being granted (such as fencing), and which measures are to be ongoing.</u></p> <p>3. <u>Targets to be achieved such as a generalised description of intended outcomes, and specific thresholds where practicable to implement the management methods in b above.</u></p> | |
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SUB-MD10 Twizel East Special Purpose Zone

Twizel East Special Purpose Zone

- a. Mechanisms to require that the infrastructure, roading, landscape planting and public walking and cycling access are in place prior to the establishment of any land use and development activities.
- b. The management of construction effects, including dust, earthworks and silt and sediment, noise, and transport.
- c. Natural hazards, including overland flow paths and flooding.
- d. Avifauna and herpetofauna surveys and methods to minimise actual and potential effects on indigenous birds and lizards, including surveys for and avoidance of nesting indigenous birds if works occur during September 1 – 31 January in any given year.

Transport

- a. The form of the State Highway 8 access from a road safety management perspective, including State Highway 8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.
- b. The suitability of infrastructure for providing safe pedestrian and cycle crossing of State Highway 8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross State Highway 8.

Form and Function

- a. The extent to which the size, shape and layout of sites enable activities to take place in accordance with the function, role, amenity and character of the TESPZ.
- b. Whether the size, shape and layout of sites relate well to the proposed roads and public access linkages, and maintains the ecological, landscape, and open space values of the surrounding environment, the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape, and natural and cultural values of the Twizel River.
- c. The design of shared path public access linkages for public safety, access and amenity.
- d. The anticipated level of built form on the sites.
- e. The suitability of the species proposed for the Landscape Strip to the climate and conditions of the site to minimise irrigation of planting and plant loss, to screen built form, and to support biodiversity values;

OSSA

- a. Methods to retain the existing clusters of mature trees (identified on the ODP) until they are no longer required for screening, and to remove them at that point; and
- b. The control of wilding conifers, other woody weeds and pest plants and animals, and methods to ensure ongoing management.

EMA

- a. The effectiveness of the proposed management methods to achieve protection and, where appropriate, enhancement of indigenous biodiversity outside significant areas in the EMA.

b. Methods to implement, monitor, review and report on effectiveness of the proposed management methods. This must set out the roles and responsibilities in relation to the implementation and monitoring of the management methods, and include a program of works, including timeframes for implementation.

EW-Earthworks

Rules

| EW-R4 | Earthworks not Specified in EW-R1, EW-R2 or EW-R3 | |
|--|--|---|
| GRUZ | ... | ... |
| RESZ RLZ CMUZ GIZ TESPZ | <p>Activity Status: PER</p> <p>Where: 3. Earthworks on any site shall not exceed 300m³ by volume and 1000m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p> | <p>Activity status when compliance is not achieved with R4.2: CON</p> <p>Where: 4. Earthworks on any site is more than 300m³ but less than 1000m³ by volume, and is more than 1000m² and less than 2500m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> The effects of stockpiling. The visual effects on landscape values. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <p>Activity status when compliance is not achieved with R4.4: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |

Twizel East Special Purpose Zone - Outline Development Plan

Legend

| | |
|-------|--|
| | Industrial Area - 12.9ha |
| | Landscape Strip - 4.5ha |
| | Open Space Setback Area (OSSA) - 32.8ha |
| | Existing Mature Trees |
| | Environmental Management area - 25.14 ha |
| | Existing Accessway Alignment from SH8 |
| | Potential Accessway Alignment, Subject to SH8/ Ruataniwha Road Intersection Upgrade |
| • • • | Pedestrian/Cycleway Connection, including a realignment of the Twizel River Trail through the Site |
| | Residual Area |



Scale: 1:10,000

Data Source: data.linz.govt.nz



Appendix 2

Twizel East Special Purpose Zone – Residual Area Excluded

Introduction

The Twizel East Special Purpose Zone (TESPZ) is located to the east of the Twizel Township and State Highway 8, adjacent to the Twizel River and adjoining the Twizel wastewater treatment plant.

The zone is approximately 76 ha in area and is split into three areas - the Industrial Area, Open Space Setback Area, and Environmental Management Area - as illustrated on the TESPZ Outline Development Plan. The Outline Development Plan (ODP) directs where different activities and development can be located within the zone.

The Industrial Area will provide for a range of industrial activities, while ensuring reverse sensitivity effects are avoided or mitigated. Development will be required to be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, disposal of stormwater, and safe vehicle access, which is to be in place before development in the Industrial Area occurs. The Industrial Area includes a Landscape Strip which will provide for the establishment of fast growing, dense, tall vegetation to visually screen the industrial activities to manage effects on the surrounding Te Manahuna / Mackenzie Basin Outstanding Natural Landscape while providing a reasonable level of amenity within the Industrial Area.

The Open Space Setback Area (OSSA) provides important separation between the Industrial Area and State Highway 8. The existing mature pine trees within this area provide visual screening and should be retained until planting within the Landscape Strip can effectively screen the activities within the Industrial Area. The Open Space Setback Area will retain open space values alongside State Highway 8 through avoidance of built form and control of wilding conifers and pest species, while facilitating shared walking and cycling access to the Twizel River Trail.

The Environmental Management Area (EMA) is to be managed to protect and enhance indigenous biodiversity values, while facilitating shared walking and cycling access along the Twizel River Trail.

The provisions in other chapters in this District Plan apply to activities managed in this chapter, except as follows:

- Ecosystems and Indigenous Biodiversity
- Natural Features and Landscapes

Activities which are managed in the Infrastructure Chapter are not subject to the provisions of the TESPZ. The other district plan chapters outlined in the Infrastructure Introduction apply to infrastructure activities.

Objectives and Policies

| Objectives | |
|-------------------|---------------------|
| TESPZ-O1 | Zone Purpose |

The TESPZ provides for industrial activities within the Industrial Area while ensuring activities within the TESPZ are complementary to the surrounding outstanding natural landscape values and protect and enhance indigenous biodiversity values.

| TESPZ-O2 | Zone Character and Values |
|---|---------------------------|
| <p>Land use and development within the TESPZ is in accordance with the ODP, and is undertaken in a way that:</p> <ol style="list-style-type: none"> 1. Recognises the functional and operational requirements of industrial activities and maintains a reasonable level of amenity within the Industrial Area while ensuring reverse sensitivity effects are avoided or mitigated; 2. Maintains transport safety and efficiency of the surrounding road network, and provides shared path connections for pedestrians and cyclists; 3. Protects and enhances indigenous biodiversity values; 4. Provides visual screening, and retains open space values alongside State Highway 8 and the Twizel River Trail; and 5. Maintains the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape. | |

| Policies | |
|---|-----------------|
| TESPZ-P1 | Industrial Area |
| <p>Within the Industrial Area:</p> <ol style="list-style-type: none"> 1. Enable a range of industrial activities and ancillary activities that support the functioning of the industrial activities to establish and operate; 2. Avoid the establishment of non-industrial activities within the TESPZ, unless they: <ol style="list-style-type: none"> a) will not result in reverse sensitivity effects on industrial activities; and b) have a functional need or operational need to establish in the zone; 3. Manage development in respect of colour, building coverage, spatial distribution, and height in a way that maintains landscape character and visual amenity values of the outstanding natural landscape; and 4. Establish landscaping within the Landscape Strip to visually screen development from State Highway 8. | |
| TESPZ-P2 Open Space Setback Area | |
| <p>Within the Open Space Setback Area manage adverse visual effects of the Industrial Area and maintain open space values alongside State Highway 8 by ensuring:</p> <ol style="list-style-type: none"> 1. Built form is avoided; 2. The existing clusters of mature trees are maintained until landscaping is sufficiently established in the Landscape Strip to screen the Industrial Area; 3. Shared walking and cycling access along the Twizel River trail is facilitated; 4. Animal grazing is provided for, and pastoral intensification, agricultural conversion, and mob stocking is avoided; and 5. Exotic wilding tree spread is avoided, and existing exotic wilding trees are progressively removed. | |
| TESPZ-P3 Ecological Management Area | |
| <p>Protect and enhance indigenous biodiversity values within the Ecological Management Area by ensuring:</p> <ol style="list-style-type: none"> 1. Built form is avoided; 2. The clearance of indigenous vegetation is avoided, unless required for fencing or track maintenance; 3. Conservation activities are facilitated; | |

4. Shared walking and cycling access along the Twizel River Trail is facilitated where appropriate;
5. Animal grazing is provided for, so as to suppress exotic species and maintain indigenous biodiversity values; and
6. Pastoral intensification, agricultural conversion and mob-stocking is avoided.

TESPZ -P4 Comprehensive Development

Ensure development can be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, disposal of stormwater, and safe vehicle, walking and cycling access.

TESPZ-P5 Outline Development Plan

Avoid land use and development where it is not in accordance with the TESPZ ODP or the anticipated land uses and development within the specified areas.

Rules

| TESPZ-R1 All Land Use and Development Activities within TESPZ | | |
|---|--|--|
| TESPZ | <p>Activity Status: Refer to relevant rules below</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A subdivision consent has been approved and a s224(c) certificate has been issued for the TESPZ in accordance with SUB-R15 and SUB-S11. 2. Servicing (including water supply, stormwater and wastewater treatment and disposal, electricity and telecommunications), roading, walking/cycling connections, and planting within the Landscape Strip, and the measures required by SUB-S11.3(c) for the EMA, have been implemented prior to the establishment of land use and development activities. <p><i>Note: The activities permitted in TESPZ-R4-7 are exempt from TESPZ-R1.</i></p> | Activity status when compliance is not achieved with R1.1 or R1.2. |
| TESPZ-R2 | Buildings and Structures | |
| Industrial Area (excluding Landscape Strip) | <p>Activity Status: CON</p> <p>And the activity complies with the following standards:</p> <p>TESPZ-S1 Height TESPZ-S2 Setbacks</p> | Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). |

| | | |
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| | <p><u>TESPZ-S3 Coverage</u> <u>TESPZ-S4 Exterior Cladding of Buildings and Structures</u> <u>TESPZ-S5 Outdoor Storage</u> <u>TESPZ-S6 State Highway Access</u></p> <p><u>Matters of control are restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The location, design, scale, and positioning of the building.</u> b. <u>External appearance of the building, including colours and materials.</u> c. <u>Light spill.</u> d. <u>Provision of water supply, stormwater and wastewater treatment and disposal, electricity and telecommunication services.</u> e. <u>Effects on landscape values, ecological values and open space values of the TESPZ and surrounding area.</u> f. <u>The effectiveness of any landscaping proposed in mitigating effects.</u> g. <u>The effectiveness of any other mitigation measures proposed.</u> | |
| <u>Landscape Strip</u> <u>EMA</u> <u>OSSA</u> | <u>Activity Status: NC</u> | |
| TESPZ-R3 | <u>Industrial Activities</u> | |
| <u>Industrial Area (excluding Landscape Strip)</u> | <p><u>Activity Status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>The activity is not a heavy industrial activity.</u> <p><u>And the activity complies with the following standards:</u></p> <p><u>TESPZ-S1 Height</u> <u>TESPZ-S2 Setbacks</u> <u>TESPZ-S3 Coverage</u> <u>TESPZ-S4 Exterior Cladding of Buildings and Structures</u> <u>TESPZ-S5 Outdoor Storage</u> <u>TESPZ-S6 State Highway Access</u></p> | <p><u>Activity status when compliance is not achieved with R3.1: NC</u></p> <p><u>Activity status when compliance with standard(s) is not achieved:</u> Refer to relevant standard(s).</p> |
| <u>Landscape Strip</u> <u>EMA</u> | <u>Activity Status: NC</u> | |

| | | |
|------------------------|--|--|
| OSSA | | |
| TESPZ-R4 | Clearance of Vegetation | |
| Industrial Area | Activity Status: PER | |
| EMA | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>The clearance is exotic vegetation; and indigenous vegetation within 2m of, and is for the purpose of, the establishment, maintenance or repair of fence lines, and the Twizel River Trail;</u> | Activity status when compliance is not achieved with R4.1: NC |
| Landscape Strip | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 2. <u>The clearance of vegetation is for the purpose of the establishment of the Landscape Strip in accordance with the ODP.</u> 3. <u>The clearance of vegetation excludes any planted vegetation in the landscape strip unless it is diseased, dying or damaged.</u> | Activity status when compliance is not achieved with R4.2 or 4.3: NC |
| OSSA | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 4. <u>The clearance is exotic vegetation; and indigenous vegetation within 2m of, and is for the purpose of, the establishment, maintenance or repair of fence lines, and public access tracks in accordance with the ODP, and below ground infrastructure necessary to service the Industrial Area.</u> 5. <u>The clearance of vegetation excludes existing mature trees over 6m as identified on the ODP, until such time as the landscape planting within the Landscape Strip achieves an average height of 6m, and a minimum height of 4m for the landscape planting required</u> | Activity status when compliance is not achieved with R4.4 or R4.5: NC |

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| | <u>by SUB-S11.2(a).</u> | |
| TESPZ-R5 | Conservation Activities | |
| TESPZ | Activity Status: PER | |
| TESPZ-R6 | Pedestrian /Cycleway Connections | |
| OSSA EMA | Activity Status: PER Where: 1. <u>The pedestrian/cycleway connections are in accordance with the ODP.</u> | Activity status when compliance is not achieved with R6.1: NC |
| TESPZ-R7 | Primary Production Activity | |
| EMA | Activity Status: PER Where: 1. <u>The activity is grazing of sheep or llama.</u> 2. The activity excludes all other primary production activities. | Activity status when compliance is not achieved with R7.1 or R7.2: NC |
| Industrial Area OSSA | Activity Status: PER Where: 3. <u>The activity is the grazing of sheep, llama or cattle.</u> 4. <u>The activity excludes pastoral intensification, agricultural conversion, and mob stocking.</u> | Activity status when compliance is not achieved with R7.3 or 7.4: NC |
| TESPZ-R8 | Activities Not Otherwise Listed | |
| TESPZ | Activity Status: NC | |

Standards

| | | |
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| TESPZ-S1 | Height | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>The maximum height of any building or structure shall not exceed 8m above ground level.</u> | NC |
| TESPZ-S2 | Setbacks | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>Any building or structure shall be setback a minimum of 5m from any road boundary.</u> | RDIS Matters of discretion are restricted to: a. <u>The location, design, scale and appearance of the building or structure.</u> b. <u>Adverse effects on the streetscape.</u> c. <u>The adequacy of any mitigation measures.</u> |

| TESPZ-S3 | Coverage | Activity Status where compliance not achieved: |
|------------------------|--|--|
| Industrial Area | 1. <u>The maximum building coverage of any site shall not exceed 50%.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape .</u> c. <u>The extent and quality of any landscaping (existing or proposed) to soften the built form.</u> d. <u>Effects on landscape and open space values of the TESPZ and surrounding area.</u> e. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S4 | Exterior Cladding of Buildings and Structures | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>All exterior cladding shall be in the range of browns, greens, grey or black, with a light reflectivity value between 5% and 35%.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design and appearance of buildings on the site.</u> b. <u>The visual impact of the built form on streetscape.</u> c. <u>Effects on landscape, cultural, ecological, and open space values of the TESPZ and surrounding area.</u> d. <u>The adequacy of any mitigation measures.</u> |
| TESPZ-S5 | Outdoor Storage | Activity Status where compliance not achieved: |
| Industrial Area | 1. <u>Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space by a fence of no less than 1.8m in height, or dense planting to the same height.</u> 2. <u>No outdoor storage shall be located within the minimum setback from road boundaries.</u> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The location, design, appearance and size of any outdoor storage area.</u> b. <u>Effects on landscape and open space values of the TESPZ and surrounding area.</u> c. <u>The visual impact of</u> |

| | | |
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| | | <p><u>the outdoor storage on the streetscape.</u></p> <p>d. <u>The landscaping provided on the site.</u></p> <p>e. <u>The adequacy of any mitigation measures.</u></p> |
| TESPZ-S6 | State Highway Access | Activity Status where compliance not achieved: |
| Industrial Area | <p>1. <u>The activity does not result in more than 8ha of the Industrial Area being developed for industrial or other purposes.</u></p> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. <u>A full Integrated Transport Assessment in accordance with TRAN-Table 2.</u></p> <p>b. <u>Whether the site access road identified on the ODP as a connection to SH8/Ruataniwha Road is necessary to accommodate the development of the remaining 4.4 ha of the Industrial Area.</u></p> <p>c. <u>The form of the State Highway 8 access from a road safety management perspective, including State Highway 8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.</u></p> <p>d. <u>The suitability of infrastructure for providing safe crossing of State Highway 8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross State Highway 8.</u></p> <p>e. <u>The suitability of the site access road to accommodate expected traffic safely, and provisions for active mode access to the zoned site.</u></p> <p>f. <u>The requirement for the consent holder to undertake any intersection upgrades for a connection to SH8/Ruataniwha Road.</u></p> |

Part 2 – District Wide Matters

SUB Subdivision

Rules

| SUB-R15 | Subdivision in the TESPZ | |
|------------------------|--|---|
| <u>Industrial Area</u> | <p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p><u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u> <u>SUB-S3 Water Supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S10 Stormwater Disposal</u> <u>SUB-S11 TESPZ</u></p> <p>Matters of discretion are restricted to:</p> <p><u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD9 Wastewater Disposal</u></p> <p><u>SUB-MD10 Twizel East Special Purpose Zone</u></p> | <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to the relevant standard(s).</p> |
| <u>OSSA EMA</u> | <p>Activity Status: NC</p> | |

Standards

| | | |
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| SUB-S4 | Wastewater Disposal | Activity status when compliance not achieved: |
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| RESZ CMUZ GIZ TESPZ | 1. Every allotment created in a township with a Council reticulated wastewater network shall be supplied with a separate connection to that network. This requirement shall not apply to any allotment created solely for access or network utility operations. | NC |
| SUB-S11 | Twizel East Special Purpose Zone | Activity status when compliance is not achieved: |
| TESPZ | <p>1. <u>Subdivision must be undertaken comprehensively in accordance with the TESPZ ODP, and must include:</u></p> <ul style="list-style-type: none"> a) <u>All proposed roads, which must be vested in Council;</u> b) <u>The Existing Accessway Alignment in the location specified on the ODP;</u> c) <u>Provision for the establishment of future state highway access identified as the Potential Access Alignment on the ODP;</u> d) <u>Public walking and cycling access for the Twizel River Trail in the locations specified on the ODP;</u> e) <u>Methods to ensure that wilding conifers, and pest plants and animals are controlled and subject to ongoing management in the OSSA;</u> f) <u>Methods to set out how the Landscape Strip will be established prior to development of the Industrial Area, and maintained in perpetuity.</u> <p>2. <u>The Landscape Strip must contain:</u></p> <ul style="list-style-type: none"> a. <u>A double row of fast-growing perimeter trees capable of reaching at least 8m tall at maturity, located adjacent to the boundary of the Industrial Area;</u> b. <u>Groupings of native and exotic trees to integrate the perimeter planting with the balance of the OSSA. These groupings shall be designed to achieve a mature</u> | NC |

| | | |
|--|---|--|
| | <p><u>canopy cover of at least 50% of the landscape strip area and will require closer, initial plant spacings to provide visual screening prior to maturity;</u></p> <p>c. <u>A mix of native and exotic trees which must be consistent with the tree species and vegetated character within Twizel, but which excludes wilding conifers.</u></p> <p>3. <u>For the EMA:</u></p> <p>a. <u>An assessment of existing indigenous biodiversity values of the EMA has been undertaken by a suitably qualified and experienced ecologist, including the identification of areas of significant indigenous vegetation or significant habitats of indigenous fauna.</u></p> <p>b. <u>Management methods to achieve protection and, where appropriate, enhancement of indigenous biodiversity are identified including:</u></p> <p>i. <u>Mechanisms for binding formal legal protection in perpetuity, such as a covenant, or other means of protection;</u></p> <p>ii. <u>Animal pest control – targeting lagomorphs (rabbits and hares) as well as mammalian predators;</u></p> <p>iii. <u>Pest plant control methods and frequencies sufficient to achieve ongoing zero-density of woody weeds and wilding pines and other plant species declared as pests in the Regional Pest Management Plan;</u></p> <p>iv. <u>Grazing regimes - light sheep grazing is considered appropriate and provides a means to ensure low stature vegetation / habitat persists;</u></p> | |
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| | | |
|--|---|--|
| | <p>v. <u>Fencing;</u></p> <p>vi. <u>Restoration planting or other restoration measures;</u></p> <p>vii. <u>Confirmation that the tools and methods will endure should the EMA change ownership or be subdivided from the balance of Lot 2 DP 487658.</u></p> <p>c. <u>Identification of which measures must be undertaken upfront prior to subdivision being granted (such as fencing), and which measures are to be ongoing.</u></p> <p>d. <u>Targets to be achieved such as a generalised description of intended outcomes, and specific thresholds where practicable to implement the management methods in b above.</u></p> | |
|--|---|--|

SUB-MD10 Twizel East Special Purpose Zone

Twizel East Special Purpose Zone

- a. Mechanisms to require that the infrastructure, roading, landscape planting and public walking and cycling access are in place prior to the establishment of any land use and development activities.
- b. The management of construction effects, including dust, earthworks and silt and sediment, noise, and transport.
- c. Natural hazards, including overland flow paths and flooding.
- d. Avifauna and herpetofauna surveys and methods to minimise actual and potential effects on indigenous birds and lizards, including surveys for and avoidance of nesting indigenous birds if works occur during September 1 – 31 January in any given year.

Transport

- a. The form of the State Highway 8 access from a road safety management perspective, including State Highway 8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.
- b. The suitability of infrastructure for providing safe pedestrian and cycle crossing of State Highway 8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross State Highway 8.

Form and Function

- a. The extent to which the size, shape and layout of sites enable activities to take place in accordance with the function, role, amenity and character of the TESPZ.

- b. Whether the size, shape and layout of sites relate well to the proposed roads and public access linkages, and maintains the ecological, landscape, and open space values of the surrounding environment, the outstanding natural landscape values of the Te Manahuna / Mackenzie Basin Outstanding Natural Landscape, and natural and cultural values of the Twizel River.
- c. The design of shared path public access linkages for public safety, access and amenity.
- d. The anticipated level of built form on the sites.
- e. The suitability of the species proposed for the Landscape Strip to the climate and conditions of the site to minimise irrigation of planting and plant loss, to screen built form, and to support biodiversity values;

OSSA

- a. Methods to retain the existing clusters of mature trees (identified on the ODP) until they are no longer required for screening, and to remove them at that point
- b. The control of wilding conifers, other woody weeds and pest plants and animals, and methods to ensure ongoing management.

EMA

- a. The effectiveness of the proposed management methods to achieve protection and, where appropriate, enhancement of indigenous biodiversity outside significant areas in the EMA.
- b. Methods to implement, monitor, review and report on effectiveness of the proposed management methods. This must set out the roles and responsibilities in relation to the implementation and monitoring of the management methods, and include a program of works, including timeframes for implementation.

EW-Earthworks

Rules

| EW-R4 | Earthworks not Specified in EW-R1, EW-R2 or EW-R3 | |
|--|--|--|
| GRUZ | ... | ... |
| RESZ RLZ CMUZ GIZ TESPZ | <p>Activity Status: PER</p> <p>Where: 3. Earthworks on any site shall not exceed 300m³ by volume and 1000m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery</p> | <p>Activity status when compliance is not achieved with R4.2: CON</p> <p>Where: 4. Earthworks on any site is more than 300m³ but less than 1000m³ by volume, and is more than 1000m² and less than 2500m² by area per site in any 5-year period.</p> <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery</p> |

| | | |
|--|--|--|
| | <p>EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p> | <p>EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. The effects of stockpiling. b. The visual effects on landscape values. c. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <p>Activity status when compliance is not achieved with R4.4: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
|--|--|--|

Twizel East Special Purpose Zone - Outline Development Plan

Legend

| | |
|-------|--|
| | Industrial Area - 12.9ha |
| | Landscape Strip - 4.5ha |
| | Open Space Setback Area (OSSA) - 32.8ha |
| | Existing Mature Trees |
| | Environmental Management area - 25.14 ha |
| | Existing Accessway Alignment from SH8 |
| | Potential Accessway Alignment, Subject to SH8/ Ruataniwha Road Intersection Upgrade |
| • • • | Pedestrian/Cycleway Connection, including a realignment of the Twizel River Trail through the Site |
| | General Rural Zone GRUZ |



Scale: 1:10,000

Data Source: data.linz.govt.nz



APPENDIX 3 - ECOLOGICAL MANAGEMENT AREA BIODIVERSITY PLAN FRAMEWORK

Introduction

The purpose of the EMA Biodiversity Plan is to facilitate the maintenance or enhancement of indigenous biodiversity within the EMA.

Development of the EMA Biodiversity Plan

The EMA Biodiversity Plan is to be developed by a suitably qualified and experienced ecologist, and through a collaborative process between the Council and the landowner / land manager. It is to be authorised by the Council through the resource consent process at the time of subdivision and/or development to establish the Twizel East Special Purpose Zone.

Framework

The EMA Biodiversity Plan must include:

A. Description of the EMA and its features:

1. Description of the ownership and name of a contact person/site manager;
2. A map(s) or aerial photograph at a scale that clearly shows, where relevant:
 - a) The boundaries of the EMA;
 - b) The location of all water bodies, and riparian vegetation adjacent to the Twizel River;
 - c) Constructed features including transmission towers, tracks and any fencing to protect indigenous biodiversity values (including around riparian areas and between the EMA and the balance of Lot 2 DP 487658);

B. Description of existing indigenous biodiversity, and EMA management measures:

The purpose of this section is to describe the indigenous biodiversity of the EMA and how it will be managed. The EMA Biodiversity Plan must include:

1. An assessment of existing indigenous biodiversity values of the EMA, including the identification of areas of significant indigenous vegetation or significant habitats of indigenous fauna.
2. Management methods to achieve protection and, where appropriate, enhancement of indigenous biodiversity outside significant areas, including:
 - a) Mechanisms for binding formal legal protection in perpetuity such as a covenant, or other means of protection;
 - b) Animal pest control – targeting lagomorphs (rabbits and hares) as well as mammalian predators;
 - c) Pest plant control methods and frequencies sufficient to achieve ongoing zero-density of woody weeds and wilding pines and other plant species declared as pests in the Regional Pest Management Plan;
 - d) Grazing regimes - light sheep grazing is considered appropriate and provides a means to ensure low stature vegetation / habitat persists;
 - e) Fencing;

- f) Restoration planting or other restoration measures;
- g) Confirmation that the tools and methods will endure should the EMA change ownership or be subdivided from the balance of Lot 2 DP 487658.

3. Identification of which measures must be undertaken upfront prior to subdivision being granted (such as fencing), and which measures are to be ongoing.
4. Targets to be achieved such as a generalised description of intended outcomes, and specific thresholds where practicable to implement the management methods in 2 above.

C. Implementation, Monitoring and Reporting on actions:

The EMA Biodiversity Plan shall include a description of how the recommendations in B (2) and (3) will be implemented, monitored, reviewed and reported to Council. This must set out the roles and responsibilities in relation to the implementation and monitoring of the management methods listed in B above, and include a program of works, including timeframes for implementation to achieve B (4).