

Pūkaki Village Special Purpose Zone (PVSPZ)

Introduction

The Pūkaki Village Special Purpose Zone (PVSPZ) is located south of Lake Pūkaki and State Highway 8, within the wider Te Manahuna/ Mackenzie Basin which is recognised for its outstanding natural landscape values and significant indigenous vegetation and fauna.

The purpose of the Zone is to provide for low density residential activities and modest tourism development. Activities in the Zone therefore need to be carefully managed to ensure built form is sympathetic to the landscape and that ecological values are not put at risk. Built form also needs to be appropriately serviced.

The Zone is divided into four Land Management Areas (LMA) that are referenced throughout the Chapter and displayed in FIGURE PVSPZ-1: Structure Plan (PVSPZ SP):

- LMA 1 – Upper Terrace
- LMA 2 – Middle Terrace
- LMA 3 – Lower Terrace
- LMA 4 – Existing development area

All land use activities in LMA 1-3 in the PVSPZ SP are required to be in accordance with an Outline Development Plan for the relevant LMA, approved through a resource consent process, to ensure development is compatible with the character, amenity values and purpose of the Zone and surrounding Te Manahuna/the Mackenzie Basin outstanding natural landscape. LMA 4 will not require an Outline Development Plan, and will be managed through a resource consent process, as it contains existing uses and development.

Objectives and Policies

Objectives	
PVSPZ-O1	Zone Purpose
The PVSPZ provides for low density residential activities and modest tourism development that has regard to landscape and ecological values.	
PVSPZ-O2	Zone Character and Amenity Values
The PVSPZ is a desirable residential and tourism environment, which: <ol style="list-style-type: none">1. contains a range of modest residential, commercial and recreation buildings;2. maintains a predominance of open space over built form;3. protects and enhances significant ecological values; and4. protects the outstanding natural landscape values of the wider Te Manahuna/Mackenzie Basin.	

Policies	
PVSPZ-P1	Outline Development Plan Process
Manage development within LMA 1-3 in the PVSPZ SP through an Outline Development Plan process to ensure: <ol style="list-style-type: none">1. the landscape and ecological effects of development are comprehensively assessed in the relevant LMA(s);2. buildings are appropriately located in areas which are not highly visible from beyond the site;	

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<ol style="list-style-type: none"> 3. buildings in 'no build areas' are avoided; 4. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; 5. development can be appropriately serviced through provision of infrastructure which avoids, remedies or mitigates adverse effects; 6. the effects of earthworks are managed; 7. areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced; 8. the location and design of roads, access tracks and associated structures are compatible with the outstanding landscape values of the area and maintain the zone character and amenity values; and 9. public access linkages between the PVSPZ and surrounding public areas are encouraged where consistent with the zone character and amenity values; <u>and</u> 10. <u>the form and location of any vehicle access directly off State Highway 8 will maintain the effective, efficient and safe operation of the State Highway¹.</u> 	
PVSPZ-P2	Compatible Activities in LMA 1-3
Enable a range of residential activities, and commercial activities in LMA 1-3, where the activities: <ol style="list-style-type: none"> 1. are located in accordance with an approved Outline Development Plan; 2. are compatible with the zone purpose, character and amenity values; and 3. are at a scale which is unlikely to detract from the existing commercial centres in Lake Tekapo / Takapō and/or Twizel. 	
PVSPZ-P3	Other Activities in LMA 1-3
Avoid activities not provided for in PVSPZ-P2 or PVSPZ-P5, unless the activity is compatible with the zone purpose, character and amenity values.	
PVSPZ-P4	Activities and Development in LMA 4
Only provide for buildings and residential activities or commercial activities in LMA 4 where the activity is compatible with the zone purpose, character and amenity values.	
PVSPZ-P5	Anticipated Activities within LMA 1-4
Provide for a range of ecological enhancement, conservation, recreational and primary production activities (excluding intensive primary production) within LMA 1-4.	

Rules

Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters in the Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 – How the Plan Works. It is noted that specific earthworks provisions are included within the PVSPZ rules below, ~~and are subject to Standards EW-S1 to EW-S6 contained in the Earthworks Chapter². Rules EW-R1 and EW-R2 EW-R3 does not³ apply within the PVSPZ.~~

PVSPZ-R1	Approval of Outline Development Plan	
<u>Pūkaki Village Special</u>	Activity Status: RDIS Where:	Activity status when compliance is not achieved with R1.1: NC

¹ NZTA (12.09)

² Clause 10(2)(b), Schedule 1 RMA

³ PTHL and PVHL (01.05)

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<p><u>Purpose</u> <u>Zone</u>⁴ LMA 1-3</p>	<p>1. Any application for the approval of an Outline Development Plan submitted under this rule is accompanied by a comprehensive land use and subdivision consent application which covers the following:</p> <ul style="list-style-type: none"> a. the size, shape and layout of any sites to be subdivided; b. the location of built form including the identification of building platforms; c. the type, scale and intensity of activities provided for; d. the <u>form and</u>⁵ location of any access off State Highway 8, internal roading and accessways, public access, parking and loading areas and helipads; e. provision of infrastructure including water supply, stormwater and wastewater treatment and disposal and electricity and telecommunication services; f. assessment of earthworks required and measures proposed to minimise the effects of earthworks on the topography and natural landforms of the site; g. assessment of the proposed Outline Development Plan against the ecological and landscape values of the relevant LMA(s); h. <u>assessment of effects of the development on the ecological values of surrounding sites;</u>⁶ i. a proposed landscape and ecological enhancement plan identifying no build areas, areas for open space and landscape mitigation, ecological protection, restoration and enhancement; and 	
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⁴ Clause 16(2), Schedule 1 RMA.

⁵ NZTA (12.10)

⁶ DOC (11.11)

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	<p>j. application for all necessary subdivision and land use resource consents under any other rules of the District Plan to implement the Outline Development Plan.</p> <p>Matters of discretion are restricted to: PVSPZ-MD1 Scale, Location and Design PVSPZ-MD2 Compatible Activities PVSPZ-MD3 Access and Infrastructure PVSPZ-MD4 Earthworks PVSPZ-MD5 Ecology PVSPZ-MD6 Landscape</p>	
PVSPZ-R2	Buildings and Structures	
<u>Pūkaki Village Special Purpose Zone</u> ⁷ LMA 1-3	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is in accordance with an Outline Development Plan approved under PVSPZ-R1; and 2. The building is not located within a no build area. <p>And the building complies with the following standards: PVSPZ-S1 Height PVSPZ-S2 Setbacks PVSPZ-S3 Coverage PVSPZ-S4 Exterior Cladding of Buildings and Structures PVSPZ-S5 Fencing PVSPZ-S6 Outdoor Storage PVSPZ-S7 Water Supply PVSPZ-S8 Wastewater PVSPZ-S9 Stormwater</p>	<p>Activity status when compliance is not achieved with R2.1 - R2.2: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<u>Pūkaki Village Special Purpose Zone</u> ⁸ LMA 4	<p>Activity Status: RDIS</p> <p>Where the building complies with the following standards: PVSPZ-S1 Height PVSPZ-S2 Setbacks PVSPZ-S3 Coverage PVSPZ-S4 Exterior Cladding of Buildings and Structures PVSPZ-S5 Fencing PVSPZ-S6 Outdoor Storage</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

⁷ Clause 16(2), Schedule 1 RMA.

⁸ Clause 16(2), Schedule 1 RMA.

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	PVSPZ-S7 Water Supply PVSPZ-S8 Wastewater PVSPZ-S9 Stormwater Matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on the values of Te Manahuna/the Mackenzie Basin outstanding natural landscape. External appearance of the building, including the bulk and shape of the building, roof pitches and exterior materials and colours. Earthworks and landscaping. Provision of water supply, stormwater and wastewater treatment and disposal, electricity, and telecommunications services. 	
PVSPZ-R3	Residential Activity	
<u>Pūkaki Village Special Purpose Zone</u> ⁹ LMA 1-3	Activity Status: PER Where: <ol style="list-style-type: none"> The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1. 	Activity status when compliance is not achieved with R3.1: NC
<u>Pūkaki Village Special Purpose Zone</u> ¹⁰ LMA 4	Activity Status: PER	
PVSPZ-R4	Commercial Visitor Accommodation Activities	
<u>Pūkaki Village Special Purpose Zone</u> ¹¹ LMA 1-3	Activity Status: PER Where: <ol style="list-style-type: none"> The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1. 	Activity status when compliance is not achieved with R4.1: NC
<u>Pūkaki Village Special Purpose Zone</u> ¹² LMA 4	Activity Status: PER	

⁹ Clause 16(2), Schedule 1 RMA.

¹⁰ Clause 16(2), Schedule 1 RMA.

¹¹ Clause 16(2), Schedule 1 RMA.

¹² Clause 16(2), Schedule 1 RMA.

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PVSPZ-R5	Commercial Activities	
<u>Pūkaki Village Special Purpose Zone</u> ¹³ LMA 1-3	Activity Status: PER Where: 1. The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1. And the activity complies with the following standards: PVSPZ-S10 Commercial Activities	Activity status when compliance is not achieved with R5.1: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard.
<u>Pūkaki Village Special Purpose Zone</u> ¹⁴ LMA 4	Activity Status: PER Where the activity complies with the following standards: PVSPZ-S10 Commercial Activities	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard.
PVSPZ-R6	Recreational Activities	
<u>Pūkaki Village Special Purpose Zone</u> ¹⁵ LMA 1-4	Activity Status: PER Where: 1. ¹⁶ The activity is not a motorised recreational activity.	Activity Status when compliance is not achieved with R6.1: DIS
PVSPZ-R7	Commercial Recreational Activities	
<u>Pūkaki Village Special Purpose Zone</u> ¹⁷ LMA 1-3	Activity Status: PER Where: 1. The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1; and 2. The activity is not a motorised commercial recreational activity.	Activity Status when compliance is not achieved with R7.1-R7.2: NC
<u>Pūkaki Village Special Purpose Zone</u> ¹⁸ LMA 4	Activity Status: DIS Where: 3. The activity is not a motorised commercial recreational activity.	Activity Status when compliance is not achieved with R7.3: NC
PVSPZ-R8	Earthworks	
<u>Pūkaki Village Special</u>	Activity Status: PER Where:	Activity status when compliance is not achieved with R8.1 – R8.2: RDIS

¹³ Clause 16(2), Schedule 1 RMA.

¹⁴ Clause 16(2), Schedule 1 RMA.

¹⁵ Clause 16(2), Schedule 1 RMA.

¹⁶ PTHL and PVHL (01.15)

¹⁷ Clause 16(2), Schedule 1 RMA.

¹⁸ Clause 16(2), Schedule 1 RMA.

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<p><u>Purpose</u> <u>Zone</u>¹⁹ LMA 1-3</p>	<ol style="list-style-type: none"> 1. The earthworks are in accordance with an Outline Development Plan approved under PVSPZ-R1; or 2. The earthworks do not exceed 1,500m³ by volume and 2,500m² by area in any 12-month period. <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 discretion are restricted to:</p> <ol style="list-style-type: none"> a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. b. Proposed measures to minimise the effects of earthworks on the topography and natural landforms of the site. c. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. d. The extent of land instability effects. e. The extent of any adverse effects from vibration associated with the earthworks. f. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <p>Activity status when compliance is not with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p><u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u>²⁰ LMA 4</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 3. the earthworks are subject to a building consent; or 4. for gardening and/or landscaping, or 5. the earthworks are for the maintenance or repair of existing activities including fence lines, vehicle tracks, roads and existing infrastructure, and walking and cycling tracks. <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 R8.3-R8.5: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. b. Proposed measures to minimise the effects of earthworks on the topography and natural landforms of the site. c. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. d. The extent of land instability effects. e. The extent of any adverse effects from vibration associated with the earthworks. f. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.

¹⁹ Clause 16(2), Schedule 1 RMA.

²⁰ Clause 16(2), Schedule 1 RMA.

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		Activity status when compliance is not with standard(s) is not achieved: Refer to relevant standard(s).
PVSPZ-R9	Community Facilities	
<u>Pūkaki Village Special Purpose Zone</u> ²¹ LMA 1-3	Activity Status: PER Where: 1. The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1.	Activity status when compliance is not achieved with R9.1: NC
<u>Pūkaki Village Special Purpose Zone</u> ²² LMA 4	Activity Status: PER	
PVSPZ-R10	Helicopter Movements	
<u>Pūkaki Village Special Purpose Zone</u> ²³ LMA 1-3	Activity Status: PER Where: 1. Associated with or for the purposes of: a. Personal transportation; b. Emergency services and civil defence; c. Non-commercial recreational activities; or d. Any other purpose where no more than eight helicopter movements per day are undertaken from the same location.	Activity status when compliance is not achieved with R10.1: DIS
<u>Pūkaki Village Special Purpose Zone</u> ²⁴ LMA 4	Activity Status: PER Where: 2. The activity involves the take-off or landing of helicopters for emergency services or civil defence purposes.	Activity status when compliance is not achieved with R9.2: DIS

²¹ Clause 16(2), Schedule 1 RMA.

²² Clause 16(2), Schedule 1 RMA.

²³ Clause 16(2), Schedule 1 RMA.

²⁴ Clause 16(2), Schedule 1 RMA.

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PVSPZ-R11	Helicopter Landing Areas	
<u>Pūkaki Village Special Purpose Zone</u> ²⁵ LMA 1-3	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1; and 2. The helicopter landing areas is located a minimum distance of 200m from any notional boundary of any sensitive activity not located on the same site; and 3. The helicopter landing area is located a minimum distance of 50m from State Highway 8. 	Activity status when compliance is not achieved with R11.1: NC Activity status when compliance is not achieved with R11.2 - R11.3: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The suitability of the location, design and layout. b. The intensity and scale of the activity on site. c. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.
<u>Pūkaki Village Special Purpose Zone</u> ²⁶ LMA 4	Activity Status: DIS	
PVSPZ-R12	Conservation Activities	
<u>Pūkaki Village Special Purpose Zone</u> ²⁷ LMA 1-4	Activity Status: PER	
PVSPZ-R13	Activities Not Otherwise Listed	
<u>Pūkaki Village Special Purpose Zone</u> ²⁸ LMA 1-4	Activity Status: DIS	
PVSPZ-R14	Industrial Activities	
<u>Pūkaki Village Special Purpose Zone</u> ²⁹ LMA 1-4	Activity Status: NC	

²⁵ Clause 16(2), Schedule 1 RMA.

²⁶ Clause 16(2), Schedule 1 RMA.

²⁷ Clause 16(2), Schedule 1 RMA.

²⁸ Clause 16(2), Schedule 1 RMA.

²⁹ Clause 16(2), Schedule 1 RMA.

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PVSPZ-R15	Intensive Primary Production, Mining and Quarrying Activities	
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁰ LMA 1-4	Activity Status: NC	
PVSPZ-R16	Commercial Forestry and Woodlots	
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³¹ LMA 1-4	Activity Status: NC	
PVSPZ-R17	Planting of any Wilding Conifer Species	
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³² LMA 1-4	Activity Status: PR	

³⁰ Clause 16(2), Schedule 1 RMA.

³¹ Clause 16(2), Schedule 1 RMA.

³² Clause 16(2), Schedule 1 RMA.

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Standards

PVSPZ-S1	Height	Activity Status where compliance not achieved:
<u>Pūkaki Village Special Purpose Zone</u> ³³ LMA 1-4	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the values of the surrounding outstanding natural landscape. c. Adverse effects on amenity values of neighbours, including visual dominance, shading and effects on privacy. d. The extent to which the increase in height is necessary due to the functional need and operational need of an activity. e. The adequacy of any mitigation measures.
<u>Pūkaki Village Special Purpose Zone</u> ³⁴ PVSPZ-S2	Setbacks	Activity Status where compliance not achieved:
<u>Pūkaki Village Special Purpose Zone</u> ³⁵ LMA 1-4	1. Any building or structure shall be setback a minimum of 6m from the zone boundary.	RDIS Matters of discretion are restricted to: a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the values of the surrounding outstanding natural landscape. c. Adverse effects on amenity values of neighbours. d. The adequacy of any mitigation measures.
PVSPZ-S3	Coverage	Activity Status where compliance not achieved:
<u>Pūkaki Village Special</u>	1. The maximum building coverage of any site shall not exceed 10%.	RDIS Matters of discretion are restricted to:

³³ Clause 16(2), Schedule 1 RMA.

³⁴ Clause 16(2), Schedule 1 RMA.

³⁵ Clause 16(2), Schedule 1 RMA.

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<u>Purpose</u> <u>Zone</u> ³⁶ LMA 1-4		<ul style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on the values of the outstanding natural landscape and the predominance of open space. c. The adequacy of any landscaping proposed to soften the built form. d. The adequacy of any other mitigation measures.
PVSPZ-S4	Exterior Cladding of Buildings and Structures	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁷ LMA 1-4	<ul style="list-style-type: none"> a. All exterior cladding shall be in the range of browns, greens, grey or black with a light reflectivity value between 5% and 35%. 	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The design and appearance of buildings on the site. b. The visual impacts of the colour and reflectivity of the exterior cladding on the values of the surrounding outstanding natural landscape. c. The adequacy of any mitigation measures.
PVSPZ-S5	Fencing	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁸ LMA 1-4	<ul style="list-style-type: none"> 1. All fences shall be: <ul style="list-style-type: none"> a. Post and wire; or b. Post and rail; or c. Stone walls up to 1.2m in height; or d. for the purpose of pest animal control. 	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The design, scale, and appearance of the fence. b. Adverse visual effects of the fence on the values of the surrounding outstanding natural landscape. c. The adequacy of any mitigation measures.
PVSPZ-S6	Outdoor Storage	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁹ LMA 1-4	<ul style="list-style-type: none"> 1. Outdoor storage shall not be visible beyond the boundary of the site. 	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The design, scale and appearance of the storage area. b. Adverse visual effects of the storage area on the surrounding outstanding natural landscape.

³⁶ Clause 16(2), Schedule 1 RMA.

³⁷ Clause 16(2), Schedule 1 RMA.

³⁸ Clause 16(2), Schedule 1 RMA.

³⁹ Clause 16(2), Schedule 1 RMA.

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		c. The adequacy of any mitigation measures.
PVSPZ-S7	Servicing – Water Supply	Activity Status where compliance not achieved:
<u>Pūkaki Village Special Purpose Zone</u>⁴⁰ LMA 1-4	<ol style="list-style-type: none"> All residential units and buildings requiring a potable water supply are: <ol style="list-style-type: none"> to be provided with access to a bore which can supply a minimum of 1,000 litres of drinking water per day; or to maintain a minimum of 30,000 litres of drinking water at all times, where the supply and/or storage of the water complies with the Building Act 2004; and to maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The adequacy of alternative servicing solutions to supply a minimum of 1000 litres of water per day or the availability of sufficient water, including the use of rainwater collection and storage. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. Any environmental effects arising from the alternative⁴¹ water supply method.
PVSPZ-S8	Servicing – Wastewater	Activity Status where compliance not achieved:
<u>Pūkaki Village Special Purpose Zone</u>⁴² LMA 1-4	<ol style="list-style-type: none"> All residential units and buildings which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent. 	DIS
PVSPZ-S9	Servicing – Stormwater	Activity Status where compliance not achieved:
<u>Pūkaki Village Special Purpose Zone</u>⁴³ LMA 1-4	<ol style="list-style-type: none"> All residential units and buildings which involve the discharge of stormwater shall be provided with an on-site stormwater system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent. 	DIS

⁴⁰ Clause 16(2), Schedule 1 RMA.

⁴¹ PTHL and PVHL (01.16)

⁴² Clause 16(2), Schedule 1 RMA.

⁴³ Clause 16(2), Schedule 1 RMA.

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PVSPZ-S10	Commercial Activities	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Village</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ⁴⁴ LMA 1-4	<ol style="list-style-type: none"> 1. The maximum gross floor area per tenancy does not exceed 200m². 2. Retail sales are limited to: <ol style="list-style-type: none"> a. Predominantly New Zealand agricultural products and merchandise; c. convenience products/items (excluding fuel); and d. food and beverage. 	DIS

⁴⁴ Clause 16(2), Schedule 1 RMA.

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Matters of Discretion for PVSPZ ODP Approval

PVSPZ-MD1 Scale, Location and Design

- a. The extent to which the size, shape and layout of sites and the location, design, layout, scale and density of buildings are compatible with the zone purpose, character and amenity values.
- b. The potential adverse effects of the proposal on Ngā Rūnaka values identified through any consultation with the relevant rūnaka and any cultural assessment that has been undertaken.
- c. The adequacy of any mitigation measures proposed to manage the effects of subdivision and built form.
- d. Mechanisms to require that any mitigation measures are in place prior to the establishment of any land use activities, and in perpetuity if necessary.

PVSPZ-MD2 Compatible Activities

- a. The extent to which the type, scale and intensity of the intended activities are compatible with the zone purpose, character and amenity values.
- b. Whether the scale and nature of any commercial activities would detract from existing commercial zones in Lake Tekapo / Takapō and/or Twizel.

PVSPZ-MD3 Access and Infrastructure

- a. The safe and efficient operation of the road network, and suitability of onsite parking, loading, manoeuvring and access, including the form and location of access off the State Highway.
- b. Whether helicopter landing areas have been appropriately located within the SPZ to minimise adverse effects on surrounding activities.
- c. The suitability of the water supply for the intended activities on the site, including for firefighting.
- d. The ability to treat and dispose of stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff.
- e. The method(s) for the disposal and treatment of wastewater.
- f. The capacity and suitability of the wastewater disposal system for the intended activities.
- g. Where wastewater disposal is not via a connection to a reticulated wastewater network:
 - i. The ability to treat and dispose of the wastewater on-site;
 - ii. The design and siting of wastewater treatment and disposal;
 - iii. Health, safety, and wellbeing of people; and
 - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- h. The appropriateness and adequacy of any mitigation measures proposed.

PVSPZ-MD4 Earthworks

- a. The scale and extent of earthworks.
- b. The extent to which the earthworks have been designed to minimise adverse effects on natural landforms, and the character, values and qualities of the surrounding environment.
- c. Effects on stability of adjoining land, infrastructure, buildings and structures.
- d. Effects on historic heritage values.
- e. Whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the mana whenua values associated with the site or area of significance.

PVSPZ-MD5 Ecology

- a. The extent to which the ecological values of the entire relevant LMA(s) have been identified and assessed.
- b. The extent to which an ecological enhancement plan proposes ecological protection, restoration and enhancement of the biodiversity values of the LMA, and the effectiveness of these methods.
- c. The extent to which exotic vegetation containment and control and other pest control measures are necessary.
- d. The extent to which effects of the development on the ecological values of surrounding sites have been avoided, remedied or mitigated⁴⁵.
- e. Provision for the long-term management of ecological values.

PVSPZ-MD6 Landscape

- a. The extent to which the landscape assessment addresses the following matters:
 - i. Identification and assessment of the landscape values of the entire LMA;
 - ii. Consideration of whether the development enabled by the ODP is consistent with the zone purpose, character and amenity values;
 - iii. Consideration of methods for protection or enhancement of landscape values to ensure the zone objectives and policies are achieved;
 - iv. Identification of areas for open space and landscape protection;
 - v. Appropriate mitigation measures and/or additional controls required to minimise adverse effects of development;
 - vi. Consideration of the topography of the relevant LMA(s) and the opportunity to minimise the impacts of buildings or structures;
 - vii. The degree to which any buildings and other structures are visible from public roads and other sites adjoining the zone, and proposals to integrate such buildings and structures into their landscape setting;
 - viii. Provision for the long-term management of open space and landscape mitigation measures.

⁴⁵ DOC (11.11)

APPENDIX 1: PVSPZ CHAPTER
DECISION VERSION 24 July 2025

FIGURE PVSPZ-1: Structure Plan

