



Mackenzie

DISTRICT PLAN REVIEW

TOMORROW'S MACKENZIE
KA AWATEA HŌU

Mackenzie District Plan

Plan Change 28 – Hazards and Risks, Historic Heritage and Notable Trees

Variation 1 to Plan Change 26 and Variation 1 to Plan Change 27

Notified 5 November 2024

Note:

Proposed additions are shown in **green underline**

Proposed deletions are shown in **red strikethrough**

Provisions with immediate legal effect are outlined with a **dashed red box**.

These chapters also contain notes that relate to other plan changes:

Definition shaded in yellow have been incorporated following public notification of Plan Change 18. Plan Change 18 is subject to appeal.

Provisions outlined in a **red box** illustrate where Plan Changes 23-27 are subject to appeal.

Note: Provisions shaded in yellow have been incorporated following public notification of Plan Change 18 pursuant to Clause 10(5) of Schedule 1 of the Resource Management Act 1991. Plan Change 18 as publicly notified on 24 June 2021 is subject to appeal pursuant to Clause 14 of Schedule 1 of the Resource Management Act 1991.

Definitions Nesting Table

The following table sets out where any term defined in the Definitions Chapter is a subset of another definition. Where any rule lists a primary activity set out in the table below, the rule applies to all of the subset activities, unless any subset activity is otherwise specified in the rule framework for that chapter.

Primary Activity	Subset Activities	Subset Activities
boundary	internal boundary road boundary side boundary	
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet service station trade-based retail yard-based retail
	home business	
community facilities	emergency service facilities	
farm building	small farm building large farm building	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	

Definitions

New provisions sought to be added by appeal

These new provisions may relate to various parts of this chapter but are only identified here.

Term	Definition
access	means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.
accessory building	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.

(National Planning Standard definition)	
accessway	means the area of land that provides access between any boundary and the net site area of the site or sites it serves. It includes any rights of way, access lot, access leg or private road.
agricultural aviation activities	means intermittent aircraft and helicopter movements for primary production activities, including stock management, frost management, topdressing, the application of fertiliser, agrochemicals, or vertebrate toxic agents; and conservation activities for biosecurity, or biodiversity purposes.
aircraft movement	means a single flight operation (landing or departure) of any aircraft, excluding helicopters.
airfield	means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, excluding helicopters.
airport	has the same meaning as section 2 of the RMA (as set out below) <i>means any defined area of land or water intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of aircraft.</i>
all weather standard	means a pavement which is trafficable under all weather conditions, and includes metalled and sealed surfaces.
allotment	has the same meaning as in section 218 of the RMA (as set out below) <ol style="list-style-type: none"> 2. <i>In this Act, the term allotment means—</i> <ol style="list-style-type: none"> a. <i>any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <ol style="list-style-type: none"> i. <i>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i> ii. <i>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i> b. <i>any parcel of land or building or part of a building that is shown or identified separately—</i> <ol style="list-style-type: none"> i. <i>on a survey plan; or</i> ii. <i>on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i> c. <i>any unit on a unit plan; or</i> d. <i>any parcel of land not subject to the Land Transfer Act 2017.</i> 3. <i>For the purposes of subsection (2), an allotment that is—</i> <ol style="list-style-type: none"> a. <i>subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</i> b. <i>not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i> <ol style="list-style-type: none"> <i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated</i>

	<p><i>from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</i></p> <p>4. <i>For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</i></p> <p>(National Planning Standard definition)</p>
amenity values	<p>has the same meaning as in section 218 of the RMA (as set out below)</p> <p><i>those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</i></p> <p>(National Planning Standard definition)</p>
ancillary activity	<p>means an activity that supports and is subsidiary to a primary activity.</p> <p>(National Planning Standard definition)</p>
ancillary structure	<p>means any:</p> <ul style="list-style-type: none"> a. boundary fence less than 2m in height; b. decking less than 1m in height; c. free standing mailboxes; d. washing lines; e. raised garden beds; and f. other small decorative structures less than 1m² in gross floor area and 2m in height.
antenna	<p>means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.</p>
archaeological site	<p><u>has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014.</u></p>
arterial road	<p>means a road that has a significant role in the function of the regional or local economy, having its access standards determined principally on its function and traffic volumes.</p>
bed	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means -</i></p> <p>(a) <i>in relation to any river -</i></p> <ul style="list-style-type: none"> (i) <i>for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</i> (ii) <i>in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i> <p>(b) <i>in relation to any lake, except a lake controlled by artificial means -</i></p>

	<p>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</p> <p>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p> <p>(National Planning Standard definition)</p>
biodiversity (or biological diversity)	means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.
biodiversity offset	means a measurable conservation outcome resulting from actions which are designed to compensate for significant residual adverse effects on indigenous biodiversity arising from human activities after all appropriate prevention and mitigation measures have been taken. The goal of a biodiversity offset is to achieve no net loss and preferably a net gain of indigenous biodiversity on the ground with respect to species composition, habitat structure and ecosystem function. They typically take the form of binding conditions associated with resource consents and can involve bonds, covenants financial contributions and biodiversity banking.
bore	<p>means any hole drilled or constructed in the ground that is used to:</p> <ol style="list-style-type: none"> investigate or monitor conditions below the ground surface; or abstract gaseous or liquid substances from the ground; or discharge gaseous or liquid substances into the ground; <p>but it excludes test pits, trenches, soak holes and soakage pits.</p> <p>(National Planning Standard definition)</p>
boundary	Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary.
boundary adjustment	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
	<p>(National Planning Standard definition)</p>
building	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> partially or fully roofed; and fixed or located on or in land. <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p> <p>(National Planning Standard definition)</p>
building coverage	means the percentage of the net site area covered by the building footprint.

(National Planning Standard definition)	
building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. (National Planning Standard definition)
camping ground	means visitor accommodation that involves the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.
cleanfill area	means an area used exclusively for the disposal of cleanfill material. (National Planning Standard definition)
cleanfill material	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ol style="list-style-type: none"> combustible, putrescible, degradable or leachable components; hazardous substances and materials; products and materials derived from hazardous waste treatment, stabilisation or disposal practices; medical and veterinary wastes, asbestos, and radioactive substances; contaminated soil and other contaminated materials; and and liquid wastes. (National Planning Standard definition)
commercial activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). (National Planning Standard definition)
commercial forest or commercial forestry	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below) <i>means exotic continuous-cover forestry or plantation forestry.</i>
commercial forestry activity	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry meaning any activity regulated under subparts 1 to 9 of Part 2 of those regulations that is conducted in commercial forestry.
commercial visitor accommodation	means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: <ol style="list-style-type: none"> backpackers; camping grounds; hostels; hotels; motels; motor inns; and tourist lodges.

community corrections activity	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standard definition)
conservation activity	means the use of land for any activity undertaken for the purposes of the preservation, protection and restoration of natural and historic resources for the purpose of maintaining or enhancing their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations.
contaminant	has the same meaning as in section 2 of the RMA (as set out below) <i>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</i> a. <i>when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</i> b. <i>when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</i> (National Planning Standard definition)
core sites	means land owned by Genesis Energy or Meridian Energy that is managed for hydro generation purposes associated with the Waitaki power scheme.
critical infrastructure (in relation to Natural Hazards Chapter only)	Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Mackenzie, which if interrupted, would require immediate reinstatement. Critical infrastructure includes: a. Strategic transport network b. Telecommunication and radio communications networks c. National, regional and local electricity generation activities d. The National Grid and electricity distribution networks including emergency electricity supply facilities e. Public and community wastewater collection, treatment and disposal networks f. Public and community land drainage infrastructure g. Public and community stormwater infrastructure h. Public and community potable water and fire fighting supply systems i. Public and community-scale irrigation and stockwater

	<p><u>infrastructure</u></p> <p>j. <u>Gas storage and distribution infrastructure</u></p> <p>k. <u>Bulk fuel supply infrastructure including terminals, and pipelines</u></p> <p>l. <u>New Zealand Defence Force facilities</u></p> <p>m. <u>Emergency Services facilities</u></p> <p>n. <u>Healthcare facilities</u></p> <p>o. <u>Airports</u></p>
customer connection	means a telecommunication line that connects a telecommunications distribution network to a premises for the purpose of enabling a facility operator to provide telecommunication services to a customer.
dairying	means the use of land or buildings primarily for the production of milk from dairy cows.
discharge	has the same meaning as in section 2 of the RMA (as set out below) <i>includes emit, deposit, and allow to escape.</i> (National Planning Standard definition)
drinking water	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene. (National Planning Standard definition)
dust	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood. (National Planning Standard definition)
earthworks	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. (National Planning Standard definition)
educational facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition)
effect	has the same meaning as in section 3 of the RMA (as set out below) <i>includes</i> — <i>(a) any positive or adverse effect; and</i> <i>(b) any temporary or permanent effect; and</i> <i>(c) any past, present, or future effect; and</i> <i>(d) any cumulative effect which arises over time or in combination with other effects —</i> <i>regardless of the scale, intensity, duration, or frequency of the effect, and also includes</i> — <i>(e) any potential effect of high probability; and</i>

	<p><i>(f) any potential effect of low probability that has a high potential impact.</i></p> <p>(National Planning Standard definition)</p>
effluent	liquid wastes and sludges including agricultural and industrial waste waters and domestic and municipal sewage and sludges.
electricity distribution corridor	means 10m either side of the centreline of above ground 33kV distribution line, or 10m in any direction from the outer visible edge of a distribution line support structure.
emergency service facility	means those facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations and police stations.
environment	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>includes —</p> <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. <p>(National Planning Standard definition)</p>
equivalent car movement	<p>means the total vehicle movements to or from a particular site, calculated as follows:</p> <ul style="list-style-type: none"> a. 1 car to and from the site = two car movements. b. 1 truck to and from a property = six car movements; and c. 1 truck and trailer to and from a property = 10 equivalent car movements.
esplanade reserve	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a reserve within the meaning of the Reserves Act 1977—</i></p> <p>a. <i>which is either—</i></p> <ul style="list-style-type: none"> i. <i>a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</i> ii. <i>a reserve vested in the Crown or a regional council under section 237D; and</i> <p>b. <i>which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</i></p> <p>(National Planning Standard definition)</p>
esplanade strip	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</i></p> <p>(National Planning Standard definition)</p>

exotic continuous-cover forest or exotic continuous-cover forestry	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p>a. <i>means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—</i></p> <ul style="list-style-type: none"> i. <i>will not be harvested or replanted; or</i> ii. <i>is intended to be used for low-intensity harvesting or replanted; and</i> <p>b. <i>includes all associated forestry infrastructure; but</i></p> <p>c. <i>does not include—</i></p> <ul style="list-style-type: none"> i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> ii. <i>forest species in urban areas; or</i> iii. <i>nurseries and seed orchards; or</i> iv. <i>trees grown for fruit or nuts; or</i> v. <i>Long-term ecological restoration planting of indigenous forest species; or</i> vi. <i>willows and poplars space planted for soil conservation purposes.</i>
exotic forest	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means a forest that consists of 50% or more exotic forest species by basal area.</i></p>
farm base area	means a Farm Base Area identified on the Planning Maps.
farm building	means a building the use of which is incidental to the use of the site for a farming activity, dairying and intensive primary production and does not include residential units or other buildings used for residential activity.
farm quarry	an open pit or excavation from which domestic quantities of soil, stone, gravel or mineral is extracted for farming activities on land associated with the farming property, including that which the farm quarry is situated on. It does not include earthworks or the use of land and accessory buildings for offices, workshops, and car parking areas associated with the operation of the farm quarry.
farming activity	means the use of land, buildings or water for the primary purpose of the production of vegetative matter and/or commercial livestock, and includes the on-site sale of produce grown or reared on the site. Farming activity does not include residential activity, home occupations, factory farming, forestry activity or the disposal of effluent beyond the level normally required to sustain the productive use of the land.

farming operation	means an area of land, including an aggregation of parcels of land (whether contiguous or non-contiguous), held in single or multiple ownership (whether or not held in common ownership), that constitutes a single operating unit for the purpose of farming management.
fertiliser	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: <ol style="list-style-type: none"> nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or fertiliser additives to facilitate the uptake and use of nutrients; or non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants. (National Planning Standard definition)
food and beverage outlet	means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.
formed road	means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.
fresh water	has the same meaning as in section 2 of the RMA (as set out below) <i>means all water except coastal water and geothermal water.</i> (National Planning Standard definition)
functional need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. (National Planning Standard definition)
greywater	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste. (National Planning Standard definition)
gross floor area	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured: <ol style="list-style-type: none"> where there are exterior walls, from the exterior faces of those exterior walls; where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;

	<p>c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</p> <p>(National Planning Standard definition)</p>
ground level	<p>means:</p> <ol style="list-style-type: none"> the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. <p>(National Planning Standard definition)</p>
habitable room	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> <p>(National Planning Standard definition)</p>
harvest of closed canopy wilding conifers	<p>means felling, extracting, thinning (including production thinning) and processing of wilding conifers into logs, and the loading of logs onto trucks for removal from the site.</p>
hazardous substances	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</i></p> <ol style="list-style-type: none"> <i>with 1 or more of the following intrinsic properties:</i> <ol style="list-style-type: none"> <i>explosiveness;</i> <i>flammability;</i> <i>a capacity to oxidise;</i> <i>corrosiveness;</i> <i>toxicity (including chronic toxicity);</i> <i>ecotoxicity, with or without bioaccumulation; or which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph a.</i> <p>(National Planning Standard definition)</p>
healthcare facility	<p>means land or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003) including, but not necessarily limited to:</p> <ol style="list-style-type: none"> medical practitioners; dentists and dental services;

	<p>c. opticians;</p> <p>d. physiotherapists;</p> <p>e. medical social workers and counsellors;</p> <p>f. midwives;</p> <p>g. paramedical practitioners;</p> <p>and includes the following facilities:</p> <p>h. diagnostic laboratories;</p> <p>i. day care facility for the elderly and disabled;</p> <p>j. integrated family health centre;</p> <p>k. ancillary offices and retail activity;</p> <p>l. ancillary parking and loading and signs;</p> <p>m. the provision of physical fitness facilities, such as gyms and pools where ancillary to a hospital or health care facility;</p> <p>but excludes facilities for:</p> <p>n. beauty clinics; and</p> <p>o. health care within a retirement village.</p>
heavy industrial activity	<p>means:</p> <p>a. Blood or offal treating</p> <p>b. Bone boiling or crushing</p> <p>c. Burning of municipal, commercial or industrial wastes</p> <p>d. Collection and storage of used bottles for sale</p> <p>e. Crematoriums</p> <p>f. Dag crushing</p> <p>g. Fellmongering</p> <p>h. Fish cleaning</p> <p>i. Fish curing</p> <p>j. Flax pulping</p> <p>k. Flock manufacturing, or teasing of textile materials for any purpose</p> <p>l. Gut scraping and treating</p> <p>m. Nightsoil collection and disposal</p> <p>n. Slaughtering of animals for any purpose other than human consumption</p> <p>o. Storage, drying, or preserving of bones, hides, hoofs, or skins</p> <p>p. Tallow melting</p> <p>q. Tanning</p> <p>r. Wood pulping</p> <p>s. Wool scouring</p>
heavy vehicle	<p>means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg.</p>
height	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> <p>(National Planning Standard definition)</p>
height in relation to boundary	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <p>a. a site; or</p> <p>b. another specified reference point.</p>

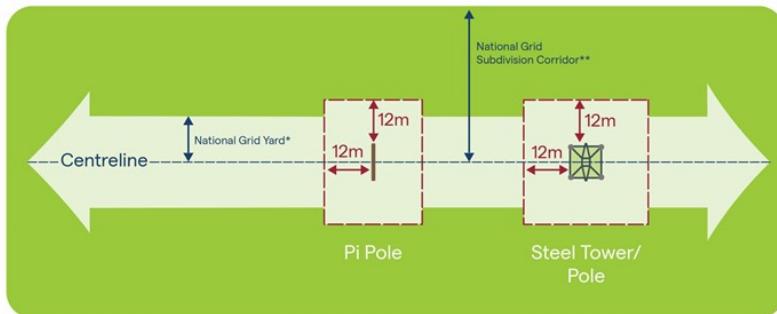
(National Planning Standard definition)	
helicopter landing area	means any area of land, building or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads.
helicopter movement	means a single helicopter flight operation (landing or departure) of any helicopter. Maintenance procedures are excluded.
heritage fabric	<u>in relation to historic heritage, means any physical element, feature, material or finish which contributes to the heritage values in whole or in part of a structure or building.</u>
high flood hazard area	<u>means areas where the product of water depth (metres) multiplied by velocity (metres per second) equals or exceeds 1 in areas subject to inundation during an event of 500 year ARI flood event.</u>
highly productive land	means highly productive land as determined in accordance with the National Policy Statement for Highly Productive Land 2022.
historic heritage	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>a. <i>means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</i></p> <ul style="list-style-type: none"> i. <i>archaeological:</i> ii. <i>architectural:</i> iii. <i>cultural:</i> iv. <i>historic:</i> v. <i>scientific:</i> vi. <i>technological; and includes—</i> i. <i>historic sites, structures, places, and areas; and</i> ii. <i>archaeological sites; and</i> iii. <i>sites of significance to Māori, including wāhi tapu; and</i> iv. <i>surroundings associated with the natural and physical resources.</i>
	(National Planning Standard definition)
home business	<p>means a commercial activity that is:</p> <p>a. undertaken or operated by at least one resident of the site; and</p> <p>b. incidental to the use of the site for a residential activity.</p>
	(National Planning Standard definition)
impervious coverage	means the percentage of the net site area covered by impervious surfaces.
impervious surface	means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.
improved pasture	means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture

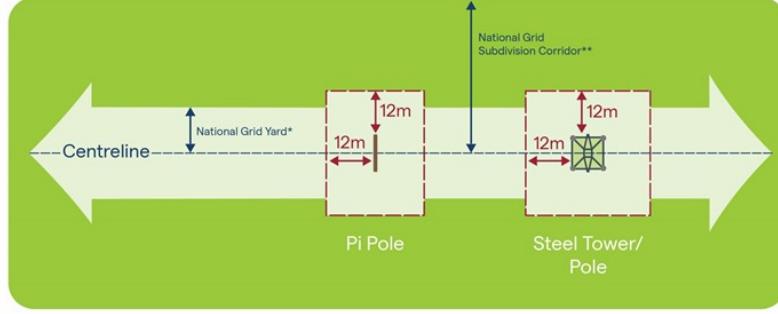
	production, and species composition and growth has been modified and is being managed for livestock grazing.
indigenous vegetation	means a community of vascular plants, mosses and/or lichens that includes species native to the ecological district and many include exotic species.
industrial activity	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. (National Planning Standard definition)
industrial and trade waste	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater. (National Planning Standard definition)
infrastructure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means</i> —</p> <ul style="list-style-type: none"> (a) <i>pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy:</i> (b) <i>a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001:</i> (c) <i>a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989:</i> (d) <i>facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—</i> <ul style="list-style-type: none"> a. <i>uses them in connection with the generation of electricity for the person's use; and</i> b. <i>does not use them to generate any electricity for supply to any other person</i> (e) <i>a water supply distribution system, including a system for irrigation:</i> (f) <i>a drainage or sewerage system:</i> (g) <i>structures for transport on land by cycleways, rail, roads, walkways, or any other means:</i> (h) <i>facilities for the loading or unloading of cargo or passengers transported on land by any means:</i> (i) <i>an airport as defined in section 2 of the Airport Authorities Act 1966:</i> (j) <i>a navigation installation as defined in section 2 of the Civil Aviation Act 1990:</i> (k) <i>facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988:</i> (l) <i>anything described as a network utility operation in</i>

	<i>regulations made for the purposes of the definition of network utility operator in section 166</i>
intensive primary production	<p>means either:</p> <ol style="list-style-type: none"> primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. primary production activities involving the keeping or rearing of livestock that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover, but excludes intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year.
internal boundary	means any boundary of the net area of a site other than a road boundary and includes a side boundary.
investigation activities	<p>means the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation and includes the following structures and activities:</p> <ol style="list-style-type: none"> erecting an anemometer mast; erecting weather stations for the measurement of meteorological conditions; digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; installing instruments into drill holes for monitoring groundwater levels and land movement; erecting survey monuments and installing instruments to monitor land movement; erecting telemetry stations for the transmission of instrument data; installing microseismic stations to measure microseismic activity and ground noise; erection of signs or notices giving warning of danger; and security fencing associated with the above structures and activities.
irrigation	means the activity of applying water to land by means of a constructed system, including border dyke systems, for the purpose of assisting production of vegetation or stock on that land.
lake	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p style="padding-left: 20px;"><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></p> <p style="padding-left: 20px;">(National Planning Standard definition)</p>
land	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p style="padding-left: 20px;"><i>(a) includes land covered by water and the airspace above land; and</i></p>

	<p><i>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</i></p> <p><i>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</i></p> <p>(National Planning Standard definition)</p>
land disturbance	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land. (National Planning Standard definition)
land rehabilitation	means the rehabilitation of land following the removal of closed canopy wilding conifers through restoration of pasture or indigenous vegetation through means including cultivation, root raking, direct drilling, planting, fencing, topdressing and oversowing.
land transport corridor	means any road reserve containing a formed road.
land transport infrastructure	means any infrastructure, building, equipment or devices that support the movement of people and goods by land, including: <ol style="list-style-type: none"> cycle facilities including cycleways, cycle parking, cycle hire stations and cycle maintenance stands; pedestrian facilities and accessways, including footpaths, footways and foot bridges; roads including carriageways, pavements and surfacing, bridges, tunnels, culverts, retaining walls, underpasses, overpasses, verge and berms; lighting, signals, signs and control structures and devices associated with intelligent transport systems including vehicle detection systems (electronic vehicle identification and infrared vehicle occupancy counters), incident detection, emergency telephones, cables and ducting; safety devices including hand rails, bollards, cameras, weather stations, road markings, rumble strips, barriers, fences, speed tables and speed cushions and traffic separators; other traffic control devices including traffic islands, level crossings, pedestrian crossings, roundabouts and intersection controls, traffic and cycle monitoring devices; parking control devices; site access including vehicle crossings; street and rail furniture, artworks, passenger shelters and ticketing and tolling facilities; and stormwater management facilities, culverts, ventilation structures, drainage devices and erosion control devices.
landfill	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas. (National Planning Standard definition)
landscaping	means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.

large farm building	means a farm building with either a building footprint greater than 10 metres x 10 metres or with a height greater than 8 metres.
lifeline utility infrastructure	means infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)
line	means a wire, cable or conductor, or bundles of wires or cables, used or intended to be used for: <ol style="list-style-type: none"> carrying electric current along an electricity transmission line or electricity distribution line, including any associated hardware and insulation; or the transmission or reception of any telecommunication signal.
<u>liquefaction</u>	<u>means a process where saturated silty or sandy soils behave more like a liquid than a solid during strong earthquake shaking.</u>
loading space	means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.
local road	means any road other than a state highway, arterial road or collector road, and includes cul-de-sacs and service lanes.
mahika kai activities	means the harvesting of indigenous vegetation or indigenous fauna by mana whenua, in accordance with tikanga, for traditional uses. These include but are not limited to: <ol style="list-style-type: none"> food / plant gathering; carving; weaving; and traditional medicine
maintenance of Waitaki power scheme, Opuha scheme or National Grid	means undertaking work and activities, including erosion control works, necessary to keep the infrastructure operating at an efficient and safe level.
<u>major hazard facility</u>	<u>Has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016. Means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20.</u>
midden	A place where the remains of food (such as fish and bones), ash and charcoal from fires, and other traces of settlement can be found.
mining	has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out below) <ol style="list-style-type: none"> <i>means to take, win, or extract, by whatever means,</i> <ol style="list-style-type: none"> <i>a mineral existing in its natural state in land; or</i> <i>a chemical substance from a mineral existing in its natural state in land;</i> <i>and</i> <i>includes</i> <ol style="list-style-type: none"> <i>the injection of petroleum into an underground gas storage facility; and</i>

	<p>ii. <i>the extraction of petroleum from an underground gas storage facility;</i> <i>but</i> <i>does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph a.</i></p>
minor residential unit	means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site. (National Planning Standard definition)
mobstocking	means confining livestock in an area in which there is insufficient feed and in a way that results in the removal of all or most available vegetation.
motorised craft	means any water craft powered by an engine.
National Grid	means the assets used or owned by Transpower New Zealand Limited.
National Grid subdivision corridor	<p>means the area measured either side of the centreline of above ground national grid transmission lines as follows (and illustrated in the darker green below):</p> <ol style="list-style-type: none"> 16 metres for 110 kV transmission lines on pi poles; 37 metres for 220 kV transmission lines; 39 metres for 350 kV transmission lines. <p>The corridor does not apply to designated assets.</p>  <p>* National Grid Yard: 12m ** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage</p>
National Grid support structure	means a pole or tower (including a steel monopole where they replace a steel lattice tower) that is part of the National Grid.

National Grid yard	<p>means (as illustrated in light green below):</p> <ol style="list-style-type: none"> the area located 12 metres either side of the centreline of any overhead 110kV, 220kV, or 350kV national grid transmission line on pi poles or towers (including steel monopoles where these replace steel lattice towers); and the area located 12 metres in any direction from the outer visible edge of a national grid support structure.  <p>* National Grid Yard: 12m ** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</i></p> <p>(National Planning Standard definition)</p>
natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</i></p> <p>(National Planning Standard definition)</p>
<u>natural hazard mitigation works</u>	<p><u>any work or structure intended to prevent or control the effects of a natural hazard. It includes, but is not limited to:</u></p> <ol style="list-style-type: none"> <u>defences against water; and</u> <u>land instability hazard mitigation works.</u> <p><u>It excludes any building platform or vehicle accessway.</u></p>
<u>natural hazard sensitive building</u>	<p><u>means a building which:</u></p> <ol style="list-style-type: none"> <u>Contains one or more habitable room; and/or</u> <u>Contains one or more employee (at least one full time equivalent); and /or</u> <u>Is a place of assembly; and/or</u> <u>Is serviced with a sewerage system or connected to a potable water supply.</u> <p><u>Excludes:</u></p> <ul style="list-style-type: none"> <u>Any attached garage or detached garage that is not a habitable room</u> <u>That part of an aircraft hangar that is not a habitable room</u> <u>A below ground swimming pool</u>

	<ul style="list-style-type: none"> • <u>A deck</u> • <u>An unenclosed building without a floor</u> • <u>Any building with a dirt /gravel or similarly unconstructed floor</u> • <u>Farm sheds used solely for storage</u> • <u>Animal shelters with a dirt /gravel or similarly unconstructed floor</u> • <u>Infrastructure</u> <p><u>Note for plan users:</u> Where an aircraft hangar includes a habitable room, the habitable room is included in the definition of “natural hazard sensitive building”, and NH-R1 and NH-R2 applies.</p>
net floor area	<p>means the sum of any gross floor area; and</p> <p>(a) includes:</p> <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but <p>(b) excludes:</p> <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. <p>(National Planning Standard definition)</p>
net site area	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
network utility operator	<p>has the same meaning as in s166 of the RMA (as set out below)</p> <p><i>means a person who—</i></p> <ul style="list-style-type: none"> a. <i>undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i> b. <i>operates or proposes to operate a network for the purpose of</i> <ul style="list-style-type: none"> i. <i>telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i> ii. <i>radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</i> c. <i>is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</i> d. <i>undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i> e. <i>undertakes or proposes to undertake a drainage or sewerage</i>

	<p>system; or</p> <p>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— and the words network utility operation have a corresponding meaning.</p> <p>(National Planning Standard definition)</p>
no net loss	<p>means, in relation to indigenous biodiversity, no reasonably measurable overall reduction in:</p> <ol style="list-style-type: none"> the diversity of indigenous species or recognised taxonomic units; and indigenous species' population sizes (taking into account natural fluctuations) and long-term viability; and the natural range inhabited by indigenous species; and the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.
<u>non critical infrastructure (in relation to Natural Hazards Chapter only)</u>	<u>means all infrastructure that is not critical infrastructure.</u>
notional boundary	<p>means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</p> <p>(National Planning Standard definition)</p>
<u>occupied building</u>	<u>means a building in which people reside, occupy or work on a permanent or regular basis; and includes residential units, home occupations, factory farming, wintering barns, herd homes and dairy sheds.</u>
operating easement	<p>means land Genesis Energy or Meridian Energy has an operating easement over. The purpose of this easement is to provide for activities to be undertaken by Genesis Energy or Meridian Energy as part of the management of the hydro facilities associated with the Waitaki power scheme.</p>
operational need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p> <p>(National Planning Standard definition)</p>
Opuha scheme	<p>means the electricity generation activity associated with the Opuha Dam and power station (including the regulating pond and downstream weir) and all structures, works, facilities, components, plant and activities undertaken to facilitate that</p>

	generation.
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. (National Planning Standard definition)
outdoor storage	means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
parking space	means a space on a site available at any time for accommodating one stationary motor vehicle. Such parking space shall not be located on any access or outdoor living space and shall have vehicular access to a road or service lane.
pastoral intensification	means topdressing and oversowing.
place of assembly	means land or buildings used for principally for public or private assembly of people for recreation, cultural, spiritual or entertainment activities and includes halls and community centres.
plantation forest or plantation forestry	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Plantation Forestry (as set out below) <i>means a forest deliberately established for commercial purposes, being:</i> a. <i>at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</i> b. <i>includes all associated forestry infrastructure; but</i> c. <i>does not include:</i> i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> ii. <i>forest species in urban areas; or</i> iii. <i>nurseries and seed orchards; or</i> iv. <i>trees grown for fruit or nuts; or</i> v. <i>long-term ecological restoration planting of forest species; or</i> vi. <i>willows and poplars space planted for soil conservation purposes.</i>
pole	means a structure that supports infrastructure equipment including conductors, lines, cables, lights or antennas, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
primary production	means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a.; c. includes any land and buildings used for the production of the commodities from a. and used for the initial processing of the

	<p>commodities in b.; but</p> <p>d. excludes further processing of those commodities into a different product.</p> <p>(National Planning Standard definition)</p>
principal building	means a building or buildings used as part of the activity or activities for which the site is primarily used. Principal buildings can include residential units, but do not include accessory buildings.
<u>qualified arborist</u>	<p><u>means a person who:</u></p> <p>a. <u>by possession of a recognised arboriculture degree, diploma or certificate and relevant on the job experience, is familiar with the tasks, equipment and hazards involved in arboriculture operations; and</u></p> <p>b. <u>has demonstrated competency to Level 4 NZQA Certificate in Horticultural Services (Arboriculture) standard (or be of an equivalent arboriculture standard).</u></p>
quarry	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
	(National Planning Standard definition)
quarrying activities	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
	(National Planning Standard definition)
recreational activity	means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity or commercial activities.
refurbishment of Waitaki power scheme Opuha scheme or National Grid	means the upgrade or renewal (to gain efficiencies in generating and transmitting electricity) of machinery, buildings, plant, structure, facilities, works or components and operating facilities associated with the infrastructure.
regionally significant infrastructure	<p><u>means:</u></p> <p>a. the state highway network and arterial roads</p> <p>b. telecommunication networks</p> <p>c. the National Grid</p> <p>d. wastewater collection, treatment and disposal networks</p> <p>e. community land drainage infrastructure</p> <p>f. community potable water systems</p> <p>g. established community-scale irrigation and stockwater infrastructure</p> <p>h. electricity distribution network</p>

relocated building	includes any building that is removed from one site and relocated to another site, in whole or in parts. It excludes any new building constructed or prefabricated off-site, in whole or in parts, and transported to a site.
reserve	means a reserve in terms of the Reserves Act 1977.
residential activity	means the use of land and building(s) for people's living accommodation. (National Planning Standard definition)
residential unit	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. (National Planning Standard definition)
residential visitor accommodation	means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.
<u>residual risk</u>	<u>in relation to the HASZ-Hazardous Substances Chapter, means any risk of an adverse effect that remains after other industry controls and legislation, such as the Hazardous Substances and New Organisms Act 1996 and regional planning instruments, have been complied with.</u>
retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition)
reverse sensitivity	means the potential for an approved (whether by consent or designation), lawfully established existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment, intensification, or alteration of another activity that may be sensitive to the actual, potential or perceived adverse environmental effects generated by the approved, lawfully established existing or permitted activity.
river	has the same meaning as in section 2 of the RMA (as set out below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). (National Planning Standard definition)
road	has the same meaning as in section 2 of the RMA (as set out below)

	<p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989</p> <p>Section 315 of the Local Government Act 1974 road definition:</p> <p>road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— h. but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989 <p>Section 2(1) of the Government Roading Powers Act 1989 motorway definition</p> <p>motorway—</p> <ul style="list-style-type: none"> a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level. <p>(National Planning Standard definition)</p>
road boundary	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same

	meaning as road boundary.
root protection zone	<p>means the circular area surrounding a notable tree, taken from the outer extent of the canopy on decurrent (spreading) trees or half the height of excurrent (upright/columnar) trees. If in doubt about which to apply, use whichever of the two measurements is greater. With irregular shaped trees (e.g. leading trees), the root protection zone is taken from the greatest radial spread of the canopy from the trunk in a full circle around the tree. Note: dripline means the same as root protection zone.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Spreading Canopy Trees</p> <p>The root protection zone is defined as the outer extent of the branch spread</p> </div> <div style="text-align: center;">  <p>Columnar Canopy Trees</p> <p>The root protection zone is calculated as half the height of the tree</p> </div> </div>
rural industry	<p>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p> <p>(National Planning Standard definition)</p>
rural selling place	<p>means the use of land and/or buildings on, or within which, rural produce grown or produced by the operator of the rural selling place, and products manufactured from it, are offered for sale to the general public.</p>
rural tourism activity	<p>means the use of land and/or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes:</p> <ol style="list-style-type: none"> a. guiding, training, education and instructing; b. ancillary services such as booking offices and transportation; c. ancillary retail activity, including sale of alcohol to participants; d. walking and cycling tracks and associated accommodation; and e. facilities to provide opportunities for viewing scenery.
sensitive activity	<p>means any:</p> <ol style="list-style-type: none"> a. residential activity b. visitor accommodation c. community facility d. educational facility

sensitive area	means any: a. Scenic Viewing Area b. Scenic Grasslands c. Lakeside Protection Area d. Silent File Areas e. area within the setback distance specified in Table NATC-1.
sensitive material	means: a. human remains and koiwi b. an archaeological site c. a Māori cultural artefact/taonga d. a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).
service lane	means service lane as defined in Section 315 of the Local Government Act 1974.
service station	Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following: a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); c. warrant of fitness testing; d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; e. truck stops; f. light engineering; g. carwash facilities; h. other retail sales subsidiary to the main use of the site.
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
sewage	means human excrement and urine. (National Planning Standard definition)
shelterbelt	means trees or vegetation planted predominately to provide shelter limited to a maximum average width of 30 metres from stem to stem.
side boundary	means any boundary of a site generally at right angles to a road boundary.
Significant indigenous vegetation and significant habitats of indigenous fauna	means areas of indigenous vegetation or habitats of indigenous fauna which: a. meet the criteria listed in the Canterbury Regional Policy Statement's Policy 9.3.1 and Appendix 3; or b. are listed in Appendix I as a Site of Natural Significance.

silent file	means sites identified by Ngā Rūnaka as requiring special protection due to the presence of significant wāhi tapu (sacred places) or wāhi taoka (treasured possessions) in the area. Information on these sites are held in a Silent File.
site	<p>means:</p> <ol style="list-style-type: none"> an area of land comprised in a single record of title under the Land Transfer Act 2017; or an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. <p>(National Planning Standard definition)</p>
skylight	means a window set in a roof or ceiling
small farm building	means a farm building with a maximum building footprint of 10 metres x 10 metres and a maximum height of 8 metres.
small-scale renewable electricity generation activity	means an activity that generates electricity for use on a site and is ancillary to the principal use of the site, and may include: <ol style="list-style-type: none"> supply of up to 20 other sites; and / or distribution of any surplus electricity generated into the electricity distribution network.
State Highway	means a State Highway declared under the Government Roading Powers Act 1989.
stock tracks and crossings	(In relation to Section 19, Rule 1.1.1(1)) means manmade tracks or crossings constructed for use by stock but excludes tracks naturally formed by stock use.
stormwater	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within. (National Planning Standard definition)
strategic transport network	transport networks and operations of national or regional significance. These include: <ol style="list-style-type: none"> <u>State Highways</u>; <u>Arterial Roads</u>.
structure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> <p>(National Planning Standard definition)</p>

subdivision	<p>has the same meaning as “subdivision of land” in section 218 of the RMA (as set below)</p> <p><i>means—</i></p> <p>a. <i>the division of an allotment—</i></p> <ul style="list-style-type: none"> i. <i>by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i> ii. <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i> iii. <i>by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i> iv. <i>by the grant of a company lease or cross lease in respect of any part of the allotment; or</i> v. <i>by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</i> <p>b. <i>an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</i></p> <p>(National Planning Standard definition)</p>
surface fault rupture	<p><u>means the sudden and permanent fracturing, ripping, buckling and folding of the ground caused by underground movement on an earthquake fault reaching the ground surface.</u></p>
telecommunications	means as defined in section 5 of the Telecommunications Act 2001.
temporary infrastructure	means portable or transportable infrastructure which does not have permanent foundations, such as generators, pumps or fuel tanks, required on a temporary basis, such as during construction or other temporary activity, for a finite period of time.
territorial authority	<p>has the same meaning as in section 5 of the Local Government Act 2002 (as set below)</p> <p><i>means a city council or a district council named in Part 2 of Schedule 2.</i></p>
tower	means a lattice structure that supports conductors, lines, cables or antennas. A tower includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
trade-based retail	<p>means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and landscaping suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);

	<p>g. industrial clothing and safety equipment suppliers; and</p> <p>h. office furniture, equipment and systems suppliers.</p>
transmission line	<p>a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the National Grid; and</p> <p>b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a. applies; but does not include an electricity substation.</p>
transport network	means all transport infrastructure, services and mechanisms that contribute to providing for all forms of transport including multi modal transport and active transport, including all ancillary structures or equipment associated with the transport network.
tussock grasslands	means areas generally supporting native tussock grasses but typically comprising a mosaic of vegetation types that could include considerable areas of bare/stoney ground, mixed exotic/native herbfield, cushion and mat vegetation, native shrubs and exotic species such as browntop and hawkweed.
upgrade	in relation to infrastructure and renewable electricity generation activities, means activities undertaken to increase the capacity, operational efficiency, security or safety of existing assets and activities
vegetation clearance	means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying, burning, irrigation, artificial drainage, and mob stocking. It includes oversowing, topdressing or overplanting on land that is not improved pasture. Clearance of vegetation shall have the same meaning.
vehicle crossing	means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (National Planning Standard definition) .
Waitaki power scheme	means the electricity generation activities in the Waitaki River Catchment including the structures, works, facilities, components, plant and activities undertaken to facilitate and enable the generation of electricity from water. It includes power stations, dams, weirs, control structures, penstocks, canals, tunnels, siphons, spillways, intakes, storage of goods, materials and substances, switchyards, fish and elver screens and passes, booms, site investigation works, erosion and flood control, access requirements (including public access), jetties, slipways and landing places, signs, earthworks, monitoring, investigation and communication equipment and transmission network.

wastewater	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. (National Planning Standard definition)
water	has the same meaning as in section 2 of the RMA (as set out below) <ul style="list-style-type: none"> (a) means <i>water in all its physical forms whether flowing or not and whether over or under the ground:</i> (b) <i>includes fresh water, coastal water, and geothermal water:</i> (c) <i>does not include water in any form while in any pipe, tank, or cistern.</i> (National Planning Standard definition)
waterbody	has the same meaning as in section 2 of the RMA (as set out below) <p style="text-align: center;"><i>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</i></p> (National Planning Standard definition)
wetland	has the same meaning as in section 2 of the RMA (as set out below) <p style="text-align: center;"><i>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</i></p> (National Planning Standard definition)
wilding conifers	means <i>Pinus contorta (Lodgepole Pine), Pinus nigra (Corsican Pine), Pinus sylvestris (Scots Pine), Pinus mugo (Dwarf Mountain Pine), Pinus uncinata (Mountain Pine), Pinus ponderosa (Ponderosa pine), Larix decidua (European Larch), and Pseudotsuga menziesii (Douglas Fir).</i>
woodlot	means a stand of trees for the purposes of firewood, the creation of other wood products, celebration trees, erosion control, pest, or wilding tree management purposes, but excluding commercial plantation forestry.
yard-based retail	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.

Abbreviations

Abbreviations	Full terms
<u>APP</u>	<u>Appendix</u>
<u>ARI</u>	<u>Annual Recurrence Interval</u>
<u>ATC</u>	<u>A Thriving Community</u>
<u>CL</u>	<u>Contaminated Land</u>
<u>CMUZ</u>	<u>Commercial and Mixed Use Zones</u>
<u>CON</u>	<u>Controlled Activity Status</u>
<u>CRC</u>	<u>Canterbury Regional Council</u>
<u>CRPS</u>	<u>Canterbury Regional Policy Statement</u>
<u>DEV</u>	<u>Development Area</u>
<u>DIS</u>	<u>Discretionary Activity Status</u>
<u>District</u>	<u>Mackenzie District</u>
<u>District Plan</u>	<u>Mackenzie District Plan</u>
<u>EW</u>	<u>Earthworks</u>
<u>FMA</u>	<u>Forestry Management Area</u>
<u>GIZ</u>	<u>General Industrial Zone</u>
<u>GRUZ</u>	<u>General Rural Zone</u>
<u>HAIL</u>	<u>Hazardous Activities and Industries List</u>
<u>HAZS</u>	<u>Hazardous Substances</u>
<u>HH</u>	<u>Historic Heritage</u>
<u>HI</u>	<u>Hydro Innundation</u>
<u>HNZPT</u>	<u>Heritage New Zealand Pouhere Taonga</u>
<u>HSNO Act</u>	<u>Hazardous Substances and New Organisms Act 1996</u>
<u>HSW Act</u>	<u>Health and Safety at Work Act 2015</u>
<u>LPA</u>	<u>Lakeside Protection Area</u>
<u>INF</u>	<u>Infrastructure</u>
<u>LRZ</u>	<u>Low Density Residential Zone</u>
<u>LFRZ</u>	<u>Large Format Retail Zone</u>
<u>LLRZ</u>	<u>Large Lot Residential Zone</u>
<u>MDC</u>	<u>Mackenzie District Council</u>

MRZ	Medium Density Residential Zone
MUZ	Mixed Use Zone
MW	Mana Whenua
NATC	Natural Character
NC	Non-Complying Activity Status
NCZ	Neighbourhood Centre Zone
NE	Natural Environment
NES	National Environmental Standard
NESCS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NESTF	National Environmental Standards for Telecommunication Facilities
NFL	Natural Features and Landscapes
NH	Natural Hazards
NPS	National Policy Statement
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
PA	Public Access
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
PER	Permitted Activity Status
PR	Prohibited Activity Status
PREC	Precinct
RDIS	Restricted Discretionary Activity Status
REG	Renewable Electricity Generation
RESZ	Residential Zones
RLZ	Rural Lifestyle Zone
RMA	Resource Management Act 1991
SASM	Sites and Areas of Significance to Māori
SCA	Specific Control Area
STEM	Standard Tree Evaluation Method
SUB	Subdivision

TCZ	<u>Town Centre Zone</u>
TRAN	Transport
TREE	<u>Notable Trees</u>
UFD	Urban Form and Development
VAL	Visual Amenity Landscape

Note: The changes in this section are proposed by Variation 1 to Plan Change 26.

Infrastructure

Introduction

This chapter contains district-wide provisions relating to infrastructure.

Infrastructure is important for the community's well-being and how the community functions. There is a range of infrastructure located in the District, some of which supports the local community, while other infrastructure is important at a regional or national scale. Infrastructure often has a functional need or operational need to be in, or traverse, a particular location, but can have adverse effects on the environment, particularly in areas that have significant or outstanding natural values or mana whenua values. This chapter provides direction on how infrastructure is to be provided for to meet the needs of the community, while appropriately managing its adverse effects.

In relation to the National Grid, the District Plan must give effect to the National Policy Statement on Electricity Transmission. This includes a requirement to avoid, as far as reasonably practicable, reverse sensitivity effects on the electricity transmission network and to ensure that its operation, maintenance, upgrading, and development is not compromised. This chapter, along with the earthworks and subdivision chapters, contain provisions to give effect to this.

In addition to the provisions in this chapter, the provisions in Table 1 also apply to infrastructure. Beyond the provisions listed in Table 1, no other provisions in this plan apply to infrastructure, except where specified within the provisions of this chapter.

Table 1

Topic	Plan Provisions that Apply to Activities Managed in this Chapter
Strategic Directions	All provisions in the ATC, MW, NE and UFD chapters
Contaminated Land	All provisions in the Contaminated Land Chapter.
Natural Hazards	Section 5 – Business Objective 4 Section 7 – Rural Objective 7, Rural Policies 7A & 7B All provisions in Section 18 the Natural Hazards Chapter
Hazardous Substances	HAZS-O2, HAZS-P1, HAZS-P2, HAZS-R1, HAZS-R2
Historic Heritage	All provisions in Section 11 – the Historic Heritage Protection Chapter
Notable Trees	All provisions in Section 11 – Heritage Protection the Notable Trees Chapter
Sites and Areas of Significance to Māori	SASM-R5 and SASM-R6
Ecosystems and Indigenous Biodiversity	Section 19 – Ecosystems and Indigenous Biodiversity - Rules 1.1.1.1, 2.1.1 and 2.2.1 (relating to the National Grid) and the Objective and Policies but only insofar as they apply to the activities

	managed by Rules 1.1.1.1, 2.1.1 and 2.2.1
Activities on the Surface of Water	Section 7 - Rural Objective 8, Rural Policies 8A — 8H, and Rules 7A — Activities on or Within Waterbodies
Lighting	All provisions in the Light Chapter
Noise	Section 5 — Rules 1.3.1.b, 1.5.1, 1.6.1, 3.3.6.g, 3.5.1 Section 6 — Rule 12 Section 7 — Rules 15.1.1, 15.1.1h and 15.2.1 Section 8 — Rule 1.7.7
Signs	All provisions in Section 12 — Signs and Aerial Distractions

The provisions in the earthworks chapter do not apply to earthworks ancillary to the infrastructure activities managed in this chapter (unless specified within the rules in this chapter), but do apply to the construction of new roads and access tracks associated with any infrastructure.

Activities which are managed in the Renewable Electricity Generation chapters are not subject to the provisions in the Infrastructure chapter.

Objectives and Policies

Objectives	
INF-O1	Infrastructure
Infrastructure is developed and maintained to meet the needs, and provide for the health, safety and wellbeing, of people and communities and is integrated with subdivision, land use and development.	
INF-O2	Adverse Effects of Infrastructure
The adverse effects of infrastructure on the surrounding environment are managed according to the sensitivity of the environment and the functional needs or operational needs of the infrastructure.	
INF-O3	Adverse Effects on Infrastructure
The efficient, effective and safe operation, maintenance, upgrading and development of regionally significant infrastructure and lifeline utility infrastructure is not constrained or compromised by other activities.	
Policies	
INF-P1	Benefits of Infrastructure
Recognise the national, regional and local benefits of infrastructure to the economic, social, cultural and environmental wellbeing, and health and safety, of people and communities, and the functioning of the District and beyond, by providing for infrastructure throughout the District.	
INF-P2	Ongoing Use of Existing Infrastructure
Enable the operation, maintenance, replacement, reconstruction, and minor upgrades to, existing infrastructure.	
INF-P3	Integration of Infrastructure
Encourage:	

1. the coordination of infrastructure planning and delivery with land use, subdivision, development and urban growth;
2. the co-location of compatible structures and facilities; and
3. technological improvements and enhancements.

INF-P4	Managing Adverse Effects of Infrastructure
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Manage infrastructure, including ancillary earthworks, so that:

1. its form, location and scale minimises adverse effects on the environment;
2. it is compatible with the values and anticipated character of the surrounding environment; and
3. consideration is given to the extent that the management of the adverse effects of infrastructure in accordance with clauses 1. and 2. may be constrained by the operational needs and functional needs of the infrastructure.

INF-P5	Infrastructure in Sensitive or Significant Areas
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Avoid locating infrastructure in identified sensitive areas (outside the road reserve) or within an area of significant indigenous vegetation or significant habitat of indigenous fauna, unless:

1. there is a functional or operational need for the infrastructure to be in that location;
2. it is demonstrated through site, route or method selection, design measures and other management methods how significant adverse effects on the values of the sensitive or significant area have been avoided as far as practicable, and otherwise remedied or mitigated;
3. where there are more than minor adverse effects that cannot be avoided, remedied or mitigated, regard is had to any offsetting or compensation; and
4. Following application of 1. - 3. above, there are no significant adverse effects remaining, (except that this clause shall not apply to the National Grid).

INF-P6	Infrastructure on Highly Productive Land
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Avoid locating infrastructure on Highly Productive Land, unless:

1. it is small-scale and does not impact the productive capacity of the land; or
2. it is regionally significant infrastructure or lifeline utility infrastructure and has a functional need or operational need to be located on the highly productive land; and
3. for both 1. and 2. above, any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land within the District is minimised or mitigated.

INF-P7	Infrastructure in Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna
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In addition to INF-P5, avoid new infrastructure (that is not the National Grid) that has adverse effects on the following, in an area of significant indigenous vegetation and significant habitats of indigenous fauna:

1. loss of ecosystem representation and extent;
2. disruption to sequences, mosaics, or ecosystem function;
3. fragmentation of significant indigenous vegetation and significant habitats of indigenous fauna or the loss of buffers or connections within significant indigenous vegetation and significant habitats of indigenous fauna;
4. a reduction in the function of the significant indigenous vegetation and significant habitats of indigenous fauna as a buffer or connection to other important habitats or ecosystems; and
5. a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use significant indigenous vegetation and significant habitats of indigenous fauna for any part of their life cycle,

unless it is lifeline utility infrastructure or regionally significant infrastructure, in which case INF-P5 applies instead, where:

6. the infrastructure provides significant national or regional public benefits;
7. there is a functional need or operational need for the infrastructure to be in that particular location; and
8. there are no practicable alternative locations for the infrastructure outside of an area of significant indigenous vegetation and significant habitats of indigenous fauna.

INF-P8	Radiofrequency, Electric and Magnetic Fields
Require compliance with national environmental standards or other nationally recognised standards or guidelines to manage the potential adverse effects of radiofrequency, electric and magnetic fields.	
INF-P9	Managing Activities in the National Grid Yard
Within the National Grid yard, avoid sensitive activities, and avoid earthworks, buildings and structures that may compromise the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid, or constrain access to it.	
INF-P10	Managing Activities in the Electricity Distribution Corridor
Manage activities in the Electricity Distribution Corridor to ensure they do not compromise the safe, effective and efficient operation, maintenance, upgrading and development, or unduly constrain access to, the electricity distribution network.	

Rules

Notes for Plan Users:

1. *Activities must also comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 and the Electricity (Hazards from Trees) Regulations 2003.*
2. *Notwithstanding the rules in the District Plan:*
 - *the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 apply to the operation, maintenance, upgrading, relocation or removal of National Grid transmission lines that were operating or able to be operated on, or prior to, 14 January 2010 and remain part of the National Grid.*
 - *the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 apply to a range of telecommunications infrastructure.*
3. *The rules in this chapter do not apply to activities which are managed through the rules in the Transport chapter.*

Existing Infrastructure

INF-R1	Operation, Maintenance or Removal of Existing Infrastructure, Including Access Tracks	
All Zones	Activity Status: PER	
INF-R2	Upgrading of Above Ground Infrastructure	
All Zones	Activity Status: PER Where: 1. The realignment, reconfiguration,	Activity status when compliance is not achieved with R2.1 — R2.10: RDIS

	<p>relocation or replacement of a line, pipe, pole, tower, cross arms, switch, transformers, cabinet or accessory structure shall be within 5m of the existing alignment or location.</p> <ol style="list-style-type: none"> 2. A pole is not replaced with a tower. 3. The height of any replacement pole or tower does not exceed the greater of: <ol style="list-style-type: none"> a. the height of the existing pole or tower; or b. the height set out in INF-S3. 4. The diameter or width of a replacement pole: <ol style="list-style-type: none"> a. Must not exceed twice that of the replaced pole at its widest point; or b. Where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times the width of the replaced pole at its widest point. 5. The footprint of a replacement tower shall not exceed the width of the tower by more than 25%. 6. Additional lines must not exceed a 50mm diameter. 7. The replacement of a line shall not exceed the diameter of the replaced line, or 50mm, whichever is the greater. 8. Additional cross arms must not exceed the length of the existing cross arm by more than 100%, up to a maximum of 4m. 9. A replacement panel antenna must not increase the face area by more than 20%. 10. A replacement dish antenna must not increase in diameter by more than 20%. <p>And the activity complies with the following standards: INF-S2</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R3	Minor Upgrade in Relation to Opuha Dam	
All Zones	Activity Status: PER Where:	Activity status when compliance is not achieved with R3.2: RDIS

	<ol style="list-style-type: none"> 1. The upgrading relates to machinery, buildings, plant, structures, facilities, works or components of the Opuha Dam. 2. The upgrade does not increase the footprint of any machinery, buildings, plant, structures, facilities, works or components of the Opuha Dam by more than 25%, or 50m², whichever is the lesser. 3. Any upgrade does not increase the overall maximum operating level of the lake. <p>And the activity complies with the following standards: INF-S2, INF-S5</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure SASM-MD1 Activities in a SASM</p> <p>Activity status when compliance is not achieved with R3.1 or R3.3: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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All Infrastructure

INF-R4	Temporary Infrastructure	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The temporary infrastructure is located on a site for no more than 12 months and is removed from the site when the works or activity for which the temporary infrastructure is required is complete. <p>And the activity complies with the following standards: INF-S2, INF-S5</p>	<p>Activity status when compliance is not achieved with R4.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The necessity for a longer timeframe. b. The adverse effects, including cumulative adverse effects, of the temporary infrastructure on the anticipated character and amenity values of the surrounding environment. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R5	Navigational Aids, Meteorological, Sensing and Environmental Monitoring Equipment (including air quality and meteorological)	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any structure does not exceed 5m 	<p>Activity status when compliance is not achieved with R5.1: RDIS</p> <p>Matters of discretion are restricted</p>

	<p>above the height limit otherwise applying in the zone, precinct or overlay in which the building is located and 6m² in footprint, but excluding any lightning rods, antennas, earth peak or GPS unit and their associated mounting structures; or</p> <p>2. Where the equipment is attached to a pole, tower or other support structure, it complies with INF-S3.</p> <p>And the activity complies with the following standards: INF-S2, INF-S5</p>	<p>to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R6	Any Infrastructure Buildings or Structure, or Accessory Building to Infrastructure Not Otherwise Listed	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building or structure does not exceed: <ol style="list-style-type: none"> a. 50m² in gross floor area; and b. 4m in height in any residential or rural lifestyle zone; or c. in other zones, the height limit otherwise applying in the zone, precinct or overlay in which the building is located. 2. Buildings more than 10m² in gross floor area or over 3.5m in height are set back: <ol style="list-style-type: none"> a. from the road boundary by a distance of not less than half the height of the structure; and b. from any internal boundary with a residential zone by a distance of not less than half the height of the structure. 3. Any building or structure located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>And the activity complies with the following standards: INF-S1, INF-S2, INF-S3, INF-S5</p>	<p>Activity status when compliance is not achieved with R6.1 or R6.2: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Where compliance is not achieved with R6.1.a or R6.1.c, and the activity is located within an area identified in SASM-SCHED1, SCHED-2 or SCHED-4, SASM-MD1 Activities in a SASM</p> <p>Activity status when compliance is not achieved with R6.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R7	Below Ground Infrastructure	
All Zones	Activity Status: PER	Activity status when compliance

	<p>Where the activity complies with the following standards: INF-S1, INF-S5, EW-S4</p>	<p>with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R8	<p>New Lines and Associated Support Structures Including Towers and Poles</p>	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Where located within a Residential, Rural Lifestyle, Open Space, Commercial and Mixed Use, Industrial or Pukaki Village Zone: <ol style="list-style-type: none"> a. any new lines must be located underground; or b. any extension to an existing overhead line must involve no more than three additional support structures. 2. Any new lines, or any extension to an existing overhead line of more than three additional support structures, is not located within an ONL or ONF. <p>Where the activity complies with the following standards: INF-S1, INF-S2, INF-S3, INF-S5</p>	<p>Activity status when compliance is not achieved with R8.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The bulk, height, location and design of the lines and associated structures. b. The visibility of the lines and support structures and their compatibility with the amenity values of the respective zone, overlay or precinct and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated. <p>Activity status when compliance is not achieved with R8.2: RDIS</p> <ol style="list-style-type: none"> a. Whether there is a demonstrated functional need or operational need for the location of the activity. b. The extent to which adverse effects on the values of the ONL or ONF have been avoided as far as practicable through the proposal. c. The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided. d. The effectiveness of any proposed offsetting or compensation measures. e. The functional needs and operational needs of the activity. f. The benefits of the activity. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R9	<p>Reservoirs Containing less than 22,700 litres, Wells and Supply Intakes for the Reticulation or Provision of a Water Supply</p>	

All Zones	Activity Status: PER Where: 1. The activity is not located within an area identified in SASM-SCHED3. Where the activity complies with the following standards: INF-S1, INF-S5, EW-S4	Activity status when compliance is not achieved with R9.1: RDIS Matters of discretion are restricted to: SASM-MD1 Activities in a SASM Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
INF-R10	Irrigation and Stock Water Races, Open Drains and Channels	
All Zones	Activity Status: PER Where: 1. The activity is not located within an area identified in SASM-SCHED3. Where the activity complies with the following standards: INF-S1, INF-S5, EW-S4	Activity status when compliance is not achieved with R9.1: RDIS Matters of discretion are restricted to: SASM-MD1 Activities in a SASM Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
INF-R10A	Infrastructure Located Entirely Within an Existing Building	
All Zones	Activity Status: PER	
INF-R11	Any Infrastructure not Otherwise Listed	
All Zones	Activity Status: DIS	

Telecommunications

INF-R12	Customer Connection	
All Zones	Activity Status: PER	
INF-R13	Telecommunications (not regulated under NESTF)	
All Zones	Activity Status: PER Where: 1. any panel antenna:	Activity status when compliance is not achieved with R13.1-R13.7: RDIS

	<ol style="list-style-type: none"> a. does not exceed a width of 0.7m; and b. where located in a road reserve, fits within an envelope of 3.5m in length and 0.7m in width; 2. any dish antenna does not exceed a diameter of 1.2m in a residential zone or 3m in any other zone; 3. any omni directional 'whip' or dipole antenna does not exceed: <ol style="list-style-type: none"> a. 1.6m in vertical length; b. 60mm in diameter; and c. 1.5m in horizontal length; 4. any headframe does not exceed: <ol style="list-style-type: none"> a. 2.5m in diameter in Residential Zones outside the road reserve; b. the dimensions set out in 1.b. above in Residential Zones within the road reserve; or c. 6m in diameter in all other zones; 5. any antenna attached to a building does not exceed a height of 5m above the point it is attached to the building; 6. any telecommunications cabinet does not exceed a footprint of 2.5m² or a height above ground level of 2m; 7. any group of telecommunications cabinets does not exceed a footprint of 3m²; and 8. Any pole or telecommunications cabinet located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>And the activity complies with the following standards: INF-S1, INF-S2, INF-S3, INF-S5</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R13.8: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R14	Telecommunications regulated under NESTF, but which do not meet the permitted activity standards in Regulations 27, 29, 31, 33 or 35 of the NESTF	
All Zones	Activity Status: CON Where: <ol style="list-style-type: none"> 1. for panel antenna a width of 0.8m 	Activity status when compliance is not achieved with R14.1 — 14.2 RDIS

	<p>is not exceeded;</p> <ol style="list-style-type: none"> 2. for dish antenna, the antenna does not exceed a diameter of: <ol style="list-style-type: none"> a. 1.2m in a residential zone; or b. 3m in all other zones. 3. Any pole or telecommunications cabinet located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>And the activity complies with the following standards: INF-S1, INF-S2, INF-S3, INF-S5</p> <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R14.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R15	<p>Antenna attached to a building and regulated under NESTF, but which do not meet the permitted activity standards in Regulations 37 of the NESTF</p>	
All Zones	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any panel antenna does not exceed a maximum face area of 2m²; 2. any antenna attached to a building does not exceed a height of 5m above the point it is attached to the building. <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Activity status when compliance is not achieved with R15.1 or R15.2: RDIS</p> <p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R16	<p>Telecommunication cabinets regulated under NESTF, but which do not meet the permitted activity standards in Regulations 20, 21 or 22 of the NESTF</p>	
All Zones	<p>Activity Status: CON</p> <p>Where:</p>	<p>Activity status when compliance is not achieved with R16.1 — 16.2 RDIS</p>

	<ol style="list-style-type: none"> 1. any cabinet does not exceed a footprint of 2.5m² or a height above ground level of 2m; or 2. a group of telecommunications cabinets do not exceed a footprint of 3m². 3. Any telecommunications cabinet(s) located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. <p>Matters over which control are reserved: INF-MD1 Scale, Location and Design of Infrastructure</p>	<p>Matters of discretion are restricted to: INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Activity status when compliance is not achieved with R16.3: RDIS</p> <p>Matters of discretion are restricted to: INF-MD2 Reflectivity</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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Activities in the National Grid Yard

INF-R17	Accessory Buildings to any Sensitive Activity within the National Grid Yard	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The accessory building does not include a habitable room (e.g. a sleepout); 2. The accessory building is located more than 12m from a national grid support structure; and 3. The accessory building is no more than 2.5m in height and no more than 10m² in area. <p>And the activity complies with the following standards: INF-S4</p>	Activity status where compliance not achieved with R17.1 — 17.3: NC <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R18	Network Utility Operation, Infrastructure and Electricity Generation that Connects to the National Grid within the National Grid Yard	
All Zones	Activity Status: PER <p>Where the activity complies with the following standards: INF-S4</p>	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
INF-R19	Fences within the National Grid Yard	
All Zones	Activity Status: PER <p>Where:</p>	Activity status where compliance not achieved with R19.1: NC

	<p>1. The fence is located at least 5m from a National Grid pole, or 6m from a National Grid tower.</p> <p>And the activity complies with the following standards: INF-S4</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R20	<p>Ancillary Stockyards and Platforms, Including those Associated with Milking Sheds within the National Grid Yard</p>	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The stockyard or platform is located more than 12m from a National Grid support structure.</p> <p>And the activity complies with the following standards: INF-S4</p>	<p>Activity status where compliance not achieved with R20.1: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R21	<p>Uninhabited Farm and Horticultural Buildings and Structures within the National Grid Yard</p>	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The building or structure is located more than 12m from a National Grid support structure.</p> <p>And the activity complies with the following standards: INF-S4</p>	<p>Activity status where compliance not achieved with R21.1: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
INF-R22	<p>Artificial Crop Protection Structures or Crop Support Structures within the National Grid Yard</p>	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The structure does not exceed 2.5m in height; and</p> <p>2. The structure is located at least 8m from a National Grid transmission line pi-pole and 12m from any other National Grid support structure; and</p> <p>3. The structure is removable or temporary to allow a clear working space of 12m from the pi-pole for maintenance; and</p> <p>4. All weather access and a</p>	<p>Activity status where compliance not achieved with R22.1: NC</p>

	<p>sufficient area for maintenance equipment, including a crane, is provided to the transmission line pi-pole.</p> <p>And the activity complies with the following standards: INF-S4</p>	
INF-R23	Alterations and Additions to an Existing Building or Structure for a Sensitive Activity within the National Grid Yard	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The alteration or addition does not result in an increase in the building height or footprint. 	Activity status where compliance not achieved with R23.1: NC
INF-R24	New Sensitive Activities (including the use of an existing building for a new Sensitive Activity), within the National Grid Yard	
All Zones	Activity Status: NC	
INF-R25	Wintering barns, commercial greenhouses, immoveable protective canopies, produce packing facilities and milking sheds within the National Grid Yard	
All Zones	Activity Status: NC	
INF-R26	Buildings or structures for the handling or storage of hazardous substances with explosive or flammable intrinsic properties within the National Grid Yard, excluding the accessory use and storage of hazardous substances in domestic scale quantities	
All Zones	Activity Status: NC	
INF-R27	Any Other Activity, Building or Structure within the National Grid Yard Not Otherwise Listed	
All Zones	Activity Status: NC	

Activities in the Electricity Distribution Corridor

INF-R28	Alterations and Additions to an Existing Building or Structure within the Electricity Distribution Corridor	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The alteration or addition does not result in an increase in the building height or footprint. 	Activity status when compliance is not achieved with R28.1: RDIS <p>Matters of discretion are restricted to:</p> <p>INF-MD3 Activities in the Electricity Distribution Corridor</p> <p>Advice Note: Any application arising</p>

		<i>from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i>
INF-R29	Fences within the Electricity Distribution Corridor	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The fence does not exceed 2.5m in height. 	Activity status when compliance is not achieved with R29.1: RDIS <p>Matters of discretion are restricted to:</p> <p>INF-MD3 Activities in the Electricity Distribution Corridor</p> <p>Advice Note: <i>Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>
INF-R30	Buildings (excluding accessory buildings), Sensitive Activities, or the use of an existing building for a new sensitive activity, within the Electricity Distribution Corridor	
All Zones	Activity Status: RDIS <p>Matters of discretion are restricted to:</p> <p>INF-MD3 Activities in the Electricity Distribution Corridor</p> <p>Advice Note: <i>Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i></p>	
INF-R31	The storage of hazardous substances with explosive or flammable intrinsic properties within the Electricity Distribution Corridor, excluding the accessory use and storage of hazardous substances in domestic scale quantities	
All Zones	Activity Status: RDIS <p>Matters of discretion are restricted to:</p> <p>INF-MD3 Activities in the Electricity Distribution Corridor</p> <p>Advice Note: <i>Any application arising</i></p>	

	<i>from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i>	
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Standards

INF-S1	Sensitive Areas	Activity status where compliance not achieved:
All Zones	1. Unless located within road reserve, the infrastructure is located outside of any sensitive area.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether there is a demonstrated functional need or operational need for the location of the activity. The extent to which adverse effects on the values of the sensitive area have been avoided as far as practicable through the proposal. The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided. The effectiveness of any proposed offsetting or compensation measures. The benefits of the activity.
INF-S2	Radiofrequency, Electric and Magnetic Fields	Activity status where compliance not achieved:
All Zones	1. Any infrastructure involving radiofrequency fields must not exceed the levels specified in NZS 2772:1999 'Radiofrequency Fields — Maximum exposure levels — 3kHz to 300 GHz.'	NC
	2. Any infrastructure that emits electric and magnetic fields must comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz — 100 Hz), Health Physics 99(6):818-836; 2010.	
INF-S3	Pole and Tower Height	Activity status where compliance not achieved:
All Zones	1. The height of any pole, tower or	RDIS

	<p>other support structure shall not exceed:</p> <ol style="list-style-type: none"> a. 5m above the permitted height limit in any residential, Neighbourhood Centre or Mixed Use zone. b. 25m in any industrial or Rural Lifestyle Zone. ba. 35m in any General Rural Zone outside an ONF or ONL. c. 20m in any General Rural Zone within an ONF or ONL. d. 20m in any other zone. e. 5m above any limit specified in a. —d. above, where two or more telecommunication network operators are utilising the same pole or tower. <p>Except that 1. above does not apply to any lightning rods, GPS antennas, and their associated mounting structures, where these do not exceed the maximum height in 1. above by 3.5m.</p> <ol style="list-style-type: none"> 2. Any panel or dish antenna attached to a pole, tower or other support structure shall not exceed: <ol style="list-style-type: none"> a. the heights specified for each zone in INF-S3.1 above. b. a width of 700mm for any panel antenna. c. 1.2m in diameter for a dish antenna. 	<p>Matters of discretion are restricted to:</p> <p>INF-MD1 Scale, Location and Design of Infrastructure</p> <p>Where located within a site identified in SASM-SCHED1, SASM-MD1 Activities in a SASM</p>
INF-S4	National Grid Yard	Activity status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> 1. Any buildings or structures in the National Grid yard must comply with the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP34:2001). 2. Any building, structure or activity within the National Grid yard must not permanently physically impede vehicular access to a National Grid support structure. 	NC
INF-S5	Indigenous Vegetation Clearance	Activity Status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> 1. The activity does not involve the clearance of any indigenous 	RDIS

	vegetation.	Matters of discretion are restricted to: <ul style="list-style-type: none">a. Whether there is a demonstrated functional or operational need for the location of the activity.b. The extent to which adverse effects on the values of the indigenous vegetation have been avoided as far as practicable through the proposal.c. The appropriateness of measures to remedy or mitigate adverse effects on indigenous vegetation that cannot be avoided.d. Any proposed offsetting that accords with the principles set out in Appendix 3 to the National Policy Statement for Indigenous Biodiversity 2023.e. Any proposed biodiversity compensation that accords with the principles set out in Appendix 4 to the National Policy Statement for Indigenous Biodiversity 2023.f. The location of existing electricity generation and distribution infrastructure and the extent to which the proposal contributes to its efficient use.
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Matters of Control or Discretion

INF-MD1 Scale, Location and Design of Infrastructure

- a. The purpose of, and necessity for, any breach in the height or size limits.
- b. The potential impact on the levels of service or health and safety if the activity is not undertaken.
- c. Any functional needs and operational needs of the infrastructure.
- d. The bulk, height, location and design of the infrastructure, including any associated buildings or structures
- e. The amenity values of the respective zone, overlay or precinct and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated.
- f. The location of infrastructure, including the need for connections to existing networks and services.
- g. The benefits of the infrastructure proposed.

INF-MD2 Reflectivity

- a. The visual effects of the proposal on the values of the ONF/ONL.
- b. The functional needs and operational needs of the activity.
- c. The benefits of the infrastructure proposed.

INF-MD3 Activities in the Electricity Distribution Corridor

- a. The extent to which the activity complies with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).
- b. Adverse effects or risks on the on-going efficient operation, maintenance, development and upgrade of the electricity distribution network.
- c. The provision of continued reasonable access to existing distribution lines and support structures for maintenance, inspections and upgrading.
- d. The outcome of any consultation with, and technical advice from the relevant electricity distribution line operator.

Note: The changes in this section are proposed by Variation 1 to Plan Change 26.

Renewable Electricity Generation

Introduction

This chapter contains District-wide provisions relating to renewable electricity generation activities.

Energy efficiency and the use and development of renewable energy are matters the District Plan must have particular regard to under section 7 of the Act. The District Plan must also give effect to the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG), which requires that the national significance of renewable electricity generation and the national, regional, and local benefits of renewable electricity generation activities, such as increasing electricity capacity and security of supply while displacing greenhouse gas emissions, are recognised and provided for in district plans.

There are significant renewable energy resources located within the District. Part of the nationally significant Waitaki Power Scheme, which is the largest hydro-electric power scheme in New Zealand, is located within the District. The District also contains the Opuha Hydro-electric Power Scheme. There is also increasing interest in solar power generation in the District, due to the high amount of irradiance, particularly in Te Manahuna / the Mackenzie Basin. At a domestic scale, there are renewable electricity options such as solar water heating and solar panels.

The NPS-REG directs that the development, operation, maintenance and upgrading of both new and existing renewable electricity generation activities is provided for, in order to increase the proportion of electricity generated from renewable energy sources, thereby displacing use of non-renewable energy sources and reducing carbon emissions. These activities often have a functional need or operational need to be in a particular location, but can have adverse effects on the environment, particularly in areas which have important natural values or mana whenua values. This chapter provides direction on how renewable electricity generation activities are to be provided for, while managing the potential adverse effects of these activities.

In addition to the provisions in this chapter, the provisions in Table 1 also apply to renewable electricity generation activities. Beyond the provisions listed in Table 1, no other provisions in this plan apply to renewable electricity generation activities, except where specified within the provisions of this chapter.

Table 1

Topic	Plan Provisions that Apply to Activities Managed in this Chapter
Strategic Directions	All provisions in the ATC, MW, NE and UFD chapters
<u>Contaminated Land</u>	<u>All provisions in the Contaminated Land Chapter</u>
Natural hazards	
<u>Hazardous Substances</u>	<u>HAZS-O2, HAZS-P1, HAZS-P2, HAZS-R1, HAZS-R2</u>
Historic Heritage	All provisions in <u>Section 11—the Historic Heritage Protection Chapter</u>

Notable Trees	All provisions in Section 11 — Heritage Protection <ins>the Notable Trees Chapter</ins>
Ecosystems and Indigenous Biodiversity	Section 19 — Ecosystems and Indigenous Biodiversity - Rules 2.1.1 and 2.2.1 (relating to the Waitaki Power Scheme and Opuha Scheme) and the Objective and Policies 1, 5, 7 and 8 but only insofar as they apply to the activities managed by Rules 2.1.1 and 2.2.1
Activities on the Surface of Water	Section 7 - Rural Objective 8, Rural Policies 8A — 8H, and Rules 7A — Activities on or Within Waterbodies
Lighting	All provisions in the Light Chapter
Noise	Section 5 — Rules 1.3.1.b, 1.5.1, 1.6.1, 3.3.6.g, 3.5.1 Section 6 — Rule 12 Section 7 — Rules 15.1.1, 15.1.1h and 15.2.1 Section 8 — Rule 1.7.7
Signs	All provisions in Section 12 — Signs and Aerial Distractions

Objectives and Policies

Objectives	
REG-O1	General Output
The output from renewable electricity generation activities in the District for national, regional and local use is increased to support achievement of the New Zealand Government's national target for renewable electricity generation.	
REG-O2	Adverse Effects
The adverse effects of renewable electricity generation activities are managed in a way that recognises and provides for the national significance of renewable electricity generation activities.	
REG-O3	Te Manahuna / Mackenzie Basin ONL - Waitaki Power Scheme
<p>To maintain and develop structures and works for the Waitaki Power Scheme:</p> <ol style="list-style-type: none"> within the existing footprints of the Takapō /Tekapo-Pūkaki and Ōhau Canal Corridor, the Takapo, Pūkaki and Ōhau Rivers, along the existing transmission lines, and in the Crown-owned land containing Lakes Takapō / Tekapo, Pūkaki, Ruataniwha and Ōhau and subject only (in respect of landscape values) to the objectives, policies and methods of implementation within this chapter, except for management of exotic tree species in respect of which NFL-O3.1 and all implementing policies and methods in the NFL Chapter apply; elsewhere within Te Manahuna / the Mackenzie Basin ONL so as to achieve NFL-O3.1. 	
Policies	

New policies sought to be added by appeal

REG-P1	Benefits
Recognise and provide for the national, regional, and local benefits of renewable electricity generation activities and assets, including avoiding, reducing, or displacing greenhouse gas	

emissions.

REG-P2	Te Manahuna / Mackenzie Basin ONL — Renewable Energy
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To recognise and provide for the use and development of renewable energy generation and transmission infrastructure and operations within the footprint of current operations or on land owned by infrastructure operators as at 1 October 2011 while, as far as practicable, avoiding, remedying or mitigating significant adverse effects on the outstanding natural landscape and features of Te Manahuna / the Mackenzie Basin.

REG-P3	Lakeside Protection Areas
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1. Provide for the upgrading, maintenance and enhancement of the existing elements of the Waitaki Power Scheme; and
2. Avoid, remedy or mitigate the adverse impacts of further buildings and structures required for the Waitaki Power Scheme on the landscape values and character of the Basin's lakes and their margins.

REG-P3A	Opuha Scheme and the Waitaki Power Scheme
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Despite REG-P2 and REG-P3, enable the operation, maintenance and upgrade of the:

1. Opuha Scheme; and
2. Waitaki Power Scheme within its existing footprint and core sites.

REG-P4	Investigation Activities and Small-Scale Renewable Electricity Generation Activities
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Enable:

1. investigation and identification of renewable electricity generation sources; and
2. small-scale renewable electricity generation activities while managing adverse effects on the environment.

REG-P5	Other Renewable Electricity Generation Activities
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Provide for renewable electricity generation (not otherwise specified in REG-P2, REG-P3, REG-P3A, REG-P4 or REG-P6), while managing adverse effects by:

1. avoiding, remedying or mitigating adverse effects as far as practicable;
2. where residual adverse effects remain, having regard to any proposed offsetting measures and/or environmental compensation; and
3. having particular regard to the practical constraints associated with renewable electricity generation activities, including the:
 - a. functional needs and operational needs of renewable electricity generation activities;
 - b. location and efficient use of existing electricity generation, transmission and distribution infrastructure; and
 - c. the need to locate the renewable electricity generation activity where the renewable energy resource is located.

REG-P6	Other Renewable Electricity Generation Activities — Within areas of significant indigenous vegetation and significant habitats of indigenous fauna, ONLs, ONFs, riparian areas and SASM or on highly productive land
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Provide for renewable electricity generation activities (not otherwise specified in REG-P3 and REG-P4) within areas of significant indigenous vegetation and significant habitats of indigenous

fauna, Outstanding Natural Landscapes, Outstanding Natural Features, Sites and Areas of Significance to Māori, riparian areas, or within area of Highly Productive Land, where:

1. there is a functional need or operational need for the activity to be in that location;
2. adverse effects on the values of the area are avoided as far as practicable, including through site, route or method selection, design measures and other management methods;
3. adverse effects on the values of the area that cannot be avoided are remedied or mitigated, where practicable;
4. other adverse effects (that do not affect the values of the area) are avoided, remedied or mitigated as far as practicable;
5. regard is had to any proposed offsetting measures or environmental compensation, where there are significant residual adverse effects that cannot be avoided, remedied or mitigated; and
6. particular regard is had to the practical constraints associated with renewable electricity generation activities, including the:
 - a. location and efficient use of existing electricity generation, transmission and distribution infrastructure; and
 - b. the need to locate the renewable electricity generation activity where the renewable energy resource is located.

The direction in REG-P6 does not apply in relation to managing adverse effects on the outstanding natural landscape and features of Te Manahuna / the Mackenzie Basin where REG-P2 applies.

Rules

REG-R1	Operation and maintenance of an existing hydroelectric power station and associated structures		
All Zones	Activity Status: PER		
REG-R2	Upgrade of an existing hydroelectric power station and structures associated with the Opuha Scheme, or within the existing footprint or core sites of the Waitaki Power Scheme		
All Zones	Activity Status: PER		
REG-R3	Upgrade of an existing structure within an operating easement of the Waitaki Power Scheme		
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. Any modification or addition does not result in any building, structure or ancillary activity utilising more than 20m² of additional land from that utilised as at [date rule is made operative], or the height of any existing building being increased by more than 2.5 metres from its height as at [date rule is made operative]. 	Activity status when compliance is not achieved with R3.1: CON Matters over which control are reserved: REG-MD1 Existing Hydroelectric Power	
REG-R4	Development of new renewable electricity generation activities		

	associated with an existing hydroelectric power station, within the existing footprint of, or core sites associated with, the Waitaki Power Scheme, including associated structures	
All Zones	Activity Status: CON <p>Where:</p> <ol style="list-style-type: none"> 1. The development will not result in an increase in the maximum operating level of a lake or water storage area authorised at the date this rule was notified, or create a new lake or water storage area. <p>Matters over which control are reserved: REG-MD1 Existing Hydroelectric Power</p>	Activity status when compliance is not achieved with R4.1: RDIS <p>Matters of discretion are restricted to: REG-MD2 Maximum Operating Level Changes</p>
REG-R5	Investigation activities including associated clearance of indigenous vegetation and earthworks for roads and access tracks	
All Zones (except as specified below)	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The investigation, identification or assessment activity is located on site for no more than 60 months. 2. Any structure shall be set back from the road boundary, or internal boundary of any site in separate ownership, the equivalent distance to the height of the structure. 3. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna. 4. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R3. 	Activity status when compliance is not achieved with R5.1: RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any functional or operational reason for an extended timeframe. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. <p>Activity status when compliance is not achieved with R5.2: RDIS</p> <ol style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Any functional or operational reason that structures cannot be setback in accordance with R5.2. e. The adequacy of any mitigation measures. <p>Activity status when compliance is</p>

		<p>not achieved with R5.3: RDIS</p> <p>Matters of discretion are restricted to: REG-MD5 Significant Vegetation and Habitats</p> <p>Activity status when compliance is not achieved with R5.4, but EW-S6 is complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The visual effects on landscape values. 2. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. 3. Where compliance with EW-S1, EW-S2, EW-S3 or EW-S4 is not achieved, the matters of discretion set out in the relevant standard. <p>Activity status when compliance is not achieved with R5.4 and EW-S6: NC</p>
Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas and Silent File Areas	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 5. The investigation, identification or assessment activity is located on site for no more than 60 months. 6. Any structure does not exceed 1.8m in height and 6m² in footprint, but excluding any anemometer mast, weather stations, lightning rods, antennas, earth peak or GPS unit and their associated mounting structures. 7. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna. 8. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R3. 	<p>Activity status when compliance is not achieved with R5.5: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any functional or operational reason for an extended timeframe. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. <p>Activity status when compliance is not achieved with R5.6: RDIS</p> <p>Matters of discretion are restricted to: REG-MD3 Specified Areas</p> <p>Activity status when compliance is not achieved with R5.7: RDIS</p> <p>Matters of discretion are restricted to: REG-MD5 Significant Vegetation and Habitats</p>

		<p>Activity status when compliance is not achieved with R5.8, but EW-S6 is complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 6. The visual effects on landscape values. 7. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. 8. Where compliance with EW-S1, EW-S2, EW-S3 or EW-S4 is not achieved, the matters of discretion set out in the relevant standard. <p>Activity status when compliance is not achieved with R5.8 and EW-S6: NC</p>
REG-R6	<p>Small-scale renewable electricity generation activities including associated clearance of indigenous vegetation and earthworks for roads and access tracks</p>	
Outside Areas Specified Below	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building or structure, or additions to an existing building or structure shall comply with height limit for the zone in which the activity is located. 2. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna. 3. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R3. 	<p>Activity status when compliance is not achieved with R6.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The matters of discretion relating to height specified in the relevant zone chapter. b. The appropriateness of measures to avoid, remedy or mitigate adverse effects. c. Operational needs of the activity. <p>Activity status when compliance is not achieved with R6.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>REG-MD5 Significant Vegetation and Habitats</p> <p>Activity status when compliance is not achieved with R6.3, but EW-S6 is complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The visual effects on landscape

		<p>values.</p> <ol style="list-style-type: none"> 2. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. 3. Where compliance with EW-S1, EW-S2, EW-S3 or EW-S4 is not achieved, the matters of discretion set out in the relevant standard. <p>Activity status when compliance is not achieved with R6.3 and EW-S6: NC</p>
Outstanding Natural Landscapes	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 4. Any building or structure, or additions to an existing building or structure, shall comply with NFL-S1 and NFL-S4. 5. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna. 6. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R3. 	<p>Activity status when compliance is not achieved with R6.4: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The visual effects of the proposal on the values of ONF/ONL. b. The functional needs and operational needs of the activity. <p>Activity status when compliance is not achieved with R6.5: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>REG-MD5 Significant Vegetation and Habitats</p> <p>Activity status when compliance is not achieved with R6.6, but EW-S6 is complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The visual effects on landscape values. 2. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. 3. Where compliance with EW-S1, EW-S2, EW-S3 or EW-S4 is not achieved, the matters of discretion set out in the relevant standard. <p>Activity status when compliance is not achieved with R6.6 and EW-S6: NC</p>
Scenic Viewing Areas, Scenic Grasslands,	<p>Activity Status: PER</p> <p>Where:</p>	<p>Activity status when compliance is not achieved with R6.7: RDIS</p>

Lakeside Protection Areas	<ol style="list-style-type: none"> 7. The activity is limited to additions to an existing building or structure. 8. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna. 9. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R4. 	<p>Matters of discretion are restricted to: REG-MD3 Specified Areas</p> <p>Activity status when compliance is not achieved with R6.8: RDIS</p> <p>Matters of discretion are restricted to: REG-MD5 Significant Vegetation and Habitats</p> <p>Activity status when compliance is not achieved with R6.9, but EW-S6 is complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The visual effects on landscape values. 2. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. 3. Where compliance with EW-S1, EW-S2, EW-S3 or EW-S4 is not achieved, the matters of discretion set out in the relevant standard. <p>Activity status when compliance is not achieved with R6.9 and EW-S6: NC</p>
REG-R6A	<p>Any new buildings or structures or accessory building to an existing hydroelectric power station associated with the Opuha Scheme, or within the existing footprint or core sites of the Waitaki Power Scheme</p>	
All zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building or structure does not exceed: <ul style="list-style-type: none"> a. 50m² in gross floor area; and b. 4m in height in any residential or rural lifestyle zone; or c. In other zones the height limit otherwise applying in the zone, precinct or overlay in which the building is located. 2. Buildings more than 10m² in gross floor area or over 3.5m in height are set back: <ul style="list-style-type: none"> a. from the road boundary by a distance of not less than half 	<p>Activity status when compliance is not achieved with R6A.1, R6A.2 or R6A.3: RDIS</p> <p>Matters of discretion are restricted to: REG-MD1 Existing Hydroelectric Power</p>

	<p>the height of the structure; and</p> <p>b. from any internal boundary with a residential zone by a distance of not less than half the height of the structure.</p> <p>3. Any building or structure located in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%.</p>	
REG-R7	<p>Any renewable electricity generation activities not otherwise listed including associated clearance of indigenous vegetation and earthworks for roads and access tracks</p>	
Outside Areas Specified Below	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>REG-MD4 New Renewable Electricity Generation</p>	
Within an area of significant indigenous vegetation or significant habitat of indigenous fauna, Outstanding Natural Landscape, Outstanding Natural Feature, Sites and Areas of Significance to Māori, a setback distance specified in Table NATC-1, or on Highly Productive Land	Activity Status: DIS	

Matters of Control or Discretion

REG-MD1 Existing Hydroelectric Power

- The nature of any visual effects of the building or structure on the skyline and open landscape.
- Where located within a SASM listed in SASM-SCHED1, SASM-SCHED2, SASM-SCHED3 or SASM-SCHED4, those matters in SASM-MD1 Activities in a SASM.

- c. The nature of any adverse effects on the environment from construction of the building or structure including earthworks, dust, run-off, sedimentation, noise and traffic.
- d. The location, bulk, height, cladding or colour of the proposed work.
- e. Landscaping, revegetation, and fencing.
- f. Earthworks.
- g. Location and construction of vehicle entry and exit points.
- h. Vehicle manoeuvring and parking areas.

REG-MD2 Maximum Operating Level Changes

- a. The extent to which surrounding land would be inundated.
- b. The productive quality of soils of an area to be inundated.
- c. The degree to which the visual quality of the landscape will be affected.
- d. The social and economic impact on local communities.
- e. The extent to which an increased water body will affect the provision of roading and services within the locality.
- f. The potential for increased recreational opportunities.
- g. The degree to which Outstanding Natural Landscapes, Scheduled Heritage Items, Lakeside Protection Areas and Significant indigenous vegetation and significant habitats of indigenous fauna will be affected.
- h. The extent of effects on Sites and Areas of Significance to Māori.
- i. The extent to which the activity exacerbates lakeshore erosion and/or weakening of hillslopes.

REG-MD3 Specified Areas

- a. Whether there is a demonstrated functional need or operational need for the location of the activity.
- b. The extent to which adverse effects on the values of the location have been avoided as far as practicable through the proposal.
- c. The appropriateness of measures to remedy or mitigate adverse effects that cannot be avoided.
- d. The effectiveness of any proposed offsetting or compensation measures to manage residual adverse effects that cannot be avoided, remedied or mitigated.
- e. The location of existing electricity generation, transmission and distribution infrastructure and the extent to which the proposal contributes to its efficient use.
- f. The significance and benefits of the activity.

REG-MD4 New Renewable Electricity Generation

- a. The appropriateness of measures to avoid, remedy or mitigate adverse effects.
- b. The effectiveness of any proposed offsetting or compensation measures to manage any significant residual adverse effects that cannot be avoided, remedied or mitigated.
- c. The functional needs and operational needs of the activity and the need to locate renewable electricity generation activities where the renewable energy resource is available.
- d. The location of existing electricity generation, transmission and distribution infrastructure and the extent to which the proposal contributes to its efficient use.
- e. The significance and benefits of the proposal.
- f. The nature of any adverse effects on the environment from construction of any building or structure including earthworks, dust, run-off, sedimentation, noise and traffic.
- g. The location, bulk, height, cladding or colour of the proposed work.
- h. Landscaping, revegetation, and fencing.
- i. Earthworks.

- j. Location and construction of vehicle entry and exit points.
- k. Vehicle manoeuvring and parking areas.

REG-MD5 Significant Vegetation and Habitats

- a. Whether there is a locational, functional need, or operational need for the location of the activity.
- b. The extent to which adverse effects on significant indigenous vegetation have been avoided, remedied, or mitigated; and where residual adverse effects on significant indigenous vegetation remain, any proposed offsetting or environmental compensation.

Contaminated Land (CL)

Introduction

Land can become contaminated when hazardous substances are not used, stored, or disposed of in a safe way. People can be exposed to contaminated land by direct contact with contaminated soil, swallowing food or water from contaminated environments, and breathing vapours or contaminated dust.

The subdivision, development, and use of contaminated or potentially contaminated land is managed by the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).

The District Plan does not include any rules relating to contaminated land, because these are included in the NESCS which already applies in the District. Resource consent may be required from the District Council under the NESCS. This chapter does however contain objective and policy guidance for assessing resource consents which are required under the NESCS.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
CL-O1	Contaminated Land
Human health and the environment are protected from the adverse effects of the subdivision, development or use of contaminated land.	
Policies	
CL-P1	Managing Effects of Contaminated Land
Require any proposal for subdivision, development, or use of contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect health of people and the environment.	
CL-P2	Remediation Works
<ol style="list-style-type: none">1. The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose increased risk to human health or the environment compared to if remediation had not occurred; and2. Use and development of remediated contaminated land does not damage or destroy any containment works, unless comparable or better containment is provided.	

Hazardous Substances (HAZS)

Introduction

Hazardous substance use and its storage can pose potential risks for human and ecological health and safety, and for property. These risks are primarily managed by the HSNO Act, HSW Act, Health and Safety at Work (Major Hazard Facilities) Regulations 2016, and the Health and Safety at Work (Hazardous Substances) Regulations 2017.

To avoid duplication, the District Plan seeks to control effects that are not managed by the other more specific legislation (such as those outlined above) or regulated by the CRC, or zone provisions in the District Plan. This includes managing the location of major hazard facilities, using or storing hazardous substances in relation to the location of sensitive activities and managing effects of a low probability but a high potential impact. The District Plan relies on the identification of these facilities through the major hazard facility threshold, outlined in Health and Safety at work (Major Hazard Facilities) Regulations 2016.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
HAZS-O1	Use and Storage of Hazardous Substances
The benefits of the use and storage of hazardous substances are recognised while protecting human health and the environment from risks associated with these activities.	
HAZS-O2	Sensitive Activities
Reverse sensitivity effects of sensitive activities on existing major hazard facilities are managed, and unacceptable risks to the sensitive activity are avoided.	
Policies	
HAZS-P1	Storage and Use of Hazardous Substances
Enable activities (excluding major hazard facilities) involving the use and storage of hazardous substances in all zones while managing the residual risk to people, property and the environment to acceptable levels.	
HAZS-P2	Management of Major Hazard Facilities
Require major hazard facilities to be appropriately located so as to: <ol style="list-style-type: none">1. Mitigate potential cumulative effects of locating within proximity to another major hazard facility; and2. Protect the health and safety of the community to an acceptable level by internalising effects through site location, layout and design.	
HAZS-P3	Location of Sensitive Activities
Ensure any new sensitive activity is separated from any existing major hazard facility to minimise the potential for reverse sensitivity effects on the major hazard facility, and avoid unacceptable risk	

to the sensitive activity.

Rules

HAZS-R1	Use and/or Storage of Hazardous Substances, Excluding a Major Hazard Facility	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. It is located outside a High Flood Hazard Area. 	Activity status when compliance is not achieved with R1.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The extent to which hazardous substances can be safely contained to avoid inundation by floodwater or contamination of land or water in the event of a 0.5% AEP flood event.
HAZS-R2	New Major Hazard Facilities and Additions or Alterations to Existing Major Hazard Facilities	
GIZ, AIRPZ, TESPZ (Industrial Area only)	Activity Status: RDIS Where: <ol style="list-style-type: none"> 1. A Quantitative Risk Based Assessment is provided which determines the level of risk associated with the proposal and identifies any potential cumulative risks to existing sensitive activities; and 2. The facility is not located within a High Flood Hazard Area; 3. The facility is not located within the Fault Hazard (Critical Infrastructure) Area Overlay; 4. The facility is not located within a Community Drinking Water Supply Protection Area Overlay; 5. The facility is not located within the Hydro Inundation Hazard Overlay; and 6. The facility is not located within the National Grid yard. Matters of discretion are restricted to: <ol style="list-style-type: none"> a. HAZS-MD1 	Activity status when compliance is not achieved with R2.1 — R2.6: DIS
GRUZ	Activity Status: DIS	
All other Zones	Activity Status: NC	
HAZS-R3	Sensitive Activities on a Site Adjoining a Major Hazard Facility	
All Zones	Activity Status: RDIS Matters of discretion are restricted	

	<p>to:</p> <ol style="list-style-type: none"> 1. The risks associated with locating in proximity to the major hazard facility that are identified in a Quantitative Risk Assessment. 	
HAZS-R4	Sensitive Activities on the Same Site as a Major Hazard Facility	
All Zones	Activity Status: NC	

Matters of Discretion

HAZS-MD1 Major Hazard Facilities

- a. The outcomes of the Quantitative Risk Assessment of the activity, which must include the use of either the individual fatality risk contour or the maximum credible fatality distance, taking account features of the site and surrounding environment which may affect the site specific contour.
- b. Any proposed mitigation in relation to risk identified by the Quantitative Risk Assessment that are not controlled by other legislation or regional council functions.
- c. Any effects relating to natural hazards, community drinking water supply and hydro inundation areas identified in the District Plan, including the extent to which hazardous substances can be contained to avoid inundation by floodwater or contamination of land or water in the event of a 0.2% flood event.
- d. The level of risk relating to the nature and volume of the hazardous substances, except where this is controlled by other legislation, including the:
 - i. Potential risk and effect on human health and safety, and on neighbouring sensitive activities;
 - ii. Potential effects on sensitive activities that would be permitted in a zone near to the major hazard facility; and
 - iii. Potential for cumulative adverse effects to arise associated with other major hazard facilities in the surrounding area.
- e. Any positive effects of the major hazard facility.
- f. The operational and function need for a major hazard facility to locate in that location.

Natural Hazards (NH)

Introduction

The District is susceptible to a wide range of natural hazards, including flooding, earthquakes, landslides and wildfire. Natural hazard events can lead to a loss of human life and result in damage to property and infrastructure. Critical infrastructure is required to be resilient to ensure these facilities and services can function to the fullest possible extent after a natural hazard event. It is therefore important to reduce the risks associated with natural hazards by identifying known and potentially affected areas, and restricting or managing subdivision, use and development, including infrastructure, relative to the natural hazard risk posed.

The natural hazards managed by this chapter of the District Plan are:

- flood hazards;
- surface fault rupture as a result of earthquakes;
- liquefaction as a result of earthquakes; and
- wildfire hazards.

The District Plan takes a risk-based approach which factors in the need to allow people and communities to use their property and undertake activities, while also reducing the likelihood of harm to people or damage to assets as a result of a natural hazard event. For instance, the District Plan maps identify part of the district that may be subject to flooding. It does not identify high flood hazard areas, rather high flood hazard areas are identified through the site specific flood hazard assessment process. This enables the most up-to-date technical information to be used. Information showing the modelled flood characteristics within specific parts of the district is publicly available online via Canterbury Maps. This information is indicative only and will be updated to reflect the best information as it becomes available.

There are a number of active faults in the District. The definite, likely and possible faults are mapped, and are identified in the Fault Hazard (Critical Infrastructure) Overlay and Fault Hazard (Subdivision) Overlay. Detailed mapping of the Ostler Fault is identified in the Ostler Fault Hazard Area Overlay, which is located west of Twizel township. Activities in these overlays will be managed to reduce damage to property arising from surface fault rupture hazard. Liquefaction risks to new buildings are managed within the Liquefaction Overlay at the time of subdivision to ensure, where required, buildings have suitable foundations.

The District Plan assists with managing the risk of wildfire spread by managing vegetation at the rural-urban interface which is identified in the Rural — Urban Interface Overlay and requiring water supply for firefighting. These hazards are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
NH-O1	Risk from Natural hazards

New subdivision, land use and development:

1. is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and
2. in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are avoided or appropriately mitigated.

NH-O2

Critical Infrastructure and Specific Buildings in Natural Hazard Overlays

1. Critical infrastructure is located and designed to be resilient to the effects of natural hazards; and
2. Major hazard facilities, education facilities or visitor accommodation activities avoid locating in areas of high natural hazard risk associated with surface fault rupture where the effects on occupants and neighbours are assessed as being unacceptable.

NH-O3

Natural Hazard Mitigation

Methods to mitigate the effects of natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment.

NH-O4

Natural Hazard Mitigation Works

Natural hazard mitigation works and systems are maintained to reduce the impact of natural hazards on people, communities, property and infrastructure.

Policies

NH-P1

Identification of Natural Hazards

Identify areas of natural hazards risk through the use of natural hazard overlays, and use the most up to date information available to provide site specific natural hazard assessments.

NH-P2

Climate Change

Recognise that climate change will alter the frequency and severity of some natural hazards, and ensure that natural hazard assessments, and any mitigation works, take into account the effects of climate change.

NH-P3

Risk Based Approach

Take a risk-based approach to natural hazards commensurate with the sensitivity and scale of development, whereby the level of risk is assessed as the combination of the likelihood of a natural hazard event occurring and the consequences of that event, for people and communities, property and infrastructure.

NH-P4

Flood Hazards

Within the Flood Hazard Assessment Overlay Area (except High Flood Hazard Areas), enable:

1. new non critical infrastructure, or the operation, maintenance, repair, replacement, upgrading of non critical infrastructure where the infrastructure does not increase flood risk on another site; and
2. the operation, maintenance, repair, replacement, upgrading of critical infrastructure where the infrastructure does not increase flood risk on another site; and
3. any other new subdivision, use and development only where every new natural hazard sensitive building has an appropriate floor level above the 500 year ARI design flood level.

NH-P5

High Flood Hazard Area

Within any High Flood Hazard Area avoid any:

1. extensions to existing natural hazard sensitive buildings unless:

- a. minimum floor levels, as determined by a Flood Hazard Assessment are incorporated into the design of the development to ensure buildings are located above the flood level so that the risk to life and potential for property damage from flooding is mitigated;
 - b. the risk to surrounding properties is not significantly increased; and
 - c. the development is not likely to require new or upgraded public natural hazard mitigation works to be undertaken by a local authority.
2. subdivision and new natural hazard sensitive buildings unless it is:
- a. not likely to result in loss of life or serious injuries; and
 - b. not likely to suffer significant damage or loss; and
 - c. not likely to require new or upgraded public natural hazard mitigation works to be undertaken by a local authority to mitigate or avoid the natural hazard; and
 - d. not likely to exacerbate the effects of the natural hazard.
3. subdivision unless it is:
- a. managed to ensure land use enabled by subdivision does not result in an unacceptable risk to people and property that cannot be mitigated to an acceptable level.
4. new critical infrastructure unless:
- a. there is a functional need or operational need to locate in that environment; and
 - b. the infrastructure is designed to be resilient to flood hazard as far as is practicable; and
 - c. the infrastructure is designed so as not to increase flood risk to people and property.

NH-P6	Natural Hazard Mitigation Works
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Enable natural hazard mitigation works which must consider:

- 1. approaches to risk management that reduce the need for physical works and engineering interventions;
- 2. the nature of the natural hazard risk and how it might change over at least a 100-year timeframe, including the potential effects of climate change;
- 3. the potential for adverse effects on the values of outstanding natural landscapes and features, areas of significant indigenous vegetation and significant habitats of indigenous fauna, SASM, or HH-SCHED2 sites and heritage areas; and
- 4. the physical works necessary to ensure that the form and location of any structure is designed to minimise adverse effects on the environment.

NH-P7	Fault Hazard
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Subdivision, land use and development is:

- 1. managed in the Fault Hazard (Subdivision) Overlay to ensure land use enabled by subdivision does not result in an unacceptable risk to people and property; and
- 2. avoided in the Ostler Fault Hazard Area Overlay if the subdivision, use or development increases risks associated with the surface fault rupture that cannot be mitigated to an acceptable level.

NH-P8	Fault Hazard Risk to Critical Infrastructure and Specific Buildings
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- 1. Critical Infrastructure only locates within the Fault Hazard (Critical Infrastructure) Overlay where:
 - a. there is a functional need or operational need to locate in that environment; and
 - b. the infrastructure is designed to be resilient to surface fault rupture hazard as far as is practicable.
- 2. Critical infrastructure, major hazard facilities, education facilities or visitor accommodation activities only locate within the Fault Hazard (Critical Infrastructure) Overlay where:
 - a. the building can be designed to manage the risks to people and property, and buildings on adjoining sites, to an acceptable level.

NH-P9	Subdivision within the Liquefaction Overlay
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Manage subdivision within the Liquefaction Overlay to ensure it does not result in an unacceptable risk to people and property.

NH-P10

Wildfire

Control planting at the urban-rural interface to assist with reducing the spread of wildfire.

Rules

NH-R1	New Natural Hazard Sensitive Buildings	
Flood Hazard Assessment Overlay	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A Flood Hazard Assessment is issued in accordance with NH-S1 and is provided to Council; and 2. The building is located outside of a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1; and 3. The building has a finished floor level equal to or higher than the minimum floor level as stated in a Flood Hazard Assessment issued in accordance with NH-S1. 	<p>Activity status when compliance is not achieved with R1.1: refer to standard</p> <p>Activity status when compliance is not achieved with R1.2: NC</p> <p>Activity status when compliance is not achieved with R1.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. NH-MD1
NH-R2	Extensions to Existing Natural Hazard Sensitive Buildings	
Flood Hazard Assessment Overlay	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The extension does not increase the floor area by more than 25m² in any continuous 5-year period; or 2. The extension has a finished floor level equal to or higher than the minimum floor level as stated in the Flood Hazard Assessment issued in accordance with NH-S1, and the assessment is provided to Council. 	<p>Activity status when compliance is not achieved with R2.1 — R2.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. NH-MD1
NH-R3	New non critical infrastructure, or the operation, maintenance, repair, replacement, upgrading of non critical infrastructure and the operation, maintenance, repair, replacement, upgrading of critical infrastructure	
Flood Hazard Assessment Overlay	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity does not result in the permanent raising of the ground level. 	<p>Activity status when compliance is not achieved with R3.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. NH-MD1
NH-R4	New Critical Infrastructure	
Flood Hazard	Activity Status: PER	Activity status when compliance is

Assessment Overlay	<p>Where:</p> <ol style="list-style-type: none"> 1. <u>It is located outside a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1; and</u> 2. <u>The Flood Hazard Assessment is provided to Council.</u> 	<p>not achieved with R4.1 - R4.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>The extent to which infrastructure increases the natural hazard risk or transfers the risk to another site.</u> b. <u>The ability for flood water conveyance to be maintained.</u> c. <u>The extent to which there is a functional or operational requirement for the infrastructure to be located in the High Flood Hazard Area.</u> d. <u>The extent to which the location and design of the infrastructure can address relevant natural hazard risk and appropriate measures that have been incorporated into the design to provide for the continued operation of the infrastructure.</u> e. <u>Any positive effects from the proposal.</u>
NH-R5	Natural Hazard Mitigation Works	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <p><u>The works are:</u></p> <ol style="list-style-type: none"> 1. <u>The maintenance or operation of any existing natural hazard mitigation works, or</u> 2. <u>The upgrading of any natural hazard mitigation works administered by a Regional Council or Territorial Authority.</u> <p>Note: The earthworks provisions in Earthworks Chapter shall not apply to any activity permitted under NH-R5.1.</p>	<p>Activity status when compliance is not achieved with R5.1 - R5.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>NH-MD2</u>
All Zones	<p>Activity Status: RDIS</p> <p>Where:</p> <p><u>The works are:</u></p> <ol style="list-style-type: none"> 3. <u>The establishment of any new natural hazard mitigation works administered by a Regional Council or Territorial Authority.</u> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>NH-MD2</u> 	<p>Activity status when compliance is not achieved with R5.3: DIS</p>
NH-R6	New critical infrastructure, major hazard facilities, education facilities and visitor accommodation activities or extensions to existing critical	

	<p>infrastructure and major hazard facilities, education facilities and visitor accommodation activities</p>
<p>Fault Hazard (Critical Infrastructure) Overlay</p>	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The extent to which there is a functional need or operational need for the critical infrastructure to be located in the Fault Hazard (Critical Infrastructure) Overlay. b. The extent to which the location and design of the critical infrastructure, major hazard facility, education facility or visitor accommodation activities addresses relevant natural hazard risk and appropriate measures that have been incorporated into the design to provide for the continued operation of the infrastructure or building. c. The location of the critical infrastructure, major hazard facility, education facility or visitor accommodation activities and the extent to which the siting and layout of the development will reduce the effects of surface fault rupture and tilting on people and their property. d. The extent to which geotechnical and/or engineering reports show that: <ul style="list-style-type: none"> i. risks to the structural integrity of the critical infrastructure, major hazard facility, education facility or visitor accommodation activities can be appropriately managed, and ii. the safety of occupiers of the critical infrastructure, major hazard facility, education facility or visitor accommodation activities can be provided for; and iii. buildings on adjoining sites of the critical infrastructure, major hazard facility, education facility or visitor accommodation activities can be protected.

NH-R7	New and Relocated Residential Units, Minor Residential Units	
Ostler Fault Hazard Area Overlay	Activity Status: DIS	
NH-R8	Buildings and Structures Not Otherwise Provided For	
Ostler Fault Hazard Area Overlay	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location of the building and the extent to which the siting and layout of the development will reduce the effects of surface fault rupture and tilting on people and their property. The extent to which geotechnical and engineering reports show that risks to buildings and the safety of occupiers and neighbours can be appropriately managed or reduced to an acceptable level. 	
NH-R9	Residential Visitor Accommodation	
Ostler Fault Hazard Area Overlay	Activity Status: DIS	
NH-R10	Planting within Te Manahuna/Mackenzie Basin ONL	
Te Manahuna/ Mackenzie Basin ONL	<p>Activity Status: PER</p> <ol style="list-style-type: none"> Only low flammable plants listed in SCHED-NH1 shall be planted within 6m of the following zones: <ol style="list-style-type: none"> RESZ; GIZ; CMUZ; and SPZ. 	<p>Activity status when compliance is not achieved with R10.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>The effectiveness of alternative plants or methods proposed to manage the spread of wildfire.</p>

Standards

NH-S1	Flood Hazard Assessment	Activity Status where compliance not achieved:
Flood Hazard Assessment Overlay	<ol style="list-style-type: none"> A Flood Hazard Assessment has been issued (that is valid for three years from the date of issue) which specifies: <ol style="list-style-type: none"> Whether or not the activity is located on land that is within a High Flood Hazard Area; and A minimum finished floor level for any new building or 	NC

	<p>extension (or part thereof) that is 300mm above the 500 year ARI flood event level.</p> <p>Note: Compliance with this standard shall be demonstrated by a Flood Hazard Assessment prepared by a person or organisation that has been certified by the Mackenzie District Council as being suitably qualified and experienced, or Canterbury Regional Council:</p> <p>https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments</p>	
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Matters of Discretion

NH-MD1 Activities in Flood Hazard Assessment Overlay

- a. The likely nature and extent of flooding on the site and the potential to worsen flooding on another site.
- b. The extent to which the free passage of floodwaters is likely to be exacerbated.
- c. The nature, design, and intended use of the building and its susceptibility to damage.
- d. Proposals to mitigate any risk arising from natural hazards on the site, including risk to the health and safety of occupants.
- e. Any positive effects from the proposal.

NH-MD2 Natural Hazard Mitigation Works

- a. The effectiveness of any proposed natural hazard mitigation works and the alternative design options considered, including low impact design.
- b. Any adverse effects on the environment of any proposed mitigation measures.
- c. The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property or infrastructure.
- d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.
- e. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).

SCHED-NH1

Low Flammable Plants	<ul style="list-style-type: none">• <u>Plagianthus regius</u> (ribbonwood, manatu, houi, manau manatu, puruhi or whauwhi)• <u>Fuchsia excorticata</u> (tree fuchsia, New Zealand fuchsia or kōtukutuku)• <u>Pseudopanax crassifolius</u> (horoeka or lancewood)• <u>Pseudopanax arboreus</u> (five finger, puahou or whauwhaupaku)• <u>Coprosma robusta</u> (karamu)• <u>Coprosma autumnalis</u> (kanono or raurēkau)• <u>Geniostoma ligustrifolium</u> (hangehange or native privet)• <u>Coprosma australis</u> (kanono or raurēkau)• <u>Coprosma propinqua</u> (mingimingi)• <u>Coprosma repens</u> (tree bedstraw, taupata, mirror bush, looking-glass bush, New Zealand laurel or shiny leaf)• <u>Carpodetus serratus</u> (putaputawētā, marbleleaf or bucket-of-water-tree)• <u>Corynocarpus laevigatus</u> (karaka or New Zealand laurel)• <u>Griselinia littoralis</u> (kapuka, New Zealand broadleaf or papauma)• <u>Griselinia lucida</u> (puka, akapuka or shining broadleaf)• <u>Myrsine australis</u> (mapou or red matipo)• <u>Piper excelsum</u> (pepper tree or kawakawa)• <u>Pennantia corymbosa</u> (kaikomako, bellbird tree)• <u>Solanum aviculare</u> (New Zealand nightshade or poroporo)• <u>Sophora microphylla</u> (kowhai)• <u>Coprosma crassifolia</u> (mikimiki)• <u>Solanum laciniatum</u> (poroporo, Tasmanian kangaroo apple)• <u>Aristotelia fruticosa</u> (mountain, shrubby wineberry)• <u>Coprosma arborea</u> (mamangi, tree coprosma)• <u>Dysoxylum spectabile</u> (kohekohe, NZ mahogany)• <u>Pittosporum divaricatum</u>
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Hydro Inundation (HI)

Introduction

There are eight hydro electricity stations within the District that are part of the Waitaki Power Scheme, spread between Takapō / Lake Tekapo and Lake Waitaki. These hydro-electricity stations contain infrastructure that conveys water to support hydro electricity generation that meets local, regional and national needs. While the infrastructure is managed under best practice dam safety assurance programmes, there remains a risk that failure can occur, for example as a consequence of an extreme earthquake. While the likelihood of a structural failure is very low, the consequences can be serious for people and property.

Potential areas of inundation that could occur following infrastructure failure are mapped in the District Plan in the Hydro Inundation Hazard Overlay. The objective, policy and rules included in this chapter aim to provide for the safety of people and property and to minimise the potential for reverse sensitivity effects on the hydro electricity schemes.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
HI-O1	Hydro Inundation Hazard
Development in the Hydro Inundation Hazard Overlay minimises risks to human health and property from hydro inundation, and avoids reverse sensitivity effects on hydro electricity generation activities.	
Policies	
HI-P1	Development in Hydro Inundation Hazard Areas
Avoid, as far as practicable, changes to existing land use activities in the Hydro Inundation Hazard Overlay that may increase the likelihood or scale of harm to people or property from hydro inundation, or the potential for reverse sensitivity effects. Where it has been demonstrated that avoidance is not practicable, minimise the potential for harm.	

Note for plan users: Landowners should be aware of risk from potential hydro electricity canal or dam breach within the Hydro Inundation Hazard Overlay, and that a Community Response Plan is in place and available for viewing on Council's website.

Rules

HI-R1	New Occupied Buildings	
GRUZ within the Hydro Inundation Hazard Overlay	Activity Status: PER Where: <ol style="list-style-type: none"> It is demonstrated that the building, will not raise the Potential Impact Classification (Low). 	Activity status when compliance is not achieved with R1.1-R1.5: DIS

	<p>Medium, High) under the Building Act 2004 in a manner that would lead to a requirement to cease to operate, upgrade, modify, or replace the hydro-electricity related structures or to significantly alter the operation of an affected portion of a hydroelectricity scheme; and</p> <ol style="list-style-type: none"> 2. The building is located at least 150m from the toe of the embankment of any canal, dam or associated structure; and 3. The building is sited within an area of low hazard where “Low Hazard Area” means those areas that result from any dam breach which are subject to inundation where the water depth (metres) x velocity (metres per second) is less than or equal to 1, or where depths are less than 0.5 metres; and 4. The building is designed so that any habitable floor area of any residential building is a minimum of 300mm above the maximum inundation level that would result from any dam breach; or 5. The building is a temporary structure that is required by the owner/operator of the hydro-electricity generation scheme to undertake maintenance of any dam, canal or and associated structures, and the building is in place for not longer than 12 months. 	
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HI-R2	Residential Units	
RLZ within the Hydro Inundation Hazard Overlay	Activity Status: PER Where: 1. There is no more than one residential unit per site.	Activity status when compliance is not achieved with R2.1: DIS
HI-R3	Residential Visitor Accommodation	
GRUZ within the Hydro Inundation Hazard Overlay	Activity Status: DIS	
RLZ within the Hydro	Activity Status: NC	

<u>Inundation Hazard Overlay</u>		
<u>AIRPZ within the Hydro Inundation Hazard Overlay</u>	<u>Activity Status: NC</u>	

This section has rules that have legal effect.

Historic Heritage (HH)

Introduction

Sites and buildings identified as having historic heritage values provide a connection to the past, form part of the District's identity and add significant amenity value to its towns.

Historic heritage is defined as the natural and physical resources that contribute to an understanding and appreciation of history and cultures. It can come from archaeological, architectural, cultural, historical, scientific and technological qualities.

Historic heritage is often at risk through disuse, where buildings and sites become neglected and are particularly vulnerable to adverse effects associated with natural process and climate change, such as earthquakes. The protection of historic heritage therefore needs to recognise and facilitate the continued and active use as well as alteration for hazard protection. Historic Heritage can also be at risk through inappropriate subdivision, use and development.

The District's heritage also includes archaeological sites which are regulated by HNZPT under the HNZPTA. The New Zealand Archaeological Association maps many known archaeological sites at: <https://archsite.eaglegis.co.nz/NZAPublic>. Known archaeological sites in the District include several Māori artefacts, reflecting the nomadic nature of Ngāi Tahu through Te Manahuna. Midden, oven and rock shelters have been identified at these sites. Provisions relating to sites of significance to Māori, many of which are archaeological sites, are contained in the SASM Chapter. Ground disturbance activities may result in the discovery of other, currently unknown, archaeological sites. If an archaeological site is discovered, for example when conducting earthworks, work that could affect the site must be stopped and contact made with HNZPT for advice. It is unlawful to destroy, damage or modify an archaeological site regardless of whether the site is recorded or not, without obtaining an archaeological authority from HNZPT. Council will support landowners to manage, maintain and preserve archaeological sites by obtaining, recording and sharing information about archaeological sites, encouraging the adoption of voluntary agreements or covenant, and ensuring efficient processes by avoiding duplication with other statutory processes.

There are two schedules included in the provisions at the end of the chapter, HH-SCHED1 sets out the criteria for scheduling, HH-SCHED2 identifies scheduled heritage items and their protected elements.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
HH-O1	Protection of Historic Heritage
Historic heritage items are protected from inappropriate subdivision, use and development.	

HH-O2	Church of the Good Shepherd Heritage Overlay
The historic heritage values of the Church of the Good Shepherd and Sheep Dog Statue are maintained.	
HH-O3	Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay
The historic heritage values of Te Kopi-o-Ōpihi / Burkes Pass are maintained.	
Policies	
HH-P1	Identification and Scheduling of Historic Heritage Items
Identify historic heritage items and sites, and heritage areas, in accordance with the criteria in HH-SCHED1.	
HH-P2	Works on Historic Heritage Items
Enable the repair, alteration, addition to and maintenance of scheduled historic heritage items to facilitate their continued use, provided the works do not result in unacceptable adverse effects on the historic heritage values.	
HH-P3	Use, Development and Re-use of Historic Heritage Items
Enable the appropriate use and development, including adaptive re-use, of scheduled historic heritage items.	
HH-P4	Subdivision
Enable subdivision of a site containing a scheduled historic heritage item where the resultant lot containing the historic heritage item is of a size and shape that accommodates the whole of the heritage item, provides sufficient space to provide an appropriate setting for the building, maintains access to enable the maintenance of the heritage item(s), and does not adversely affect the historic heritage values of the heritage item.	
HH-P5	Relocation of Historic Heritage Items
Avoid the relocation of scheduled historic heritage items unless it is necessary for public safety, or to facilitate the ongoing use or protection of the heritage item, or for a public benefit.	
HH-P6	Demolition and Partial Demolition of Historic Heritage Items
Avoid the demolition and partial demolition of a scheduled historic heritage item, unless:	
1. there is a risk to human health and/or property; or	
2. there are no other reasonable options to conserve, adapt or relocate the item.	
HH-P7	Church of the Good Shepherd Heritage Overlay
Manage new buildings, structures, earthworks within the heritage overlay area to ensure that these works:	
1. do not detract from the historic heritage values of the scheduled heritage items including the open space surrounding these items which contribute to the visual prominence of the Church; and	
2. will contribute to the long-term viability, retention or ongoing use of the heritage item.	
HH-P8	Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay
Maintain the historic and cultural heritage values and legibility of Te Kopi-o-Ōpihi / Burkes Pass township as a surviving early settlement township, including by maintaining the existing visibility to Te Kopi-o-Ōpihi / Burkes Pass's heritage buildings from State Highway 8 by:	

1. managing the location of new buildings and alterations to existing buildings within the heritage overlay;
2. managing fence design on the State Highway 8 frontages; and
3. requiring new buildings and alterations to existing buildings to be designed in a way that complements the historic heritage values of Te Kopi-o-Ōpihi / Burkes Pass.

Rules

HH-R1	Maintenance and Repair of Items included in HH-SCHED2	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maintenance and repairs are limited to: 2. replacement of in-situ decayed or damaged heritage fabric, using materials that are the same or resemble the form, appearance and profile of the heritage fabric, and will not cause damage to remaining original materials, or 3. repainting of existing painted surfaces. 	<p>Activity status when compliance is not achieved with R1.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. HH-MD1.
HH-R2	Customer Connections to Items included in HH-SCHED2	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The customer connection is not attached to a primary feature or the front façade of the listed item. 	<p>Activity status when compliance is not achieved with R2.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The functional need or operational need for the customer connection to be located on a primary feature or the front façade of the heritage resource; b. Any positive effects of providing a customer connection to a heritage resource; and c. Any resultant adverse effects on the heritage listed item.
HH-R3	Earthquake Strengthening of Items Included in HH-SCHED2 Except Where the Works are Provided for by HH-R1	
All Zones	<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The works do not change the external appearance of the building, or 2. The works are required to satisfy or increase compliance with Building Act 2004 and Building 	<p>Activity status when compliance is not achieved with R3.1 - R3.2: DIS</p>

	<p><u>Code requirements.</u></p> <p>Matters of Control are restricted to:</p> <ol style="list-style-type: none"> <u>The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the heritage item;</u> <u>The methodologies to be used to protect the heritage item during works;</u> <u>Documentation of changes to the heritage item during the course of works, and on completion of work by such means as photographic recording; and</u> <u>Where the item is included on the New Zealand Heritage List/Rārangi Kōrero, whether HNZPT has been consulted and the outcome of that consultation.</u> 	
HH-R4	Additions and Alterations to the Exterior of Items included in HH-SCHED2	
All Zones	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>HH-MD1.</u> 	
HH-R5	Relocation of an Item included in HH-SCHED2	
All Zones	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>The item is relocated within its current site.</u> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>HH-MD2.</u> 	Activity status when compliance is not achieved with R5.1: DIS
HH-R6	Partial or total demolition of any item included in HH-SCHED2 that is not included on the HNZPT New Zealand Heritage List/Rārangi Kōrero, or that is classified as Category 2 or a Historic Area on the HNZPT New Zealand Heritage List/Rārangi Kōrero	
All Zones	Activity Status: DIS	
HH-R7	Partial or total demolition of any item included in HH-SCHED2 that is classified Category 1 on the HNZPT New Zealand Heritage List/Rārangi Kōrero	
All Zones	Activity Status: NC	

HH-R8	Works within the Church of the Good Shepherd Heritage Overlay	
Church of the Good Shepherd Heritage Overlay	Activity Status: PER Where: The works are: <ol style="list-style-type: none"> 1. any building or structure less than 5m² in area and less than 1m in height provided the building or structure is located east of Pioneer Drive; or 2. any vehicle, trailer, tent, caravan, or boat which is movable and is not used as a place of storage, permanent or temporary accommodation or business; or 3. earthworks, provided the existing ground level is unchanged at the completion of the earthworks; or 4. roading signage and traffic related signage; or 5. the maintenance or repair of existing fencing, drains, underground cables and lines; or 6. the establishment of walking and cycling tracks including associated earthworks; or 7. the maintenance, repair and replacement of existing carpark areas, accessways, walking and cycling tracks driveways, or paved areas, including associated earthworks; or 8. the maintenance, repair, alteration, removal or demolition of buildings and structures within the heritage setting that are not heritage listed items identified in HH-SCHED2; or 9. conservation activities, gardening and planting. 	Activity status when compliance is not achieved with R8.1-R8.9: RDIS Matters of Discretion are restricted to: <ol style="list-style-type: none"> a. Effects on the heritage values of items listed in SCHED-HH2; b. Effects of the proposal on the values of the heritage overlay as described in policy HH-P8; c. For buildings and structures located outside Area A, visual effects of buildings and structures on the open space surrounding the Church of the Good Shepherd building and views beyond across Lake Takapō / Tekapo; d. For buildings and structures within Area A, the extent to which visual effects of buildings and structures on the open space surrounding the Church of the Good Shepherd building and views beyond across Lake Takapō / Tekapo are mitigated through measures including but not limited to: <ol style="list-style-type: none"> i. location; ii. building scale and design; iii. building materials and colours; and iv. landscaping.
HH-R9	Relocation of an item included in HH-SCHED2 to a site outside of the heritage overlay area	
Church of the Good Shepherd Heritage Overlay	Activity Status: NC	
HH-R10	New Buildings and Extensions to Existing Buildings	
Te Kopi-o-Ōpihi	Activity Status: DIS	

/ Burkes Pass Heritage Overlay	Note: This rule does not apply to buildings listed in HH-SCHED2 .	
HH-R11	Fencing	
Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay Low Density Residential Zone and Mixed Use Zone at Te Kopi-o-Ōpihi / Burkes Pass	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All new fences and alterations to existing fences on the State Highway 8 boundary and on internal boundaries for a length of 3m from the State highway boundary shall: <ol style="list-style-type: none"> a. be no higher than 1.4m above ground level; and b. be at least 50% visually permeable. 	<p>Activity status when compliance is not achieved with R11.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. HH-MD3

Matters of Discretion

HH-MD1 Maintenance and Repairs, Alterations and Additions

- a. The level of intervention necessary to carry out the works, including to meet the requirements of the other legislation, and alternative solutions considered.
- b. Whether the proposal will provide for the ongoing and viable uses, including adaptive reuse, of the heritage item.
- c. Whether the proposal, including the proposed form, materials and methodologies are consistent with protecting the heritage values of heritage items, and whether the proposal will have a temporary or permanent adverse effect on heritage fabric, layout, form or heritage values, and the scale of that effect; and any positive effects of the proposal on heritage fabric, layout, form or values, enhance heritage values, and in particular have regard to:
 - i. the form, scale, mass, materials, colour, design, detailing, and location of the heritage item;
 - ii. the use of existing heritage fabric; and
 - iii. the extent of earthworks necessary as part of the proposal.
- d. Whether the proposal:
 - i. is supported by a conservation plan or expert heritage report; and
 - ii. the extent to which the proposal is consistent with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
- e. The extent to which the heritage fabric has been damaged by natural events, weather and environmental factors and the necessity of work to prevent further deterioration.
- f. Where the item is listed with HNZPT, whether HNZPT has been consulted and the outcome of that consultation.
- g. Whether mitigation measures are proposed to be implemented to protect the heritage item and the anticipated effectiveness of such mitigation measures.
- h. The extent of photographic recording proposed to document changes to the heritage item and setting, including prior to, during the course of and on completion of the works.
- i. Where the historic heritage item is located within a heritage overlay, the effects of the proposal on the values of the heritage overlay as described in policies HH-P8 and HH-P9.

HH-MD2 Relocation of a Heritage Item Within its Site

- a. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the

heritage item.

- b. Where the item is listed with HNZPT, whether HNZPT has been consulted and the outcome of that consultation.
- c. Whether the new location and orientation of the heritage item will maintain the historic heritage values of the heritage item.
- d. Whether alternative solutions have been considered, including repairs, upgrade works, and restoration in situ.
- e. The potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed.

HH-MD3 Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay

- a. The effects of the proposal on views of a scheduled historic heritage building and other existing buildings which contribute to the heritage values of the overlay area.
- b. The effects of the proposal on the sense of openness and existing character of the street and the ability to appreciate the setting of the township against the backdrop of the Albury Range.
- c. The effects of the proposal on the historic heritage values, cultural or social values and that contribute to an understanding and appreciation of the history and cultures of the district and the district's identity.



All provisions in HH-SCHED1 have legal effect.

HH-SCHED1 Historic Heritage Assessment Criteria

Historical and Social	Values that demonstrate or are associated with a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.
Cultural and Spiritual	Values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.
Architectural and Aesthetic	Values that demonstrate or are associated with a particular style, period or designer, design values, form, scale, colour, texture and material of the place.
Technological and Craftsmanship	Values that demonstrate or are associated with the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.
Contextual	Values that demonstrate or are associated with a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.
Archaeological or Scientific	Values that demonstrate or are associated with the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.



All listings in HH-SCHED2 have legal effect.

HH-SCHED2 Historic Heritage Sites, Buildings, Structures and Items

Unique Identifier	Name	Address	Legal Description	Description of Item	HNZPT Category
1	Fairlie County Library (Carnegie)	6 Allendale Road, Fairlie	Lot 3 Pt Lot 2 DP 2585	Building - entire external building envelope	2
2	Burke Memorial	Burke's Pass	Legal Road, Summit Burke's Pass	Structure - entire structure	2
3	Burnett Homestead Gates	58 Burnett's Road, Cave	Pt Lot 1 DP 3578 RS 28441 Pt 2537634178 - Aorangi Blks 5, 9 Pareora	Structure - entire structure	2
4	St David's Pioneer Memorial Church	47 Burnett's Road, Cave	CT 421/42, Lot 1 DP 9429 Blk IX Pareora SD	Building - entire external building envelope and interior of St David's Pioneer Memorial Church	1
5	Edward Kelynack's House	805 Cannington Road, Cave	Sec 68 Rosewill Sett Blk XIII Pareora SD, Blk XVI Opawa SD	Building - entire external building envelope	2
6	Limestone House	805 Cannington Road, Cave	Sec 68 Rosewill Sett Blk XIII Pareora SD, Blk XVI Opawa SD	Building - entire external building envelope	2
7	War Memorial in Fairlie	State Highway 8, Fairlie	Parcel 3567413	Structure - entire structure	
8	St David's Church (Anglican)	Middle Valley Road, Raincliff	Pt Lot 30 DP 1686 Blk IX Opihi SD	Building - entire external building envelope	2
9	66 Clayton Homestead	Lochaber Road Fairlie	Lot 1 DP 24411 RS 14214 etc. Blks 3,4,7,8 Opuha SD	Building - entire external building envelope	1
10	66 Clayton Station Stables	Lochaber Road Fairlie	Lot 1 DP 24411 RS 14214 etc. Blks III IV VII VIII Opuha SD	Building - entire external building envelope	2
11	Walnut Cottage	760 Fairlie-Tekapo Road (State Highway 8)	Lot 11 DP 186	Building - entire external building envelope	2

		Kimbell			
<u>12</u>	<u>Gladstone Grand Hotel</u>	<u>43-49 Main Street, Fairlie</u>	<u>Lot 2 DP 544936 (RT 924447) and legal road</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>13</u>	<u>Mt Cook Line Building</u>	<u>51 Main Street, Fairlie</u>	<u>Pt Lot 4 DP 325, Canterbury Land District</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>14</u>	<u>Monavale School</u>	<u>453 Monavale Road, Albury</u>	<u>Res 5087, Blk 7 Opawa SD Hist. Res. 1980</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>15</u>	<u>Opawa Homestead</u>	<u>Rutherford Road, Albury</u>	<u>Lot 1 DP 83483</u>	<u>Building - entire external building envelope</u>	
<u>16</u>	<u>Opawa Hotel (Former)</u>	<u>22 Butterworth Lane, Albury</u>	<u>RS 2658 Blk IV Opawa SD</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>17</u>	<u>Mt Nessing Homestead Gate/Picket Fence</u>	<u>Mt Nessing Road, Albury</u>	<u>Secs 12-13 18-19 Sec 8 SO 5076 Blks V VI IX X Opawa SD</u>	<u>Structure - entire structure</u>	<u>2</u>
<u>18</u>	<u>Church of the Good Shepherd</u>	<u>Pioneer Drive, Lake Tekapo</u>	<u>Sec 15 Pt Secs 1C-1E 14 Blk II Tekapo Tship Blk 13 Tekapo SD</u>	<u>Building - entire external building envelope and interior of the Church of the Good Shepherd</u>	<u>1</u>
<u>19</u>	<u>St Patrick's Church (interdenom)</u>	<u>2133 Fairlie-Tekapo Road (State Highway 8), Te Kopi-o-Ōpihi / Burkes Pass</u>	<u>Pt RS 6285, Blk VIII Burke SD CT2/163 Heritage Covenant on Pt RS 6285</u>	<u>Building - entire external building envelope and interior of St Patrick's Church</u>	<u>1</u>
<u>20</u>	<u>Alma Cottage (Cob Cottage)</u>	<u>2033 Fairlie-Tekapo Road, Te Kopi-o-Ōpihi / Burkes Pass</u>	<u>Pt RS 32755 Blk VIII Canterbury Land District Heritage Covenant on DP 58268</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>21</u>	<u>Eversley Homestead</u>	<u>State Highway 8, Fairlie</u>	<u>Lot 2 DP 586511</u>	<u>Building - entire external building envelope</u>	<u>2</u>
<u>22</u>	<u>Strathconan (dwelling)</u>	<u>Albury Fairlie Road (State Highway 8),</u>	<u>Lots 1-2 DP 42732 Lot 13 DP 3049 etc. Blks 6,710,11 Tengawai SD</u>	<u>Building - entire external building envelope</u>	<u>2</u>

		Fairlie			
23	Strathconan Gazebo	Albury Fairlie Road (State Highway 8). Fairlie	Lots 1-2 DP 42732 Lot 13 DP 3049 etc, Blks 6,7,10,11 Tengawai SD	Building - entire external building envelope	2
24	Power House	Tekapo-Twizel Road (State Highway 8). Irishman Creek	Pt14 Pt Run 343 Sec 1 SO 15864 Irishman Cr Jollies Burke SD	Power House	2
25	Workshop	Tekapo-Twizel Road (State Highway 8). Irishman Creek	P14 Pt Run 343 Sec 1 SO 15864 Irishman Cr Jollie & Burke SD	Building - entire external building envelope	2
26	Limestone House (John's)	Monavale Road, Albury	Pt RS 26117, Blk VII Opawa SD	Building - entire external building envelope	2
27	Twizel Heritage House situated beside heritage machinery Display Area	Wairepo Road, Twizel	Lot 2 DP 58995	Building - entire external building envelope	
28	Stone Shed (incl Stables Bunk/Cookhouse)	110 Three Springs Road, Kimbell Fairlie	Run 322 (RT CB3D/625) Canterbury Land District	Stone Shed (incl Stables Bunk/Cookhouse)	2
29	Ohau Bridge	Old Iron Bridge Road, Twizel	Lot 1 DP 414580, and Lot 3 DP 341333	Structure - entire structure	2
30	Mackenzie Monument	Mackenzie Pass Road	Road Reserve, Parcel ID 3579870	Structure - entire structure	
31	War Memorial	Ashwick Flat, at the junction of Clayton, Monument, and Trentham Roads.	Road reserve, Parcel ID 3585911	Structure - entire structure	

32	Monument - Dog Kennel Corner	Fairlie-Tekapo Road (State Highway 8) - Haldon Rd intersection		Structure - entire structure	
33	Highfield Cottage (cob)	Horwell Downs, 1274 Fairlie Tekapo Road (State Highway 8), Te Kopi-o-Öpihi / Burkes Pass	CB21B/1273, RS 28756	Building - entire external building envelope	
34	Old Mt Cook Roads Board House	2098 Fairlie-Tekapo Road (State Highway 8), Te Kopi-o-Öpihi / Burkes Pass	Lot 1 DP 29679 Blk VIII Burke SD	Building - entire external building envelope	2
35	Burnett Family Memorial	Cave	Pt Res 25376 Blk IX Pareroa SD	Structure - entire structure	
36	Canfield Homestead	49 Albury-Fairlie Road State Highway 8), Fairlie	RS 20517, 21053, 22282, 40850, Pt RS 20518, 26243 Blk VII Tengawai SD	Building - entire external building envelope	
37	Albury War Memorial	Albury — Fairlie Road (State Highway 8), Albury	State Highway 8, Parcel 3576927	Structure - entire structure	
38	Ashwick Station Stable Ruins	897 Monument Road, Ashwick Flat	Lots 2-4 DP 49913 Blks XIII & XIV Opuha SD	Structure - entire structure	2
39	St Stephen's Church	Gall Street, Fairlie	Part Lot 15 DP 325	Building - entire external building envelope	
40	Elm Tree Cottage (cob)	2059 Fairlie-Tekapo Road (State Highway 8), Te Kopi-o-	CB26F/322, RS 26257	Building - entire external building envelope	

		Ōpihi / Burkes Pass		
41	The Burkes Pass Accommodation House	2122 Fairlie-Tekapo Road (State Highway 8), Te Kopi-o-Ōpihi / Burkes Pass	Lot 1 DP 381551	Building - entire external building envelope
42	Susan Morrison Memorial	Lake Ruataniwha	Section 1 SO 346762PT	Structure - entire structure
43	Site of Old Hermitage	Hooker Valley Road, Mt Cook	Lots 1,2,4 DP 61668	Site of Old Hermitage
44	Pukaki Inn Chimney	Lake Pukaki Riverbed	Section 1 SO 323263	Structure - entire structure
45	Statue of Sheepdog	Pioneer Drive Road Reserve, Lake Tekapo	Road Reserve Parcel 3574263	Structure - entire structure
46	Haldon Station Buildings	4296 Haldon Road	262002, PT Run 69 RS 30019, 3350/54, 33977, 34161, 36200/01, Pt Res 1358 & CLSD RD Blks X, XIV, XV Gladstone	Haldon station buildings - entire external building envelope
47	Cob Cottage	Grays Hill Station, 3249 Haldon Road, Tekapo	CB164/46, Run 71, Res 1359 Blk II-IV, VII-VIII, X XII Gladstone	Building - entire external building envelope
48	Station Buildings	Tekapo-Twizel Road (State Highway 8), Irishman Creek	P14 Pt Run 343 Sec 1 SD 15864 Irishman Creek Jollie Burke & Pukaki SD	Station buildings - entire external building envelope
49	Cottage A	565 Fairlie — Tekapo Road (State Highway 8), Kimbell	Lot 1 DP 549317	Building - entire external building envelope
50	Rimuwhare Restaurant	51 Mount Cook Road, Fairlie	Lots 1 & 2 DP 37020	Building - entire external building envelope
51	Cemetery	Fairlie-	GAZ 1899-1166 84-1442	Cemetery

		Tekapo Road (State Highway 8). Te Kopi-o- Ōpihi / Burkes Pass	Res 1284 Blk VII I Burke SD		
51A	Cemetery Fence Post	Fairlie- Tekapo Road (State Highway 8), Te Kopi- o-Ōpihi / Burkes Pass	GAZ 1899-1166 84-1442 Res 1284 Blk VII I Burke SD	Structure - entire structure	
52	Burial Site (TD Burnett)	Mt Cook Station	Private Burial Ground Pt Run 83 SD 79 60	Burial Site (TD Burnett)	
53	Gorilla Stream Hut	Mt Cook Station	Derelict Run 341A Pt Mt Cook Run 341 Pt Mt Cook Blk I, II, VI, VIII, XXII, XXI	Building - entire external building envelope	
54	Allandale Station Sheds	Hamilton Road, Fairlie	Lot 37 Deposited Plan 2845 and Section 2 Survey Office Plan 550205	Buildings - entire external building envelope	
55	Burke Chimney	Pioneer Conservation Park, Homebush Road, Raincliff	Lot 1 Deposited Plan 82016	Structure - entire structure	
56	Former Post Office Fairlie	39 Main Road, Fairlie	CB32B/898, Sec 2 SO 17937	Buildings - entire external building envelope	
57	Cannington School Gates	804 Carrington Road	Re 3682 Blk XIII Pareora SD	Structure - entire structure	
58	Blacksmith's Shop	Mt Cook Road, Fairlie	Lot 16 DP 329	Building - entire external building envelope	
59	Te Ngawai War Memorial	699 Camp Valley Road	GAZ 85-1583 Res 3519 Blk XIC Albury Ward	Structure - entire structure	
60	Cave War Memorial	Cannington Road, Cave	Road Reserve, 3569180, CB107/161	Structure - entire structure	
61	Raincliff Homestead	1546 Middle Valley Road, Middle Valley, Fairlie	Lots 1 Pt 2 DP 5006 Pt Lot 30 DP 1686 Blks IX & XIII Opihi SD	Building - entire external building envelope	

62	Gudex Homestead	Gudex Road, Raincliff	Lot 2 DP 472129	Building - entire external building envelope	
63	Ashwick School site Silver Jubilee Memorial		GAZ 64-1172 2020 Res 5190 Blk XV Ophua	Structure - entire structure	
64	Watman Homestead	Ashwick Flat	Lot 1 DP 82760	Building - entire external building envelope	
65	Mabel Binney Cottage	47 Mount Cook Road, Fairlie	Lot 21 DP 329	Building - entire external building envelope	
66	Power House	Fairlie Camping Ground SH 79	Part Reserve 2755	Building - entire external building envelope	
67	Bank of New Zealand	41 Main Street, Fairlie	Pt Lot 5 DP 325	Building - entire external building envelope	
68	McLeans Homestead	1 Gall Street, Fairlie	Lot 1 DP 5070 Pt Lot 7 DP 2690 Blk VII Tengawai SD	Building - entire external building envelope	
69	Fairlie Hotel	69 Main St, Fairlie	Lot 1 DP 41458	Building - entire external building envelope	
70	Sherwood Downs Homestead	Clayton Road, Sherwood	Sec 15 31 40 Sherwood Downs Sett Secs 8 10 Clayton Sett Sec 8 SD 5379 Blks	Building - entire external building envelope	
71	Sherwood Downs Cob Cottage	Clayton Road, Sherwood	Sec 15 31 40 Sherwood Downs Sett Secs 8 10 Clayton Sett Sec 8 SD 5379 Blks	Building - entire external building envelope	
72	St Patricks Church	7 Gall Street, Fairlie	Lot 2 DP 367268	Building - entire external building envelope	
73	St Pauls Catholic Church	23 Queen Street, Albury	Lot 1 DP 47086 Blk III IV Opawa SD	Building - entire external building envelope	
74	Cob Cottage, John Nelson's Property	91 Nelson Road, Cave	CB20B/1062, RS32793, SO 2536	Building - entire external building envelope	

75	Cob Cottage Ruins	School Road. Fairlie	RS 20358 20359 25645 27132 27503 Blk VI Tengawai SD	Cob Cottage Ruins	
76	Rollesby Cob Killing House	204 Rollesby Station Road. Te Kopi-o- Ōpihi / Burkes Pass	Lot 5 DP 57985	Building - entire external building envelope	
77	Cottage B2	25 Perambulator Lane, Kimbell	Lot 41 DP 269 Blk II Tengawai SD	Building - entire external building envelope	
78	Irishman's Creek Historical Area (inc. Powerhouse, Workshop and Dam	SH 8 Irishman Creek	Pt14 Pt Run 343 Sec 1 SO 15864 Irishman Cr Jollie & Burke SD	Powerhouse, Workshop and Dam	Historic Area
79	Limestone Trough	Fairlie Tekapo Road (State Highway 8), Te Kopi- o-Ōpihi / Burkes Pass	Road reserve in front of Lot 1 DP 40468	Structure - entire structure	
80	Albury Coal Pit Loading Bank	Coal Pit Road, Albury	Sec 58 Albury Sett PS RS 2682 BLK II Opawa SD	Albury Coal Pit Loading Bank	
81	Albury Park Lime Works	Cricklewood Road, Albury	Secs 29 30 36 78-82 85-88 Albury Sett RS 38033 BLKS XIV XV Tengawai SD	Albury Park Lime Works	
82	Albury Presbyterian Church	8 Duke Street, Albury	Secs 100/101 Opawa Tship BLK III Opawa SD	Building - entire external building envelope	
83	Anniss Cob Cottage	Fairlie Tekapo Road State Highway 8, Te Kopi-o- Ōpihi / Burkes Pass	Pt RS 32755 BLK VIII Burke SD	Building - entire external building envelope	
84	Bracken's Barn	Chamberlain Road/Camp Valley Road. Albury	Sec 73 Albury Sett	Building - entire external building envelope	
85	Burkes Pass	2119 Fairlie-	Lot 1 DP 40682 BLK VIII	Building - entire	

	Hotel Stables	Tekapo Road (State Highway 8), Te Kopi-o- Ōpihi / Burkes Pass	Burke SD	external building envelope	
86	Burkes Pass School (original part only)	2054 Fairlie- Tekapo Road (State Highway 8), Te Kopi-o- Ōpihi / Burkes Pass	Res 4956 BLK VIII Burke SD SO 11412	Building - entire external building envelope	
87	Burkes Pass School House	2048 Fairlie- Tekapo Road (State Highway 8), Te Kopi-o- Ōpihi / Burkes Pass	CB9K/191, RS 38598		
88	Former Railway Hotel (Albury Tavern)	Albury-Fairlie Road (State Highway 8), Albury	Secs 26/28 41/43 Opawa Tship BLK IV Opawa SD	Building - entire external building envelope	
89	Glendonald Sod Hut	Chamberlain Road, Albury	Sec 64 Albury Sett RS 24544 32939 PT 24545 BLK II Opawa SD	Building - entire external building envelope	
90	Memorial to Percy Johnson	Middle Valley Road. Raincliff	Road reserve, Parcel ID 3586631	Structure - entire structure	
91	Pioneer Park Entrance Gates	Middle Valley Road. Raincliff	Road reserve, Parcel ID 3586631	Structure - entire structure	
92	St Martin's Anglican Church	2-4 Besley Lane, Albury	Secs 10/11 Opawa Tship BLK IV Opawa SD	Building - entire external building envelope	

This section has rules that have legal effect.

Notable Trees (TREE)

Introduction

There are specific trees within Te Manahuna / the Mackenzie District which make an important contribution to its amenity, historical, cultural and biodiversity values. These trees have been listed in the Notable Trees schedule and are recognised as worthy of protection based on a STEM assessment of values associated with commemorative or historic values. The provisions within this chapter aim to protect and maintain these trees for the enjoyment of the District's residents and visitors. The focus is on the protection of trees from inappropriate removal or pruning, and to manage works within the root protection zone. However, it is recognised that there may be circumstances when substantial pruning or removal of the trees is unavoidable due to poor health, damage or safety reasons.

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan.

Objectives and Policies

Objectives	
TREE-O1	Notable Trees
The contribution Notable Trees make to the heritage, character and amenity values of the District is recognised and provided for.	
Policies	
TREE-P1	Identification of Notable Trees
Identify Notable Trees to be protected and schedule based on significance and/or notable values, according to the STEM criteria or historic and/or cultural significance.	
TREE-P2	Protection of Notable Trees
Protect any tree or group of trees listed in TREE-SCHED1 from the adverse effects of subdivision, land use and development, by considering:	
1. whether the subdivision, use or development provides for the protection of the tree or trees; 2. methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material; and 3. the provision and implementation of a tree management plan in accordance with best arboricultural practice.	
TREE-P3	Works around Notable Trees
Provide for limited physical works around trees listed in TREE-SCHED1 for cultivation, maintenance and safety purposes, or for the provision or maintenance of infrastructure where works avoid, remedy or mitigate adverse effects on the trees.	
TREE-P4	Maintenance of Notable Trees

Enable the maintenance of Notable Trees listed in TREE-SCHED1 to:

1. support the continuing health of the notable tree or trees where undertaken in accordance with best arboriculture practice;
2. mitigate adverse effects of the tree or trees:
 - a. on public safety;
 - b. on sunlight access for public roads; and
3. prevent damage to property or infrastructure.

TREE-P5

Destruction or Removal of Notable Trees

Only allow the destruction or removal of Notable Trees listed in TREE-SCHED1, where:

1. the tree is certified as being dead or in terminal decline by a qualified arborist; or
2. the destruction or removal of the tree is necessary to avoid adverse effects of the tree on public safety, or damage to property or infrastructure; or
3. the use and enjoyment of a property and surrounds is significantly compromised or diminished.

Rules

TREE-R1		Maintenance Pruning of a Notable Tree listed in TREE-SCHED1
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Pruning is limited to: <ol style="list-style-type: none"> a. pruning branches and foliage that have a maximum diameter up to 50mm at the point of severance; or b. pruning branches between 50mm and 100mm in diameter at the point of severance, where the work is undertaken, or supervised by a qualified arborist; and c. the removal of a maximum of 10% of total foliage over any three year period, with the maximum amount of foliage removed in any 12 month period limited to 5% of total foliage, and where the work is undertaken, or supervised by a qualified arborist; and d. the natural shape, form and branch habit of the tree is retained; or 2. Pruning is to remove branches showing signs of potential failure including structural faults, decay, cavities or included unions; or 3. Pruning is to remove dead branches; or 4. Root pruning where: 	<p>Activity Status when compliance is not achieved with R1.1-R1.5: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. TREE-MD1

	<ol style="list-style-type: none"> a. <u>Pruning does not exceed five percent of the total live roots within any 12 month period; and</u> b. <u>Root pruning of live roots is limited to roots not exceeding 25mm in diameter.</u> 5. <u>Except that 1-4 do not apply where the pruning is to remove branches physically touching existing buildings or able to touch vehicles using an access way, where such work is carried out by a qualified arborist.</u> 	
TREE-R2	Pruning of a Notable Tree listed in TREE-SCHED1 for the Purpose of Maintaining Overhead Lines and Road Corridor Safety	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>The work is required to ensure the safe operation of the overhead lines or roading corridor including works or maintenance required under, and carried out in accordance with, the Electricity (Hazards from Trees) Regulations 2003, or the Telecommunications Act 2001; and</u> 2. <u>The work is undertaken by a qualified arborist; and</u> 3. <u>Council is notified two weeks prior to the work being undertaken.</u> 	<p>Activity status when compliance is not achieved with R2.1-R2.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>TREE-MD1</u>
TREE-R3	Earthworks and Land Disturbance for the Installation and Maintenance of Underground Lines within the Root Protection Zone of a Notable Tree listed in TREE-SCHED1	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>All earthworks and land disturbance within the root protection zone is undertaken or supervised by a qualified arborist; and</u> 2. <u>Excavation is undertaken by one or a combination of the following methods:</u> <ol style="list-style-type: none"> a. <u>trenchless methods at a depth of 1m or greater; or</u> b. <u>hand-digging, air excavation, or hydro excavation; and</u> 	<p>Activity Status when compliance is not achieved with R3.1: DIS</p> <p>Activity Status when compliance is not achieved with R3.2-R3.8: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>TREE-MD2</u>

	<ol style="list-style-type: none"> 3. The surface area of a single excavation must not exceed 1m²; and 4. Root pruning is not on roots greater than 35mm in diameter at severance; and 5. Works do not disturb more than 10% of the root protection zone; and 6. Any machines operate on top of paved surfaces and/or ground protection measures; and 7. Any machines used are fitted with a straight blade bucket; and 8. Council is advised at least 10 working days prior to the work commencing. 	
TREE-R4	Earthworks and Land Disturbance not Specified in TREE-R3 within the Root Protection Zone of a Notable Tree Listed in TREE-SCHED1	
All Zones	Activity Status: RDIS Where: <ol style="list-style-type: none"> 1. All earthworks and land disturbance within the root protection zone are supervised by a qualified arborist. Matters of discretion are restricted to: <ol style="list-style-type: none"> a. TREE-MD2 	Activity Status when compliance is not achieved with R4.1: DIS
TREE-R5	Paving, sealing, soil compaction, storage of materials, parking of vehicles or buildings within the root protection zone of a Notable Tree listed in TREE-SCHED1	
All Zones	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. TREE-MD2 	
TREE-R6	Destruction or Removal of a Notable Tree listed in TREE-SCHED1	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. A qualified arborist certifies that: <ol style="list-style-type: none"> a. The tree is dead, in terminal decline, at risk of extreme failure or having a significant loss of structural integrity; or b. The tree is damaged and poses a significant risk to life, infrastructure, or property as a 	Activity status when compliance is not achieved with R6.1: NC

	<p>consequence of a natural hazard or other event; and</p> <p>c. The certification is provided to Council prior to the destruction or removal of the tree.</p>	
TREE-R7	Attachment of a Sign, Object, Structure, or Material to a Notable Tree listed in TREE-SCHED1	
All Zones	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. TREE-MD3</p>	
TREE-R8	Planting of a Tree within the Dripline of a Notable Tree listed in TREE-SCHED1	
All Zones	Activity Status: DIS	

Matters of Discretion

TREE-MD1 Pruning

- The character and degree of modification, damage, or destruction of the values of the tree, including the historical values and cultural significance of taonga species.
- The extent to which the activity will or may adversely affect the health or structural integrity or visual appearance of the tree.
- The extent to which the activity will be undertaken in a manner consistent with accepted arboricultural standards, practices and procedures.
- The duration and frequency of the activity and the effect on the tree.
- The resilience of the tree, in relation to structural soundness and health and any irreversible effect on the tree.
- The scope for the tree to recover from, or compensate for, any effects from pruning, work in the root protection zone or modification of the trunk and crown.
- In relation to a listed group of trees, the extent to which the activity will or may adversely affect the health or structural integrity of the wider group or undermine its unity, setting or other collective significance.
- The extent to which any proposed compensation for the removal of the tree mitigates the loss of the tree and its values.

TREE-MD2 Activities in the Root Protection Zone of a Notable Tree

- The effect of the activity on the trees' values.
- The extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree.
- Whether the works will be undertaken in a manner consistent with best arboricultural standards, practices, and procedures.
- The duration and frequency of the activity and the adverse effect on the tree.
- Whether the tree is resilient, including structural soundness and health and the irreversibility of effects on the tree.
- In relation to a scheduled group of trees, the extent to which the works will adversely affect the health, structural integrity, or ecological values of the wider group.

- g. The extent to which the works would result in improved community amenity or other benefits for the community that cannot otherwise be achieved by arboricultural or property management means.
- h. Whether the works are necessary for the maintenance, and repair of existing infrastructure.

TREE-MD3 Fixing to Notable Trees

- a. The effect of the activity on the tree's values.
- b. The extent to which the works will or may adversely affect the health or structural integrity of the tree.
- c. The extent to which the works will or may adversely affect the visual appearance of the tree and the amenity values of the tree.
- d. Whether the works will be undertaken in a manner consistent with best arboricultural standards, practices, and procedures.
- e. Whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree.
- f. The extent to which the works would result in improved community amenity or other benefits for the community that cannot otherwise be achieved by arboricultural or property management means.



All listings in TREE-SCHED1 have legal effect.

TREE-SCHED1 — Notable Trees

Unique Identifier	Species Botanical Name (Common Name)	Number of Trees	Legal Description and Location	Reason for Protection
TREE01	Peace Avenue Trees <i>Ulmus procera</i> (English Elm), <i>Quercus robur</i> (Common Oak), <i>Fraxinus excelsior</i> (Common Ash), <i>Quercus cerris</i> (Turkey Oak), <i>Populus Alba</i> (Silver Poplar), <i>Tilia</i> sp. (Linden or Lime), <i>Carpinus</i> (Hornbeam), <i>Juglans regia</i> (English Walnut), <i>Acer pseudoplatanus</i> (Norway Maple), <i>Platanus X acerifolia</i> (London Plane), <i>Castanea sativa</i> (Sweet Chestnut), <i>Quercus palustris</i> (Pin Oak), <i>Fraxinus</i> sp. (Ash), <i>Alnus</i> sp. (Alder), <i>Aesculus hippocastanum</i> (Horse chestnut), <i>Betula pendula</i> (Silver Birch), <i>Acer</i> sp. (Maple), <i>Quercus robur</i> Fastigiata, <i>Fraxinus ornus</i> (Manna Ash), <i>Fraxinus aurea</i> (Golden Ash)	Various	Road reserves and private land along State Highway 8, extending from the north of Kimbell to the south of Winscombe, and including Lot 2 DP 337335, RS 22124, Lot 20 DP 186, Lot 19 DP 186, Section 1 SO 11653, Lot 16 DP 186, and Section 2 SO 11653.	Scheduled previously (71)
TREE02	<i>Pinus coulteri</i> (Big Cone Pine)	1	Lot 1 DP 410784 777 Monument Road, Ashwick Flat	Scheduled previously (42) STEM values
TREE03	<i>Fraxinus excelsior</i> (English Ash); <i>Ulmus procera</i> (English Elm); <i>Malus</i> spp (Ornamental Apple); <i>Ulmus pumila</i> (Elm)	4	Parcel ID: 3576927 Albury War Memorial, Waka Kotahi Parcel Intent: Road Reserve	Scheduled previously (17) STEM values
TREE04	<i>Quercus coccinea</i> (Scarlet Oak)	1	SO 1524 RES 5087 Parcel: 479004	Tree planted to commemorate the coronation of Queen

			453 Monavle Road	Elizabeth II
TREE05	<u>Quercus petraea (durmast oak)</u>	1	<u>RES 4014 DP 2690</u>	<u>Scheduled previously (33)</u> <u>STEM values</u>
TREE06	<u>Picea likiangensis (Likiang Spruce)</u>	1	<u>RS 40930 SO 14804</u> <u>Fairlie Village</u> <u>Green, Mackenzie District Council (opposite Council Offices)</u>	<u>Scheduled previously (35)</u> <u>Centennial tree</u> <u>STEM values</u>
TREE07	<u>Quercus robur (Oak)</u>	1	<u>Parcel ID: 3586736</u> <u>Corner of Frayne Street and Kirke Street, Fairlie. Site of old parish hall.</u>	<u>Scheduled previously (36)</u> <u>STEM values</u>
TREE08	<u>Quercus robur (Oak)</u>	1 and group	<u>Part RS 22444 TP 31475</u> <u>School Road</u> <u>Athletic Park</u> <u>39 School Road</u>	<u>Scheduled previously (37)</u> <u>STEM values</u>
TREE09	<u>Fagus sylvatica 'Purpurea' (Copper Beech)</u>	1	<u>RS 40930 SO 14804</u> <u>Fairlie Village</u> <u>Green, Mackenzie District Council (opposite Council Offices)</u>	<u>Scheduled previously (47)</u> <u>Planted for the centennial of Charles Bright and Mary Ann Jones settling at Willowbark and Ashwick Flat. Planted by Charles Bright's eldest living grandson.</u>
TREE10	<u>Quercus palustris (Pin Oak)</u>	1	<u>SO 14804 RS 40929</u> <u>Fairlie Village</u> <u>Green, Mackenzie District Council (opposite Council Offices)</u>	<u>Scheduled previously (70)</u> <u>Historic values</u>
TREE11	<u>Quercus robur (Oak)</u>	1	<u>Parcel 3563488 adjacent to SO 2598 RES 1845</u> <u>Fairlie-Tekapo Road</u>	<u>Scheduled previously (66)</u>
TREE12	<u>Cedrus deodara (Dedoar Cedar)</u>	1	<u>SO 1296 RES 5190</u> <u>Ashwick Flat Road</u>	<u>Scheduled Previously (41)</u> <u>Historic and commemorative values — located on the site of the original Ashwick School, and planted for the Silver Jubilee of King George V</u>

TREE13	Pinus coulterii (Big Cone Pine)	Several	Section 2 SO 331257 Moutariki Island, Lake Tekapo	Scheduled previously (59)
TREE14	Sequoiadendron giganteum (giant sequoia)	4	SO 2598 RES 1845 Fairlie-Tekapo Road	STEM values
TREE15	6 Sequoiadendron giganteum (giant sequoia) and 1 Abies pinsapo (Spanish fir)	7	Sealy Street Road Reserve, Lake Tekapo Parcel ID 3574321	Scheduled previously (68)

Note: The changes in this section are proposed by Variation 1 to Plan Change 27.

Subdivision

Introduction

Subdivision is the process of dividing a site into one or more additional lots or units or changing an existing boundary location. Subdivision plays an important role in determining the location and density of development and its effect on the character of rural and urban environments. The way a site is subdivided, including its size and shape, is important as it not only determines the quality and character of development, but it also impacts on adjacent sites and the future use of the land.

There are a number of guidance documents that assist developers when preparing applications for subdivision consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the Council. These documents are not incorporated by reference into the District Plan, but where conditions are placed on subdivision consents, such conditions may reference documents, including the following:

1. Mackenzie District Council Engineering Code of Practice.
2. SNZ PAS 4509:2008 NSUB New Zealand Fire Service Firefighting Water Supplies Code of Practice.

Other district-wide chapters may also contain provisions that are relevant to subdivision, for example, the Transport chapter contains standards in relation to roading and access, and the Public Access chapter contains objectives, policies, and standards related to esplanade requirements at the time of subdivision. The underlying zone chapters may also contain provisions that are relevant to subdivision.

Objectives and Policies

Objectives	
SUB-O1	Subdivision Design
Subdivision is designed to:	
1.	align with the purpose and character of the zone in which it occurs;
2.	maintain the values of any overlays within which it is located;
3.	achieve integration and connectivity with surrounding neighbourhoods; and
4.	provide servicing infrastructure that is appropriate for its intended use and which is integrated with existing infrastructure;
5.	avoid reverse sensitivity effects on renewable electricity generation activities and electricity transmission activities; and
6.	minimise conflict between incompatible activities.
Policies	
SUB-P1	Subdivision Design
Require subdivision design to accord with the purpose and character of the applicable zone and, where practicable, to follow natural and physical features such as landscape, topography, and established vegetation of the site.	

SUB-P3	National Grid Subdivision Corridor
Only allow subdivision within the National Grid subdivision corridor where it can be demonstrated that any adverse effects on and from the National Grid, including effects on public health and safety, will be appropriately managed and the operation, maintenance, repair, upgrading and development of the National Grid will not be compromised.	
SUB-P4	Natural and Cultural Values
Only allow subdivision within areas that have important landscape, natural character, ecosystems and indigenous biodiversity, and cultural values where it will not compromise the identified values.	
SUB-P5	Safe Access
Ensure subdivision results in safe and efficient access for motorists, pedestrians, and cyclists.	
SUB-P6	Public Open Space
Require the provision of public open spaces and connections at the time of subdivision for urban zones.	
SUB-P7	Provision of Infrastructure
Require the provision of infrastructure with adequate capacity to service the scale and intended use of the development, in an integrated manner.	
SUB-P8	Te Manahuna / Mackenzie Basin Outstanding Natural Landscape
<p>In order to minimise its adverse effects, subdivision in the Te Manahuna / Mackenzie Basin ONL will not be encouraged except:</p> <ol style="list-style-type: none"> in Farm Base Areas; where subdivision is for the purposes of enabling the recognition of and provision for the Ngāi Tahu relationship with Te Manahuna/the Mackenzie Basin; <p>Further subdivision of Lakeside Protection Areas, Scenic Viewing Areas and Scenic Grasslands, Sites of Natural Significance, and areas above 900 masl should be avoided;</p> <p>All subdivision shall address the need to remove exotic wildings from the land being subdivided;</p> <p>All subdivision should have regard to topographical and ecological constraints.</p>	
SUB-P9	Protection of Community Drinking Water Supplies
Protect community drinking water supplies from subdivision which has the potential to adversely affect water quality.	
SUB-P10	Reverse Sensitivity
Avoid reverse sensitivity effects of subdivision, including on existing renewable electricity generation assets, infrastructure, and primary production activities.	

Rules

SUB-R1	Boundary Adjustment	
All Zones (outside the Te Manahuna /	Activity Status: RDIS	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

Mackenzie Basin ONL)	<p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal</p> <p>Matters of discretion are restricted to: SUB-MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM</p>	
SUB-R2	Subdivision Not Otherwise Listed	
RESZ CMUZ GIZ GRUZ RLZ	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards: SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S5 Walkable Blocks SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S9 Screen Planting SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements</p> <p>Matters of discretion are restricted to: SUB-MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<p>SUB-MD8 Public Access SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM</p>	
All other zones	Activity status: DIS	
SUB-R3	Subdivision to Create Access, Reserve, or Infrastructure Sites	
All Zones	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The subdivision is to create: <ol style="list-style-type: none"> a. An allotment to be used to provide legal access (including roads). b. A reserve that will vest in a local authority or the Crown. c. An allotment to be used solely to house infrastructure. 2. And any balance allotment complies with the requirements set out in the SUB - Standards relevant to the allotment so that no new non-compliance with the standards is created by the subdivision. <p>Advice Note: <i>Where SUB-R3.1 does not apply to the subdivision, the other rules in the SUB Chapter apply.</i></p> <p>And the activity complies with the following standards: SUB-S2 Property Access SUB-S10 Stormwater Disposal</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Whether the allotment needs to be supplied with infrastructure or services, and if so: <p>SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD6 Easements SUB-MD9 Wastewater Disposal</p> b. SUB-MD7 Reverse Sensitivity. c. Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM; and d. The positive effects or benefits of 	<p>Activity status when compliance with R3.2 or the standard(s) is not achieved: Refer to relevant standard(s).</p>

	the subdivision.	
SUB-R4	Subdivision within a Farm Base Area within the Te Manahuna / Mackenzie Basin ONL	
Te Manahuna / Mackenzie Basin ONL	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications PA-S1 Esplanade Requirements</p> <p>Matters of discretion are restricted to:</p> <p>a. SUB—MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB—MD8 Public Access SUB—MD9 Wastewater Disposal</p> <p>b. The effect on the landscape of the subdivision and any associated earthworks, buildings, and curtilage.</p> <p>c. Whether the subdivision will provide for the relationship of Ngāi Tahu with their ancestral lands, waters, wāhi tapu or wāhi taoka.</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
SUB-R5	Subdivision within the National Grid Subdivision Corridor	
All Zones	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The subdivision plan demonstrates that each lot is capable of accommodating a building platform located outside of the National Grid Yard. <p>And the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply</p>	<p>Activity status when compliance with SUB-R5.1 not achieved: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

<p>SUB-S4 Wastewater Disposal SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">a. SUB-MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASMb. The extent to which the subdivision allows for earthworks, buildings, and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electrical Code of Practice for Electrical Safe Distances.c. The provision for the ongoing efficient operation, maintenance, development, and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.d. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines.e. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.	
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	<p>f. The outcome of any consultation with Transpower New Zealand Limited.</p>	
SUB-R6	Subdivision within the Ōhau River Precinct (PREC4)	
Ōhau River Precinct (PREC4)	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications SUB-S8 Ōhau River Precinct (PREC4) SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. SUB-MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal b. Location of residential building platforms, including design controls. c. Restrictions on fencing. d. The adequacy of any proposed Vegetation Management Plan. e. Measures to protect Black-fronted Tern on Tern Island and Lakes skink on the Ōhau River margin. 	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
SUB-R7	Subdivision wholly or partly within a Community Drinking Water Supply Protection Area	
All Zones	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<p>SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any impact on the safety of drinking water supplies for human consumption, and measures to avoid or mitigate these effects. b. SUB—MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB—MD8 Public Access SUB—MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM 	
SUB-R7A	Subdivision where any part of any proposed allotment is within the Fault Hazard (Subdivision) Overlay	
Fault Hazard (Subdivision) Overlay	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A map of the zone of deformation associated with surface fault rupture at a scale of 1:35,000 or better is provided by a suitably qualified and experienced professional that identifies any zone of deformation; and 2. Building platforms or structures are located at least 20m from any identified zone of deformation. <p>And the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S5 Walkable Blocks SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications</p>	<p>Activity status when compliance is not achieved with R7A.1-R7A.2: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<p>SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements Matters of discretion are restricted</p> <p>to:</p> <ul style="list-style-type: none"> a. SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD5 Transportation Networks SUB-MD6 Easements SUB-MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal b. The extent to which the siting and layout of the development, including roads, driveways, reticulated services, will reduce the effects of surface fault rupture and ground deformation on people and their property. c. The location of building platforms, roads and services and whether or not an allotment should be restricted from development on parts of the site. d. The extent to which geotechnical and engineering reports show that risks to buildings and the safety of occupiers and neighbours can be appropriately managed or reduced to an acceptable level.
SUB-R7B	<p>Subdivision where any part of any proposed allotment is within the Flood Hazard Assessment Overlay</p>
<p>Flood Hazard Assessment Overlay</p>	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. A Flood Hazard Assessment for each proposed allotment is issued in accordance with NH-S1 and is provided to Council; and 2. For each proposed allotment, a building platform is located outside of a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1. <p>And the activity complies with the following standards:</p> <p>SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access</p> <p>Activity status when compliance is not achieved with R7B.1-R7B.2: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<p><u>SUB-S3 Water supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S9 Screen Planting</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u> Matters of discretion are restricted to: <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-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u></p>	
SUB-R7C	<p>Subdivision where any part of any proposed allotment is within the Liquefaction Overlay</p>	
Liquefaction Overlay	<p>Activity Status: RDIS Where: 1. A site-specific subsurface liquefaction assessment has been completed to at least a Level B assessment — 2017 MBIE/MFE Liquefaction Guidance. And the activity complies with the following standards: <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-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S9 Screen Planting</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u> Matters of discretion are restricted to: <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></p>	<p>Activity status when compliance is not achieved with R7C.1: RDIS Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The potential effects of liquefaction on the buildings and structures. b. The effectiveness of methods proposed to manage the potential effects of liquefaction on buildings and structures. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	<u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u>	
SUB-R7D	Subdivision where any part of any proposed allotment is within the Ostler Fault Hazard Area Overlay	
Ostler Fault Hazard Area Overlay	Activity Status: DIS	
SUB-R7E	Subdivision where any part of any proposed allotment is within the Hydro Inundation Hazard Overlay	
General Rural Zone within the Hydro Inundation Hazard Overlay	Activity Status: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The potential effects of hydro inundation on people, buildings and structures. <p>And 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-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</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-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u></p>	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
Rural Lifestyle Zone within the Hydro Inundation Hazard Overlay	Activity Status: NC	
SUB-R8	Subdivision outside of a Farm Base Area in the Te Manahuna / Mackenzie Basin ONL	

Te Manahuna / Mackenzie ONL	Activity Status: DIS	
SUB-R9	Subdivision of a Site Containing a <u>Historic Heritage Site, Building, Structure or Item Listed in the Heritage Items Schedule</u> <u>HH-SCHED2</u>	
All Zones	Activity Status: DIS	
SUB-R10	Subdivision Wholly or Partly Within any Open Space and Recreation Zone	
Open Space and Recreation Zones	Activity Status: DIS	
SUB-R11	Subdivision Within the Pūkaki Downs Tourist Zone	
Pūkaki Downs Tourist Zone	<p>Activity Status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The subdivision: <ol style="list-style-type: none"> a. Creates new allotments within Development Areas identified in the Pūkaki Downs Structure Plan; b. Retains all land outside Development Areas identified in the Land Management Area of the Pūkaki Downs Structure Plan as a single balance allotment; and c. Is applied for simultaneously with the Comprehensive Land Management consent for the relevant Land Management Area. 	<p>Activity status when compliance with R11.1.a.-c. is not achieved: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
SUB-R12	Subdivision Wholly or Partly within SASM-SCHED2 Silent File or SASM-SCHED3 Māori Rock Art Protection Area	
All Zones	Activity Status: DIS	
SUB-R13	Subdivision wholly or partly within a Lakeside Protection Area, Scenic Viewing Area, or Scenic Grassland	
All Zones	Activity Status: NC	
SUB-R14	Subdivision wholly or partly within Specific Control Area 12 — Lyford Lane	
Specific Control Area 12 — Lyford Lane	Activity Status: NC	
SUB-R15	Subdivision in the TESPZ	

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

Standards

SUB-S1	Allotment Size and Dimensions	Activity status when compliance not achieved:
All Zones (excluding GRUZ and MRZ)	<ol style="list-style-type: none"> 1. Every allotment created shall comply with Table SUB-1. 2. Every allotment created shall contain a building square not less than 15m x 15m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations. 	DIS
MRZ	<ol style="list-style-type: none"> 3. The minimum allotment area is no less than 400m²; or 4. The minimum allotment area is no less than 200m² where: <ol style="list-style-type: none"> a. a land use consent under MRZ-S1 has been granted, or is applied for concurrently with 	DIS

	<p>the subdivision consent; or</p> <p>b. The subdivision does not create any vacant allotments.</p> <p>5. Every allotment created shall contain a building square not less than 12m x 12m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations.</p>	
GRUZ Specific Control Area 13 - Eastern Plains	6. The minimum allotment area is no less than 20ha.	DIS
	7. The minimum allotment area is no less than 4ha.	NC
GRUZ	8. The minimum allotment area is no less than 100ha.	NC
GRUZ within Outstanding Natural Landscape (except Te Manahuna / Mackenzie Basin ONL)	9. The minimum allotment area is no less than 200ha.	NC
GRUZ within Te Manahuna / Mackenzie Basin ONL	10. Where the minimum allotment area is less than 200ha.	NC
GRUZ within Farm Base Area	<p>11. A maximum of 10 allotments in the Farm Base Area, each having a net area of no more than 1ha.</p> <p>12. Where the minimum allotment area is less than 4ha except as provided for by SUB-S1.11.</p>	NC

Table 1: Table SUB-1

Zone	Minimum Allotment Area¹
Large Lot Residential Zone	2,000m ²
Large Lot Residential Zone-Specific Control Area 1	4,000m ²
Large Lot Residential Zone-Specific Control Area 2	1 hectare
Low Density Residential Zone in Te Kopi-o-Ōpihi / Burkes Pass, Fairlie, Takapō / Tekapo and Twizel	400m ²
Low Density Residential Zone in Albury and Kimbell	1,500m ²

Mixed Use Zone	200m ² in Tākaro / Lake Tekapo; or 400m ² in Te Kopi-o-Ōpihi / Burkes Pass; or 1,500m ² in Albury and Kimbell.
Rural Lifestyle Zone (excluding the Ōhau River Precinct and Specific Control Areas 9, 10 and 11)	4 ha
Rural Lifestyle Zone Specific Control Area 9 -Nixons Road	4ha until such time as reticulated services are available, then 1 hectare
Rural Lifestyle Zone Specific Control Area 10 - Clayton Road	4 ha until such time as reticulated services are available, then 2 ha
Rural Lifestyle Zone Specific Control Area 11 - Max Smith Drive	1ha if connected to reticulated services, otherwise 4 ha
Rural Lifestyle Zone Ōhau River Precinct — PREC4	No minimum

Note 1: The allotment areas prescribed are net areas, exclusive of areas intended to provide access to the allotment.

SUB-S2	Property Access	Activity status when compliance not achieved:
All Zones	1. Every allotment created, including any balance allotment, shall have legal access to a formed road maintained by Council.	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The standard to which the road, any accessway, and any vehicle crossing will be formed or maintained to serve the allotment. b. Who will be responsible for forming or maintaining the road to the required standard.
All Zones	2. Every allotment created, including any balance allotment, shall have legal access to a road that is not a State Highway.	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The extent of any adverse effects, including cumulative effects, on traffic safety and traffic efficiency along the State Highway, associated with the number, design and siting of any existing or proposed vehicle accessway or vehicle crossing. b. Whether access to the allotments can be obtained off another road which is not a State Highway, either directly or by an easement across other land, and whether this alternative access is

		appropriate.
SUB-S3	Water Supply	Activity status when compliance not achieved:
RESZ CMUZ GIZ	<p>1. Every allotment created shall be supplied with a separate connection to a Council reticulated water supply. This requirement shall not apply to any allotment created solely for access or network utility operations; and</p> <p>2. Every allotment for residential use shall demonstrate at the time of subdivision that a sufficient water supply and access to water supplies for firefighting is available via the Council's urban reticulated system in accordance with SNZ PAS 4509:2008.</p> <p>3. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.</p>	NC
All Other Zones	<p>4. Every allotment created shall be connected to a reticulated water supply, or where no reticulated supply is available, shall:</p> <p>a. Be provided with a bore which can supply a minimum of 1,000 litres of drinking water per day; or</p> <p>b. 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; or</p> <p>c. Be provided with an adequate water supply from a rural water supply network; and</p> <p>d. 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</p>	NC

	accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.	
SUB-S4	Wastewater Disposal	Activity status when compliance not achieved:
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
RLZ Specific Control Area 12 - Lyford Lane	2. Every allotment shall be connected to a reticulated wastewater disposal network.	NC
Low Density Residential Zone in Kimbell and Albury	3. Every allotment which is not connected to a reticulated sewer network, shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	DIS
All Other Zones	4. Where a connection to the Council's urban reticulated wastewater disposal network is not available, each allotment shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	NC
SUB-S5	Walkable Blocks	Activity status when compliance not achieved:
RESZ CMUZ	1. Blocks shall achieve all the following maximum perimeter lengths, unless precluded by an existing pattern of development: <ol style="list-style-type: none"> Average perimeter not more than 800m. Maximum perimeter not more than 1000m. Maximum length of any one side of a block not more than 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Whether the proposal would achieve a high level of walkability through the area.

	250m. Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publicly accessible land.	
SUB-S6	Corner Splays	Activity status when compliance not achieved:
RESZ	1. The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3m.	RDIS Matters of discretion are restricted to: a. The extent of any adverse effects on the efficient functioning of the road. b. The extent of any adverse effects on the safety of road users. c. Whether the amenity values of the surrounding allotments would be maintained.
GRUZ RLZ	2. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of: a. 6m x 6m for any Local Road. b. 10m x 10m for any Collector Road. c. 15m x 15m for any Arterial Road/State Highway.	
All Other Zones	3. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of 6m.	
SUB-S7	Electricity Supply and Telecommunications	Activity status when compliance not achieved:
All Zones	1. All allotments, other than allotments for access, roads, utilities, or reserves, must be provided with connections at the boundary of the allotment to an electricity supply and telecommunication system network including open access fibre where available.	RDIS Matters of discretion are restricted to: a. Whether an electricity and telecommunication supply are needed for the intended use. b. The suitability of the alternative provision of telecommunication and electricity supply. c. What method(s) are to be used to inform prospective purchasers of an allotment that these connections are not installed.
SUB-S8	Ōhau River Precinct (PREC4)	Activity status when compliance not achieved:
Ōhau River Precinct (PREC4)	1. No more than 50 residential allotments shall be created within the Ōhau River Precinct. 2. All subdivision shall identify building platforms subject to the following:	DIS

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|--|---|--|
| | <ul style="list-style-type: none">a. Within the Ōhau River Precinct no building platforms shall be located within the No-Build Area shown on the planning maps.b. No more than one building platform can be located on any allotment and the maximum total area of that building platform shall be 1000m².c. No building platform shall be located within 100m of waterbodies, or hydro canals or 50m of a wetland or tarn.d. No building platform shall be located within 20m of the Ostler Fault.e. No building platform shall be located within 100m of the Conservation Estate or public walkway.f. No building platform shall be located within an area of significant indigenous vegetation and/or significant habitat of indigenous fauna as identified in a Vegetation Management Plan. | |
|--|---|--|
3. A Vegetation Management Plan must be approved as part of any subdivision. The purpose of the Vegetation Management Plan is to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, manage pest plants and wilding trees and to set out how any new landscaping and arboretum will be developed and maintained, including:
- a. The use of covenants or consent notices to ensure all lot and residential unit owners are responsible for protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna and for pest plant management (including the removal of pest plants and wilding conifer species) within the Precinct, including over the balance allotments.

	b. Setting out how all landscaping and the arboretum will be managed, including specification of the implementation methods and ongoing maintenance.	
SUB-S9	Screen Planting	Activity status when compliance not achieved:
RLZ Specific Control Area 10 - Clayton Road	1. Any subdivision of land that adjoins State Highway 79 and is opposite the General Industrial Zone shall include planting to a minimum depth of 2m with native species that will grow at least 2m in height and at a density to provide screening of views to the General Industrial Zone.	RDIS Matters of discretion are restricted to: a. The extent to which the General Industrial Zone is visually screened from the subject site. b. The effect of the non-compliance on the character and amenity of the Rural Lifestyle Zone. c. The potential for reverse sensitivity effects on industrial activities.
SUB-S10	Stormwater Disposal	Activity status when compliance not achieved:
All Zones	1. Every allotment shall be supplied with a means of disposing stormwater that connects to a Council reticulated system or in the absence of a reticulated system 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
SUB-S11	Twizel East Special Purpose Zone	Activity Status where compliance not achieved:
TESPZ	1. Subdivision must be undertaken comprehensively in accordance with the TESPZ ODP, and must include: a. All proposed roads, which must be vested in Council; b. The Existing Accessway Alignment in the location specified on the ODP in FIGURE TESPZ-1; c. Provision for the establishment of future State Highway access identified as the Potential Access	NC

	<p>Alignment on the ODP;</p> <p>d. Public walking and cycling access for the Twizel River Trail in the locations specified on the ODP;</p> <p>e. Methods to ensure that wilding conifers, and pest plants and animals are controlled and subject to ongoing management in the OSSA;</p> <p>f. Methods to set out how the Landscape Strip will be established prior to development of the Industrial Area, and maintained in perpetuity.</p> <p>2. The Landscape Strip must contain:</p> <p>a. 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;</p> <p>b. 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;</p> <p>c. 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.</p> <p>3. An EMA Biodiversity Plan must be provided with the subdivision resource consent application, in accordance with the Framework in TESPZ-SHED1.</p>	
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Matters of Discretion

SUB-MD1 Design

- a. The extent to which allotment boundaries reflect natural or physical boundaries.

- b. The suitability of the allotment to accommodate its intended purpose.
- In addition, for subdivision in any residential zone:
- c. The extent to which the allotment area and dimensions enables activities to take place in accordance with the function, role, and character of the zone.
 - d. Whether the shape and configuration of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.
 - e. Whether the shape and configuration of sites enable:
 - i. The appropriate location of:
 - A. The primary entrance to a residential unit;
 - B. Outdoor living space;
 - C. Service areas for a residential unit;
 - D. Car parking; and
 - E. Vehicle crossings and vehicle access.
 - ii. Energy efficiency and orientation for passive solar heat;
 - iii. Privacy for residents; and
 - iv. Passive surveillance.
 - f. The extent to which the subdivision integrates with its surroundings, and natural cultural features, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area and maintain amenity values.
 - g. The degree to which the design and layout of roads, footpath patterns, and the layout of sites complements the design and layout of any adjoining urban areas, and provides accessibility to all users.
 - h. The provision, location, design, protection, management and intended use of reserves and open space.
 - i. The degree to which Crime Prevention Through Environmental Design principles have been incorporated into the subdivision design.
 - j. The degree to which the design provides for access for emergency services, and escape routes in case of emergency.
 - k. Whether existing mature trees can be practically retained.
 - l. The degree to which the subdivision achieves good connectivity with the surrounding urban area and open space.

SUB—MD2 Infrastructure

- a. The design, siting, layout, and construction of any infrastructure or facility which is proposed to:
 - i. Vest in Mackenzie District Council as owner or manager; or
 - ii. Connect to any road, reserve or other infrastructure which is owned, managed by, or otherwise vested in Mackenzie District Council or any other road controlling authority.
- b. For other infrastructure:
 - i. the method(s) by which the operation, maintenance, repairs, and any upgrades to that infrastructure shall be managed; and
 - ii. the method(s) by which prospective purchasers of sites are to be informed of any fiscal or managerial responsibilities they have for that infrastructure.
- c. The appropriateness of any proposed staging, with respect to the timing of the provision of infrastructure to service each stage.

SUB—MD3 Water Supply

- a. The suitability of the water supply for the intended activities on the site.
- b. The method by which water will be supplied to each allotment for firefighting, taking into account a risk-based assessment. The assessment shall include (but need not be limited to) the:
 - i. type of the water source;
 - ii. available water pressure;
 - iii. volume of any water storage; and

- iv. method of accessing the water for firefighting purposes.

SUB—MD4 Stormwater Disposal

Within any residential, commercial and mixed use, or industrial zone:

- a. The method(s) for disposing of stormwater.
- b. Where stormwater disposal is not via connection to a reticulated network, the ability to treat and dispose of the 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 such as by the use of rainwater.
- c. Capacity of the stormwater drainage network.
- d. The method(s) for retaining stormwater on-site for re-use.

SUB—MD5 Transportation Networks

- a. The layout and formation of all existing and proposed land transport infrastructure, including:
 - i. Ensuring the desired design speed is achieved with respect to the classification of roads and the surrounding environment;
 - ii. Whether the roading pattern utilises opportunities to connect streets. Cul-de-sacs, except those that are short and straight and connected with pedestrian and cycle through routes, should be avoided;
 - iii. Whether the existing and proposed land transport infrastructure is sufficient to accommodate the anticipated vehicle movements associated with the likely use of the land;
 - iv. The extent to which road designs make a positive contribution to the amenity of the neighbourhood and meet the operational requirements of the street, such as waste collection, on-street parking, and emergency services access;
 - v. Whether the subdivision layout and road network support walking, cycling, and public transport, including access to reserves, facilities, commercial areas, and public transport facilities;
 - vi. Whether service lanes, cycle ways, shared accessways, and pedestrian access ways are required or appropriate and are located and designed in a safe and efficient manner; and
 - vii. The provision of footpaths, lighting, and street furniture.

In addition, for subdivision in any residential, commercial and mixed use, or industrial zone:

- b. Any landscaping and tree planting required in the road reserve and its contribution to amenity values and the recreational and environmental attributes of the street.
- c. The degree to which pedestrian and cycle access may be enhanced through the provision of cycleways and footpaths that are located and designed to meet best practice.
- d. Where any shared accessway will access any existing or proposed road, whether the existing and proposed land transport infrastructure is sufficient to accommodate on-street parking.

SUB—MD6 Easements

- a. Whether any new or amended easement or other mechanism(s) is needed to obtain or maintain legal access to land or infrastructure.

SUB—MD7 Reverse Sensitivity

- a. Whether there is a need to provide a separation from zone boundaries, regionally significant infrastructure, lifeline utility infrastructure, transport networks, primary production activities (including intensive primary production), or other mitigation measures to avoid or minimise potential for reverse sensitivity effects.

SUB—MD8 Public Access

- a. For subdivisions which adjoin a waterway listed in PA-SCHED2, the outcome of consideration by the applicant and Council as to whether an esplanade instrument should be provided.
- b. For subdivisions of 4ha or more which adjoin a waterway listed in PA-SCHED1, the outcome of

- consideration by the applicant and Council as to whether an esplanade instrument should be provided.
- c. For subdivisions creating an allotment smaller than 4ha which adjoin a waterway not listed in PA-SCHED1 or PA-SCHED2, the outcome of consideration by the applicant and Council as to whether an esplanade instrument should be provided.

Note: For any subdivision creating an allotment smaller than 4ha which adjoins any surface waterbody listed in PA-SCHED1, the requirements in PA-S1 apply.

SUB-MD9 Wastewater Disposal

- a. The method(s) for the disposal and treatment of wastewater.
- b. The capacity and suitability of the wastewater disposal system for the intended activities on the site.
- c. Where wastewater disposal is to Council's urban reticulated wastewater network, the capacity of the wastewater network.
- d. 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.
- e. Where no on-site connection or disposal is available, the suitability of alternative wastewater disposal methods.

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 industrial activities.
- b. The management of construction effects, including dust, earthworks and silt and sediment, noise, and transport.
- c. Mitigation of natural hazards, including overland flow paths and flooding.
- d. Requirement for 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 TESPZ-O1 and TESPZ-O2 and TESPZ-P1 to P5.
- b. Whether the size, shape and layout of sites relate well to the proposed roads and public access linkages, and take place in accordance with TESPZ-O1 and TESPZ-O2 and TESPZ-P1 to TESPZ-P5.
- 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 in FIGURE TESPZ-1) until they are no longer required for screening after which they may be removed.
- b. The control of wilding conifers, other woody weeds and pest plants and animals.

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.

Note: The changes in this section are proposed by Variation 1 to Plan Change 27.

Earthworks

Introduction

Earthworks are the physical works that modify land so that it can be used for residential, commercial, rural, or recreational activities and for the construction of building foundations and other infrastructure. Earthworks and land disturbance are an essential part of the use and development of land. However, if not appropriately managed, earthworks can adversely affect amenity values (due to their visual, dust, nuisance, noise, and traffic effects) and result in changes to natural landforms. They can also result in land instability increasing risk to people and property, affect important natural environmental values, and affect mana whenua values, particularly in and around Sites and Areas of Significance to Māori.

The earthworks provisions manage the scale of earthworks to address these effects by setting permitted thresholds, and requiring resource consent above these, where more specific assessment is required to ensure effects are adequately addressed and managed.

This earthworks chapter covers general earthworks provisions in all rural, residential, commercial and mixed use and industrial zones. Additional earthworks provisions may apply within overlays such as Outstanding Natural Landscapes and Sites and Areas of Significance to Māori, and for Notable Trees. These earthworks provisions have been included in the respective Overlay chapters because they address the overlay related effects of earthworks on the identified values, characteristics, risks, or features. The earthworks provisions within overlays apply in addition to the provisions of this chapter unless specified otherwise.

Advice Note: The rules in this chapter do not apply to the Open Space and Recreation and Special Purpose Zones (excluding the TESPZ).

Objectives and Policies

Objective	
EW-O1	Earthworks
Earthworks to facilitate subdivision, land use and development are undertaken in a way that minimises adverse effects on landscape values, ecosystems and indigenous biodiversity, natural character values, visual amenity and mana whenua values and protects the safety of people and property and the safe and efficient operation of infrastructure.	
Policies	
EW-P1	Enable Earthworks
Enable earthworks that are small in scale, or limited to the maintenance and repair of existing activities.	
EW-P2	Manage Earthworks
Manage the adverse effects of earthworks, including their scale and nature, to: 1. minimise adverse effects on the character, values and qualities of the surrounding	

- environment, relative to the sensitivity of the surrounding environment;
2. ensure the stability of adjoining land, infrastructure, buildings, and structures is not compromised;
 3. minimise silt and sediment loss from the site; and
 4. ensure that sites are appropriately rehabilitated following completion of earthworks.

Rules

Notes for Plan Users:

1. *Activities must also comply with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.*
2. *Notwithstanding the rules in the District Plan:*
 - a. *the Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023 apply to earthworks associated with commercial forestry as defined in the regulations.*

EW-R1	Earthworks for Maintenance or Repair of Existing Activities	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The earthworks are for the purpose of maintenance or repair of existing: <ol style="list-style-type: none"> a. fence lines b. vehicle tracks c. roads and associated infrastructure d. stock tracks and crossings e. firebreaks f. drains g. ponds h. dams i. stockyards j. farm buildings k. water troughs and associated reticulation piping l. airstrips m. walking and cycling tracks n. fuel storage systems (including removal or replacement) in accordance with Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. <p>And the activity complies with the following standards: EW-S4 — Accidental Discovery</p>	<p>Activity status when compliance is not achieved with R1.1: Refer to EW-R3</p> <p>Activity status when compliance with standards(s) is not achieved: Refer to relevant standard(s).</p>

	Protocol EW-S6 - Proximity to the National Grid	
EW-R2	Earthworks and Land Disturbance for Specific Activities	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The earthworks and land disturbance are: <ol style="list-style-type: none"> a. subject to a building consent; b. for gardening and/or landscaping; c. for cultivation; d. holes for trees or other plants; e. for the installation of fence posts; f. for an offal or farm rubbish pit; or g. for the burying of material infected by unwanted organisms as declared by the Ministry of Primary Industries and carried out as directed by a person authorised under the Biosecurity Act 1993. <p>And the activity complies with the following standards:</p> <p>EW-S4 — Accidental Discovery Protocol EW-S6 - Proximity to the National Grid</p>	Activity status when compliance is not achieved with R2.1: Refer to EW-R3 <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
EW-R3	Earthworks not Specified in EW-R1, or EW-R2	
GRUZ	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. Earthworks on any site shall not exceed 1500m³ by volume and 2500m² by area per site in any 12 month period. <p>And the activity complies with the following standards:</p> <p>EW-S1 — Maximum slope Gradient EW-S2 — Excavation and Filling EW-S3 — Rehabilitation and Reinstatement EW-S4 — Accidental Discovery Protocol EW-S5 — Specific Locations EW-S6 — Proximity to the National Grid</p>	Activity status when compliance is not achieved with R3.1: RDIS <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. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. c. The extent of land instability effects. d. The extent of any adverse effects from vibration associated with the earthworks. e. Where any earthworks are within a SASM, those matters in SASM-

		<p>MD1 Activities in a SASM.</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
RESZ RLZ CMUZ GIZ TESPZ	<p>Activity Status: PER</p> <p>Where:</p> <p>2. Earthworks on any site shall not exceed 1000m³ by volume and 2500m² by area per site in any 12 month period.</p> <p>And the activity complies with the following standards:</p> <p>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 R3.2: RDIS</p> <p>Matters of discretion are reserved to:</p> <ul style="list-style-type: none"> a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. b. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. c. The extent of land instability effects. d. The extent of any adverse effects from vibration associated with the earthworks. e. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

Standards

EW-S1	Slope	Activity status when compliance not achieved:
All Zones	1. Earthworks must not be undertaken on an existing slope with a gradient greater than 1 in 4.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place. b. Whether any changes to the patterns of surface drainage would result in a higher risk of drainage problems, inundation runoff, sedimentation, flooding, or change the water table. c. The impacts on visual amenity, landscape character and outlook. d. Where any earthworks are within

		a SASM, those matters in SASM-MD1 Activities in a SASM.
EW-S2	Excavation and Filling	Activity status when compliance not achieved:
All Zones	<ol style="list-style-type: none"> 1. Earthworks shall not exceed a maximum depth below or height above natural ground level of: <ol style="list-style-type: none"> a. 1.5m, when 1.5m or more from the boundary of a site in separate ownership; or b. 0.5m, when within 1.5m of the boundary of a site in separate ownership. 2. All fill shall consist of cleanfill material only. 	RDIS <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, landscape character, views, outlook, overlooking and privacy. b. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place. c. The extent of any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site. d. Potential for land contamination. e. Whether any changes to the patterns of surface drainage or subsoil drains would result in a higher risk of drainage problems, inundation run-off, sedimentation, flooding, or change the water table.
EW-S3	Rehabilitation and Reinstatement	Activity status when compliance not achieved:
All Zones	<ol style="list-style-type: none"> 1. No more than 12 months after the earthworks commenced and on completion of the earthworks, the area of land disturbed as a result of the earthworks must be: <ol style="list-style-type: none"> a. built upon; b. sealed with hardstand material; c. landscaped; or d. recontoured and replanted. 	RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The impact on visual amenity, landscape character and outlook. b. Potential dust nuisance, sedimentation, land instability, erosion, flood, and drainage effects. c. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.
EW-S4	Accidental Discovery Protocol	Activity status when compliance not achieved:

All zones	<ol style="list-style-type: none"> 1. In the event of discovery of sensitive material (which is not authorised to be disturbed by any resource consent or other statutory authority), the owner of the site or the consent holder must take the following steps. <p>Cease works and secure the area</p> <ol style="list-style-type: none"> a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities. b. Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed. <p>Inform relevant authorities and parties immediately of the discovery</p> <ol style="list-style-type: none"> c. The New Zealand Police if the discovery of human remains or koiwi. d. The Council in all cases. e. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or koiwi. f. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or koiwi. <p>Wait for and enable an inspection of the site</p> <ol style="list-style-type: none"> g. Wait for and enable an inspection of the site by the relevant authority or agency. h. Following site inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants. <p>Recommencement of work</p> <ol style="list-style-type: none"> i. Work within the area determined by the Council in h. above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met: 	RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The effects of earthworks on historic heritage, or mana whenua values. b. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.
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	<p>i. Heritage New Zealand Pouhere Taonga has confirmed that an archaeological authority has been approved for the work or that none is required.</p> <p>ii. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.</p> <p>iii. Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved.</p> <p>iv. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> • any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and • any agreed revisions to the planned works to be/have been made in order to address adverse effects on mana whenua values. <p>v. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the plan or allowed by any existing resource consent.</p>	
EW-S5	Specific Locations	Activity status when compliance not achieved:
All Zones	<p>1. No earthworks shall exceed the threshold outlined in Table EW-Table 1: Earthworks Volumes — Specific Locations.</p> <p>EW-Table 1: Earthworks Volumes</p>	DIS

— Specific Locations			
Location	Volume per site in any 12 month period	Area (m² per site in any 12 month period)	
Sites of Natural Significance	20	50	
Geopreservation sites	20	50	
Scenic Viewing Areas	0	0	
Scenic Grasslands	0	0	
Advice Note: <i>For earthworks in Outstanding Natural Landscapes or Features, see the Natural Features and Landscape Chapter. For earthworks in riparian areas, see the Natural Character Chapter.</i>			
EW-S6	Proximity to the National Grid		Activity status when compliance not achieved:
All Zones	1. The earthworks or land disturbance shall be no deeper than 300mm within 6m of the outer visible edge of a foundation of a National Grid transmission line tower or pole. 2. The earthworks or land disturbance shall be no deeper than 3m between 6m and 12m of the outer visible edge of a foundation of a National Grid transmission line tower or pole. 3. The earthworks or land disturbance does not compromise the stability of a National Grid transmission line tower or pole. 4. The earthworks or land disturbance does not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). 5. The earthworks or land		NC

	<p>disturbance do not permanently physically impede access to a National Grid support structure.</p> <p>Standards EW-R6.1-5 do not apply to the following:</p> <ul style="list-style-type: none">a. Land disturbance undertaken as part of agricultural, horticultural, or domestic cultivation, or repair or resealing of a road, footpath, driveway, or farm track.b. Excavation of a vertical hole, not exceeding 500mm in diameter, that is more than 1.5 metres from outer visible edge of foundation of a National Grid transmission line pole or stay wire.c. Earthworks that otherwise comply with Clause 2.4.1 of NZECP 34:2001.	
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