



Mackenzie

DISTRICT PLAN REVIEW

TOMORROW'S MACKENZIE
KA AWATEA HŌU

Mackenzie District Plan

Plan Change 29 – Open Space and Recreation Zones, Noise, Signs and Temporary Activities

Variation 1 to Plan Change 23, Variation 2 to Plan Change 26 and Variation 2 to Plan Change 27

Notified 5 November 2024

Note:

*Proposed additions are shown in **green underline***

*Proposed deletions are shown in **red strikethrough***

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
	<u>commercial recreation activity</u>	
	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.
<u>agricultural and horticultural noise</u>	<u>means noise associated with the application of fertiliser, planting, harvesting, use of agricultural or horticultural vehicles or equipment, and movement, handling and transport of livestock.</u>
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) 2. <i>In this Act, the term allotment means—</i> <ul 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> <ul 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> <ul 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> <ul 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>

	<p>b. <i>not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i> <i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated 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>
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><i>(a) 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> <i>(ii) 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><i>(b) in relation to any lake, except a lake controlled by</i></p>

	<p>artificial means -</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	means any hole drilled or constructed in the ground that is used to:
	<ul style="list-style-type: none"> a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. 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	means a temporary or permanent movable or immovable physical construction that is:
	<ul style="list-style-type: none"> a. partially or fully roofed; and b. 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 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.
<u>commercial recreation activity</u>	<u>means a commercial activity which is based on the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity.</u>
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;

	<p>d. hotels;</p> <p>e. motels;</p> <p>f. motor inns; and</p> <p>g. tourist lodges.</p>
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)
community market	means a market which is community based and run by a non-profit organisation.
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	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><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></p> <p class="list-item-l1">a. <i>when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</i></p> <p class="list-item-l1">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></p> <p>(National Planning Standard definition)</p>
core sites	means land owned by Genesis Energy or Meridian Energy that is managed for hydro generation purposes associated with the Waitaki power scheme.
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

	<p>below)</p> <p><i>includes emit, deposit, and allow to escape.</i></p> <p>(National Planning Standard definition)</p>
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	<p>has the same meaning as in section 3 of the RMA (as set out below)</p> <p><i>includes —</i></p> <p class="list-item-l1">(a) any positive or adverse effect; and</p> <p class="list-item-l1">(b) any temporary or permanent effect; and</p> <p class="list-item-l1">(c) any past, present, or future effect; and</p> <p class="list-item-l1">(d) any cumulative effect which arises over time or in combination with other effects —</p> <p class="list-item-l2"><i>regardless of the scale, intensity, duration, or frequency of the effect, and also includes —</i></p> <p class="list-item-l1">(e) any potential effect of high probability; and</p> <p class="list-item-l1">(f) any potential effect of low probability that has a high potential impact.</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.
<u>emergency response purposes</u>	<u>means search and rescue, defence, maritime enforcement and civil emergency purposes.</u>
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> <ol style="list-style-type: none"> ecosystems and their constituent parts, including people and communities; and all natural and physical resources; and amenity values; and 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> <ol style="list-style-type: none"> 1 car to and from the site = two car movements. 1 truck to and from a property = six car movements; and 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> <ol style="list-style-type: none"> <i>which is either—</i> <ol style="list-style-type: none"> <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> <i>a reserve vested in the Crown or a regional council under section 237D; and</i> <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>(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> <ol style="list-style-type: none"> <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> <ol style="list-style-type: none"> <i>will not be harvested or replanted; or</i> <i>is intended to be used for low-intensity harvesting or replanted; and</i> <i>includes all associated forestry infrastructure; but</i>

	<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	<p>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:</p> <ul style="list-style-type: none"> a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or

	<ul style="list-style-type: none"> b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. 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. <p>(National Planning Standard definition)</p>
<u>filming</u>	<u>means activities associated with the creation of a film or video product undertaken by a professional production company.</u>
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.
<u>freestanding sign</u>	<u>any sign which stands upright wholly on its own with its own support structure without having to be attached to any building, post, or other structure.</u>
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: <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; 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. (National Planning Standard definition)
ground level	means: <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional

	<p>allotment was completed (when the record of title is created);</p> <p>b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</p> <p>c. 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> <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> <p>a. <i>with 1 or more of the following intrinsic properties:</i></p> <p>i. <i>explosiveness;</i></p> <p>ii. <i>flammability;</i></p> <p>iii. <i>a capacity to oxidise;</i></p> <p>iv. <i>corrosiveness;</i></p> <p>v. <i>toxicity (including chronic toxicity);</i></p> <p>vi. <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> <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> <p>a. medical practitioners;</p> <p>b. dentists and dental services;</p> <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>

	<ul style="list-style-type: none"> i. day care facility for the elderly and disabled; j. integrated family health centre; k. ancillary offices and retail activity; l. ancillary parking and loading and signs; m. the provision of physical fitness facilities, such as gyms and pools where ancillary to a hospital or health care facility; <p>but excludes facilities for:</p> <ul style="list-style-type: none"> n. beauty clinics; and o. health care within a retirement village.
heavy industrial activity	<p>means:</p> <ul style="list-style-type: none"> a. Blood or offal treating b. Bone boiling or crushing c. Burning of municipal, commercial or industrial wastes d. Collection and storage of used bottles for sale e. Crematoriums f. Dag crushing g. Fellmongering h. Fish cleaning i. Fish curing j. Flax pulping k. Flock manufacturing, or teasing of textile materials for any purpose l. Gut scraping and treating m. Nightsoil collection and disposal n. Slaughtering of animals for any purpose other than human consumption o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting q. Tanning r. Wood pulping s. Wool scouring
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> <ul style="list-style-type: none"> a. a site; or b. another specified reference point. <p>(National Planning Standard definition)</p>
helicopter landing area	<p>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.</p>
helicopter movement	<p>means a single helicopter flight operation (landing or departure) of any helicopter. Maintenance procedures are excluded.</p>

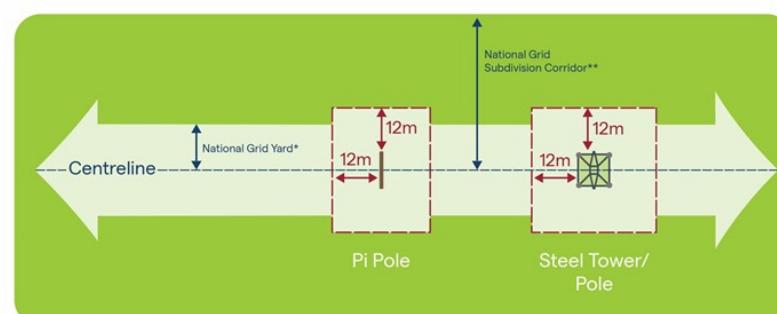
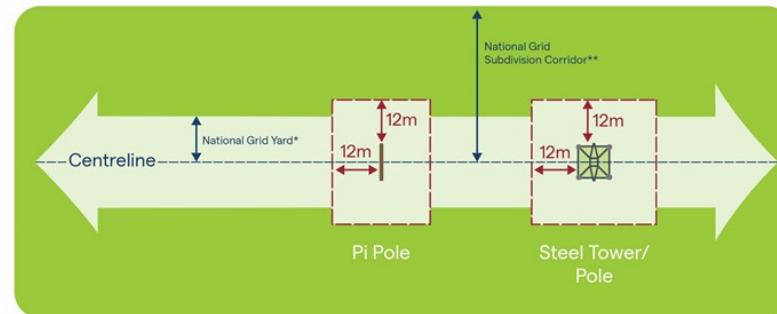
highly productive land	means highly productive land as determined in accordance with the National Policy Statement for Highly Productive Land 2022.
historic heritage	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>a. <i>means those natural and physical resources that contribute 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> <ul style="list-style-type: none"> 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> <p>(National Planning Standard definition)</p>
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> <p>(National Planning Standard definition)</p>
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.
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 regulations made for the purposes of the definition of network utility operator in section 166</i>
intensive primary production	<p><i>means either</i>:</p> <ul style="list-style-type: none"> a. <i>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</i>. b. <i>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</i>.
internal boundary	<i>means any boundary of the net area of a site other than a road</i>

	boundary and includes a side boundary.
investigation activities	means the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation and includes the following structures and activities: <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.
<u>L_{Aeq}</u>	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound. (National Planning Standard definition)
<u>L_{AF(max)}</u>	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement Of Environmental Sound. (National Planning Standard definition)
lake	has the same meaning as in section 2 of the RMA (as set out below) <p style="text-align: center;"><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></p> (National Planning Standard definition)
land	has the same meaning as in section 2 of the RMA (as set out below) <ol style="list-style-type: none"> includes land covered by water and the airspace above land; and 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 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. (National Planning Standard definition)

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.
L _{dn}	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 <i>Acoustics — Measurement of Environmental Sound.</i> (National Planning Standard definition)

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.
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.
L_{peak}	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound. (National Planning Standard definition)
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.
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> <i>the extraction of petroleum from an underground gas storage facility;</i> <i>but</i> <p><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	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): <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. The corridor does not apply to designated assets.  <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	means (as illustrated in light green below): <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>
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</i>

	<p>section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</p> <p>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</p> <p>e. undertakes or proposes to undertake a drainage or sewerage 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> <p>a. the diversity of indigenous species or recognised taxonomic units; and</p> <p>b. indigenous species' population sizes (taking into account natural fluctuations) and long-term viability; and</p> <p>c. the natural range inhabited by indigenous species; and</p> <p>d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.</p>
<u>noise</u>	<p><u>has the same meaning as in section 2 of the RMA (as set out below)</u></p> <p><u>includes vibration</u></p> <p>(National Planning Standard definition)</p>
<u>noise sensitive activities</u>	<p><u>means residential activities, visitor accommodation, educational facilities, healthcare facilities, places of worship or marae, but in relation to NOISE-R8, only applies to activities which include overnight sleeping.</u></p>
<u>normal domestic activities</u>	<p><u>means activities typically associated with a residential activity, including lawn mowing, car washing, handyman work (provided it is not part of a commercial or industrial activity), but excluding fixed plant such as heat pumps.</u></p>
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>official sign</u>	<p><u>means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</u></p> <p>(National Planning Standard definition)</p>

<u>off-site sign</u>	A sign which is used to advertise activities, goods, services, products, or events that are not directly related to the primary use of the site on which the sign is physically located. It includes posters and poster boards, signs affixed to vehicles or trailers parked for the primary purpose of advertising, and any other associated supporting device whether permanent, temporary, or moveable.
operating easement	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.
operational need	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. (National Planning Standard definition)
Opuha scheme	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 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>

	<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 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	<p>means:</p> <ul style="list-style-type: none"> 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 commodities in b.; but d. excludes further processing of those commodities into a different product. <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.
quarry	<p>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.</p> <p>(National Planning Standard definition)</p>
quarrying activities	<p>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.</p> <p>(National Planning Standard definition)</p>
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	means the upgrade or renewal (to gain efficiencies in generating and transmitting electricity) of machinery, buildings, plant,

National Grid	structure, facilities, works or components and operating facilities associated with the infrastructure.
regionally significant infrastructure	<p>means:</p> <ul style="list-style-type: none"> a. the state highway network and arterial roads b. telecommunication networks c. the National Grid d. wastewater collection, treatment and disposal networks e. community land drainage infrastructure f. community potable water systems g. established community-scale irrigation and stockwater infrastructure h. electricity distribution network
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	<p>means the use of land and building(s) for people's living accommodation.</p> <p>(National Planning Standard definition)</p>
residential unit	<p>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.</p> <p>(National Planning Standard definition)</p>
residential visitor accommodation	means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.
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	<p>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.</p> <p>(National Planning Standard definition)</p>
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	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p style="text-align: center;">means a continually or intermittently flowing body of fresh</p>

	<p>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).</p> <p>(National Planning Standard definition)</p>
road	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <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

	<p>works forming part of any motorway so declared; but</p> <p>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> <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.
rural industry	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
	(National Planning Standard definition)
rural selling place	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.
rural tourism activity	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>a. guiding, training, education and instructing;</p> <p>b. ancillary services such as booking offices and transportation;</p> <p>c. ancillary retail activity, including sale of alcohol to participants;</p> <p>d. walking and cycling tracks and associated accommodation; and</p> <p>e. facilities to provide opportunities for viewing scenery.</p>
sensitive activity	means any:
	<p>a. residential activity</p> <p>b. visitor accommodation</p> <p>c. community facility</p> <p>d. educational facility</p>
sensitive area	means any:
	<p>a. Scenic Viewing Area</p> <p>b. Scenic Grasslands</p> <p>c. Lakeside Protection Area</p> <p>d. Silent File Areas</p> <p>e. area within the setback distance specified in Table NATC-1.</p>
sensitive material	means:
	<p>a. human remains and koiwi</p> <p>b. an archaeological site</p> <p>c. a Māori cultural artefact/taonga</p> <p>d. a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).</p>
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: <ol style="list-style-type: none"> the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); warrant of fitness testing; the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; truck stops; light engineering; carwash facilities; 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.
sign	means any device, character, graphic or electronic display, whether temporary or permanent, which: <ol style="list-style-type: none"> is for the purposes of: <ol style="list-style-type: none"> identification of or provision of information about any activity, property or structure or an aspect of public safety; providing directions; or promoting goods, services or events; and is projected onto, or fixed or attached to, any structure or natural object; and includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. (National Planning Standard definition)
Significant indigenous vegetation and significant habitats of indigenous fauna	means areas of indigenous vegetation or habitats of indigenous fauna which: <ol style="list-style-type: none"> meet the criteria listed in the Canterbury Regional Policy Statement's Policy 9.3.1 and Appendix 3; or 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> <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. 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 c. 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 d. 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: <ul style="list-style-type: none"> a. supply of up to 20 other sites; and / or b. 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)
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. 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 ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. 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 <p>b. 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.</p> <p>(National Planning Standard definition)</p>
telecommunications	means as defined in section 5 of the Telecommunications Act 2001.
<u>temporary emergency services training activities</u>	<u>means a temporary activity undertaken for the training purposes by any emergency service in New Zealand, including Fire and Emergency New Zealand, The New Zealand Police, St John/ Hato Hone and Civil Defence.</u>
<u>temporary event</u>	<u>means any short-term event including A & P Shows, agricultural field days, carnivals, concerts, dog trials, fairs, festivals, galas, markets, sports events, on-farm one off farm sale events (such as clearing sales and livestock sales) and associated buildings and structures. It does not include temporary military training activities, temporary emergency services training activities, funerals or tangi.</u>
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.
<u>temporary military training activity</u>	<u>means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</u> <ol style="list-style-type: none"> a. <u>the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;</u> b. <u>the protection of the interests of New Zealand, whether in New Zealand or elsewhere;</u> c. <u>the contribution of forces under collective security treaties, agreements, or arrangements;</u> d. <u>the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations;</u> e. <u>the provision of assistance to the civil power either in New</u>

	<p><u>Zealand or elsewhere in time of emergency:</u></p> <p>f. the provision of any public service.</p> <p>(National Planning Standard definition)</p>
<u>temporary residential accommodation</u>	<u>means temporary residential accommodation in tents, caravans, campervans, buses, or mobile homes, including any vehicle fixed or movable that is used as a place of accommodation.</u>
territorial authority	has the same meaning as in section 5 of the Local Government Act 2002 (as set below) <i>means a city council or a district council named in Part 2 of Schedule 2.</i>
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	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: 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); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
transmission line	a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the National Grid; and b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a. applies; but does not include an electricity substation.
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) <i>means 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) <ul style="list-style-type: none"> <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> (National Planning Standard definition)
wetland	has the same meaning as in section 2 of the RMA (as set out below) <ul style="list-style-type: none"> <i>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of</i>

	<i>plants and animals that are adapted to wet conditions. (National Planning Standard definition)</i>
wilding conifers	means <i>Pinus contorta</i> (Lodgepole Pine), <i>Pinus nigra</i> (Corsican Pine), <i>Pinus sylvestris</i> (Scots Pine), <i>Pinus mugo</i> (Dwarf Mountain Pine), <i>Pinus uncinata</i> (Mountain Pine), <i>Pinus ponderosa</i> (Ponderosa pine), <i>Larix decidua</i> (European Larch), and <i>Pseudotsuga menziesii</i> (Douglas Fir).
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>ATC</u>	A Thriving Community
<u>CMUZ</u>	<u>Commercial and Mixed Use Zones</u>
<u>CON</u>	Controlled Activity Status
<u>CRC</u>	Canterbury Regional Council
<u>CRPS</u>	Canterbury Regional Policy Statement
<u>DEV</u>	<u>Development Area</u>
<u>DIS</u>	<u>Discretionary Activity Status</u>
District	Mackenzie District
District Plan	Mackenzie District Plan
<u>DOC</u>	<u>Department of Conservation</u>
<u>EW</u>	Earthworks
<u>FMA</u>	Forestry Management Area
<u>GIZ</u>	<u>General Industrial Zone</u>
<u>GRUZ</u>	General Rural Zone
<u>LPA</u>	Lakeside Protection Area
<u>INF</u>	Infrastructure
<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>	Mackenzie District Council
<u>MRZ</u>	<u>Medium Density Residential Zone</u>
<u>MUZ</u>	<u>Mixed Use Zone</u>
<u>MW</u>	Mana Whenua
<u>NATC</u>	Natural Character
<u>NC</u>	<u>Non-Complying Activity Status</u>
<u>NCZ</u>	<u>Neighbourhood Centre Zone</u>
<u>NE</u>	Natural Environment
<u>NES</u>	National Environmental Standard

NESTF	National Environmental Standards for Telecommunication Facilities
NFL	Natural Features and Landscapes
NPS	National Policy Statement
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
OSZ	<u>Open Space Zone</u>
PA	Public Access
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
PER	Permitted Activity Status
PR	Prohibited Activity Status
PREC	Precinct
RDIS	<u>Restricted Discretionary Activity Status</u>
REG	Renewable Electricity Generation
RESZ	<u>Residential Zones</u>
RLZ	Rural Lifestyle Zone
RMA	Resource Management Act 1991
SARZ	<u>Sport and Active Recreation Zone</u>
SASM	Sites and Areas of Significance to Māori
SCA	Specific Control Area
SIGN	<u>Signs</u>
SUB	Subdivision
TCZ	<u>Town Centre Zone</u>
TEMP	<u>Temporary Activities</u>
TRAN	Transport
UFD	Urban Form and Development
VAL	Visual Amenity Landscape

Note: The changes in this section are proposed by Variation 2 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
Natural Hazards	Section 5 — Business Objective 4 Section 7 — Rural Objective 7, Rural Policies 7A & 7B All provisions in Section 18
Historic Heritage	All provisions in Section 11 — Heritage Protection
Notable Trees	All provisions in Section 11 — Heritage Protection
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	<p>Section 5 – Rules 1.3.1.b, 1.5.1, 1.6.1, 3.3.6.g, 3.5.1</p> <p>Section 6 – Rule 12</p> <p>Section 7 – Rules 15.1.1, 15.1.1h and 15.2.1</p> <p>Section 8 – Rule 1.7.7 All provisions in the Noise Chapter</p>
Signs	All provisions in Section 12 – the Signs and Aerial Distractions Chapter

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
<p>Encourage:</p> <ol style="list-style-type: none"> 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> <p>1. Any building or structure does not exceed:</p> <ol style="list-style-type: none"> 50m² in gross floor area; and 4m in height in any residential or rural lifestyle zone; or in other zones, the height limit otherwise applying in the zone, precinct or overlay in which the building is located. <p>2. Buildings more than 10m² in gross floor area or over 3.5m in height are set back:</p> <ol style="list-style-type: none"> from the road boundary by a distance of not less than half the height of the structure; and from any internal boundary with a residential zone by a distance of not less than half the height of the structure. <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> <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 2 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
Natural hazards	Section 5 — Business Objective 4 Section 7 — Rural Objective 7, Rural Policies 7A & 7B Section 18 — Objective 1 and all policies
Historic Heritage	All provisions in Section 11 — Heritage Protection
Notable Trees	All provisions in Section 11 — Heritage Protection

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	<p>Section 5 — Rules 1.3.1.b, 1.5.1, 1.6.1, 3.3.6.g, 3.5.1</p> <p>Section 6 — Rule 12</p> <p>Section 7 — Rules 15.1.1, 15.1.1h and 15.2.1</p> <p>Section 8 — Rule 1.7.7 All provisions in the Noise Chapter</p>
Signs	All provisions in Section 12 — the Signs and Aerial Distractions Chapter

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
To maintain and develop structures and works for the Waitaki Power Scheme: <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
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
<ol style="list-style-type: none"> 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
Despite REG-P2 and REG-P3, enable the operation, maintenance and upgrade of the:	
<ol style="list-style-type: none"> 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
Enable:	
<ol style="list-style-type: none"> 1. investigation and identification of renewable electricity generation sources; and 2. small-scale renewable electricity generation activities <p>while managing adverse effects on the environment.</p>	
REG-P5	Other Renewable Electricity Generation Activities
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:	
<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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
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 <p>Where:</p> <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 <p>Matters over which control are reserved:</p> <p>REG-MD1 Existing Hydroelectric Power</p>
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 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</p>

		<p>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	Small-scale renewable electricity generation activities including associated clearance of indigenous vegetation and earthworks for roads and access tracks	
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 values. 2. Where any earthworks are within

		<p>a SASM, those matters in SASM-MD1 Activities in a SASM.</p> <p>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> <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, Lakeside	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 7. The activity is limited to additions 	<p>Activity status when compliance is not achieved with R6.7: RDIS</p> <p>Matters of discretion are restricted</p>

Protection Areas	<p>to an existing building or structure.</p> <p>8. The activity is outside areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p> <p>9. The earthworks associated with any new road or access track comply with the permitted activity conditions and standards in EW-R4.</p>	<p>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 the height of the structure; and 	<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>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

- a. The nature of any visual effects of the building or structure on the skyline and open landscape.
- b. 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.

Note: The changes in this section are proposed by Variation 1 to Plan Change 23.

Natural Character

Introduction

The Council has a responsibility to recognise and provide for the preservation of the natural character of wetlands, lakes and rivers (collectively referred to as surface waterbodies) and their margins; and protect them from inappropriate subdivision, use and development.

A range of land use and subdivision activities can have adverse effects on the natural character of surface waterbodies. These include the construction of buildings and structures, earthworks, woodlots, plantation forestry, quarrying activities and mining. The provisions of this chapter seek to manage those activities by requiring setbacks from the margins of surface waterbodies to ensure that the natural elements, patterns and processes that contribute to the natural character values are recognised and provided for.

The margins of surface waterbodies are important to mana whenua as mahika kai and some areas also contain wāhi tapu and other taoka. The beds and margins of lakes and rivers are part of the surface waterbody, and not separate from it. A range of activities occur in the beds and margins of wetlands, lakes and rivers, some of which have the potential to compromise waterbody health and other cultural values. The rules set out below apply to all surface waterbodies identified by mana whenua in Table 2 within the Sites and Areas of Significance to Māori SCHED1, as these waterbodies are also listed in NATC-SCHED1.

The Canterbury Regional Council also has jurisdiction to manage wetlands, lakes and rivers, including land uses in the beds of waterbodies. This section of the District Plan focuses on the natural character of the riparian margins of wetlands, lake and rivers, thereby avoiding duplication with the Regional Council's functions.

Most of the District's natural freshwater bodies with attributes that form part of the natural character are included in the accompanying schedules. All natural waterbodies are important and even if they are not presently scheduled, it does not mean that they do not have natural character values and therefore reduced setbacks apply to surface waterbodies not included in the schedule.

Objectives and Policies

Objectives	
NATC-O1	Preservation of Natural Character
The natural character of wetlands, lakes and rivers (surface waterbodies) and their margins is recognised, preserved and protected from inappropriate subdivision, use and development.	
NATC-O2	Mana Whenua Values
The relationship of mana whenua with wetlands, lakes and rivers is recognised and their cultural traditions, values and interests in relation to these is provided for.	
Policies	
NATC-P1	Recognition of Natural Character Values
Recognise that natural character values of wetlands, lakes and rivers and their riparian margins are derived from:	

1. being in their natural state or close to their natural state;
2. the value of the waterbody to mana whenua, including values associated with traditional and contemporary uses and continuing ability of the waterbody to support taoka species, mahika kai and other customary uses;
3. indigenous biodiversity, habitats and ecosystems;
4. their contribution to landforms and landscapes, through hydrological, geologic and geomorphic processes; and
5. people's experience of the above elements, patterns and processes.

NATC-P2	Preservation of Natural Character Values
<p>Preserve and protect the natural character values of wetlands, lakes and rivers and their margins from inappropriate use and development by:</p> <ol style="list-style-type: none"> 1. ensuring that the location, intensity, scale and form of subdivision, use and development takes into account the natural character values of the surface waterbodies; 2. requiring setbacks for activities from wetlands, and lakes and rivers, including buildings, earthworks, woodlots and quarrying activities; 3. promoting and encouraging opportunities to restore and rehabilitate the natural character of surface waterbodies and their margins, including the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values and cultural values; and 4. avoiding inappropriate use and development that detracts from the natural character of surface waterbodies. 	

Rules

Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the District Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

The rules in this chapter do not apply to flood mitigation works located within the surface waterbody setback, which are managed through the Natural Hazards Chapter.

NATC-R1	Buildings and Structures (excluding fences, water troughs and water pump sheds with building footprint of 10m² or less)	
All zones	Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
NATC-R2	Earthworks and Stockpiles	
All zones	Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
	With the exception of earthworks associated with conservation activity, where no setback shall apply.	

	Advice Note: this rule does not apply to earthworks regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.	
NATC-R3	Woodlots	
GRUZ	Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
NATC-R4	Quarrying Activities and Mining	
GRUZ	Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies Advice Note: this rule does not apply to Forestry Quarrying as regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

Standards

NATC-S1	Activity Setbacks from Surface Waterbodies	Activity status where compliance not achieved:
All zones	1. Activities shall be located outside the setback distance specified in Table NATC-1.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The extent to which the proposed activity will affect the natural character of the surface waterbody and its riparian margins. The effects of the proposed activity on any indigenous vegetation, habitat or ecosystem. Those matters in SASM-MD1 Activities in a SASM. The nature of any proposed mitigation measures that contribute to the preservation, maintenance or enhancement of the natural character values of the surface

	<p>waterbody.</p> <ol style="list-style-type: none"> e. The extent to which any restoration or rehabilitation of the natural character of the area is proposed. f. The extent to which alternative practicable options have been considered and their feasibility, including the functional need and operational need for the activity to locate in a riparian margin. g. Whether the activity maintains and enhances public access along the surface waterbody. h. The type and extent of planting proposed and the impact of this on natural character values. i. The effectiveness of any erosion and sediment control measures proposed.
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Table NATC-1: Surface Waterbody Setbacks

Surface Waterbody Classification	Setbacks for Rural Zones, Rural Lifestyle Zones, <u>Natural Open Space and Recreation Zones</u> Zone, excluding the Takamana / Lake Alexandrina Hut Settlements Precinct (PREC3) and Ōhau River Precinct (PREC4)	Setbacks for Residential Zones, Commercial and Mixed Use and Industrial Zones, <u>Open Space Zones, Sport and Active Recreation Zone</u>
Wetland	50m	25m
Lakes included in NATC-SCHED1	100m	25m
Rivers included in NATC-SCHED1	20m	10m
Lakes and Rivers not included in NATC-SCHED1	15m	5m

Advisory Notes:

- All surface waterbody setbacks specified in this plan shall be measured from the top of the bank edge of the surface waterbody, as illustrated in Figure NATC-1 below.

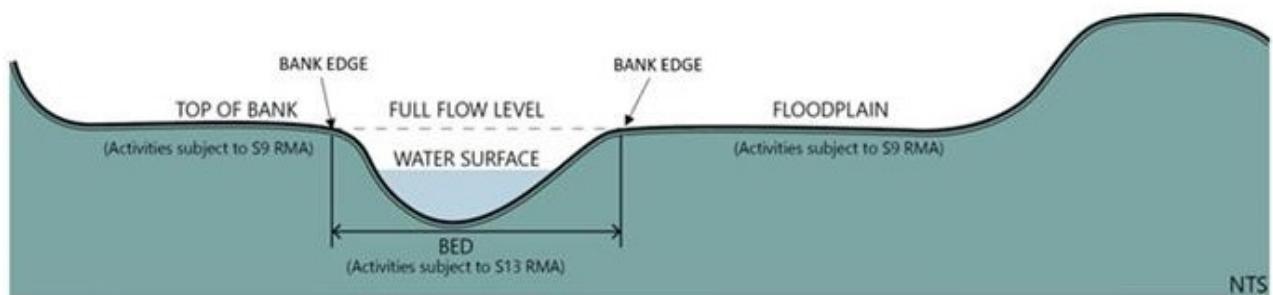


FIGURE NATC-1

- Where the waterline position follows a meandering alignment, the setback distance shall be measured along a line that is nearly as practicable radial to the curvature of the waterline, and at 5m intervals along the waterline as illustrated in Figure NATC-2 below.

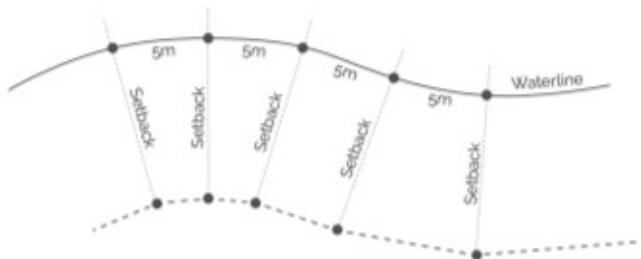


FIGURE NATC-2

- Where a site is divided by a zone boundary, each part of the site shall be treated as a separate site.

Noise (NOISE)

Introduction

Noise arises from a range of activities. However, noise can also be a nuisance to others and can have adverse effects on the amenity and character of an area, and on people's health and wellbeing. The purpose of the noise chapter is to ensure that activities are undertaken in a way that the noise they produce is consistent with expected amenity levels and maintains people's health and well-being. For existing activities or areas that have higher levels of noise, the noise chapter also seeks to manage noise sensitive activities to protect these existing activities from reverse sensitivity effects.

The rules within this chapter apply only to noise generated by an activity, not the activity itself.

Objectives and Policies

Objectives	
NOISE-O1	Noise
Noise is consistent with the purpose, and anticipated character and qualities of the receiving environment, and maintains the health and well-being of people and communities.	
Policies	
NOISE-P1	Noise Effects
Manage noise effects to maintain the character and amenity anticipated in the area in which the effects are received, taking into account the nature, frequency and duration of the activity generating the noise.	
NOISE-P2	Reverse Sensitivity
Manage noise sensitive activities in proximity to State Highways and Airports, and within the Town Centre Zone, to protect them from reverse sensitivity effects.	

Rules

Note for Plan Users: Other than where expressly provided for, noise levels arising from activities shall be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Noise.

NOISE-R1	Noise Generating Activity Not Otherwise Listed	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> The noise generated by any activity does not exceed the limits set out in NOISE-TABLE 1, measured at the location set out in NOISE-TABLE 1. 	Activity status when compliance is not achieved with R1.1: RDIS Matters of discretion are restricted to: NOISE-MD1 Noise Effects
NOISE-R2	Permitted Noise	

All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The noise is generated from the following noise sources: <ol style="list-style-type: none"> a. normal domestic activities; b. agricultural and horticultural noise; c. the use of generators and mobile equipment (including vehicles) for emergency purposes, where they are operated by emergency services or lifeline utilities, and including testing and maintenance; d. the use of mobile generators by lifeline utilities for planned electricity supply interruption not exceeding 48 hours in duration; e. the use of mobile generators during a power outage (including planned and unplanned outages); f. any warning device or sirens used by emergency services, including routine testing and maintenance; g. the use of an aircraft or helicopter by emergency services; h. traffic noise generated within a road; or i. the use of Motorised Craft for Emergency Response Purposes. 	
NOISE-R3	Noise Associated with Recreational Activities	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The recreational activity does not involve powered motorsport, or gunfire; and 2. The noise generated by any amplified sound does not exceed the limits set out in NOISE-TABLE 1, measured at the location set out in NOISE-TABLE 1. 	<p>Activity status when compliance is not achieved with R3.1 - R3.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 Noise Effects</p>
NOISE-R4	Temporary Activities (Excluding Temporary Military Activities)	
All Zones	<p>Activity Status: PER</p> <p>Where:</p>	<p>Activity status when compliance is not achieved with R4.1 - R4.3: RDIS</p>

	<ol style="list-style-type: none"> 1. Between 10.00pm and 10.00am, the noise generated by any temporary activity does not exceed the limits set out in NOISE-TABLE 1, measured at the location set out in NOISE-TABLE 1; and 2. Between 10.00am and 10.00pm, the noise generated by any temporary activity does not exceed 65 dB L_{Aeq} at: <ol style="list-style-type: none"> a. the notional boundary of any building containing a noise sensitive activity in the General Rural Zone; or b. the boundary of any site containing a noise sensitive activity in all other zones; and 3. For activities involving amplified sound, the activities shall not: <ol style="list-style-type: none"> a. exceed 4 hours a day on the site of the temporary activity (including sound checks). 	<p>Matters of discretion are restricted to: NOISE-MD1 Noise Effects</p>
NOISE-R5	Noise associated with the Operation and Maintenance of Aircraft Engines	
SPAZ	Activity Status: PER	
NOISE-R6	Construction Noise	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. Noise from any construction activity complies with the relevant noise limits set out in Tables 2 and 3 of NZS 6803:1999 Acoustics — Construction Noise, when measured and assessed in accordance with that standard. 	<p>Activity status when compliance is not achieved with R6.1: RDIS</p> <p>Matters of discretion are restricted to: NOISE-MD1 Noise Effects</p>
NOISE-R7	Blasting Noise	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The noise created by the use of explosives does not exceed a peak sound pressure of 115 dB L_{peak} when measured at the boundary of the site where the explosives are being used. 	<p>Activity status when compliance is not achieved with R7.1: DIS</p>
NOISE-R8	Frost Fan Noise	
GRUZ	Activity Status: PER	Activity status when compliance is

	<p>Where:</p> <ol style="list-style-type: none"> 1. The noise generated by all frost fans operating simultaneously on a site does not exceed 55 dB L_{Aed} (15min) when measured at the notional boundary of any building containing a noise sensitive activity on a separate site under different ownership. 	<p>not achieved with R8.1: RDIS Matters of discretion are restricted to: NOISE-MD1 Noise Effects</p>
NOISE-R9	Audible Bird Scaring Device Noise	
GRUZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The device is only operated between 30 minutes prior to sunrise and 30 minutes after sunset; and 2. The use of the device does not exceed: <ol style="list-style-type: none"> a. 12 times in any half hour period; and b. a maximum of three clustered shots; and 3. The noise generated by the device does not exceed 65 dB L_{AE} at the boundary with any residential zone or at the notional boundary of any building containing a noise sensitive activity. 	<p>Activity status when compliance is not achieved with R9.1 — R9.3: RDIS Matters of discretion are restricted to: NOISE-MD1 Noise Effects</p>
NOISE-R10	Noise Generated by Aircraft and Helicopter Movements	
Where the movements originate from the GRUZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The Aircraft and Helicopter Movements are permitted under GRUZ-R15. 	<p>Activity status when compliance is not achieved with R10.1: RDIS Matters of discretion are restricted to: NOISE-MD1 Noise Effects</p>
Where the movements originate from any zone other than the GRUZ or ASPZ	Activity Status: DIS	
NOISE-R11	Noise Associated with the use of Airfields and Helicopter Landing Areas	
Where the Airfield or Helicopter	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The Airfield or Helicopter Landing 	<p>Activity status when compliance is not achieved with R11.1 — R11.3: RDIS</p>

<u>Landing Area is located within the GRUZ</u>	<p>Area is permitted under GRUZ-R16; or</p> <p>2. The noise from the Helicopter Landing Area does not exceed 50 dB Ldn within the notional boundary of any other site, when measured and assessed in accordance with the provisions of <i>New Zealand Standard 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas</i>; or</p> <p>3. The noise from the airfield does not exceed 55 dB Ldn within the notional boundary of any other site, when measured and assessed in accordance with the provisions of <i>New Zealand Standard 6805:1992 Airport Noise Management and Land Use Planning</i></p>	<p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 Noise Effects</p>
<u>Where the Airfield or Helicopter Landing Area is located within any zone other than the GRUZ, AIRPZ and GSPZ</u>	<u>Activity Status: DIS</u>	
<u>NOISE-R12</u>	<u>Noise Associated with Airport Activities and Airport Support Activities</u>	
<u>Airport Area within the GSPZ</u>	<u>Activity Status: PER</u>	
<u>NOISE-R13</u>	<u>Noise Associated with Motorised Craft</u>	
<u>All Zones</u>	<p><u>Activity Status: PER</u></p> <p><u>Where:</u></p> <p>1. The measured sound pressure level (measured and assessed in accordance with ISO 2922:2000 and ISO 14509-1:2008) does not exceed a maximum A weighted level at a distance of 25 meters from the motorised craft of:</p> <p>a. 77 dB L_{ASmax} between 8.00am and 00pm; and</p> <p>b. 67 dB L_{ASmax} between 10.00pm and 00am.</p> <p><u>Advice Note: This rule does not apply to motorised craft noise for</u></p>	<p><u>Activity status when compliance is not achieved with R13.1: RDIS</u></p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 Noise Effects</p>

	<i>emergency response purposes which is managed under NOISE-R2.1(h).</i>	
NOISE-R14	Temporary Military Training Activities — Weapons Firing and or/ use of Explosives	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Notice is provided to the Council at least 5 working days prior to the commencement of the activity; and 2. The activity complies with the following minimum separation distances to the notional boundary of any building that contains a noise sensitive activity: <ol style="list-style-type: none"> a. 7.00am to 7.00pm: 500m; and b. 7.00pm to 7.00am: 1,250m; or 3. Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level: <ol style="list-style-type: none"> a. 7.00am to 7.00pm: 95 dB L_{peak}, when measured at or within the notional boundary of a building containing a noise sensitive activity in a rural zone or at the site boundary of a building containing a noise sensitive activity in any other zone; and b. 7.00pm to 7.00am: 85 dB L_{peak}, when measured 1 m from the façade of a building containing a noise sensitive activity in any zone 	<p>Activity status when compliance is not achieved with R14.1 - R14.3:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 Noise Effects</p>
NOISE-R15	Temporary Military Activities — All Other Noise Sources not Listed in NOISE-R14	
All Zones	<p>Activity Status:</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity complies with the following noise limits: <ol style="list-style-type: none"> a. 7.00am to 7.00pm: 55 dB L_{Aed} (15 min), when measured at or within the notional boundary of a building containing a noise sensitive activity in a rural zone or at the site boundary of a building containing a noise 	<p>Activity status when compliance is not achieved with R15.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 Noise Effects</p>

	<p>sensitive activity in any other zone; and</p> <p>b. 7.00pm to 7.00am: 45 dB L_{Aed} (15 min) and 75 dB L_{AFmax} when measured 1 m from the façade of a building containing a noise sensitive activity in any zone.</p>	
NOISE-R16	<p>Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a New Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity</p>	
State Highway Noise Corridor Overlay	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is designed and constructed to achieve indoor design noise levels set out in NOISE-TABLE 2, with road noise based on measured or predicted noise limits plus 3 dB; and 2. If windows must be closed to achieve the design noise levels in 1., the building is designed, constructed and maintained with a mechanical ventilation system that for habitable rooms for a residential activity, achieves the following requirements: <ol style="list-style-type: none"> a. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and b. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and c. provides relief for equivalent volumes of spill air; and d. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and e. does not generate more than 35 dB L_{Aeq} (30s) when measured 1 metre away from any grille or diffuser; and 3. A report prepared by a suitably qualified and experienced person demonstrating compliance 	<p>Activity status when compliance is not achieved with R16.1 - R16.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location of the building. b. The effects of the non-compliance on the health and amenity of occupants. c. Any mitigation measures proposed to manage effects on the health and amenity of occupants. d. The outcome of consultation with Waka Kotahi NZ Transport Agency.

	with 1. or 2. above (as relevant) is submitted to the Council with the application for building consent.	
NOISE-R17	Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a New Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity, within 500m of any Special Purpose Airport Zone.	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any habitable spaces are designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nT,w+Ctr; and 2. The building is designed, constructed and maintained with a mechanical ventilation system that for habitable rooms for a residential activity, achieves the following requirements: <ol style="list-style-type: none"> a. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and b. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and c. provides relief for equivalent volumes of spill air; and d. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and e. does not generate more than 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser; and 3. A report prepared by a suitably qualified and experienced person demonstrating compliance with 1. or 2. above (as relevant) is submitted to the Council with the application for building consent. 	<p>Activity status when compliance is not achieved with R17.1 — R17.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location of the building. b. The effects of the non-compliance on the health and amenity of occupants. c. Any mitigation measures proposed to manage effects on the health and amenity of occupants.
NOISE-R18	Any New Building Containing a Noise Sensitive Activity, or the Alteration of an Existing Building which Creates a new Habitable Room, or the Use of an Existing Building for a New Noise Sensitive Activity.	

TCZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any habitable spaces are designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nT,w+Ctr; and 2. The building is designed, constructed and maintained with a mechanical ventilation system that for habitable rooms for a residential activity, achieves the following requirements: <ol style="list-style-type: none"> a. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and b. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and c. provides relief for equivalent volumes of spill air; and d. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and e. does not generate more than 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser; and 3. A report prepared by a suitably qualified and experienced person demonstrating compliance with 1. or 2. above (as relevant) is submitted to the Council with the application for building consent. 	<p>Activity status when compliance is not achieved with R18.1 - R18.3:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location of the building. b. The effects of the non-compliance on the health and amenity of occupants. c. Any mitigation measures proposed to manage effects on the health and amenity of occupants.
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NOISE-TABLE 1 — Noise Limits

1. The noise limit applying is that of the zone within which the site receiving the noise is located.

Zone of Site Receiving Noise	Measurement Location	7.00am — 10.00pm	10.00pm — 7.00am	L_{AFmax}
Any Residential Zone NCZ	At any point within the boundary of another site	50 dB L _{Aeq(15min)}	40 dB L _{ae(15min)}	70 L _{AFmax}

<u>MUZ</u>				
<u>ASPZ</u>				
<u>PVSPZ</u>				
<u>GRUZ</u>	At any point within the notional boundary of any noise sensitive activity within the site	55 dB <u>L_{Aeq(15min)}</u>	45 dB <u>L_{ae(15min)}</u>	70 L _{AFmax}
<u>RLZ</u>	At any point within the boundary of another site	55 dB <u>L_{Aeq(15min)}</u>	45 dB <u>L_{ae(15min)}</u>	70 L _{AFmax}
<u>TCZ</u>	At any point within the boundary of another site	65 dB <u>L_{Aeq(15min)}</u>	55 dB <u>L_{ae(15min)}</u>	85 L _{AFmax}
<u>GSPZ</u>	At any point within the boundary of another site which is located in the Tourist Development Area	55 dB <u>L_{Aeq(15min)}</u>	45 dB <u>L_{ae(15min)}</u>	70 L _{AFmax}
<u>PDSPZ</u>	At any point within the boundary of another site which is located in a Built Development Area	50 dB <u>L_{Aeq(15min)}</u>	40 dB <u>L_{ae(15min)}</u>	70 L _{AFmax}

NOISE-TABLE 2 - Indoor Design Noise Levels

<u>Activity</u>	<u>Indoor Design Noise Level</u> <u>L_{Aeq(24h)}</u>
Residential	
All Habitable Rooms	40 dB
Education	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios, sleeping areas	40 dB
Libraries	45 dB
Health	
Overnight medical care, wards	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
Places of worship, marae	
All rooms	35 dB

Matters of Discretion

NOISE-MD1 Noise Effects

- a. The level, hours of operation, duration and characteristics of the noise.
- b. The location and nature of nearby activities and the adverse effects they may experience from the noise.
- c. The existing noise environment.
- d. Effects on amenity values and anticipated character of the receiving environment.
- e. Effects on health and well-being of people, including sleep disturbance.
- f. The effectiveness of any noise reduction measures.
- g. The extent to which alternative locations and methods have been considered to avoid, remedy, or mitigate any adverse effects recognising functional need, operational need, and any technical, and practical constraints.
- h. The benefits of the activity generating noise.

Note: The changes in this section are proposed by Variation 2 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. 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	<p>Activity Status: PER</p> <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>	<p>Activity status when compliance is not achieved with R2.1: Refer to EW-R3</p> <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	<p>Activity Status: PER</p> <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>	<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. 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.

		Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
RESZ RLZ CMUZ GIZ TESPZ OSZ SARZ	<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> <ol style="list-style-type: none"> The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. The extent of land instability effects. The extent of any adverse effects from vibration associated with the earthworks. 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> <ol style="list-style-type: none"> Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place. 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. The impacts on visual amenity, landscape character and outlook. 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. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The potential for adverse effects from the earthworks in terms of visual amenity, 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. 	<p>RDIS</p> <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 	RDIS

<p>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> <p>Cease works and secure the area</p> <ul 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> <ul 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> <ul 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> <ul 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:<ul style="list-style-type: none">i. Heritage New Zealand Pouhere Taonga has	<p>Matters of discretion are restricted to:</p> <ul 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>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 — Specific Locations</p>	DIS

Location	Volume per site in any 12 month period)	Area (m ² 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
<p>Advice Note: For earthworks in Outstanding Natural Landscapes or Features, see the Natural Features and Landscape Chapter.</p> <p>For earthworks in riparian areas, see the Natural Character Chapter.</p>		
EW-S6	Proximity to the National Grid	Activity status when compliance not achieved:
All Zones	<ol style="list-style-type: none"> 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. 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. The earthworks or land disturbance does not compromise the stability of a National Grid transmission line tower or pole. 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). The earthworks or land disturbance do not permanently 	NC

	<p>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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Signs (SIGN)

Introduction

Signs assist in supporting businesses and the wider community to convey information on commercial and community activities, destinations, public safety messages and traffic controls. However, the placement, scale, number and nature of signs have the potential to enhance or detract from the amenity values and character of different areas. The way signs are managed contributes to the desirability of the district as a place to play to live, work and visit.

Signs can also cause impact on the safety of roads users. For example, whilst signs can provide useful or even vital information, signs can distract, obstruct or confuse drivers, or impede pedestrians. Signs are therefore managed in this chapter to maintain the safety of users of the transport network.

Where the use of light is associated with a sign, the provisions in the LIGHT Chapter also apply.

The New Zealand Transport Agency Signs on State Highways Bylaw July 2010 also applies to signs located in State Highways.

Objectives and Policies

Objectives	
SIGN-O1	Benefits of Signs
Signs in Te Manahuna / Mackenzie District contribute to the community's social, economic, and cultural wellbeing, while maintaining health and safety, and the character and amenity values of the area in which they are located.	
Policies	
SIGN-P1	Signs Integral to Activities
Enable signs that:	
<ol style="list-style-type: none"> 1. are an integral component of activities anticipated within a zone; 2. provide important community information; or 3. are associated with temporary events or activities. 	
SIGN-P2	Amenity and Character
Control the size, design, location, and number of signs to maintain the anticipated character and amenity of the surrounding environment.	
SIGN-P3	Safety
Manage signs to protect the health and safety of users of the transport network.	

Rules

SIGN-R1	Any Sign Not Otherwise Listed	
Residential Zones	Activity Status: PER Where:	Activity status when compliance is not achieved with R1.1 — R1.3:

	<ol style="list-style-type: none"> 1. Any sign shall be related to a permitted activity; and 2. There shall be no more than one sign for each road frontage of the site on which the sign is located; and 3. Any sign shall: <ol style="list-style-type: none"> a. be no higher than 1.8m above ground level; and b. not exceed 0.5m² in area; and c. not be artificially illuminated. <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u> <u>SIGN-S2 Signs Attached to Verandahs</u> <u>SIGN-S3 Signs Attached to Buildings</u></p>	<p>RDIS Matters of discretion are restricted to: <u>SIGNS-MD1</u> <u>SIGNS-MD2</u> Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
Rural Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 4. Any sign shall be related to a permitted activity; and 5. Any sign shall not exceed 3m² in area; and 6. Any sign shall: <ol style="list-style-type: none"> a. be located a minimum distance of 80m from another sign; and b. have a minimum visibility to the sign of: <ol style="list-style-type: none"> i. 130m, where the speed limit is 70 km/hr or less; ii. 175m, where the speed limit is 80 km/hr; or iii. 250m, where the speed limit is 100km/hr; and c. be located a minimum distance of 200m from any intersection, pedestrian crossing, speed limit sign or advisory speed sign; and 7. The total number of signs per site shall not exceed 2. <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u> <u>SIGN-S2 Signs Attached to Verandahs</u> <u>SIGN-S3 Signs Attached to Buildings</u> <u>SIGN-S4 Illuminated Signs</u> <u>SIGN-S5 Signs adjacent to State Highways</u> <u>SIGN-S6 Minimum Lettering Height</u></p>	<p>Activity status when compliance is not achieved with R1.4 — R1.7: RDIS Matters of discretion are restricted to: <u>SIGNS-MD1</u> <u>SIGNS-MD2</u> Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
CMUZ	Activity Status: PER	Activity status when compliance is

<p><u>(excluding the Town Centre Zone within PREC1 - Takapō / Lake Tekapo Precinct)</u></p> <p><u>TESPZ Industrial Area (excluding landscape strip)</u></p>	<p>Where:</p> <p>8. Any freestanding sign shall comply with the height and setback requirements for the zone or precinct in which it is located; and</p> <p>9. Any single or double sided information signs advertising local facilities and attractions, and community events and information shall have:</p> <ol style="list-style-type: none"> a maximum sign area on each side of $3m^2$; and a maximum height of 3m. <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u></p> <p><u>SIGN-S2 Signs Attached to Verandahs</u></p> <p><u>SIGN-S3 Signs Attached to Buildings</u></p> <p><u>SIGN-S4 Illuminated Signs</u></p> <p><u>SIGN-S6 Minimum Lettering Height</u></p>	<p>not achieved with R1.8 - R1.9: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1</p> <p>SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
<p><u>TCZ within PREC1 - Takapō / Lake Tekapo Precinct</u></p>	<p>Activity Status: PER</p> <p>Where:</p> <p>10. The sign is not a freestanding sign; and</p> <p>11. Any signs on a site shall not exceed:</p> <ol style="list-style-type: none"> $5m^2$ where the frontage of the premise is less than 7.5m; or $4m^2$ where the frontage of the premise is 7.5m to 15m; or $8m^2$ where the frontage of the premise is greater than 15m. <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u></p> <p><u>SIGN-S2 Signs Attached to Verandahs</u></p> <p><u>SIGN-S3 Signs Attached to Buildings</u></p> <p><u>SIGN-S4 Illuminated Signs</u></p>	<p>Activity status when compliance is not achieved with R1.10 - R1.11: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1</p> <p>SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
<p><u>Open Space and Recreation Zones</u></p>	<p>Activity Status: PER</p> <p>Where:</p> <p>12. The sign is located at the entrance to, and denoting the name of, a reserve or recreation area, and does not exceed an area of $1.2m^2$; or</p> <p>13. The sign relates to community facilities, recreational facilities, heritage features, or any other publicly accessible natural or physical resources and shall:</p> <ol style="list-style-type: none"> not exceed $3m^2$ in area; and 	<p>Activity status when compliance is not achieved with R1.12 - R1.13: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1</p> <p>SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>

	<p>b. for a freestanding sign, have a maximum height above ground level of 3 metres.</p> <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u> <u>SIGN-S2 Signs Attached to Verandahs</u> <u>SIGN-S3 Signs Attached to Buildings</u> <u>SIGN-S4 Illuminated Signs</u> <u>SIGN-S6 Minimum Lettering Height</u></p>	
ASPZ SCA 14 (Ruataniwha)	<p>Activity Status: PER</p> <p>Where:</p> <p>14. Any sign shall not exceed a maximum area of 2m² or a height of 3m above ground level.</p> <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u> <u>SIGN-S2 Signs Attached to Verandahs</u> <u>SIGN-S3 Signs Attached to Buildings</u> <u>SIGN-S4 Illuminated Signs</u> <u>SIGN-S6 Minimum Lettering Height</u></p>	<p>Activity status when compliance is not achieved with R1.14: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1 SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
PVSPZ, PDSPZ, GSPZ, TESPZ	<p>Activity Status: PER</p> <p>Where:</p> <p>15. There shall be a maximum of one sign per site; and</p> <p>16. Any sign shall not exceed a maximum area of 1m² or a height of 3m above ground level.</p> <p>And the activity complies with the following standards:</p> <p><u>SIGN-S1 General Requirements</u> <u>SIGN-S2 Signs Attached to Verandahs</u> <u>SIGN-S3 Signs Attached to Buildings</u> <u>SIGN-S4 Illuminated Signs</u> <u>SIGN-S6 Minimum Lettering Height</u></p>	<p>Activity status when compliance is not achieved with R1.15 - R1.16: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1 SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
AIRPZ	<p>Activity Status: PER</p> <p>Where:</p> <p>17. A maximum of one single or double sided sign with a maximum area of 5.8m² indicating the name of the airport, erected as close as practicable to the main entranceway to the airport; and</p> <p>18. Except as provided in 17. above, any freestanding sign shall not exceed a height of 3.5m above ground level, or 3m² in area; and</p> <p>19. Signs within the Airport Special Purpose Zone at Pukaki shall not</p>	<p>Activity status when compliance is not achieved with R1.17 - R1.20: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGNS-MD1 SIGNS-MD2</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>

	<p><u>exceed:</u></p> <ol style="list-style-type: none"> <u>3m² where the frontage of the premise is less than 7.5m; or</u> <u>6m² where the frontage of the premise is 7.5m to 15m; or</u> <u>9m² where the frontage of the premise is greater than 15m.</u> <p>20. <u>Where a sign is directed at traffic on the State Highway, it shall:</u></p> <ol style="list-style-type: none"> <u>not exceed a height of 1.5m above ground level; and</u> <u>comply with SIGN-S4 Minimum Lettering Height.</u> <p><u>And the activity complies with the following standards:</u></p> <p><u>SIGN-S1 General Requirements</u></p> <p><u>SIGN-S2 Signs Attached to Verandahs</u></p> <p><u>SIGN-S3 Signs Attached to Buildings</u></p> <p><u>SIGN-S4 Illuminated Signs</u></p> <p><u>SIGN-S5 Signs adjacent to State Highways</u></p> <p><u>SIGN-S6 Minimum Lettering Height</u></p>	
LPA	Activity Status: DIS	
SIGN-R2	Signs Located Within the Footpath	
CMUZ GIZ ASPZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <u>Teardrop, feather and wind blade flags, sandwich boards, footpath signs, or other forms of moveable footpath signs shall:</u> <ol style="list-style-type: none"> <u>Have a maximum area of 0.6m²;</u> <u>Be limited to two signs per business premises;</u> <u>Be located to avoid danger and inconvenience to pedestrians;</u> <u>Be located outside the premises they refer to; and</u> <u>Within the Airport Special Purpose Zone, any sign shall be located a minimum of 20m from the legal boundary of the State Highway and 3m from any road intersection.</u> <p><u>Where the activity complies with the following standards:</u></p> <p><u>SIGN-S1 General Requirements</u></p> 	<p>Activity status when compliance is not achieved with R2.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p><u>SIGNS-MD1</u></p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p><u>Refer to relevant standard.</u></p>
All other Zones	Activity Status: DIS	

SIGN-R3	Official Signs and Community Information Signs	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The sign is an official sign; or 2. The sign is displayed in a public place for the purpose of direction, warning, township identification and welcome, visitor or community information or cultural explanation; or 3. The sign is for the purpose of identifying the street number of a premise; or 4. The sign provides details relating to, and is located on the same site as, infrastructure, a community facility (excluding an emergency services facility) or public reserve and does not exceed 1m² in area; or 5. The signage provides details relating to, and is located on the same site as, an emergency services facility. <p>And the activity complies with the following standards:</p> <p>SIGN-S1 General Requirements SIGN-S2 Signs Attached to Verandahs SIGN-S3 Signs Attached to Buildings</p>	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). Advice Note: Where SIGNS-R3.1, 3.2, 3.3, 3.4 or 3.5 do not apply, SIGNS-R1 applies.
SIGN-R4	Temporary Signs	
All Zones	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The sign is for the purpose of advertising an election and is erected for no longer than two months; or 2. The sign is advertising the anniversary of a school or community organisation and is erected for no more than 365 days; or 3. The sign is advertising a school or community organisation, or a sporting event, and is erected for no more than 90 days; or 4. The sign is advertising stock movements for the duration of the activity only; or 5. The sign is advertising the sale of real estate; or 	Activity status when compliance is not achieved with R4.1 — R4.7: RDIS Matters of discretion are restricted to: SIGN-S-MD1 SIGN-S-MD2 Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

<p>6. <u>The sign is erected during the construction of a building located on the site; and</u></p> <p>7. <u>Any sign shall:</u></p> <ul style="list-style-type: none"> a. <u>be removed within seven days of the completion of the activity (except where 4. above or d. below applies); and</u> b. <u>have a maximum area 5.8m²; and</u> c. <u>contain the name and contact details of the person who erected the sign; and</u> d. <u>in relation to 6. above, be removed if the construction works have ceased for more than a month.</u> <p><u>And the activity complies with the following standards:</u></p> <p><u>SIGN-S1 General Requirements</u></p> <p><u>SIGN-S2 Signs Attached to Verandahs</u></p> <p><u>SIGN-S3 Signs Attached to Buildings</u></p> <p><u>SIGN-S4 Illuminated Signs</u></p>	
SIGN-R5	Off-site Signs Not Otherwise Specified in SIGN-R1.9, SIGN-R2, SIGN-R3 and SIGN-R4
All Zones	Activity Status: DIS

Standards

SIGN-S1	General Requirements	Activity status where compliance not achieved:
All Zones	<p>1. <u>The sign is not attached to a tree.</u></p> <p>2. <u>The sign is not located on or near a road in such a way that it:</u></p> <ul style="list-style-type: none"> a. <u>obstructs the line of sight of any corner, bend, intersection, or vehicle crossing;</u> b. <u>obstructs, obscures, or impairs the view of any traffic sign or other traffic control device;</u> c. <u>resembles or is likely to be confused with any traffic sign or other traffic control device; or</u> d. <u>obstructs pedestrians or vehicle traffic.</u> <p>3. <u>The sign does not use reflective materials.</u></p> <p>4. <u>The sign is constructed, fixed, and placed in a manner so that it does</u></p>	<p>Where S1.1 or S1.7 is not complied with: DIS</p> <p>Where S1.2 is not complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <p><u>SIGN-MD2 Traffic Safety</u></p> <p>Where S1.3-S1.6 is not complied with: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. <u>SIGN-MD2 Traffic Safety</u></p> <p>b. <u>The visual impact of the sign and its potential effects on the anticipated amenity values and character of the area.</u></p> <p>c. <u>The potential of the sign to adversely affect public health and safety.</u></p>

	<p>not pose a danger to property or people.</p> <p>5. Any sign shall be maintained in good order and shall not become dangerous.</p> <p>6. Any sign and/or support structures which have become redundant shall be removed.</p> <p>7. The sign does not contain any of the following features:</p> <ol style="list-style-type: none"> Flashing, revolving, or intermittently illuminated lights; Sound effects; or Captive balloons or blimps. 	
SIGN-S2	Signs Attached to Verandahs	Activity status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> Signs attached to and under street verandas shall be: <ol style="list-style-type: none"> No closer than 2.5m to the footpath below; and At least 1.5m from any other veranda sign. Signs attached to the façade of a veranda shall be: <ol style="list-style-type: none"> No closer than 2.5m to the footpath below; and Positioned so they do not obstruct parked vehicles. Signs attached above verandas shall not be more than 1.2m above the top of the veranda and shall be set back at least 500mm from the fascia line. 	RDIS Matters of discretion are restricted to: SIGNS-MD1
SIGN-S3	Signs Attached to Buildings and Structures	Activity status where compliance not achieved:
All Zones	<ol style="list-style-type: none"> Signs attached to a building shall not extend beyond the highest point of the roof or be placed outside the profile of the roof. Signs attached to a structure, or the façade of a building shall not project more than: <ol style="list-style-type: none"> 50mm onto or over the public place when the sign is less than 2.5m above the public place; or 150mm onto or over the public place when the sign is 2.5m or more above the public place. 	RDIS Matters of discretion are restricted to: SIGNS-MD1

SIGN-S4	Illuminated Signs	Activity status where compliance not achieved:
All Zones Except CMUZ	<ol style="list-style-type: none"> 1. The sign is located within a building. 2. The sign is only illuminated during the operating hours of the activity the sign relates to. 3. The maximum level of light spill from the sign shall not exceed the horizontal or vertical illuminance levels on any adjoining site in the receiving zone set out in LIGHT - TABLE 1, excluding roads. 	With S4.1 or S4.2: DIS With S4.3: RDIS Matters of discretion are restricted to: LIGHT-MD2
CMUZ	<ol style="list-style-type: none"> 4. The maximum level of light spill from the sign shall not exceed the horizontal or vertical illuminance levels on any adjoining site in the receiving zone set out in LIGHT - TABLE 1, excluding roads. 5. If the sign is located outside a building, it shall: <ol style="list-style-type: none"> a. be shielded from above in such a manner that all the light from the sign shines below the horizontal; b. use lighting with a correlated colour temperature not exceeding 3000 K; c. use only light-emitting diode (LED) light sources; and d. only be illuminated during the operating hours of the activity the sign relates to. <p>Advice Note: Outdoor lighting used to illuminate a sign is subject to the rules in the LIGHT Chapter.</p>	With S4.4: RDIS Matters of discretion are restricted to: LIGHT-MD2 With S4.5: RDIS Matters of discretion are restricted to: LIGHT-MD1
SIGN-S5	Signs Adjacent to State Highways	Activity status where compliance not achieved:
Rural Zones AIRPZ	<ol style="list-style-type: none"> 1. Any free-standing sign visible from a State Highway shall have a maximum of six words and/or symbols with a maximum of 40 characters. 2. Any sign visible from a State Highway shall be no less than 15 metres from an official traffic sign or other traffic control device. 	RDIS Matters of discretion are restricted to: SIGN-MD2 Traffic Safety
SIGN-S6	Minimum Lettering Height	Activity status where compliance not achieved:

Rural Zones AIRPZ	1. Any sign shall contain lettering with a minimum height of: a. 300mm for the main message; and b. 200mm for the property name; and c. 150mm for the secondary message.	RDIS Matters of discretion are restricted to: SIGN-MD2 Traffic Safety
Open Space and Recreation Zones ASPZ PVSPZ	2. Any sign shall contain lettering with a minimum height of: a. 150mm for the main message; and b. 100mm for the property name; and c. 75mm for the secondary message.	RDIS Matters of discretion are restricted to: SIGN-MD2 Traffic Safety

Matters of Discretion

SIGN-MD1 General Matters

- a. The scale, design, colour, nature and location of the sign, including its support structure.
- b. The visual impact of the sign and its potential effects on the anticipated amenity values and character of the area.
- c. The potential effects of the sign on the values of any historic heritage items, Sites and Areas of Significance to Māori, Significant indigenous vegetation and significant habitats of indigenous fauna, riparian margins, outstanding natural landscapes or features, or night sky darkness.
- d. The scale, design, number, and nature of existing signs on any building or site, and whether the proposed sign will result in visual clutter.
- e. The potential of the sign to adversely affect public health and safety.
- f. Any functional, operational, safety or directional requirements relating to the activity to which the sign relates, which affect the signs' requirements.
- g. Where the sign is located within PREC1 - Takapō / Lake Tekapo precinct, the consistency of the sign with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.

SIGN-MD2 Traffic Safety

- a. The potential of the sign to cause distraction, confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content.
- b. The extent to which the sign may obstruct driving site distances, traffic signs or other traffic control device.
- c. The potential adverse effects of the proposed sign on drivers' concentration under all possible weather conditions.
- d. The extent to which the sign has the potential to be confused with traffic control signs or signals or may make traffic control signs or signals difficult to discern.

Light

Introduction

Artificial outdoor lighting allows people to undertake a range of activities beyond daylight hours, as well as being used for safety and security purposes. However, if not carefully designed, artificial lighting can be a nuisance to the occupiers and users of adjoining sites and cause adverse safety effects on the transport network.

Outdoor lighting can also adversely affect the ability to view the night sky. Mackenzie District is home to the Aoraki Mackenzie International Dark Sky Reserve, one of the world's premiere accredited International Dark Sky Reserves. It attracts local, national and international visitors who come to view the dark night sky. The Reserve is also the site of Mt John Observatory, operated for research in astronomy by the University of Canterbury. The maintenance of dark sky is essential for the accreditation of the Reserve to continue, for the continuation of this tourist attraction and for research activities to continue.

Whilst astronomy, considered a scientific discipline, and astrology, considered to be folklore, are two different things in Western thought, they are often intertwined and interdependent in Māori culture. Ngāi Tahu and local rūnanga believe mountains, lakes and sky (the landscape) are interwoven, binding the earth and sky together not just in the physical sense but also in a spiritual sense. In order to remember, make sense of, and pass on precise astronomical knowledge, it was often woven into stories which adopted the mythical nature of astrology.

Māori used astronomy in everyday practices such as food gathering and planting, and it was believed the stars governed their good or bad fortune. Early Māori navigators made use of their understanding of the changing night sky patterns, along with familiarity of natural patterns of clouds, winds, waves, tides and bird movements to navigate their way across the seas and through the land. For Ngāi Tahu and local rūnanga, the stars were an integral part of the journey to Takapō / Lake Tekapo as the patterns resembled specific constellations full of meaning. When Matariki is seen, then game is preserved, for it marked the season when such food supplies were to be procured and preserved in fat for the colder winter months. Therefore, from a Ngāi Tahu and rūnanga perspective, the night sky is an integral part of the natural and cultural landscape.

The provisions for lighting seek to provide for adequate lighting to support activities and provide a safe environment, while protecting the values of the night sky and minimising potential adverse effects beyond the site.

Objectives and Policies

Objectives	
LIGHT-O1	Outdoor Lighting
Outdoor lighting allows activities to occur beyond daylight hours and provides safety and security for activities, while:	
<ol style="list-style-type: none">1. protecting views of the night sky; and2. managing light spill to maintain amenity values, health and safety and the safe operation of the transport network.	
Policies	

LIGHT-P1	Managing Outdoor Lighting
Manage the location, design and operation of outdoor lighting to ensure:	
LIGHT-P2	Night Sky Darkness
Require outdoor lighting and skylights to minimise, as far as practicable, the potential for upward light spill that would adversely affect the ability to view the night sky.	

Rules

LIGHT-R1	Outdoor Lighting Not Specified in LIGHT-R2, LIGHT-R3 or LIGHT-R4	
All Zones	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The following outdoor lighting may not be used between 10.00pm and 6.00am: <ol style="list-style-type: none"> a. searchlights b. floodlighting of an area that is not in use or of an activity that is not in operation. c. outdoor illumination of any public recreational facility d. outside illumination of any building for aesthetic purposes by floodlight e. any outdoor illumination in which light is produced by metal halide, mercury vapour or fluorescent lighting, unless this lighting was installed prior to 1 January 1979 in any Commercial or Residential Zone in Takapō / Lake Tekapo or 1 March 1986 in all other zones. f. flashing lights on self-propelled irrigators. <p>And the activity complies with the following standards:</p> <p>LIGHT-S1 Direction LIGHT-S2 Shielding LIGHT-S3 Colour Temperature LIGHT-S4 Light Sources LIGHT-S5 Horizontal and Vertical Illuminance</p>	Activity status when compliance is not achieved: RDIS <p>Matters of discretion are restricted to:</p> <p>LIGHT-MD1</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
LIGHT-R2	Security Lights	
All Zones	Activity Status: PER	Activity status when compliance is

	<p>Where:</p> <ol style="list-style-type: none"> 1. Security lights must be fitted and controlled with a motion sensor. <p>And the activity complies with the following standards:</p> <p>LIGHT-S1 Direction LIGHT-S2 Shielding LIGHT-S4 Light Sources LIGHT-S5 Horizontal and Vertical Illuminance</p>	<p>not achieved: RDIS</p> <p>Matters of discretion are restricted to: LIGHT-MD1</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
LIGHT-R3	Skylights	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is no spill of light through the skylight after 10pm. <p><i>Note: Compliance with this rule may be achieved through use of a blind or other light covering; or by use of glass that does not emit internal light.</i></p>	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to: LIGHT-MD1</p>
LIGHT-R4	Temporary Outdoor Lighting During Periods of Emergency or Public Risk Likely to Cause Loss of Life, Injury, or Serious Damage to Property	
All Zones	Activity Status: PER	

Standards

LIGHT-S1	Direction	Activity Status where compliance not achieved:
All Zones	1. All fixed exterior lighting shall be directed away from any adjacent roads, residential properties and lakes, with the exception of streetlights which may be directed towards the road that they are intended to illuminate.	RDIS Matters of discretion are restricted to: LIGHT-MD2
LIGHT-S2	Shielding	Activity Status where compliance not achieved:
All Zones	1. All outdoor lighting shall be shielded from above in such a manner that all the light shines below the horizontal.	RDIS Matters of discretion are restricted to:

		LIGHT-MD1
LIGHT-S3	Colour Temperature	Activity Status where compliance not achieved:
All Zones	1. The correlated colour temperature of outdoor lighting shall not exceed 3000 K.	RDIS Matters of discretion are restricted to: LIGHT-MD1
LIGHT-S4	Light Source	Activity Status where compliance not achieved:
All Zones	1. Only light-emitting diode (LED), low pressure sodium and high pressure sodium light sources shall be used.	RDIS Matters of discretion are restricted to: LIGHT-MD1
LIGHT-S5	Horizontal and Vertical Illuminance	Activity Status where compliance not achieved:
All Zones	1. The maximum level of light spill from outdoor lighting shall not exceed the horizontal or vertical illuminance levels on any adjoining site in the receiving zone set out in LIGHT - TABLE 1, excluding roads.	RDIS Matters of discretion are restricted to: LIGHT-MD2

LIGHT-TABLE 1

Receiving Zone	2200 to 0600	0600 to 2200
Any Rural Zone	1 lux	5 lux
Any Residential, Zone Any Recreation, Open Space or and Recreation Zone Any Special Purpose Zone	2 lux	10 lux
Any Commercial and Mixed Use or Industrial Zone	5 lux	25 lux

MATTERS OF DISCRETION

LIGHT-MD1

- a. The individual and cumulative effects on the ability to view the night sky.
- b. The effectiveness and practicality of any measures proposed to mitigate the effects of light spill.
- c. Whether the lighting is necessary for operational or functional purposes.

LIGHT-MD2

- a. Whether the lighting is necessary for operational or functional purposes.
- b. Adverse effects on:
 - i. the amenity anticipated in the receiving zone;
 - ii. the well-being, health and safety of people; and
 - iii. road user safety.
- c. The extent to which light spill or glare may impact on activities occurring on an adjoining property.

Temporary Activities (TEMP)

Introduction

Temporary activities can be musical, cultural, theatrical, recreational, or sporting in nature and include events such as concerts, festivals, parades, sports matches, ceremonies, filming, markets, exhibitions and training exercises. They can often be held outdoors and/or in public places. Temporary activities also include temporary buildings, offices and other structures that are associated with a construction or building project.

Temporary activities and temporary buildings add vibrancy to the district and provide practicality in terms of construction and building projects. However, they can adversely affect amenity values. The provisions for temporary activities provide for activities that would ordinarily require a resource consent, while maintaining amenity values through limits on duration and requirements to restore the site to its original condition.

The provisions in this chapter apply instead of the provisions in the area-specific matters chapters except where otherwise specified in this chapter. However, any relevant provisions in the district-wide matters chapters will continue to apply. This includes noise associated with temporary activities which is managed in the Noise Chapter.

The rules in this chapter apply in addition to any traffic management requirements that sit outside the District Plan.

Objectives and Policies

Objectives	
TEMP-O1	Temporary Activities
Temporary activities contribute to the vibrancy of the district, and to the social, economic, and cultural wellbeing of people and communities.	
Policies	
TEMP-P1	Managing Effects of Temporary Activities
Manage the frequency and duration of temporary activities, and the bulk and location of temporary structures, to ensure amenity values are maintained.	

Rules

TEMP-R1	Temporary Buildings Including Offices, Storage Sheds, Freight Containers, Builders' Workshops, Accommodation Buildings	
All Zones	Activity Status: PER Where: 1. The building and its use are	Activity status when compliance is not achieved with R1.1 - R1.2: RDIS Matters of discretion are restricted

	<p>incidental to a building development or construction project located on the same site as the project; and</p> <p>2. The building is located on the site for a maximum duration of 12 months or the duration of the project whichever is the lesser.</p> <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Rehabilitation</p>	<p>to:</p> <p>TEMP-MD1 Temporary Activity</p> <p>Duration</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
TEMP-R2	Temporary Events	
All Zones except Specific Control Areas 14 & 15 (Ruataniwha and Fairlie Showgrounds)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The duration of the event does not exceed fourteen consecutive days at any time; and 2. No more than six events occur on a site within any calendar year. <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Rehabilitation</p>	<p>Activity status when compliance is not achieved with R2.1 - R2.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TEMP-MD1 Temporary Activity</p> <p>Duration</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
Specific Control Area 14 (Ruataniwha) Specific Control Area 15 (Fairlie Showgrounds)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 3. The duration of the event does not exceed fourteen consecutive days at any time. <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Rehabilitation</p>	<p>Activity status when compliance is not achieved with R2.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TEMP-MD1 Temporary Activity</p> <p>Duration</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
TEMP-R3	Temporary Residential Accommodation	
Residential Zones MUZ AIRPZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The temporary residential accommodation does not exceed 28 consecutive days in any 6 month period. <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Rehabilitation</p>	<p>Activity status when compliance is not achieved with R3.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TEMP-MD1</p> <p>Activity status when compliance with standard(s) is not achieved:</p> <p>Refer to relevant standard(s).</p>
TEMP-R4	Community Markets	
All Zones	Activity Status: PER	Activity status when compliance is not achieved with R4.1: RDIS

	<p>1. The frequency of the community market does not occur on a site for more than one day per week.</p> <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Restoration</p>	<p>Matters of discretion are restricted to: TEMP-MD1</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
TEMP-R5	Filming	
All Zones	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is limited to a period not exceeding 31 days in any one exterior location.</p> <p>And the activity complies with the following standards:</p> <p>TEMP-S1 Location of Buildings TEMP-S2 Site Restoration</p>	<p>Activity status when compliance is not achieved with R5.1: RDIS.</p> <p>Matters of discretion are restricted to: TEMP-MD1</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
TEMP-R6	Temporary Military Training Activity or Temporary Emergency Services Training Activities	

Standards

TEMP-S1	Location of Buildings	Activity Status where compliance not achieved:
	<p>1. Any temporary building associated with the activity complies with the height, height in relation to boundary and setback standards of the zone or precinct in which it is located.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. Any adverse effects on adjoining properties from overshadowing, privacy, or loss of visual amenity.</p>
TEMP-S2	Site Restoration	Activity Status where compliance not achieved:
	<p>1. The site shall be rehabilitated to</p>	RDIS

	<p><u>the condition it was in prior to the commencement of the temporary activity or erection of the temporary building, within 7 days of the completion of the temporary activity or removal of the temporary building.</u></p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">a. <u>The extent to which temporary activities alter or disturb any site, including from earthworks.</u>b. <u>The extent of remediation proposed.</u>c. <u>Any adverse effects on amenity, landscape, cultural or indigenous biodiversity values.</u>d. <u>Where any activity is located within a SASM, SASM-MD1 Activities in a SASM.</u>
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Matters of Discretion

TEMP-MD1 Temporary Activity Duration

- a. The scale, intensity and character of the activity including attendance, structures, duration, frequency and hours of operation.
- b. Any adverse effects, including traffic, noise, dust, odour, signs, light spill and glare, on the amenity values or character of the surrounding environment, taking into account its sensitivity.
- c. Any adverse effects of traffic on the safe, effective and efficient functioning of any road.
- d. Any cumulative effects of all activities, buildings, and signs on the site.
- e. Any mitigation measures proposed.
- f. Any effects of the activity on access to spaces that would otherwise be accessible to the public.
- g. The need for a longer duration.
- h. The contribution the temporary activity has to the vibrancy of the District and the physical, social, and cultural well-being of communities.
- i. Where any activity is located within a SASM, SASM-MD1 Activities in a SASM.

Natural Open Space Zone (NOSZ)

Introduction

The Natural Open Space Zone applies to Aoraki/Mount Cook National Park (the National Park). The National Park was established in 1953 to preserve its intrinsic values and protect its valued scenery, ecological systems and natural features in perpetuity. Mount Cook Village is located within the National Park and is identified as an amenities area under the National Parks Act 1980. As such, the development and operation of recreational and public amenities is allowed for, to the extent compatible with public use and enjoyment of the National Park.

Kāi Tahu are acknowledged as mana whenua over the lands and waters within the National Park and are deeply invested in the wellbeing and future management of the National Park, and the peaks and other landforms within the National Park. Kāi Tahu whānui have a strong and enduring relationship with Te Manahuna/ Mackenzie Basin, and in particular Aoraki/ Mount Cook, who is seen as an ancestor and the ancestral mountain of the iwi. The full zone is also a Site and Area of Significance to Māori (SASM57), reflecting that it has significance as a wāhi tūpuna, wāhi taoka and wāhi tapu.

The National Park is managed in accordance with the Aoraki/Mount Cook National Park Management Plan (NPMP), (prepared under the National Parks Act 1980) which directs how the Department of Conservation (DOC) undertakes activities, and how other activities within the National Park may be authorised. Under section 4(3) of the RMA, DOC's management activities may be exempt from requirements for resource consents. Other activities are subject to the rules in the District Plan.

The approach taken in this chapter is to avoid duplication with the NPMP, and only regulate activities where necessary to achieve the outcomes sought in the District Plan which may not be achieved through the NPMP alone. As such, there are no rules in this chapter, and the provisions in other chapters of this District Plan do not apply to activities within this zone, except as follows:

Chapter	Provisions
Strategic Directions - ATC, MW, NE and UFD chapters	All provisions
Transport	TRAN-R1
Historic Heritage	All provisions
Sites and Areas of Significance to Māori	All provisions
Ecosystems and Indigenous Biodiversity	All provisions
Natural Character	All provisions
Subdivision	All provisions
Light	All provisions

Because of the high landscape values in this zone, it is also identified as an Outstanding Natural

Landscape. However, the provisions in the Natural Features and Landscape Chapter do not apply to it, as landscape matters can be managed under the NPMP.

Objectives and Policies

Objectives	
NOSZ-O1	Zone Purpose
The landscape, natural, cultural and open space values of the Natural Open Space Zone, including their importance to tourism are maintained.	
Policies	
NOSZ-P1	Aoraki/Mt Cook National Park Management Plan, National Parks Act 1980 and Conservation Act 1987
Recognise the role of the NPMP, National Parks Act 1980 and Part 3B of the Conservation Act 1987 in achieving the objective for the Natural Open Space Zone, and only manage activities within the zone where additional controls are needed.	

Open Space Zone (OSZ)

Introduction

The Open Space Zone encompasses areas of green space which provide for passive recreation opportunities, including walking and cycling connections in urban areas. Use of these areas is generally informal in nature. The Open Space Zone is located within, or adjoining the District's town and settlements.

Limited built form is anticipated in this zone to support the recreational focus, such as seating, picnic and barbecue facilities, toilets, shelters and playground or sporting equipment, reflecting the dominance of open space.

In lakeside areas, the maintenance of lake views and accessibility to the lake is also important.

Objectives and Policies

Objectives	
OSZ-O1	Zone Purpose
The Open Space Zone provides areas of open space which predominately provide for a range of passive recreational activities.	
OSZ-O2	Zone Character and Amenity Values
The Open Space Zone contains limited facilities and structures which support the purpose of the zone and maintain the predominance of open space.	
Policies	
OSZ-P1	Recreational Activities
Enable informal recreation opportunities, and facilities that support these, including walking and cycling connections, toilets, playgrounds, sporting equipment and picnic and barbecue areas.	
OSZ-P2	Compatible Activities
Provide for community facilities and commercial recreation activities which are of a nature and scale that is complimentary to, and does not detract from, the passive focus of the zone.	
OSZ-P3	Other Activities
Only allow other activities where they: <ol style="list-style-type: none"> have a functional need or operational need to locate within the zone; or are compatible with the purpose of the zone and do not conflict with recreational uses; and are of a location, nature and scale that does not preclude development of new open space and recreational activities. 	
OSZ-P4	Built Form
Limit the scale of built form within the Open Space Zone to: <ol style="list-style-type: none"> retain a clear predominance of open space; and maintain uninterrupted views from urban areas to any lake and maintain the visual amenity of lakeside areas. 	

Rules

OSZ-R1	Recreational Activities	
Open Space Zone	Activity Status: PER	
OSZ-R2	The Establishment or Expansion of Walking and Cycling Tracks	
Open Space Zone	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
OSZ-R3	Conservation Activity	
Open Space Zone	Activity Status: PER	
OSZ-R4	Landscaping	
Open Space Zone	Activity Status: PER Where: The planting does not include any wilding conifers.	Activity status when compliance is not achieved with R4.1: PR
OSZ-R5	Buildings and Structures	
Open Space Zone	Activity Status: PER Where: 1. The building or structure is ancillary to a permitted activity. And the activity complies with the following standards: OSZ-S1 Height OSZ-S2 Setbacks OSZ-S3 Coverage OSZ-S4 Reflectivity	Activity status when compliance is not achieved with R5.1: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
OSZ-R6	Commercial Recreation Activities	
Open Space Zone	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The nature, scale and intensity of the Compatibility with passive recreational activities. Any impacts on other users of the site, or on accessibility. Maintenance of the visual amenity and character of the zone. Whether the activity enhances the experience of users of the area. 	

<u>OSZ-R7</u>	<u>Community Facilities</u>
<u>OSZ</u>	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The nature, scale and intensity of the b. Compatibility with passive recreational activities. c. Any impacts on other users of the site, or on accessibility. d. Maintenance of the visual amenity and character of the zone. e. Whether the activity enhances the experience of users of the area.
<u>OSZ-R8</u>	<u>Car Parking</u>
<u>OSZ</u>	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location and scale of any proposed car parking areas. b. Whether the car parking is necessary to support users of the area. c. Any impacts on other users of the area, or on accessibility. d. Maintenance of the visual amenity of the zone. e. Any mitigation measures proposed to reduce visual impacts of car parking.
<u>OSZ-R9</u>	<u>Activities Not Otherwise Listed</u>
<u>OSZ</u>	<u>Activity Status: DIS</u>
<u>OSZ-R10</u>	<u>Residential Units and Residential Activities</u>
<u>OSZ</u>	<u>Activity Status: NC</u>
<u>OSZ-R11</u>	<u>Industrial Activities</u>
<u>OSZ</u>	<u>Activity Status: NC</u>

Standards

<u>OSZ-S1</u>	<u>Height</u>	<u>Activity Status where compliance not achieved:</u>
<u>OSZ</u>	<p>1. The maximum height of any building or structure shall not exceed 5m above ground level.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site.

		<ul style="list-style-type: none"> b. The location, design, scale and appearance of the building or structure. c. Adverse effects on the streetscape. d. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. e. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
OSZ-S2	Setbacks	Activity Status where compliance not achieved:
OSZ	1. Any building or structure shall be set back a minimum of 6m from any boundary (including a road boundary).	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul 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. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
OSZ-S3	Coverage	Activity Status where compliance not achieved:
OSZ	1. The maximum building coverage of any site shall not exceed the lesser of 5% or 100m ² .	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The ratio of open space to built form. b. The location, design and appearance of buildings on the site. c. The visual impact of the built form on users of the zone, the streetscape and surrounding

		<p>d. <u>environment.</u></p> <p>d. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u></p>
OSZ-S4	Reflectivity	Activity Status where compliance not achieved:
OSZ	<p>1. <u>Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%.</u></p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. <u>The location, design and appearance of buildings on the site.</u></p> <p>b. <u>The visual impact of the built form on users of the zone, the streetscape and surrounding environment.</u></p> <p>c. <u>The adequacy of any mitigation measures.</u></p>

Sport and Active Recreation Zone (SARZ)

Introduction

The Sport and Active Recreation Zone provides for a range of active recreation opportunities, and buildings and facilities which support these. This zone includes large recreation reserves used for organised sports and associated clubrooms, as well as other community facilities. In many cases, these areas also provide for passive recreation opportunities. Many of these areas are publicly owned reserves, but the zone also includes some recreation or community facilities which are privately owned or operated.

The Sport and Active Recreation Zone is located within, or adjoining the District's town and settlements.

The Specific Control Area 14 (Ruataniwha) applies to an area of land which adjoins Lake Ruataniwha, in Twizel, and which contains facilities that support the use of the lake as a rowing course and for other largely water-based recreation activities. This Area is in a visually sensitive location next to the lake and adjoining open space areas.

The level of built form varies across the zone, with some areas of large open space, as well as a range of buildings, structures and other impervious surfaces which support the recreation and community activities.

Objectives and Policies

Objectives	
SARZ-O1	Zone Purpose
The Sport and Active Recreation Zone contains a range of organised sports and other recreational activities, along with other compatible activities that support the community's social well-being.	
SARZ-O2	Zone Character and Amenity Values
The Sport and Active Recreation Zone contains a range of buildings, structures and facilities which support the purpose of the zone, and which:	
<ol style="list-style-type: none"> 1. are consistent with the character and amenity values of surrounding residential areas and streetscapes; and 2. in Specific Control Area 14 (Ruataniwha), are visually recessive, maintain the visual amenity of the surrounding area, and maintain public access to the lake and its margins. 	
Policies	
SARZ-P1	Recreation
Enable a range of recreational and commercial recreation activities, including associated buildings and facilities.	
SARZ-P2	Compatible Activities
Provide for community facilities where they do not detract from the purpose, character and amenity values of the zone.	
SARZ-P3	Other Activities

<p>Only allow other activities where they:</p> <ol style="list-style-type: none"> support the community's social well-being; or have a functional need or operational need to locate within the zone; and do not detract from recreational activities or zone character and amenity values. 	
SARZ-P4	Specific Control Area 14 (Ruataniwha)
<p>Enable activities that relate to, and support the Ruataniwha rowing course.</p>	
SARZ-P5	Built Form
<p>Manage built form within the Sport and Recreation Zone:</p> <ol style="list-style-type: none"> to minimise dominance in the surrounding environment; and in Specific Control Area 14 (Ruataniwha), so that it does not detract from the visual amenity of the surrounding area and maintains public access. 	

Rules

SARZ-R1	Recreational Activities	
SARZ	Activity Status: PER	
SARZ-R2	Commercial Recreation Activities	
SARZ	Activity Status: PER	
SARZ-R3	The Establishment or Expansion of Walking and Cycling Tracks	
SARZ	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
SARZ-R4	Conservation Activity	
SARZ	Activity Status: PER	
SARZ-R5	Landscaping	
SARZ	Activity Status: PER Where: <i>The planting does not include any wilding conifers.</i>	Activity status when compliance is not achieved with R5.1: PR
SARZ-R6	Visitor Accommodation	
Specific Control Area 14 (Ruataniwha)	Activity Status: PER Where: <ol style="list-style-type: none"> The visitor accommodation is: <ol style="list-style-type: none"> used to accommodate guests directly associated with recreation events or training activities; and used for a maximum of 60 days per year; and located in the Building Core or Mixed Use Areas shown on 	Activity status when compliance is not achieved with R6.1: DIS

	the Outline Development Plan contained in FIGURE SARZ-1.	
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R7	Buildings and Structures	
SARZ	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The building or structure is ancillary to a permitted activity. <p>And the activity complies with the following standards:</p> <p>SARZ-S1 Height SARZ-S2 Height in Relation to Boundary SARZ-S3 Setbacks SARZ-S4 Coverage SARZ-S5 Reflectivity SARZ-S6 Servicing</p>	Activity status when compliance is not achieved with R7.1: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
SARZ-R8	Parking Areas	
SARZ	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. In the Specific Control Area 14 (Ruataniwha): <ol style="list-style-type: none"> a. any permanent car parking areas are located in the Parking Areas shown on the Outline Development Plan contained in FIGURE SARZ-1; and b. any boat parking (including trailers) is located in the Boat Park Area shown on the Outline Development Plan contained in FIGURE SARZ-1. <p>Advice Note: This rule applies in addition to the Transport Chapter.</p>	Activity status when compliance is not achieved with R8.1: DIS Activity status when compliance with standard(s) is not achieved: DIS
SARZ-R9	Food and Beverage Outlet	
SARZ	Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. Any food and beverage outlet does not exceed 100m² in gross floor area per tenancy; and 2. In the Specific Control Area 14 (Ruataniwha), the food and beverage outlet is located in the Building Core area shown on the 	Activity Status when compliance is not achieved with R9.1 - R9.2: DIS

	Outline Development Plan contained in FIGURE SARZ-1.	
SARZ-R10	Retail Activity	
Specific Control Area 14 (Ruataniwha)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any retail activity is ancillary to recreational events or activities or training activities; and 2. In the Specific Control Area 14 (Ruataniwha), the retail activity is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	<p>Activity Status when compliance is not achieved with R10.1 - R10.2: DIS</p>
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R11	Residential Units and Residential Activities	
Specific Control Area 14 (Ruataniwha)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The residential unit is limited to use by a caretaker of the site; and 2. The residential unit is located in the Building Core or Mixed Use areas shown on the Outline Development Plan contained in FIGURE SARZ-1. 	<p>Activity Status when compliance is not achieved with R11.1 - R11.2: NC</p>
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: NC	
SARZ-R12	Community Facilities	
SARZ	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The nature, scale and intensity of the activity. b. Compatibility with recreation activities. c. Any impacts on other users of the area, or on accessibility. d. Maintenance of the amenity of the surrounding area, particularly residential zones and the streetscape. e. Whether the activity enhances the 	

	experience of users of the area.	
SARZ-R13	Activities Not Otherwise Listed	
SARZ	Activity Status: DIS	
SARZ-R14	Industrial Activities	
SARZ	Activity Status: NC	

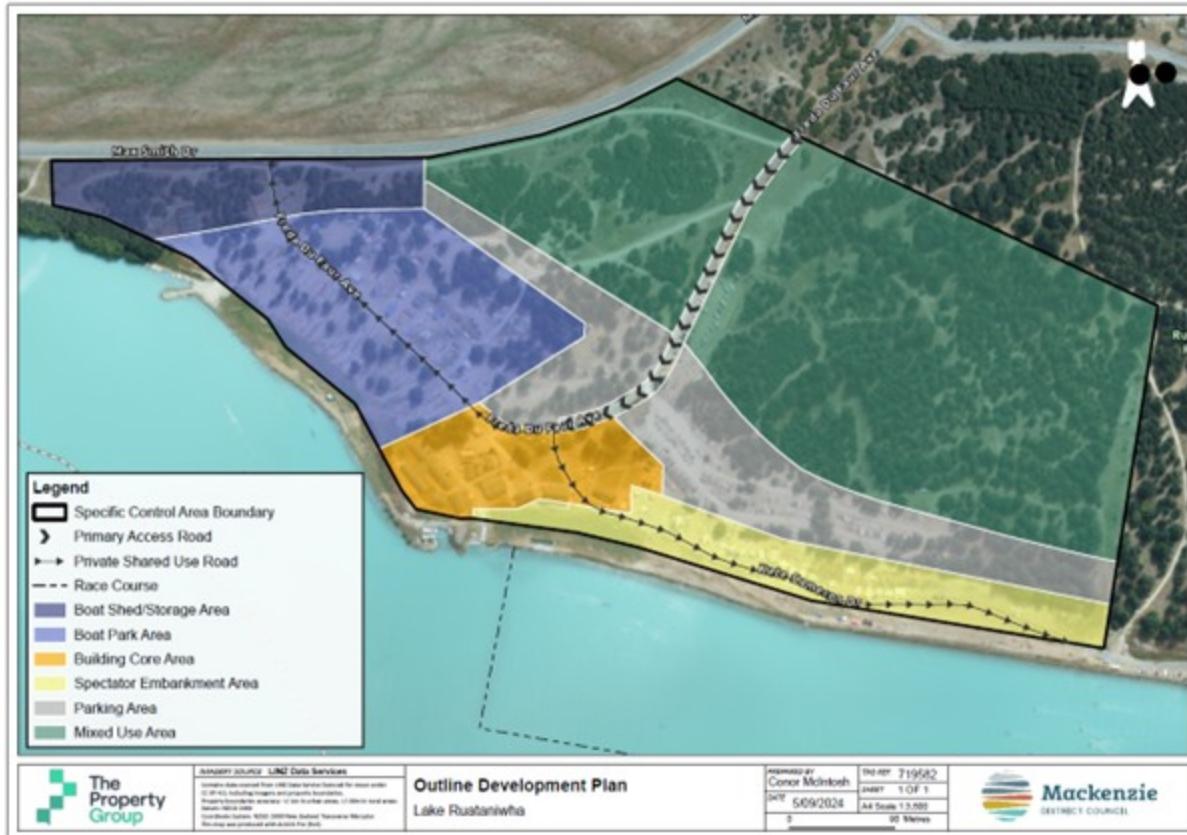
Standards

SARZ-S1	Height	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha))	<p>1. The maximum height of any building or structure (excluding lighting poles) shall not exceed 8m above ground level.</p>	<p>With S1.1: RDIS Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site. b. The location, design, scale and appearance of the building or structure. c. Adverse effects on the streetscape. d. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. e. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
Specific Control Area 14 (Ruataniwha)	<p>2. The maximum height of any building or structure shall not exceed 5m above ground level, except that:</p> <ul style="list-style-type: none"> a. One Control Tower building, not exceeding 12m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1; and b. One Communications Tower building, not exceeding 18m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	<p>With S1.2: RDIS Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site. b. The location, design, scale and appearance of the building or structure. c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. d. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone. e. The extent to which the increase in height is necessary to support

		recreation activities.
SARZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
SARZ	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: a. Adverse effects resulting from the bulk and dominance of built form. b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation measures.
SARZ-S3	Setbacks	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha))	1. Any building or structure shall be set back a minimum of 4.5m from any boundary (including a road boundary).	With S3.1: RDIS Matters of discretion are restricted to: 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. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
Specific Control Area 14 (Ruataniwha)	2. Any building or structure shall be set back a minimum of: a. 10m from any boundary with the Open Space Zone; and b. 20m from any road boundary.	With S3.2: RDIS Matters of discretion are restricted to: a. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. b. The visual impact, including dominance of the built form on: i. Users of the site, and: ii. For road boundaries, the streetscape; and

		<ul style="list-style-type: none"> iii. <u>For internal boundaries, on the Open Space Zone.</u> c. <u>Effects on public access.</u> d. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u>
SARZ-S4	Coverage	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha))	1. <u>The maximum building coverage of any site shall not exceed 40%.</u>	<p>With S4.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The ratio of open space to built form.</u> b. <u>The location, design and appearance of buildings on the site.</u> c. <u>The visual impact of the built form on users of the site, the streetscape and surrounding environment.</u> d. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u>
Specific Control Area 14 (Ruataniwha)	2. <u>The maximum building coverage across the Specific Control Area shall not exceed 20%; and</u> 3. <u>The maximum size of any single building shall not exceed 600m².</u>	<p>With S4.2 - S4.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The ratio of open space to built form.</u> b. <u>The location, design and appearance of buildings proposed.</u> c. <u>Effects on, and compatibility with, the landscape character of the zone and surrounding environment.</u> d. <u>The visual impact of the built form on users of the site, and on the surrounding Open Space Zone.</u> e. <u>The extent to which the building is necessary to support recreation activities.</u> f. <u>Effects on public access.</u> g. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u>
SARZ-S5	Reflectivity	Activity Status where compliance not achieved:
Specific Control	1. <u>Any building or structure shall be</u>	RDIS

Area 14 (Ruataniwha)	finished in materials with a light reflectivity value of no more than 40%.	Matters of discretion are restricted to: a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on users of the zone and surrounding environment. c. The adequacy of any mitigation measures.
SARZ-S6	Servicing	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.	NC

FIGURE SARZ-1 Outline Development Plan

Takapō / Lake Tekapo Precinct

Introduction

The Takapō / Lake Tekapo Precinct applies to the ~~residential~~Residential, ~~commercial~~Commercial and ~~mixed~~Mixed use, General Industrial, Open Space and ~~general industrial~~Recreation areas within the Takapō / Lake Tekapo township. This area is considered to have special character, derived from its landscape setting and the nature of built form which has been developed in the town over time, that provides it with a distinctive identity. The controls applicable within the precinct are intended to ensure that development within this area is sympathetic to the character of the town and the surrounding landscape.

For activities within this Precinct, the provisions of both the underlying zone and this Precinct apply. If the zone chapter and precinct chapter contain a rule or standard managing the same thing (e.g. a buildings and structures rule or a height standard), the applicable rule or standard in this Precinct applies and the equivalent rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC1-O1	Precinct Purpose
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	
Policies	
PREC1-P1	Adverse Effects
Control the scale, appearance and location of buildings to ensure that: <ol style="list-style-type: none"> the built form character of the Township is maintained and enhanced; development is integrated with the landscape setting, including the topography, landform, and views to and from the area; key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; and views to the lake from properties on the north side of State Highway 8 are maintained. 	

Rules

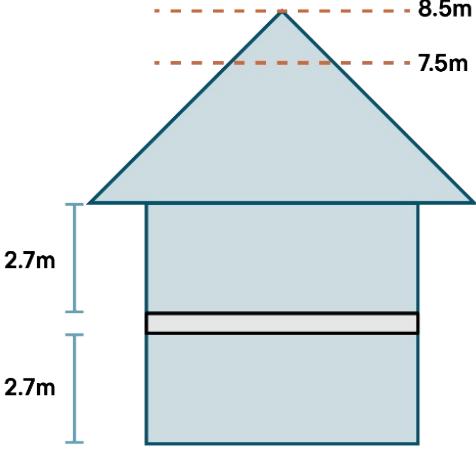
PREC1-R1	Buildings and Structures	
PREC1 within any Residential Zone, Commercial and	Activity Status: PER Where the activity complies with the following standards: PREC1-S1 Materials and Colours	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

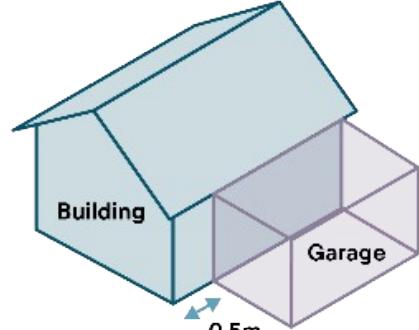
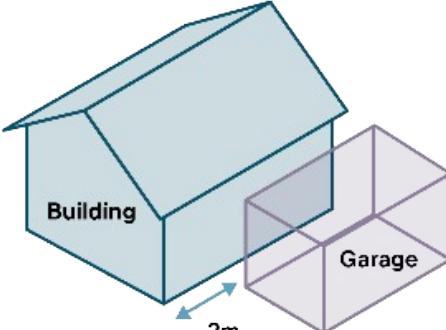
Mixed Use Zone (excluding the Town Centre Zone) or, General Industrial Zone or any Open Space and Recreation Zone	PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height PREC1-S5 No Build Areas PREC1-S6 Garages PREC1-S7 Fencing PREC1-S8 Retaining Walls and Level Changes and any standards in the relevant zone chapter
PREC1 within Town Centre Zone	Activity Status: RDIS Where the activity complies with the following standards: PREC1-S1 Materials and Colours PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height TCZ-S1 Height TCZ-S2 Height in Relation to Boundary TCZ-S3 Setbacks TCZ-S4 Verandahs TCZ-S5 Outdoor Storage TCZ-S6 Landscaping TCZ-S7 Street Frontages Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in APP2.

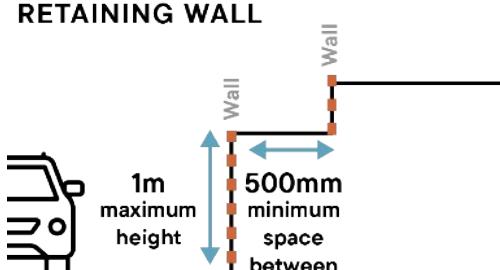
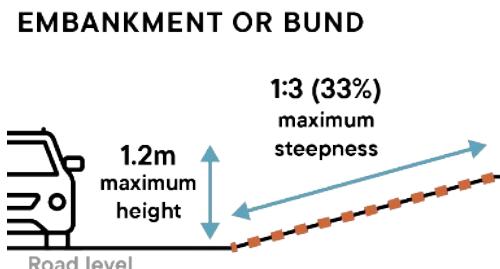
Standards

PREC1-S1	Materials and Colours	Activity Status where compliance not achieved:
PREC1	1. The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials: <ul style="list-style-type: none"> a. natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten); b. painted plaster style materials; c. alluvial stone (moraine and river stone); d. painted or weathering steel 	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.

	<p>(including Colorsteel and Cortern); or</p> <p>e. cob (adobe blocks or rammed earth).</p> <p>2. Roof materials shall not include tiles.</p> <p>3. All painted cladding shall be coloured in the range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%.</p> <p>4. Except that 1.-3. above shall only apply in the Large Format Retail Zone and General Industrial Zone to building facades which front a road or other public space.</p>	
PREC1-S2	Roofs	Activity Status where compliance not achieved:
PREC1 — within any Residential Zone or any Commercial and Mixed Use Zone <u>or any Open Space and Recreation Zone</u>	<p>1. Primary roof forms shall have:</p> <p>a. a flat or monopitch roof angle up to 20 degrees; or</p> <p>b. a gable of between 20 — 65 degrees.</p> <p>2. Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) shall be the equivalent or lower in pitch and not project above the primary roof form.</p>	RDIS Matters of discretion are restricted to: <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</p>
PREC1-S3	Building Scale	Activity Status where compliance not achieved:
PREC1 within any Residential Zone, Mixed Use Zone or Neighbourhood Centre Zone <u>or any Open Space and Recreation Zone</u>	<p>1. The wall of any building shall not be greater than:</p> <p>a. 20m in total length; and</p> <p>b. 14m along a road or public space without a recess in the façade and roofline of at least 1m in depth and 2m in length.</p> <p>2. There shall be a minimum separation distance between any buildings on a site of no less than 2m.</p>	RDIS Matters of discretion are restricted to: <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</p>
PREC1 within Town Centre Zone	<p>3. The wall of any building shall not be greater than:</p> <p>a. 40m in total length; and</p> <p>b. 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length.</p> <p>4. There shall be a minimum separation distance between any</p>	

	buildings on a site of no less than 4m.	
PREC1 within Large Format Retail Zone or General Industrial Zone	5. The wall of any building shall not be greater than 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length, where the wall fronts a road or other public space.	
PREC1-S4	Height	Activity Status where compliance not achieved:
PREC1 (Outside a Specific Control Area)	1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m. 	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none">a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.b. The impact of the height on views to the lake.c. The location, design, scale and appearance of the building or structure.d. Adverse effects on the streetscape.e. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities including visual dominance, shading and effects on privacy.f. The extent to which the increase in height is necessary due to functional and operational requirements of an activity.
Specific Control Area 6 - Top of Terrace	2. The maximum height of any building or structure shall be 5m above ground level.	
Specific Control Area 7 - Bottom of Terrace	3. The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser.	
PREC1-S5	No Build Areas	Activity Status where compliance not achieved:
PREC1	1. No building or structure shall be located within an identified No Build Area.	NC
PREC1-S6	Garages	Activity Status where compliance not achieved:

PREC1 within any Residential Zone	<ol style="list-style-type: none"> Any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. Any detached garage shall be set back at least 2m from any residential unit. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2. <div data-bbox="414 437 710 496" style="display: flex; justify-content: space-between;"> GARAGE ATTACHED TO THE PRIMARY BUILDING DETACHED GARAGE TO THE PRIMARY BUILDING </div> <div data-bbox="414 512 833 916" style="text-align: center;">  <p>Building</p> <p>Garage</p> <p>0.5m minimum set back from the primary building façade</p> </div> <div data-bbox="933 512 1379 916" style="text-align: center;">  <p>Building</p> <p>Garage</p> <p>2m minimum set back from any residential unit</p> </div>
PREC1-S7	Fencing	Activity Status where compliance not achieved:
PREC1 within any Low Density Residential Zone, Mixed Use Zone or Neighbourhood Centre Zone or any Open Space and Recreation Zone	<ol style="list-style-type: none"> No fence along the road frontage, or other public space, shall be located closer to the road or public space than the primary building facade. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.
PREC1-S8	Retaining Walls and Level Changes	Activity Status where compliance not achieved:

PREC1 within any Residential Zone, Mixed Use Zone or Neighbourhood Centre Zone or any Open Space and Recreation Zone	<ol style="list-style-type: none"> Any retaining wall fronting a road or public space shall be a maximum of 1m in height and be of natural materials or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls. Any embankment or bund shall be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level at the road boundary. <p>RETAINING WALL</p>  <p>EMBANKMENT OR BUND</p> 	<p>RDIS Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.
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