

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 |
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| boundary | internal boundary road boundary side boundary | |
| commercial activity | commercial visitor accommodation | |
| | retail activity | food and beverage outlet service station trade-based retail yard-based retail |
| | home business | |
| community facilities | emergency service facilities | |
| industrial activity | heavy industrial activity | |
| residential unit | minor residential unit | |

Definitions

Notes —

Terms marked with an * above are terms used in proposed PC23 that are from the Operative Plan, but which are proposed through PC23 to be amended and are within scope of PC23. Changes from the operative definition are shown using **strickethrough** or **underlining**.

Terms marked with a ^ are also included in PC24, PC25, PC26 and/or PC27. Any submissions made on the definition as it relates to this plan change will be also considered to be within the scope of that same definition on each other plan change that includes this definition. This is to preferably have a consistent defined term across the relevant plan changes.

Pink Highlight = The application of these terms is limited to the residential, commercial and mixed use and general industrial zones. Note however, that Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of these terms to those chapters introduced through these plan changes, where the terms are used in those chapters.

| Term | Definition |
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| 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 |

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| | as defined in Section 2 of the Unit Titles Act 1972. |
| 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> |
| amenity values | has the same meaning as in section 218 of the RMA (as set out below) <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> (National Planning Standard definition) |
| 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) |
| ancillary activity | means an activity that supports and is subsidiary to a primary activity. (National Planning Standard definition) |
| ancillary structure | means any: 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 1m ² in gross floor area and 2m in height. |
| bed | has the same meaning as in section 2 of the RMA (as set out below) <i>means -</i> <i>(a) in relation to any river -</i> <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> <i>(b) in relation to any lake, except a lake controlled by artificial means -</i> <i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the</i> |

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| | <p><i>waters of the lake cover at its annual highest level without exceeding its margin:</i></p> <p><i>(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</i></p> <p><i>(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</i></p> <p><i>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</i></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. |
| building | <p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> partially or fully roofed; and fixed or located on or in land. <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p> <p>(National Planning Standard definition)</p> |
| building coverage | means the percentage of the net site area covered by the building footprint. |
| 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. |
| 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. |
| 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). |
| commercial forest or commercial forestry ^A | <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 exotic continuous-cover forestry or plantation forestry.</i></p> |

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| commercial forestry activity [^] | has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry meaning any activity regulated under subparts 1 to 9 of Part 2 of those regulations that is conducted in commercial forestry. |
| commercial visitor accommodation | means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: <ol style="list-style-type: none"> backpackers; camping grounds; hostels; hotels; motels; motor inns; and tourist lodges. |
| community corrections activity | means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups. |
| community facility | means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standard definition) |
| conservation activity | means the use of land for any activity undertaken for the purposes of the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations. |
| discharge [^] | has the same meaning as in section 2 of the RMA (as set out below) <i>includes emit, deposit, and allow to escape.</i> (National Planning Standard definition) |
| earthworks [^] | means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. (National Planning Standard definition) |
| educational facility | means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition) |
| effect | has the same meaning as in section 3 of the RMA (as set out below) |

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| | <p><i>includes</i> —</p> <ul style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect, and also includes — (e) any potential effect of high probability; and (f) any potential effect of low probability that has a high potential impact. <p>(National Planning Standard definition)</p> |
| 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><i>includes</i> —</p> <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. <p>(National Planning Standard definition)</p> |
| 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> <ul style="list-style-type: none"> a. <i>means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and</i> <ul style="list-style-type: none"> i. <i>will not be harvested or replanted; or</i> ii. <i>is intended to be used for low-intensity harvesting or replanted; and</i> 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 indigenous forest species; or</i> vi. <i>willows and poplars space planted for soil conservation</i> |

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| | <i>purposes.</i> |
| exotic forest [^] | has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below) <i>means a forest that consists of 50% or more exotic forest species by basal area.</i> |
| farm base area* | means a Farm Base Area identified in Appendix S of this District Plan on the Planning Maps. |
| fertiliser | means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or 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. (National Planning Standard definition) |
| food and beverage outlet | means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores. |
| 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 |

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| | <p>service shafts, liftwells or stairwells) measured:</p> <ol style="list-style-type: none"> where there are exterior walls, from the exterior faces of those exterior walls; where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. <p>(National Planning Standard definition)</p> |
| ground level | <p>means:</p> <ol style="list-style-type: none"> the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. <p>(National Planning Standard definition)</p> |
| habitable room | <p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> <p>(National Planning Standard definition)</p> |
| harvest of closed canopy wilding conifers | <p>means felling trees, extracting trees, thinning tree stems and extraction for sale or use (production thinning), processing trees into logs, or loading logs onto trucks for delivery to processing/milling plants.</p> |
| heavy industrial activity | <p>means:</p> <ol style="list-style-type: none"> Blood or offal treating Bone boiling or crushing Burning of municipal, commercial or industrial wastes Collection and storage of used bottles for sale Crematoriums Dag crushing Fellmongering Fish cleaning Fish curing Flax pulping Flock manufacturing, or teasing of textile materials for any purpose Gut scraping and treating Nightsoil collection and disposal Slaughtering of animals for any purpose other than human consumption Storage, drying, or preserving of bones, hides, hoofs, or skins Tallow melting Tanning Wood pulping Wool scouring |

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| height | means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. (National Planning Standard definition) |
| height in relation to boundary | means the height of a structure, building or feature, relative to its distance from either the boundary of: <ol style="list-style-type: none"> a site; or another specified reference point. (National Planning Standard definition) |
| helicopter landing area | means any area of land, building or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads. |
| highly productive land | means land classified as Land Use Capability classes 1, 2, or 3 as determined in accordance with the National Policy Statement for Highly Productive Land 2022. |
| home business | means a commercial activity that is: <ol style="list-style-type: none"> undertaken or operated by at least one resident of the site; and incidental to the use of the site for a residential activity. (National Planning Standard definition) |
| industrial activity | means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. (National Planning Standard definition) |
| industrial and trade waste [^] | means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater. (National Planning Standard definition) |
| intensive primary production [^] | means either: <ol style="list-style-type: none"> primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. primary production activities involving the keeping or rearing of livestock that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover, but excludes intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year. |
| internal boundary | means any boundary of the net area of a site other than a road boundary and includes a side boundary. |
| impervious coverage | means the percentage of the net site area covered by impervious |

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| | 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. |
| 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> |
| lake | <p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></p> <p>(National Planning Standard definition)</p> |
| land | <p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>(a) <i>includes land covered by water and the airspace above</i></p> |

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| | <p><i>land; and</i> <i>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</i> <i>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</i></p> <p>(National Planning Standard definition)</p> |
| landfill^ | <p>means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.</p> <p>(National Planning Standard definition)</p> |
| land rehabilitation | <p>means the rehabilitation of land following harvest of closed canopy wilding conifers through restoration of pasture through means including cultivation, root raking, direct drilling, fencing, topdressing and oversowing.</p> |
| landscaping | <p>means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.</p> |
| mining | <p>has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out below)</p> <p>a. <i>means to take, win, or extract, by whatever means,</i> <i>i. a mineral existing in its natural state in land; or</i> <i>ii. a chemical substance from a mineral existing in its natural state in land;</i> <i>and</i></p> <p>b. <i>includes</i></p> <p>i. <i>the injection of petroleum into an underground gas storage facility; and</i> ii. <i>the extraction of petroleum from an underground gas storage facility;</i> <i>but</i></p> <p><i>does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph a.</i></p> |
| minor residential unit | <p>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.</p> <p>(National Planning Standard definition)</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,</i></p> |

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| | <p><i>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> |
| 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> |
| operational need | <p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p> <p>(National Planning Standard definition)</p> |
| outdoor living space | <p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p> <p>(National Planning Standard definition)</p> |
| outdoor storage | <p>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.</p> |
| pastoral intensification* | <p>means subdivisional fencing and/or topdressing and oversowing.</p> |
| plantation forest or plantation forestry^ | <p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Plantation Forestry (as</p> |

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| | <p>set out below)</p> <p><i>means a forest deliberately established for commercial purposes, being:</i></p> <ol style="list-style-type: none"> 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> <ol 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> |
| primary production | <p>means:</p> <ol 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 | <p>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.</p> |
| 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> |

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| 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. |
| residential activity | means the use of land and building(s) for people's living accommodation. (National Planning Standard definition) |
| residential unit | means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. (National Planning Standard definition) |
| residential visitor accommodation | means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home. |
| retail activity | means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public. |
| retirement village | means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition) |
| reverse sensitivity | means the potential for an approved (whether by consent or designation), lawfully established existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment, intensification, or alteration of another activity that may be sensitive to the actual, potential or perceived adverse environmental effects generated by the approved, lawfully established existing or permitted activity. |
| riparian margin | means land adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody and its ecosystem. |
| river | has the same meaning as in section 2 of the RMA (as set out below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). (National Planning Standard definition) |
| road | has the same meaning as in section 2 of the RMA (as set out below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in |

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

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| 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: <ol style="list-style-type: none"> guiding, training, education and instructing; ancillary services such as booking offices and transportation; ancillary retail activity, including sale of alcohol to participants; walking and cycling tracks and associated accommodation; and facilities to provide opportunities for viewing scenery. |
| sensitive activity [^] | means any: <ol style="list-style-type: none"> residential activity visitor accommodation community facility educational facility |
| 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. |

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| sewage [^] | means human excrement and urine. (National Planning Standard definition) |
| shelterbelt* | means trees or vegetation planted predominately to provide shelter for stock, crops, or non-principal buildings from winds , limited to a maximum average width of 15 metres from stem to stem. |
| side boundary | means any boundary of a site generally at right angles to a road boundary. |
| site | means: <ol style="list-style-type: none"> an area of land comprised in a single record of title under the Land Transfer Act 2017; or an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. (National Planning Standard definition) |
| skylight | means a window set in a roof or ceiling |
| 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 | has the same meaning as in section 2 of the RMA (as set out below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. (National Planning Standard definition) |
| subdivision [^] | has the same meaning as "subdivision of land" in section 218 of the RMA (as set below) <p style="text-align: center;"><i>means—</i></p> <ol style="list-style-type: none"> <i>the division of an allotment—</i> <ol 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</i> <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i> <i>by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i> |

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| | <p>iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or</p> <p>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> <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> |
| trade-based retail | <p>means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and landscaping suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers. |
| visitor accommodation | <p>means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p> <p>(National Planning Standard definition)</p> |
| wastewater [^] | <p>means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.</p> <p>(National Planning Standard definition)</p> |
| water | <p>has the same meaning as in section 2 of the RMA (as set out below)</p> <ul style="list-style-type: none"> (a) means water in all its physical forms whether flowing or not and whether over or under the ground; (b) includes fresh water, coastal water, and geothermal water; (c) does not include water in any form while in any pipe, tank, or cistern. <p>(National Planning Standard definition)</p> |
| waterbody | <p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</i></p> <p>(National Planning Standard definition)</p> |
| wetland [^] | <p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet</i></p> |

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| | <i>conditions.</i> |
| wilding conifer species [^] | means <i>Pinus contorta</i> (Lodgepole Pine), <i>Pinus nigra</i> (Corsican Pine), <i>Pinus muricata</i> (Bishops 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), <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, a carbon sink, 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>CMUZ</u> | <u>Commercial and Mixed Use Zones</u> |
| <u>CON</u> | <u>Controlled Activity Status</u> |
| <u>CRC</u> | <u>Canterbury Regional Council</u> |
| <u>CRPS</u> | <u>Canterbury Regional Policy Statement</u> |
| <u>DEV</u> | <u>Development Area</u> |
| <u>DIS</u> | <u>Discretionary Activity Status</u> |
| <u>District</u> | <u>Mackenzie District</u> |
| <u>District Plan</u> | <u>Mackenzie District Plan</u> |
| <u>FMA</u> | <u>Forestry Management Area</u> |
| <u>GIZ</u> | <u>General Industrial Zone</u> |
| <u>GRUZ</u> | <u>General Rural Zone</u> |
| <u>LPA</u> | <u>Lakeside Protection Area</u> |
| <u>LRZ</u> | <u>Low Density Residential Zone</u> |
| <u>LFRZ</u> | <u>Large Format Retail Zone</u> |
| <u>LLRZ</u> | <u>Large Lot Residential Zone</u> |
| <u>MDC</u> | <u>Mackenzie District Council</u> |
| <u>MRZ</u> | <u>Medium Density Residential Zone</u> |
| <u>MUZ</u> | <u>Mixed Use Zone</u> |
| <u>NATC</u> | <u>Natural Character</u> |
| <u>NC</u> | <u>Non-Complying Activity Status</u> |
| <u>NCZ</u> | <u>Neighbourhood Centre Zone</u> |
| <u>NES</u> | <u>National Environmental Standard</u> |
| <u>NFL</u> | <u>Natural Features and Landscapes</u> |
| <u>NPS</u> | <u>National Policy Statement</u> |
| <u>ONF</u> | <u>Outstanding Natural Feature</u> |
| <u>ONL</u> | <u>Outstanding Natural Landscape</u> |

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| PER | Permitted Activity Status |
| PREC | Precinct |
| RDIS | Restricted Discretionary Activity Status |
| RESZ | Residential Zones |
| RMA | Resource Management Act 1991 |
| SASM | Sites and Areas of Significance to Māori |
| SCA | Specific Control Area |
| TCZ | Town Centre Zone |
| VAL | Visual Amenity Landscape |

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

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| NATC-P1 | Recognition of Natural Character Values |
| Recognise that natural character values of wetlands, lakes and rivers and their riparian margins are derived from: | |
| <ol style="list-style-type: none"> 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. | |

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| NATC-P2 | Preservation of Natural Character Values |
| Preserve and protect the natural character values of wetlands, lakes and rivers and their margins from inappropriate use and development by: | |
| <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.

| | | |
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| NATC-R1 | Buildings and Structures (excluding fences and water troughs) | |
| 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 | Activity status when compliance with standard(s) is not achieved: Refer to |

| | | |
|----------------|---|--|
| | <p>Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies</p> <p>With the exception of earthworks associated with conservation activity, where no setback shall apply.</p> | relevant standard(s). |
| NATC-R3 | Woodlots | |
| GRUZ | <p>Activity Status: PER</p> <p>Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies</p> | <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| NATC-R4 | Quarrying Activities and Mining | |
| GRUZ | <p>Activity Status: PER</p> <p>Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies</p> | <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |

Rule Standards

| | | |
|------------------|---|--|
| NATC-S1 | Activity Setbacks from Surface Waterbodies | Activity status where compliance not achieved: |
| All zones | <p>1. Activities shall be located outside the setback distance specified in Table NATC-1.</p> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <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. 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 waterbody. The extent to which any restoration or rehabilitation of the natural character of the area is proposed. |

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| | | <p>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.</p> <p>g. Whether the activity maintains and enhances public access along the surface waterbody.</p> <p>h. The type and extent of planting proposed and the impact of this on natural character values.</p> <p>i. The effectiveness of any erosion and sediment control measures proposed.</p> |
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Table NATC-1: Surface Waterbody Setbacks

| Surface Waterbody Classification | Setbacks for Rural Zones, Rural Lifestyle Zones, Open Space and Recreation Zones, excluding the Ōhau River Precinct (PREC4) | Setbacks for Residential Zones, Commercial and Mixed Use and Industrial Zones |
|--|---|---|
| Wetland | 50m | 25m |
| Lakes included in NATC-SCHED1 | 100m | 50m |
| 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.

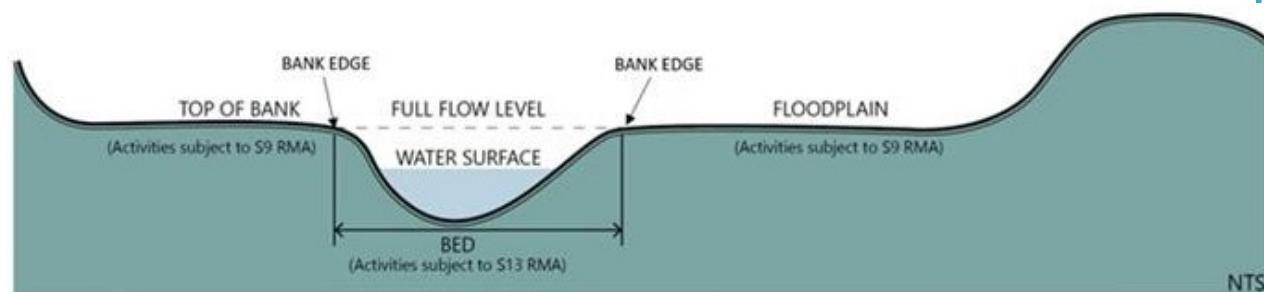
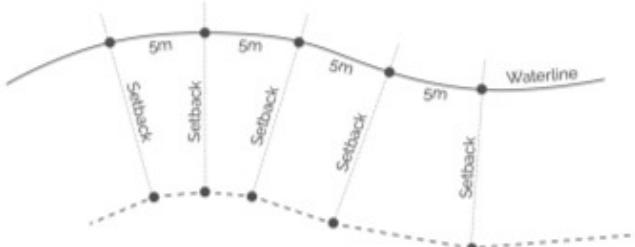


FIGURE NATC-1

- 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.

NATC-SCHED1 — Scheduled Surface Waterbodies

Te Manahuna / Mackenzie Basin Rivers:

- Black Forest Stream
- Coal River (SASM)
- Dalgety River
- Dry Stream
- Te Awa-a-Marewa Edwards River
- Hakatere / Forks Stream (SASM)
- Fraser Stream
- Grays River
- Te Wai-a-Kohe / Irishman Creek (SASM)
- Te Manahuna / Mackenzie River
- Te Kōhai / Maryburn Creek (SASM)
- Moffat River
- Pleasant Valley
- Ribbonwood Creek (SASM)
- Sawdon Stream
- Snow River
- Stony/Ross River
- Whakatipu / Twizel River (SASM)
- Boundary Steam (SASM)
- Te Awa-a-Takatamira / Cass River (SASM)
- Ōtaao / Dobson River (SASM)
- Whimiahoa / Godley River (SASM)
- Te Awa Āruhe / Hopkins River (SASM)
- Te Awaure / Jollie River (SASM)
- Maukakūkuta / Macauley River (SASM)
- Ōhau River (SASM)
- Pūkaki River (SASM)
- Te Awa Whakamau / Tasman River (SASM)
- Takapō / Tekapo River (SASM)
- Te Wai a Te Kāmana River (SASM)
- Whaka-no-hāpua / Washdyke Stream (SASM)

Te Manahuna / Mackenzie Basin Lakes:

- Takamana / Lake Alexandrina (SASM)
- Te Ao Mārama / Lake Benmore (SASM)
- Whakarukumoana / Lake McGregor (SASM)
- Lake Pūkaki (SASM)
- Lake Ōhau (SASM)
- Lake Ruataniwha
- Lake Takapō / Lake Tekapo (SASM)
- Motuariki / Motuariki Island (SASM)

Other Rivers:

- Deep Creek (SASM)
- Hakataramea River (SASM)
- Ōpihi River (SASM)
- Ōpūaha / Opuha River (including North and South Branches) (SASM)
- Ōrāri River (SASM)
- Pureora River (correct spelling of Pareora River) (SASM)
- Te Ana a Wai / Tengawai River (SASM)

This plan change has shown in the relevant location provisions that are from the operative Mackenzie District Plan introduced by Plan Change 13. These provisions are shaded in grey to identify them. The provisions to be carried over are shown in this plan change for context, but are not within the scope of Plan Change 23. This means the grey shaded provisions are not being reviewed as part of this plan change, they are not within the scope of matters assessed (under section 32) nor are they within the scope of matters to be submitted on as part of this plan change.

The grey shaded provisions that are out of scope of this plan change do have some minor layout and numbering changes made to them under Clause 16 First Schedule, to include them in the National Planning Standard format. These minor changes do not affect the content of the provisions.

Natural Features and Landscapes

Introduction

Natural landscapes are the visible features of an area of land, or broad landforms, or a collection of landforms, such as hills, valleys or open plains. Natural features are less broad biophysical entities such as river corridors or geological formations.

The District Council has a statutory obligation to recognise and provide for the protection of outstanding natural landscapes and features from inappropriate subdivision, use and development as a matter of national importance under the RMA.

The Natural Features and Landscapes chapter contains provisions that relate to the Outstanding Natural Features, Outstanding Natural Landscapes, Lakeside Protection Areas, and Forestry Management Areas, which are identified as overlays on the Planning Maps.

These overlays apply to areas which have been assessed and identified as having high levels of biophysical, sensory or associative landscape values, which makes them either outstanding (ONF or ONL) or more modified landscapes, but with high aesthetic and scenic values which justify management of forestry activities (FMA). The process supporting the identification of these overlays and the associated values is described in the Eastern and Western Landscape Characterisation and Evaluation Reports prepared by Boffa Miskell in 2023.

Many areas identified as an ONL are also Sites and Areas of Significance to Māori because of wāhi tūpuna or taoka values, or the importance of the area to cultural traditions, history or identity. The values of each of these areas are set out in more detail in the SASM Chapter. The approach taken in the District Plan is to manage effects on landscape values and mana whenua values in an integrated manner, and where a resource consent is triggered under rules in this chapter for an activity which is also located within a SASM, consideration should also be given to effects on the values of the SASM and to the objectives and policies in the SASM Chapter. In some cases, additional rules will apply in the SASM Chapter.

The rules in this chapter set out how activities are managed in these overlays. The policies and matters of discretion provide direction on the criteria against which proposals requiring resource consent must be assessed. A non-complying activity status has been used where activities are not likely to be appropriate within these overlays, in particular where activities may have a significant impact on the identified values.

Note to Plan users: Forestry Management Areas are categorised as Visual Amenity Landscapes for the purpose of the National Environmental Standards for Commercial Forestry.

Objectives and Policies

| Objectives | |
|---|--|
| NFL-O1 | Outstanding Natural Features and Landscapes Values |
| Protection of outstanding landscape values, the natural character of the margins of lakes, rivers and wetlands and of those natural processes and elements which contribute to the District's overall character and amenity. | |
| NFL-O2 | Te Manahuna/Mackenzie Basin ONL |
| <ol style="list-style-type: none">1. Subject to 2.(a), to protect and enhance the outstanding natural landscape of Te Manahuna/the Mackenzie Basin ONL subzone, in particular the following characteristics and/or values:<ol style="list-style-type: none">a. the openness and vastness of the landscape;b. the tussock grasslands;c. the lack of houses and other structures;d. residential development limited to small areas in clusters;e. the form of the mountains, hills and moraines, encircling and/or located in, Te Manahuna/the Mackenzie Basin; andf. undeveloped lakesides and State Highway 8 roadside.2. To maintain and develop structures and works for the Waitaki Power Scheme:<ol style="list-style-type: none">1. within the existing footprints of the Tekapo-Pukaki and Ohau Canal Corridor, the Tekapo, Pukaki and Ohau Rivers, along the existing transmission lines, and in the Crown-owned land containing Lakes Tekapo, Pukaki, Ruataniwha and Ohau and subject only (in respect of landscape values) to the objectives, policies and methods of implementation within Chapter 15 (Utilities) except for management of exotic tree species in respect of which all objective (1) and all implementing policies and methods in this section apply;2. elsewhere within the Mackenzie Basin subzone so as to achieve objective (1) above.2. Subject to objective 3B(1) NFL-O2.1 above and to the rural objectives 1, 2 and 4:<ol style="list-style-type: none">a. to enable pastoral farming;b. to manage pastoral intensification and/or agricultural conversion throughout Te Manahuna/the Mackenzie Basin and to identify areas where they may be enabled (such as Farm Base Areas); andc. to enable rural residential subdivision, cluster housing and farm buildings within Farm Base Areas around existing homesteads (where they are outside hazard areas). | |

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| NFL-O3 | Forestry Management Areas |
| The landscape values of Forestry Management Areas are maintained by managing commercial forestry and woodlots. | |
| Policies | |
| NFL-P1 | Protection of Outstanding Natural Features and Landscapes |
| <p>Recognise the values of the identified ONF and ONL overlays on the Planning Maps and protect these values from adverse effects by:</p> <ol style="list-style-type: none"> 1. avoiding inappropriate subdivision, use and development in those parts of outstanding natural features and landscapes with limited capacity to absorb such change; 2. avoiding inappropriate use and development that detracts from extensive open views, or detracts from or damages the unique landforms and landscape features; 3. managing building density, scale and form to ensure it remains at a low level, maintains a predominance of vegetation cover and sense of low levels of human occupation; 4. avoiding buildings and structures that break the skyline; 5. ensuring buildings and structures are designed to minimise glare and the need for earthworks, and are mitigated by plantings to reduce their visual impact where appropriate; 6. recognising and providing protection for identified values in Sites and Areas of Significance to Māori; and 7. recognising the existence of working pastoral farms and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District. | |
| NFL-P2 | Te Manahuna/Mackenzie Basin ONL |
| <ol style="list-style-type: none"> 1. To recognise that within Te Manahuna/the Mackenzie Basin's outstanding natural landscape there are: <ol style="list-style-type: none"> a. Many areas where development beyond pastoral activities is either generally inappropriate or should be avoided. b. Some areas with greater capacity to absorb different or more intensive use and development, including areas of low or medium visual vulnerability and identified Farm Base Areas as shown on the Planning Maps. c. Areas, places and features of particular significance to Ngāi Tahu. 2. To identify, describe and map as overlays, specific areas within Te Manahuna/the Mackenzie Basin that assist in the protection and enhancement of the characteristics and/or values of the outstanding natural landscape contained in Objective 3B(1)-NFL-O2.1 being: <ol style="list-style-type: none"> a. Lakeside Protection Areas, shown on the p Planning m Maps; b. Scenic Viewing Areas, in Appendix J NFL-SCHED1 and shown on the p Planning m Maps; c. Scenic Grassland Areas, in Appendix J NFL-SCHED1 and shown on the p Planning m Maps; d. Sites of Natural Significance, in Appendix I and shown on the p Planning m Maps; and e. Land above 900m in altitude, shown on the p Planning m Maps. 3. As part of an assessment of the suitability of an area for a change in use for development: <ol style="list-style-type: none"> a. To identify whether the proposed site has high, medium or low ability to absorb development according to Appendix V (Areas of Landscape Management) the visual vulnerability areas shown on the Planning Maps. b. To require an assessment of landscape character sensitivity (incorporating natural factors including geomorphology, hydrology, ecology, vegetation cover, cultural patterns, | |

landscape condition and aesthetic factors such as naturalness and remoteness).

NFL-P3

Subdivision and Building Development

To ensure adverse effects, including cumulative effects, on the environment of sporadic development **and subdivision** are avoided or mitigated by:

1. Managing residential and rural residential **subdivision and** housing development within defined Farm Base Areas (refer to **Policy 3B3 NFL-P4**).
2. Enabling farm buildings within Farm Base Areas and in areas of low visual vulnerability subject to bulk and location standards and elsewhere managing them in respect of location and external appearance, size, separation and avoidance of sensitive environments.
3. Strongly discouraging non-farm buildings elsewhere in **Te Manahuna**/the Mackenzie Basin outside of Farm Base areas.

NFL-P4

Development in Farm Base Areas

1. Within Farm Base Areas in areas of high visual vulnerability **subdivision and** development (other than farm buildings) shall maintain or enhance the outstanding natural landscape and other natural values of **Te Manahuna**/the Mackenzie Basin by:
 - a. Integrating built form and earthworks so that it nestles within the landform and vegetation.
 - b. Planting local native species and/or non-wilding exotic species and managing wilding tree spread.
 - c. Maintaining a sense of isolation from other development.
 - d. Built development, earthworks and access having a low key rural character in terms of location, layout and development, with particular regard to construction style, materials and detailing.
 - e. Mitigating the adverse effects of light spill on the night sky.
 - f. Avoiding adverse effects on the natural character and environmental values of waterbodies, groundwater and sites of natural significance.
 - g. Installing sustainable systems for water supply, sewage treatment and disposal, stormwater services and access.
2. **Subdivision and dDevelopment** (other than farm buildings) in Farm Base Areas which are in areas of low or medium visual vulnerability to development shall:
 - a. Restrict planting to local native species and/or non-wilding exotic species.
 - b. Manage exotic wilding tree spread.
 - c. Maintain a sense of isolation from other development.
 - d. Mitigate the adverse effects of light spill on the night sky.
 - e. Avoid adverse effects on the natural character and environmental values of waterbodies, groundwater and sites of natural significance.
 - f. Install sustainable systems for water supply, sewage treatment and disposal stormwater services and access.

NFL-P5

Lakeside Protection Areas

1. To recognise the significance of the lakes of **Te Manahuna**/the Mackenzie Basin, their margins and settings to Kāi Tahu and to recognise the special importance of **Te Manahuna**/the Mackenzie Basin's lakes, their margins, and their settings in achieving **Objective 3B NFL-O2**.
2. Subject to 3, to avoid adverse impacts of buildings, structures and uses on the landscape values and character of **Te Manahuna**/the Mackenzie Basin lakes and their margins.
3. To provide for the upgrading maintenance and enhancement of the existing elements of the

Waitaki Power Scheme.

- To 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.

NFL-P6

Views from State Highways and Tourist Roads

- To avoid all buildings and the adverse effects of irrigators in the Scenic Grasslands and the Scenic Viewing Areas.
- To require buildings to be set back from roads, particularly state highways, and to manage the sensitive location of irrigators to avoid or limit screening of views of the outstanding natural landscape of Te Manahuna/the Mackenzie Basin.
- To avoid clearance, pastoral intensification and/or agricultural conversion of Scenic Viewing Areas and Scenic Grasslands.
- Subject to **Policy 3B13 NFL-P8**, to otherwise minimise the adverse visual effects of irrigation of pasture adjacent to the state highways or tourist roads.

NFL-P7

Pastoral Farming

Traditional pastoral farming is encouraged so as to maintain tussock grasslands, subject to achievement of the other Rural objectives and to **Policy 3B7 NFL-P6**.

NFL-P8

Pastoral Intensification and Agricultural Conversion

- To ensure areas in Te Manahuna/the Mackenzie Basin which are proposed for pastoral intensification and/or agricultural conversion maintain the outstanding natural landscape of Te Manahuna/the Mackenzie Basin and meet all the other relevant objectives and policies for Te Manahuna/the Mackenzie Basin **ONL Subzone** (including **Rural Objectives 1, 2 and 4 NFL-O2** and implementing policies).
- To avoid pastoral intensification and/or agricultural conversion in Sites of Natural Significance.
- Enabling pastoral intensification (subject to any further conditions necessary to avoid, remedy or mitigate adverse effects on the characteristics and/or values in **Objective 3B(1)(a) to (f) NFL-O2.1(a) to (f)**) in specific areas where water permits for irrigation activities have been approved before 14 November 2015.
- To manage pastoral intensification and/or agricultural conversion elsewhere in order to retain the valued characteristics of Te Manahuna/the Mackenzie Basin **ONL Subzone**.
- To take into account any agreement between the Mackenzie Country Charitable Trust and landowners that secures protection of landscape and biodiversity values as compensation for intensification of production.

NFL-P9

Forestry Management Areas

Manage the adverse effects of commercial forestry and woodlots in the Forestry Management Areas Overlay to recognise the significant landscape values.

NFL-P10

Harvest of Closed Canopy Wilding Conifers

To enable the mechanical harvest of dense closed canopy wilding forests and the subsequent land rehabilitation to achieve a productive use.

NFL-P11

Wilding Conifer Spread

To provide for the use of stock grazing to control wilding conifer spread in areas known to be susceptible to re-invasion of wilding conifer species.

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 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.

All references to Low Visual Vulnerability, Medium Visual Vulnerability and High Visual Vulnerability areas in these rules are the areas shown on the Planning Maps.

| NFL-R1 | Buildings and Structures (excluding Residential Units) | |
|--|---|---|
| ONF ONL excluding Te Manahuna/Mackerel Basin ONL | <p>Activity Status: PER</p> <p>Where the activity complies with the following standards:</p> <p>NFL-S1 Height NFL-S2 Building Footprint NFL-S3 Building Coverage NFL-S4 Reflectivity</p> | <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| Te Manahuna/Mackerel Basin ONL and Lakeside Protection Areas | <p>Activity Status: PER</p> <p>Where the activity complies with the following standards:</p> <ol style="list-style-type: none"> 1. Within a defined Farm Base Area. 2. The maximum height shall be 15m. 3. The maximum reflectivity index of the exterior of any buildings shall be 40%; except that extensions increasing the floor area of farm buildings existing at 1 August 2009 by up to 50% may be clad in the same material and with the same finish as the existing building. 4. No building shall be erected on: | <p>Activity status when compliance is not achieved with R1.1: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 5. Located within a Low Visual Vulnerability Area. 6. Farm buildings shall be located either within 50m of an existing building or more than 1km from an existing farm building, other than an existing building in a Farm Base Area. 7. The maximum gross floor area of any single building shall be 550m². <p>Matters over which control is reserved:</p> |

- i. Any area identified on the Planning Maps as a Site of Natural Significance.
- ii. Scenic viewing areas or Scenic Grasslands, or Lakeside Protection Areas as identified on the Planning Maps.
- iii. Any land above 900m in altitude, other than mustering huts less than 50m² in gross floor area.

And the activity complies with the following standards:

NFL-S5 Setbacks

- a. **NFL-MD1 Te Manahuna/Mackenzie Basin ONL**

Activity status when compliance is not achieved with R1.2 or R1.3: DIS

Activity status when compliance is not achieved with R1.4: NC

Activity status when compliance is not achieved with R1.5 to R1.7: RDIS

Where:

8. **The maximum height shall be of 10m.**
9. Reflectivity - The maximum reflectivity index of the exterior of any building shall be 30%
10. Farm buildings shall be located either within 50m of an existing building or more than 1km from an existing farm building, other than an existing building in a Farm Base Area.

Matters of discretion are restricted to:

- a. All matters **of control set out in NFL-MD1 Te Manahuna/Mackenzie Basin ONL in Rule 3.2.2.**
- b. Scale of buildings and footprint size.
- c. Whether there are threatened or "at-risk" plants (including those in Appendix W) on the building site or within 30m of it.
- d. Whether the integrity of the ecological components in **NFL-SCHED2 Appendix X** is compromised resulting in adverse impacts on biological diversity and natural character.
- e. Whether **wahi taonga wāhi taoka** sites are affected.
- f. Those matters of non-compliance and to the matters of control listed for the Controlled Activity.

Activity status when compliance is

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| | | <p>not achieved with R1.8 to R1.10: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| NFL-R2 | Small Farm Buildings (Outside a Farm Base Area) | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Located within a Low or Medium Visual Vulnerability area. 2. The maximum reflectivity index of the exterior of any buildings shall be 40%; except that extensions increasing the floor area of farm buildings existing at 1 August 2009 by up to 50% may be clad in the same material and with the same finish as the existing building. 3. Farm buildings shall be located either within 50m of an existing building or more than 1km from an existing farm building, other than an existing building in a Farm Base Area. 4. No building shall be erected on Sites of Natural Significance, Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas or areas above 900m in altitude other than mustering huts less than 50m² in gross floor area above 900m in altitude. <p>And the activity complies with the following standards: NFL-S5 Setbacks</p> <p>Activity status when compliance is not achieved with R2.1: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 5. The Mmaximum height shall be of 10m. 6. Reflectivity - The maximum reflectivity index of the exterior of any building shall be 30% 7. Farm buildings shall be located either within 50m of an existing building or more than 1km from an existing farm building, other than an existing building in a Farm Base Area. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. All matters of control set out in NFL-MD1 Te Manahuna/Mackenzie Basin ONL in Rule 3.2.2. b. Scale of buildings and footprint size. c. Whether there are threatened or “at-risk” plants (including those in Appendix W) on the building site or within 30m of it. d. Whether the integrity of the ecological components in NFL-SCHED2Appendix-X is compromised resulting in adverse impacts on biological diversity and natural character. e. Whether wahi taonga sites are affected. <p>Activity status when compliance is not achieved with R2.2 or 2.3: RDIS</p> <p>Matters of discretion are restricted to:</p> |

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| | | <p>a. The matters set out in NFL-MD1 Te Manahuna/Mackenzie Basin ONLef non-compliance.</p> <p>Activity status when compliance is not achieved with R2.4: NC</p> <p>Activity status when compliance is not achieved with R2.5 to R2.7: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
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| NFL-R3 | Pastoral Intensification and Agricultural Conversion | |
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| Te Manahuna/Mackenzie Basin ONL | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Located within a Farm Base Area (refer Appendix R) and which is set back at least 20m from the bank of a river and 50m from a wetland. 2. There shall be no pastoral intensification or agricultural conversion within the following areas identified on the Planning Maps: <ul style="list-style-type: none"> • Sites of Natural Significance • Scenic Viewing Areas • Scenic Grasslands • Lakeside Protection Areas | <p>Activity status when compliance is not achieved with R3.1: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 3. Pastoral Intensification and/or Agricultural Conversion (refer Definitions) within the Te Manahuna/Mackenzie Basin ONL Subzone which is within an area for which a water permit to take and use water for the purpose of irrigation has been granted by Canterbury Regional Council prior to 14 November 2015 and the consent has not lapsed, subject to compliance with the following standard: <p>Matters over which control are reserved:</p> <ol style="list-style-type: none"> a. The location and visibility of irrigation equipment relative to public vantage points including State Highways. b. The screening and/or mitigation of visual effects associated with the pastoral intensification and/or agricultural conversion in relation to public vantage points. c. The extent and form of pastoral intensification and/or agricultural conversion taking into account: <ol style="list-style-type: none"> i. The extent to which there is compensatory protection and enhancement of stream corridors on the application |

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| | | <p>property</p> <p>ii. The extent to which wilding trees are removed and controlled in future on the application property</p> <p>iii. Any agreement between the Mackenzie Country Charitable Trust and landowners that secures protection of significant landscape and biodiversity values as compensation for intensification of production</p> <p>d. Whether any threatened or at risk plants are present, including the at-risk species listed in Appendix W</p> <p>Activity status when compliance is not achieved with R3.3: DIS</p> <p>Activity status when compliance is not achieved with R3.2: NC</p> |
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| NFL-R4 | Irrigators and Fences | |
| Te Manahuna/Mackenzie Basin ONL | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Irrigators (including centre pivot and linear move irrigation systems) shall be set back at least 250m from State Highway 8, the Haldon Road from Dog Kennel Corner to the intersection with Mackenzie Pass Road, Godley Peaks Road and Lilybank Road; and 2. There shall be no irrigators (including centre pivot and linear move irrigation systems) or fences (other than replacement fences) within Scenic Viewing Areas, Scenic Grasslands, Sites of Natural Significance or Lakeside Protection Areas identified on the Planning Maps within the Te Manahuna/Mackenzie Basin ONL Subzone. | <p>Activity status when compliance is not achieved with R4.1: DIS</p> <p>Activity status when compliance is not achieved with R4.2: NC</p> |
| NFL-R5 | Earthworks | |

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| ONF ONL | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Undertaken for the purpose of the maintenance and repair of existing fence lines, tracks, reticulated stock water systems (including troughs); or 2. Earthworks on any site shall not exceed 500m³ by volume and 500m² by area per site in any 5-year period. 3. No earthworks or tracking in the Te Manahuna/Mackenzie Basin ONL Subzone shall be located within Scenic Viewing Areas, or Scenic Grasslands or Lakeside Protection Areas identified on the Planning Maps other than for the purpose of track maintenance. <p>Advice Note: <i>This rule applies in addition to the rules in the Earthworks Chapter.</i></p> | <p>Activity status when compliance is not achieved with R5.1 or R5.2: DIS</p> <p>Activity status when compliance is not achieved with R5.3: NC</p> |
| NFL-R6 | | |
| Te Manahuna/Mackenzie Basin ONL | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is undertaken within the Wilding Conifer Removal Overlay included on the Planning Maps. 2. Any significant indigenous vegetation is retained. 3. All skid sites and any vehicle tracks formed for the purpose of harvesting not required for ongoing farming operations are remediated within 6 months of harvest completion. 4. Stormwater controls are in place to prevent erosion and sediment run-off. 5. The existing landform shall be retained and all earthworks undertaken so as to reinstate natural landforms. 6. A Forestry Earthworks Management Plan and Harvest Plan prepared in accordance with | <p>Activity status when compliance is not achieved with R6.1 to R6.7: DIS</p> |

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| | <p>the matters set out in Schedule 3 of the National Environmental Standard for Commercial Forestry shall be prepared and submitted to the Mackenzie District Council not less than 20 working days prior to harvest activity commencing on the site.</p> <p>7. The harvest activity must take place in accordance with the Forestry Earthworks Management Plan and Harvest Plans.</p> | |
| NFL-R7 | Land Rehabilitation following Harvest of Closed Canopy Wilding Conifers | |
| Te Manahuna/Mackenzie Basin ONL | <p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is undertaken within the Wilding Conifer Removal Overlay included on the Planning Maps. 2. The land is placed into pasture grass for the grazing of livestock. 3. The land is not irrigated. <p>Matters over which control are reserved: NFL-MD2 Wilding Conifer Management</p> <p>Advice Note: <i>NFL-R3 does not apply to activity undertaken in accordance with this Rule.</i></p> | <p>Activity status when compliance is not achieved with R7.1 — R7.3: DIS</p> |
| NFL-R8 | Topdressing and Oversowing within Wilding Conifer Overlay Areas | |
| Te Manahuna/Mackenzie Basin ONL | <p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is undertaken within the Wilding Conifer Removal Overlay or Wilding Conifer Management Overlay included on the Planning Maps. 2. The land remains pasture grass for the grazing of livestock. <p>Matters over which control are reserved: NFL-MD2 Wilding Conifer</p> | <p>Activity status when compliance is not achieved with R8.1 or R8.2: DIS</p> |

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| | Management Advice Note: NFL-R3 does not apply to activity undertaken in accordance with this Rule. | |
| NFL-R9 | Non-Farm Buildings including Residential Units | |
| ONF ONL excluding Te Manahuna/Mackenzie Basin ONL | Activity Status: DIS | |
| Te Manahuna/Mackenzie Basin ONL and Lakeside Protection Areas | <p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Within a defined Farm Base Area. 2. The maximum height shall be 8m. 3. No building shall be erected on Sites of Natural Significance, Scenic Viewing Scenic Grasslands, Lakeside Protection Areas or areas above 900m in altitude. 4. The maximum reflectivity index of the exterior of any building shall be 30%. 5. The maximum gross floor area of any single building shall be 550m². <p>And the activity complies with the following standards: NFL-S5 Setbacks</p> <p>Matters over which control is reserved:</p> <p>a. <u>NFL-MD1 Te Manahuna/Mackenzie Basin ONL.</u></p> <p>Notification: Any <u>controlled activity</u> application under <u>NFL-R9 clause 3.2.3</u> will not require the written approval of other persons, service on affected parties and shall be non-notified.</p> | <p>Activity status when compliance is not achieved with R9.1 to R9.5: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> 6. Located within a Low or Medium Visual Vulnerability Area. 7. The maximum height is 6m. 8. No building or extensions to buildings, other than stock fencing, shall be erected in Lakeside Protection Areas identified on the Planning Maps (refer Non-Complying Activities – Rule 3.4.4). <p>Activity status when compliance is not achieved with R9.6 to R9.8: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| NFL-R10 | Commercial Forestry and Woodlots | |

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| ONF ONL | Activity Status: NC | |
| FMA | Activity Status: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The visual amenity effects arising from the design, length, size, and siting of plantings. b. How plantings reflect and complement the landform patterns and shapes of the landscape. c. The extent to which the plantings satisfy the Landscape Guidelines in NFL-SCHED3. d. The effects arising from wilding conifer tree spread and any subsequent requirement for control. | |
| NFL-R11 | Shelterbelts | |
| ONF ONL FMA | Activity Status: PER Where: <ol style="list-style-type: none"> 1. Shelterbelts shall be set back 300m from formed roads or planted at 90° to formed roads. 2. Shelterbelts placed at 90° to a formed road must be at least 1000m apart. 3. No trees shelterbelts shall be planted within Scenic Viewing Areas and Scenic Grasslands identified on the Planning Maps and listed in NFL-SCHED1 scheduled in Appendix J. 4. No trees shelterbelts shall be planted within Sites of Natural Significance identified on the Planning Maps. | Activity status when compliance is not achieved with R11.1 or R11.2: CON Matters over which control is reserved: <ul style="list-style-type: none"> a. The extent to which the shelterbelt satisfies the Landscape Guidelines in NFL-SCHED3. Activity status when compliance is not achieved with R11.3: DIS Activity status when compliance is not achieved with R11.4: NC |
| NFL-R12 | Quarrying Activities and Mining | |
| ONF ONL | Activity Status: NC | Activity status when compliance is not achieved: N/A |
| NFL-R13 | Landfills | |

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| ONF ONL | Activity Status: NC | Activity status when compliance is not achieved: N/A |
| Rule Standards | | |
| NFL-S1 | Height | Activity status where compliance not achieved: |
| | <ol style="list-style-type: none"> 1. The maximum height of any building or structure shall not exceed 4m above natural ground level. 2. The highest point of any building or structure is to be located: <ol style="list-style-type: none"> a. at least 20m vertically below any ridgeline; or b. at least 100m horizontally from any ridgeline. | DIS |
| NFL-S2 | Building Footprint | Activity status where compliance not achieved: |
| | <ol style="list-style-type: none"> 1. The maximum building footprint for any individual building shall be 50m². | DIS |
| NFL-S3 | Building Coverage | Activity status where compliance not achieved: |
| | <ol style="list-style-type: none"> 1. The maximum building coverage is limited to the lesser of: <ol style="list-style-type: none"> a. 300m² for every 20 ha of site area, or b. 2,000m² per property. | DIS |
| NFL-S4 | Reflectivity | Activity status where compliance not achieved: |
| | <ol style="list-style-type: none"> 1. All buildings and structures in an ONF or ONL must be finished in materials with a maximum reflectance value of 30%. | DIS |
| NFL-S5 | Setbacks | Activity status where compliance not achieved: |
| Te Manahuna/Mackenzie Basin ONL | <ol style="list-style-type: none"> 1. Minimum setback of buildings from the boundary of the defined Farm Base Areas shall be 20m. 2. Minimum setback from internal | DIS |

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| | <p>property boundary shall be 20m.</p> <p>3. Minimum setback from buildings from state highways shall be 100m.</p> <p>4. Minimum buildings from other roads shall be 20m.</p> | |
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Matters of Control or Discretion

NFL-MD1 Te Manahuna/Mackenzie Basin ONL

- a. External appearance and location within the landscape.
- b. Landscape and visual effects.
- c. Earthworks and planting.
- d. Lighting.
- e. Impacts on natural character including on rare and threatened species.
- f. Servicing and access.
- g. The extent to which the development satisfies the Landscape Guidelines in **NFL-SCHED3 Appendix K**.

NFL-MD2 Wilding Conifer Management

- a. The protection of any remaining significant indigenous vegetation.
- b. The impact on any Sites of Natural Significance, Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas or Geopreservation Sites.
- c. The frequency and rate of direct drilling, topdressing and oversowing required to support an increased stocking rate sufficient to remove emergent wilding conifer seedlings in the short to medium term whilst retaining landscape and ecological values.
- d. Maintenance of the composition of indigenous vegetation so as to return the land to extensive high country pastoral grazing following effective wilding conifer control.
- e. The appropriate duration of consent required to control emergent wilding conifers seedlings before returning the land to extensive high country pastoral grazing.
- f. The extent to which the development satisfies the Landscape Guidelines in NFL-SCHED3.

This plan change has shown in the relevant location provisions that are from the operative Mackenzie District Plan introduced by Plan Change 13. These provisions are shaded in grey to identify them. The provisions to be carried over are shown in this plan change for context, but are not within the scope of Plan Change 23. This means the grey shaded provisions are not being reviewed as part of this plan change, they are not within the scope of matters assessed (under section 32) nor are they within the scope of matters to be submitted on as part of this plan change.

The grey shaded provisions that are out of scope of this plan change do have some minor layout and numbering changes made to them under Clause 16 First Schedule, to include them in the National Planning Standard format. These minor changes do not affect the content of the provisions.

NFL-SCHED1 — Scenic Viewing Areas and Scenic Grasslands

Scenic Viewing Areas:

| SITE No. | DESCRIPTION |
|----------|--|
| Site 1 | Mt Hay Station View north up Lake Tekapo Takapō with Motuariki (Tekapo Takapō) Island in the foreground. Provides view of Tekapo Takapō Saddle to the east and a view of Mt John to the south. |
| Site 2 | Mt John area Provides first view of tops of Glenmore, Braemar, and Mt Cook Station to the north, and a full view into Te Manahuna / the Mackenzie Basin to the south with the drop at the edge of the terrace. |
| Site 3 | Lochinvar Provides a foreground for view west to Irishmans Creek. The view to the south or south-west emphasises the scale of Te Manahuna /the Mackenzie Basin. |
| Site 4 | Near Edward Stream Provides distant view of Mt Edward. |
| Site 5 | Sawdon Air Strip Provides view to south/south east to Benmore tops, Grays Hill, Streamland, Grampions, Mt Dalgety and the Hakataraamea Pass. |
| Site 7 | Holbrook Provides first view of Te Manahuna / the Mackenzie Basin from north. |
| Site 10 | Haldon Road Provides view up to Burkes Pass. |

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| Site 11 | Irishmans Creek Provides view to north west to Irishmans Creek Station. |
| Site 11a | Pukaki-Pūkaki Canal Provides views to Aoraki/Mount Cook area |
| Site 12 | The Wolds Provides view to north west to Irishmans Creek and mountain tops in the distance. |
| Site 13 | The Wolds and Maryburn Provides views to south and north east which indicate the extent of Te Manahuna / the Mackenzie Basin . |
| Site 14 | Maryburn Provides view to south of Maryburn River with Haldon Country in the background. |
| Site 16 | Simons Pass Provides view to south of Lake Benmore. |
| Site 18 | Pukaki-Pūkaki Provides view to south and south east indicating the scale of Te Manahuna / the Mackenzie Basin . |
| Site 19 | Pukaki-Pūkaki Provides view to west and north of Ben Ohau Range. |
| Site 20 | Mt Michael Provides views west and southwest of the Fairlie Basin. |
| Site 21 | Winscombe Hill - SH 8 Provides views north to Fairlie Basin and south and west to Albury Range and downlands. |
| Site 22 | Twizel Information Centre Provides views of Aoraki/Mount Cook. |
| Site 23 | Market Place, Twizel Provides view of Aoraki/Mount Cook. |
| Site 24 | Man-made Hill, Twizel Provides view of Benmore and Ben Ohau Range |

Scenic Grasslands:

| SITE No, | DESCRIPTION |
|----------|--|
| GA1 | SH8 Burkes Pass: This Area covers the roadside flats north and south of State Highway 8. North of SH8 it extends to the foot of the slopes of the Two Thumb Range, at the 760m contour near the Pass, dropping to the 720 contour in the west. The |

grassland values extend to the summit of the Two Thumb Range but to maintain the envisaged 'relatively small' Scenic Grassland area the boundary is drawn at the stated contour line.

South of SH8 a roadside strip comprising the Burkes Pass Scenic Reserve is included within GA1 but south of the reserve a shelter belt obscures views from the highway so the south side of the valley is not included in GA1.

At the east end GA1 terminates at the geographical high point of Burkes Pass but excludes the treed area south of SH1. At the west end it terminates along the ridgeline of a small spur extending from the Two Thumb Range to the intersection of SH8 and Haldon Road (Dog Kennel Corner). Along this ridgeline GA1 adjoins GA2 (see below).

The grasslands within the proposed area are of continuous and consistent quality, enabling the lines of the underlying topography to be clearly seen. (coherence, legibility). A particular value of this area is its being the first point of arrival in the South Island high country grassland environment, for tourist travelling south on SH8 (vividness, memorability).

North of SH8 an electricity pylon line traverses the slope above GA1, outside the defined area. Visually this does not detract significantly from the scenic grassland values but the earthworks of its access roads cause prominent scarring of the hillside and are a significant detraction to the visual continuity from highway to summit.

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| GA2 | <p>SH8 Sawdon Stream: This Area encompasses roadside flats north and south of SH8 immediately west of Dog Kennel corner, where these are not already included within Scenic Viewing Area SV7, which also is located here.</p> <p>North of SH8 the grasslands extend in an impressive unbroken swathe from the flats to the flanks and summit of the Two Thumb Range some 12 or 13 kms to the north. The continuous nature of this progression, from flats to tops, is a striking aspect of this view, epitomising <u>Te Manahuna</u> / the Mackenzie Basin. This also is a popular tourist stopping point on SH8, being the first view of the Main Divide for westbound travellers.</p> <p>To limit GA2 in size, an arbitrary (i.e. non-existent) cut-off line has been drawn 500m from the road boundary, representing a general limit to the foreground to this view.</p> <p>South of SH8 the grasslands extend unbroken to the summit of Sterickers Mound, some 1km distant, and the preference on landscape grounds would be to extend SG2 this far. However to limit its size of GA2 south of SH8 the boundary is drawn along the foot of the slope, which is a distance ranging from 500 — 800m from the highway boundary.</p> <p>Scenic Viewing Area 7 encompasses a triangle of flat land south of SH8 and west of Sterickers Mound. GA2 butts onto this area.</p> <p>To the east GA2 abuts GA1 north of SH8 and terminates at the Haldon Road boundary south of SH8.</p> <p>To the west the GA2 boundary north of SH8 has been drawn along the eastern stop bank of the Sawdon Stream. South of SH8 the boundary is with Scenic Viewing Area 7.</p> |
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| GA3 | <p>Haldon Road (west side): This Scenic Grassland seeks to maintain the foreground of wide outlooks westwards across the Tekapo Takapō River flats. Its south end, some 6 kms from Dog Kennel Corner, abuts Scenic Viewing Area SV10. It extends northwards to a shelterbelt south of Sterickers Mound, having a length approaching 5 kilometres. An area of developed pastureland west of Haldon Road and north of the Greys River bridge is excluded. In the absence of a visible cut off, GA3 extends the standard 500m west from Haldon Road as the foreground of this very extensive outlook. The grassland qualities are only moderate, but the setting is visually important.</p> |
| GA4 | <p>Haldon Road (east side) and Mackenzie Pass Road: This wide Scenic Grassland area extends along the east side of Haldon Road and both sides of the Mackenzie Pass Road. It is a fan-shaped area, encompassing the broad sweep of views eastwards from Haldon Road across the outwash fans of the Mackenzie River, and even broader views westward from Mackenzie Pass Road across those fans to the Tekapo Takapō Flats and Main Divide beyond. The scale and continuity of these grassland areas is particularly memorable, the view westwards being one of the best in Te Manahuna / the Mackenzie Basin (legibility, coherence, memorability).</p> <p>On the east side of Haldon Road, GA4 extends from a cattle stop about 1.5km north of the Mackenzie River bridge, in the north to the Snow River bridge (near Hakataramea Pass Road) in the south. The northern boundary radiates from the cattle stop to the 600m contour on the Mackenzie River, then upstream to where that River exits the Mackenzie Pass Valley. The southern boundary follows an existing shelterbelt south of Mackenzie Pass Road then continues westwards on that line, to rejoin the Haldon Road at the Snow River bridge.</p> <p>The scenic grassland values are particularly extensive and wide-reaching on this dry eastern side of Te Manahuna / the Mackenzie Basin and GA4 seeks to maintain an area of these in their open condition. The extensiveness of this area is acknowledged, although in total it is not greatly more than the combined 500m widths from Haldon and Mackenzie Pass Roads would be.</p> <p>Mackenzie Monument: a small outlier of GA4 extends eastwards up to 2 kms into the Mackenzie Pass valley, to encompass an enclosed small basin traversed by the Mackenzie Pass Road. This is the location of the Mackenzie Monument where the sheep stealer John Mackenzie, the namesake of the Basin, was apprehended.</p> <p>The floor of this small basin comprises general high country grassland with mixed regrowth scrub and grassland on the slopes above. This extension of GA4 is proposed in order to maintain the grassland setting of the monument, which is beside Mackenzie Pass Road. The monument is a Heritage Item in the District Plan and is notable for its inscriptions in three languages — English, Māori and Gaelic.</p> <p>The north boundary of this extension of GA4 follows the foot of the slopes north of the Mackenzie River. It extends upstream as far as a bridge across a small unnamed side stream about 400m upstream of the monument. The southern boundary follows a small stream crossed by the Mackenzie Pass Road as it enters the valley. It then follows a pylon line about 1.5km eastwards over hills, to the unnamed side stream above.</p> |
| GA5 | <p>SH8 Dead Mans Creek: 1km west of GA2 on State Highway 8 is another, more extensive grassland area north of the highway centred on Dead Mans Creek. Its values are the same as for GA2, namely impressive continuous grassland surfaces across</p> |

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| | <p>approximately 1 kilometre of outwash plain, extending up a further 7 kilometres of hill flanks to the summit of Mt Edward. These views are notable for their scale, naturalness, vividness in changing weather, legibility and visual coherence.</p> <p>The north boundary GA5 extends the standard 500m north from the SH8 boundary. The visual values continue unbroken to the summit but have been excluded to restrict GA5 to a relatively compact size. The east boundary of GA5 is a shelterbelt at the western extremity of the Sawdon Homestead area and the west boundary at a pine plantation 2.8km further west</p> |
| GA6 | <p>SH8 Whiskey Cutting: This area includes grasslands south of SH8, opposite the west end of GA3. Scenic Viewing Area SV5 covers the highway margin but is not wide enough to properly protect the extensive open views across the Tekapo Takapō River plain to the south-west. Area GA6 fits the Court's definition of scenic grasslands covering the foreground of views to the plains and this is another area where tourists frequently stop to views the mountains to the west.</p> <p>The GA6 south boundary is set the standard 500m south of SH8 boundary, with its north boundary butting onto the existing Scenic Viewing Area. GA6 ends 500m south of the highway boundary, not the SVA boundary, its width therefore being less than 500m. In the east it extends to the westwards-most shelterbelt on SH8. Its western boundary is a terrace on the eastern side the Edward Stream. The length of GA6 is 1.6kms approximately.</p> |
| GA7 | <p>Lilybank Road (east side): This Grassland Area covers two areas of unimproved grasslands on the outwash slopes of the Richmond Range, east of Lilybank Road. In the north is a triangular section of the Coal River outwash fan, extending upslope from the Lilybank Road to the 800m contour and terminating southwards at the proposed pivot circles. Southwards, after an interval of 4.5kms, GA7 resumes as a 300m wide strip east of Lilybank Road which, at the Richmond Station boundary, widens eastwards to follow the 800m contour for a further 3.5kms south, ending a little north of boundary Stream.</p> |
| GA8 | <p>Godley Peaks Road: This busy tourist road carries traffic to the Mt John Observatory and Lake Alexandrina as well as farm traffic to Glenmore and Godley Peaks Stations. The open grasslands and the moraine landforms as far as the Alexandrina Road are important components of the view from the road and GA8 is intended to maintain that existing grassland character.</p> <p>The visual catchment is complex in the hummocky topography but to the west the boundaries have been drawn behind the skyline, to maintain views from Godley Peaks Road. To the east GA8 is contiguous with the Lake Tekapo Takapō Lakeside Protection Area in the north but excludes the Mt John landform and an area of developed pastures north of that mountain. To the south it abuts Scenic Viewing Area SV2.</p> <p>Maps 24 and 44 of the District Plan Planning Maps show that a prominent piece of land north-west of the intersection of Godley Peaks Road and State Highway 8 is not included in SVA2. This small area is an important grassland area facing the prominent tourist intersection and is included as a small outlier in the south- east of GA8.</p> |
| GA9 | <p>SH8 Balmoral Rise: This area west of SH8 encompasses hummocky slopes with a</p> |

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| | <p>particularly good, continuous covering of clean grassland. These afford tourists a good sense of the natural landforms. GA9 extends to the skyline and a little valley about 1 km west of SH8. Its east boundary extends about the same distance along SH8. Its south boundary is contiguous with GA10 below, the two meeting at the high point on SH8.</p> <p>GA9 is a good example of foreground grassland views leading to a close skyline as envisaged by the Court.</p> |
| GA10 | <p>SH8 Irishman Creek: This extensive Grassland Area covers both sides of SH8. Its northern boundary is the high point on SH8, where it abuts GA9 above. Its southern boundary abuts Scenic Viewing Area SV11 about 3 kilometres southwards along SH8.</p> <p>This is a remarkably beautiful area of grassland extending about 5 kilometres from south to north across gently rising outwash slopes, best seen from SH8 northbound after crossing the Tekapo Takapō Canal.</p> <p>The grasslands are prominent, extensive and visually clean. From SH8 the northern half of GA10 is enclosed within ridges on each side and this part fits well with the Court's definitions of foreground and close summit. The southern half is more open.</p> <p>Defining the limits of GA10 in the west was challenging because viewed from the south, the rising slopes are widely visible and continuous, with no obvious cut off. The northern boundary on the west side has in this case been set at approximately the 800m contour, creating a SG area 3 kms from north to south. This size is justified by the prominence of the view. The western boundary of GA10 has been drawn along the east side of Irishman Creek (the waterway).</p> <p>A smaller area of GA12 has been identified east of SH8, its eastern boundary following a local ridge that forms the skyline from the highway, about 3m vertically over the ridge when seen from SH8. In the south this area terminates where developed paddocks and a shelterbelt begin, opposite SV11.</p> |
| GA11 | <p>SH8 (west side), The Wolds: Southwards from the Irishman Creek Bridge on SH8, wide grassland views are obtained in the northern parts of The Wolds, west of SH*. GA11 seeks to maintain these views.</p> <p>The northern boundary of GA11 is immediately south of the Irishman Creek Bridge, where SH* emerges from a cutting. The southern boundary is 2.5km to the south, where the grasslands become obscured by natural mounds west of the highway.</p> |
| GA12 | <p>SH8 (east side), The Wolds/Maryburn: The east side of SH8 is of flatter topography than the west, the highway margins being the foreground for very long views of up to 20 kilometres eastwards across the Tekapo Takapō River Basin to the Dalgety/Rollesby Ranges. Scenic Viewing Areas SV13 and SV14 abut the east side of SH8 for 8kms, from 1km south of The Wolds main entrance to almost the Maryburn Homestead. This is a problematic area, having both widespread views and significant pastoral developments in the foreground.</p> <p>To maintain naturalness of the grassland views where they still exist, a linear Scenic Grassland area has been drawn east of SH8, to a width of about 1km, including the Scenic Viewing Areas. The eastern boundary follows a small terrace west of Irishman Creek except at the south, where it extends below that terrace to a prominent bend in</p> |

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| | <p>SH8 leading to the Maryburn Homestead. The western boundary abuts the SVA.</p> <p>Two extensive areas of improved pasture exist in the north and south and the GA 12 boundary has been drawn to exclude these. The north boundary of GA12 is drawn at the boundary with the former.</p> |
| GA13 | <p>SH8 Pukaki-Pūkaki Moraine: SH8 traverses the Pukaki-Pūkaki terminal moraines between Simons Pass station and Lake Pukaki-Pūkaki. These are unique landforms and contain a continuous if sometimes thin grassland covering. The views from SH8 are of great beauty and interest, and are very variable within the complex topography. This is an area of heightened tourist awareness, with travellers (southbound) about to burst upon the 'wow' views of Lake Pukaki-Pūkaki and Aoraki-Mt Cook. Recent clearance of wildings has enhanced its grassland values although irrigation developments are proceeding or are planned to the east and south.</p> <p>This is a challenging area to define boundaries for a Scenic Grassland, given the interlacing series of long and short views in several directions, seen in sequence from SH8. The north-west boundary of SG13 is drawn abutting the Lake Pukaki-Pūkaki Lakeside Protection Area (LPA), and includes a small gully facing the lake in the very north-west.</p> <p>The south-west boundary has been drawn along a succession of skylines and moraine valleys seen from the highway (left side heading south). These are located a little over ridgelines as envisaged by the Court.</p> <p>The south-east boundary abuts Scenic Viewing Area SV16 west of the highway, noting the flats south of this are to undergo irrigation development. GA13 is entered southbound at the point SH8 first climbs the slopes into the moraine area and the boundary is drawn at the foot of this slope.</p> <p>North-east of SH8 is another area of rapidly varying long and short views in different directions. A recent pastoral development and dairy road has occurred within the area originally identified, so the boundary now has been redrawn about 1 — 1.5kms from the highway to exclude the pastures. However it continues to include the road within SG13. This boundary has been drawn wide because the elevated views of grasslands seen from SH8 extend more than 1 kilometre from the road. In the far north-east, approaching Lake Pukaki-Pūkaki, the boundary similarly is drawn about 1km from the highway due to the multiple views of up to this distance along glacial melt valleys, from SH8.</p> |

This plan change has shown in the relevant location provisions that are from the operative Mackenzie District Plan introduced by Plan Change 13. These provisions are shaded in grey to identify them. The provisions to be carried over are shown in this plan change for context, but are not within the scope of Plan Change 23. This means the grey shaded provisions are not being reviewed as part of this plan change, they are not within the scope of matters assessed (under section 32) nor are they within the scope of matters to be submitted on as part of this plan change.

The grey shaded provisions that are out of scope of this plan change do have some minor layout and numbering changes made to them under Clause 16 First Schedule, to include them in the National Planning Standard format. These minor changes do not affect the content of the provisions.

NFL-SCHED2 — Ecological Components of the Natural Landscape Character of the Mackenzie Basin Outstanding Natural Landscape

The purpose of this appendix is to provide a list of ecological features which contribute to the biological diversity of the basin floor and its natural landscape character across the whole Te Manahuna / Mackenzie Basin ONL subzone.

'Ecosystems' including historically rare ecosystems based on geomorphological features

NOTE: Parentheses indicate the land types of Lynn (1993) and Environment Canterbury (2010) within which these ecosystems are mainly (bold type) or more occasionally found.

Lake margins and deltas (**H3**)

Connected sequences of moraines of different ages (**H3**) Striated moraines framing lakes (**H3**)

Terminal moraines (**H3**)

Rugged and hummocky young moraines (**H3, H4**)

Subdued older rolling moraine surfaces (usually further from lakes) (**H3, H4**)

Erratic boulders and boulderfields (**H3, H4**)

Kettlehole tarns and ephemeral wetlands (**H3, H4**)

Seepages and flushes (**H3, H4**)

Ephemeral streams (**H3, H4**)

Other wetland types and systems on and within depositional surfaces (**H3, H4**)

Outwash gravel terraces and fans (**H3, H4**)

Braided dry meltwater outwash channels (**H3, H4**)

Inland sand dunes (**H1**)

Terraces separating different depositional surfaces (**H3, H4**)

Series of terraces (**H3, H4**)

Braided rivers and associated alluvial surfaces (**H3, H4**)

Rivers, streams and associated alluvium issuing from surrounding ranges (**H3, H4, H17**)

Ice-sculpted hills within basin (**H7**)

Footslopes of ranges and hills (**H3, H4, H7**)

Alluvial and colluvial fans (**H3, H4, H7**)

Gradients, sequences, patterns, ecotones and transitions

- Wet north-west to drier south-east aridity gradient
- Sequences of different soils across the aridity gradient
- Sequences of moraines of different ages
- Moist western moraines with tall and short tussock grassland
- Drier moraines with short tussock grassland and herbfields
- Moraines cut by outwash and meltwater channels of different ages
- Extensive, continuous, undeveloped moraine-outwash-alluvium sequences
- Complexes of outwash and alluvial gravel surfaces of different ages
- Transitions or ecotones between different depositional (glacial and alluvial) landforms
- Series and flights of terraces (high and/or low, and different ages)
- Terrace brows, scarps, and toes
- Micro-habitat and soil variation (including aspect-related) within moraines
- Ridge and hollow micro-topography on outwash gravels

Vegetation and flora

- Extensive and little-fragmented sequences of vegetation
- Tall and short tussock grasslands and their native inter-tussock flora
- Matagouri shubland and wild spaniard
- Ephemeral wetlands and their turfs
- Lakeshore and delta plant communities
- Wetlands, wetland complexes, and their vegetation
- Alternation of sparse and better-vegetated surfaces on outwash gravels and alluvium
- Braided vegetation patterns on outwash and alluvium
- Grey and mixed shrublands and their native flora
- Mat and cushion vegetation, including hawkweed-dominated
- Mossfields, lichenfields, and non-vascular crusts
- Exposed stonefields
- Prostrate or low-growing native flora
- Spring annual and seasonal geophytes (orchids, ferns) and their habitats
- Non-vascular species (including lichens, mosses, and fungi) in all habitats
- Xerophytic (drought-adapted) endemic flora
- At risk and threatened flora

Fauna (including habitats)

- Native and endemic wading birds, terns and gulls of braided rivers, outwash surfaces and moraine wetlands
- Extensive seasonal breeding habitats of banded dotterel and pied oystercatcher, especially sparsely-vegetated outwash and alluvial surfaces
- Native wetland bird fauna
- Grey shrubland native bird fauna
- New Zealand pipit and their mixed grassland habitats (especially moraine)
- Endemic lizards and their habitats including mixed grasslands, erratics and bouldery surfaces
- Endemic insect species characteristic of different habitats
- Endemic freshwater fish fauna of clear unpolluted streams
- Xerophytic (drought-adapted) endemic fauna
- At risk and threatened fauna

REFERENCES

- Environment Canterbury 2010. Canterbury Regional Landscape Study Review — Final Report — July 2010. <http://www.crc.govt.nz/publications/Plans/canterbury-regional-landscape-study-review->

2010.pdf

Lynn IH 1993. Land types of the Canterbury Region. Landcare Research New Zealand and Lucas Associates.

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NFL-SCHED3 — Landscape Guidelines

Buildings And Structures

Siting

- Have regard to surrounding landforms when siting buildings and structures.
- Buildings should be located where they complement or enhance the landform.
- Landforms as backdrops to buildings have a unifying effect.
- Avoid skylines, ridgetops, promontories, important views and other prominent positions, particularly as viewed from public places.
- Locate near a change in a landform, such as at the base of a hill or the edge of a fan and avoid central locations on open terrace plains or wide valley floors.
- Make use of existing vegetation as a background. Additional planting should be bold, large and dense enough to relate to the scale of the building.
- Minimise excavation and reduce the need for large foundations by following the landform with the building and/or stepping the building into the slope.
- Align the building with the land, so the length of the roofline runs parallel to the contour of the land.
- Group buildings and structures together. Link small structures with other structures.
- Keep buildings well back from the road, where possible.

Design

- The scale and form of buildings and structures should be complimentary to the surrounding landscape.
- Relate roof shapes to the lie of the land - reflecting the steepness and direction of the landform.
- Give a sense of unity and identity by keeping building proportions and roof type similar on all buildings in an area.
- Simple forms should be used where the landscape setting is not complicated, such as a valley floor or river terrace. Complex forms are more appropriate where the landscape is more complex, such as a complex hillside.
- Aim for low buildings with a width greater than the height, which helps to "anchor" the buildings to the site.
- Keep the height of the walls similar to the pitch of the roof.
- Avoid visible basements or foundations, where possible, keeping the floor closely related to

ground level.

Materials and Colour

- Where possible, materials should complement the landscape or any traditional character of materials in the area.
- Colour of buildings and structures should be derived from those of the surrounding landscape.
- Lighter, brighter colours are generally less acceptable as they stand out from the surrounding landscape.
- Darker or more muted colours tend to blend the building with the backdrop.
- Colours complementary to the surrounds may also be used as accent colours.
- Roof colour should be non-reflective and only one colour.

Fences, Power Lines, Etc

- Follow the flow of the landform and avoid cutting across contours.
- Avoid skylines, ridgelines, promontories, dominant features and cutting across views.
- Where possible, locate at the edges of landforms and/or adjacent to existing vegetation or landform, where they can be subordinate to the backdrop.
- Fences should reflect any historical character in design and materials.

Tracks And Roads

- Absorb into the landscape with careful siting to minimise visual impact.
- Follow natural contour lines to reduce the height of cuttings and fill batters, maintain easier grades and reduce scouring and run-off problems.
- Keep earthworks to a minimum. Where cuts must occur, grade back and round off batters to merge into the adjoining landform.
- Locate adjacent to vegetation, slopes or edges of landforms.
- Avoid crossing steep slopes.
- Avoid crossing open spaces. If there are no edges to follow then use large clumps of trees, for example.
- Blend with existing vegetation, avoiding felling where possible.
- Plan and design track drainage carefully.
- Avoid compaction of excavated material, where possible, to retain soil fertility and enhance revegetation.
- Cross waterways carefully, at right angles and narrow points, with simple structures.

Tree Planting

Siting

- Follow and complement natural landform patterns and boundaries.
- Build on and merge into existing vegetation and planted forests.
- Avoid ridgetops, crests, promontories or where planting will obscure or screen important views.
- Avoid planting steeper slopes or where planting will obscure landscape features.
- Avoid planting immediately adjacent to rivers, streams and wetland. Retain buffer areas along margins and existing riverside vegetation.
- Use existing vegetation or enclosing landforms as screens.
- Locate plantings in natural depressions or with dominant landform backdrop.

Design

- Avoid straight line edges to plantings.
- Group plantings, rather than plant individual trees. Avoid small disjointed plantings, in dominantly horizontal landscapes. Use plantings to integrate existing scattered plantings or wildings.
- Group woodlot plantings informally, if possible, rather than in strict lines or rows.
- Vegetation which adds to the natural or historical character of an area should be retained and enhanced with similar planting.
- Group planting of several species can be more appropriate than individual plants or groups of one species.
- Ornamental plantings around the edge are not always the answer to beautification. Good overall planting and design following the natural patterns of the land will usually give better looking results.
- Care should be taken when clearing vegetation, that this is done in sympathy with existing vegetation, landforms and contours.

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Signs

- The guidelines for structures also apply to signs.
- Roadside signs should be placed where they do not obstruct sight distances around curves, over rises and at intersections.
- Signs should be located so they have a "backdrop" of either vegetation, landform, or a structure.
- Messages should be short and easily read. Layout should be horizontal, and lettering styles should be simple.
- To complement the landscape, signs with horizontal forms are more sympathetic and acceptable in simple landscape contexts, such as river flats, basin floors. Vertical signs are more appropriate where the landscape is more enclosed such as in a narrow river valley. Tall vertical signs that are higher than surrounding structures, or that do not have a backdrop, are to be avoided.
- The colour of signs should be derived from those of the surrounding landscape. The reverse of signs should be painted a dull matt colour.
- Materials should be durable. Posts of signs near roads should be "frangible" by providing a weakened plane where they will break if hit by a vehicle.
- Roadside signs should not be reflective. Large internally lit signs should be avoided.

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The following publications provide additional information for people planning to undertake development in the District:

Rural Landscape Guidelines. Series of six leaflets produced by the Land Settlement Board and available from the Department of Conservation.

Lucas, DJ, 1981. Rural Landscape Guidelines for South Canterbury. Geraldine, DJ Lucas.

Boffa Miskell Partners Limited, 1993. Landscape Guidelines for Forestry in the Mackenzie/Waitaki Basins. Report prepared for a steering group as a supplement to the report "Landscape Change in the Mackenzie/Waitaki Basins". Copies available from the Department of Conservation, Christchurch.

Moore, J, 1991. On the Edge - Management Options for Plantation Edges. Ministry of Forestry.

Lucas, DJ, 1987. Woodlots in the Landscape.

Bennett, EH and D Lucas, 1992. Upper Waimakariri Basin Landscape Guidelines. Report prepared for Selwyn District Council.

Bennett, EH and H Russell, 1993. Wanaka - Hawea - Makarora Planning for Landscape Change. Report prepared for Queenstown-Lakes District Council.

Boffa Miskell Partners Ltd, 1994. Ashburton Lakes Landscape Assessment. Report prepared for Ashburton District Council. APPENDIX I

Ministry of Forestry, 1994, South Island High Country Forestry Design.

General Rural Zone

Introduction

The General Rural Zone encompasses the majority of the District. The land resource making up this zone is a major contributor to the economic, social and cultural wellbeing of the District.

The purpose of the General Rural Zone is to enable a range of primary production activities, as well as other compatible activities that rely on or support the natural resources within rural areas of the District, including tourism and conservation along with those activities that have an operational need or functional need to locate in the zone.

The character of the zone varies, but is distinctly rural with open grasslands, pastoral farming, and areas of forestry with an overall low density of built form. To recognise and maintain the existing character, the zone has been separated into different areas to manage residential density, most notably through the Eastern Plains Specific Control Area where greater densities of development are anticipated.

The General Rural Zone includes a range of environments including hill and high country, downlands and plains, each with their own associated landscapes, vegetation and ecosystems. The General Rural Zone also has areas of highly productive land, which are important for primary production purposes. It also includes areas with important values such as Outstanding Natural Landscapes, Outstanding Natural Features, Sites of Natural Significance and Sites and Areas of Significance to Māori. The majority of Te Manahuna / the Mackenzie Basin is identified as an Outstanding Natural Landscape. Activities in this area are managed through the district-wide Natural Features and Landscapes chapter in Part 2 of the District Plan, which apply in addition to the provisions set out below.

Objectives and Policies

Objectives

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| GRUZ-O1 | Zone Purpose |
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The General Rural Zone prioritises primary production and activities that support primary production, and provides for other activities where they rely on the natural resources found only in a rural location.

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| GRUZ-O2 | Zone Character and Amenity Values |
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The adverse effects of activities and built form within the General Rural Zone are managed in a way that:

1. Maintains a rural character consisting of a low overall building density with a predominance of open space and vegetation cover;

2. Supports, maintains, or enhances the function and form, character, and amenity values of the zone;
3. Recognises the functional needs and operational needs of activities within the zone; and
4. Allows primary production and activities that directly support primary production to operate without risk of being compromised by reverse sensitivity.

Policies

GRUZ-P1 Primary Production and Supporting Activities

Enable a range of primary production activities to occur in the General Rural Zone, while maintaining the character and amenity of the Zone, by:

1. Managing the adverse effects from intensive primary production to minimise effects on the surrounding area; and
2. Providing for quarrying activities in the rural area to meet local demand and the anticipated amenity of the receiving environment.

GRUZ-P2 Other Activities

Recognise the importance of primary production activities to the economic wellbeing of the district, and prioritise primary production and activities which support primary production, within the General Rural Zone, by:

1. Providing for new economic activity that directly supports, is dependent on, or is ancillary to primary production;
2. Enabling recreation and tourism activities based on farming experiences or conservation activities;
3. Ensuring the land resource of the General Rural Zone is not compromised by activities with no functional need or operational need to locate in the zone.

GRUZ-P3 Reverse Sensitivity

Avoid reverse sensitivity effects of non-farm development and residential activity on lawfully established primary production activities, activities that have a direct relationship with or are dependent on primary production, existing renewable electricity generation activities and the Tekapo Military Training Area.

GRUZ-P4 Protecting Highly Productive Land

Maintain the productive capacity of highly productive land, by:

1. Avoiding the irreversible loss of highly productive land from inappropriate subdivision, use or development.
2. Encouraging opportunities that increase that productive capacity of highly productive land.

GRUZ-P5 Existing Activities on Highly Productive Land

Enable the maintenance, operation, or upgrade of any existing activities on highly productive land.

GRUZ-P6 Residential Density

Control the density and location of residential activities within the General Rural Zone to:

1. Retain low overall building density with a predominance of open space and vegetation cover; and

2. Ensure consistency with the anticipated character and amenity values of the receiving environment.

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| GRUZ-P7 | Wilding Conifers |
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Reduce the adverse effects of wilding conifers on the rural land resource, including by:

1. Avoiding the further planting of wilding conifer species; and
2. Promoting land use activities that contain or eradicate wilding conifers in Te Manahuna / the Mackenzie District.

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| GRUZ-P8 | Aircraft Movements, Airfields and Helicopter Landing Areas |
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Enable aircraft and helicopter movements within the rural area when ancillary to rural production, or for personal, emergency, conservation and non-commercial recreational use. Manage the location and scale of airfields and helicopter landing areas to maintain the anticipated character and amenity values of the receiving rural environment.

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| GRUZ-P9 | Aircraft Take-off/ Landing Approaches |
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Manage the location and height of any structure and vegetation in the vicinity of a Special Purpose Airport Zone to ensure the safety of aircraft take-off/ landing approaches and wider public safety.

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 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.

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| GRUZ-R1 | The Establishment of a New, or Expansion of an Existing Primary Production Activity Not Otherwise Listed |
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| GRUZ | Activity Status: PER |
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| GRUZ-R2 | Residential Unit |
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| GRUZ | Activity Status: PER And the activity complies with the following standards: GRUZ-S1 Density GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activity and Mining GRUZ-S7 Sensitive Activity Setback | Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). |
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| | from Commercial Forestry GRUZ-S8 Wastewater GRUZ-S9 Water Supply for Firefighting GRUZ-S10 Airport Height Restrictions | |
| GRUZ-R3 | Minor Residential Unit | |
| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building coverage of the minor residential unit is 90m² excluding any garage or carport up to a maximum of 40m². 2. The minor residential unit is located within 100m of a principal residential unit on the site. 3. There is a maximum of one minor residential unit per site. <p>And the activity complies with the following standards:</p> GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activity and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry GRUZ-S8 Wastewater GRUZ-S9 Water Supply for Firefighting GRUZ-S10 Airport Height Restrictions | <p>Activity status when compliance is not achieved with R3.1 to R3.3: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| GRUZ-R4 | Relocated Residential Unit / Minor Residential Unit | |
| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any relocated building intended for | <p>Activity status when compliance is not achieved with R4.1 to R4.4: RDIS</p> |

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| <p>use as a residential unit must be designed and built for that purpose.</p> <ol style="list-style-type: none"> 2. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works will be completed within a 12 month period from the date of the relocated building being moved to the site. 3. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. 4. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated residential unit shall be completed within 12 months of the building being moved to the site. Without limiting 3. above, reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. <p>And the activity complies with the following standards:</p> <p>GRUZ-S1 Density GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activity and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry GRUZ-S8 Wastewater GRUZ-S9 Water Supply for Firefighting GRUZ-S10 Airport Height Restrictions</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The proposed timetable for completion of the work required to reinstate the exterior of the residential unit and connections to services. b. Landscaping in the vicinity of the relocated residential unit to assist reinstatement. c. The adequacy of any mitigation measures. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
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| GRUZ-R5 | Buildings and Structures Not Otherwise Listed | |
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| GRUZ | Activity Status: PER <p>Where the activity complies with the following standards:</p> <p>GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activity and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry GRUZ-S8 Wastewater GRUZ-S10 Airport Height Restrictions</p> | Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). |
| GRUZ-R6 | Home Business | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum floor area and land occupied by the home business is less than 100m². 2. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service. <p>And the activity complies with the following standards:</p> <p>GRUZ-S11 Hours of Operation GRUZ-S12 Staff Numbers</p> | Activity status when compliance is not achieved with R6.1 or R6.2: RDIS <p>Matters of discretion are restricted to: GRUZ-MD1 Scale, Location and Design</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| GRUZ-R7 | Rural Selling Place | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum area of land occupied by the rural selling place is less than 100m². <p>And the activity complies with the following standards:</p> <p>GRUZ-S11 Hours of Operation GRUZ-S12 Staff Numbers</p> | Activity status when compliance is not achieved with R7.1: RDIS <p>Matters of discretion are restricted to: GRUZ-MD1 Scale, Location and Design</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |

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| GRUZ-R8 | Rural Industry | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a heavy industrial activity. 2. The maximum area of land associated with the rural industry (excluding access) is less than: <ol style="list-style-type: none"> a. 100m² where located within an ONF or ONL; b. 500m² where located within the Eastern Plains SCA-13; or c. 200m². 3. The activity shall be located a minimum distance of 500m from any residential zone boundary. 4. The activity does not take place on highly productive land. <p>And the activity complies with the following standards:</p> <p>GRUZ-S11 Hours of Operation GRUZ-S12 Staff Numbers</p> | Activity status when compliance is not achieved with R8.1, R8.2.b, R8.2.c, R8.3 or R8.4: DIS <p>Activity status when compliance is not achieved with R8.2.a: NC</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| GRUZ-R9 | Rural Tourism Activity | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. Visitors are limited to a maximum | Activity status when compliance is not achieved with R9.1 to R9.8: RDIS |

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| | <p>of 100 persons per day.</p> <ol style="list-style-type: none"> 2. A maximum of five non-resident staff shall be employed in undertaking the activity at any one time. 3. The maximum combined gross floor area of any building/s occupied for the rural tourism activity shall be 500m². 4. The maximum gross floor area of any building used for overnight track accommodation shall be 50m². 5. A maximum of three huts/cabins or other buildings used for overnight accommodation shall be located on a site. 6. The maximum number of guests that can be accommodated on any site as part of a rural tourism activity shall be six per night. 7. The maximum gross floor area occupied for any ancillary retail sales shall be limited to 50m². 8. The activity does not take place within a site listed in SASM SCHED3 — Māori Rock Art. <p>And the activity complies with the following standards:</p> <p>GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activities and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry</p> | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. GRUZ-MD1 Scale, Location and Design b. The extent to which there are any adverse effects on the natural environment (landscape and ecological) and character and values of freshwater bodies. c. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. d. Where the activity is located within any 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> |
| GRUZ-R10 | Residential Visitor Accommodation | |
| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than one residential unit on a site is used for residential visitor accommodation, including | <p>Activity status when compliance is not achieved with R10.1: DIS</p> <p>Activity status when compliance is not achieved with R10.2: RDIS</p> |

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| | <p>a minor residential unit; and</p> <p>2. The maximum occupancy of the unit used for residential visitor accommodation does not exceed six guests per night.</p> <p>And the activity complies with the following standards:</p> <p>GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production</p> <p>GRUZ-S6 Sensitive Activity Setback from Quarrying Activities and Mining</p> <p>GRUZ-S7 Sensitive Activity Setback from Commercial Forestry</p> | <p>Where:</p> <p>3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests per night but does not exceed twelve guests per night.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> GRUZ-MD1 Scale, Location and Design. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. <p>Activity status when compliance is not achieved with R11.3: DIS.</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| GRUZ-R11 | Camping Grounds | |
| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <p>1. The camping ground facility is permitted within a Reserve Management Plan, approved under the Reserves Act 1977.</p> <p>And the activity complies with the following standards:</p> <p>GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production</p> <p>GRUZ-S6 Sensitive Activity Setback from Quarrying Activities and Mining</p> <p>GRUZ-S7 Sensitive Activity Setback from Commercial Forestry</p> | <p>Activity status when compliance is not achieved with R11.1: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
| GRUZ-R12 | The Establishment of a New, or Expansion of an Existing Conservation Activity | |
| GRUZ | <p>Activity Status: PER</p> <p>Where the activity complies with the following standards:</p> <p>GRUZ-S10 Airport Height Restrictions</p> | <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |

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| GRUZ-R13 | Commercial Forest and Woodlots | | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. Trees shall be set back a minimum of 50m from a residential unit or principal building on a separate site under different ownership. 2. Trees shall be set back a minimum of 15m from the boundary of a separate site under different ownership (unless that adjoining property is also commercial forest). 3. Trees shall not be planted or allowed to grow in such a position that at any time they would shade a paved public road between the hours of 1000 and 1400 on the shortest day of the year, except where the topography already causes shading. 4. Within the Catchments of the Downlands Water Supply with the intake on the Te Ana a Wai / Tengawai River and the Timaru Urban Catchment with the intake on the Pureora River / Pareora River the maximum area of permitted planting is 2ha per Record of Title for every 5 year period. <p>And the activity complies with the following standards: GRUZ-S10 Airport Height Restrictions</p> <p>Advice Note: <i>SASM-R8 also applies to commercial forestry within a Māori Rock Art Protection Area.</i></p> | Activity status when compliance is not achieved with R13.1 to R13.4: RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The effect on nearby properties, including outlook, privacy, shading and sense of enclosure. b. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. c. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent rural properties. d. Any adverse effects on the efficient and safe functioning of the road due to shading. e. Effects on the water quality and operational resilience of community water supplies. <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> | |
| GRUZ-R14 | Shelterbelt | | |
| GRUZ | Activity Status: PER <p>Where:</p> <ol style="list-style-type: none"> 1. Trees shall not be planted or allowed to grow in such a position that at any time they would shade | Activity status when compliance is not achieved with R14.1: RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Any adverse effects on the | |

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| | <p>a paved public road between the hours of 1000 and 1400 on the shortest day of the year, except where the topography already causes shading.</p> <p>And the activity complies with the following standards: GRUZ-S10 Airport Height Restrictions</p> | <p>efficient and safe functioning of the road due to shading.</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> |
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| GRUZ-R15 | Aircraft and Helicopter Movements | |
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| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Associated with purposes ancillary to: <ol style="list-style-type: none"> a. Rural production, including topdressing, spraying, stock management, fertiliser application, and frost mitigation. b. Personal transportation. c. Emergency services and civil defence. d. Non-commercial recreational purposes. e. Management purposes on land administered under the Conservation Act or its First Schedule. f. Activities of the New Zealand Defence Force. g. Commercial recreation within public conservation land undertaken in accordance with a concession held from the Department of Conservation. or 2. Any other purpose where no more than four aircraft and helicopter movements per day are undertaken from the same location. | <p>Activity status when compliance is not achieved with R15.1 or R15.2: DIS</p> |
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| GRUZ-R16 | Airfields and Helicopter Landing Areas | |
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| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> | <p>Activity status when compliance is not achieved with R16.1 to R16.3: RDIS</p> |
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| | <ol style="list-style-type: none"> 1. Airfields shall be located a minimum distance of 2km from any residential zone boundary; and 1km from any notional boundary of any sensitive activity not located on the same site. 2. Helicopter landing areas shall be located a minimum distance of 500m from any notional boundary of any sensitive activity not located on the same site. 3. Airfields and helicopter landing areas shall be located a minimum distance of 50m from any public road and 100m from a State Highway. 4. The airfield or helicopter landing area is used for non-commercial aviation activity. | <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. GRUZ-MD1 Scale, Location and Design. b. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. <p>Activity status when compliance is not achieved with R16.4: NC</p> |
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| GRUZ-R17 | Quarrying Activities | |
| GRUZ | <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The area of the quarry does not exceed 5,000m². 2. The extraction activity does not include the use of any blasting and/or explosives. 3. No part of the quarry is located closer than 200m from a site boundary. 4. No part of the quarry is located closer than 500m from a sensitive activity located on another site, any Residential Zone, Rural Lifestyle Zone, or Open Space and Recreation Zone. 5. All material removed is for use on the site of extraction and restricted to activities that support primary production (e.g., farm and forestry tracks, accessways and hardstand areas on the property of origin). 6. The quarry is rehabilitated following completion of extraction activity. 7. The extraction of material does not take place within a geopreservation site identified on | <p>Activity status when compliance is not achieved with R17.1 to R17.7: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The scale and duration of the operation. b. Effects on amenity values during the establishment, operation and rehabilitation of the site. c. The location, design and appearance of buildings on the site. d. The safety and efficiency of the surrounding roading and other infrastructure. e. The significance of and potential modification to the geopreservation site. f. The preparation of a Quarry Management Plan, including the site rehabilitation proposal (methods, end use and final landform). g. The adequacy of any mitigation measures. |

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| | <p>the planning maps.</p> <p>Advice Note: this rule does not apply to Forestry Quarrying as regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2023.</p> | |
| GRUZ-R18 | Community Facilities | |
| GRUZ | <p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activities and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry GRUZ-S8 Wastewater</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> GRUZ-MD1 Scale, Location and Design. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. Where the activity is located within any 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> |
| GRUZ-R19 | Intensive Primary Production | |
| GRUZ | <p>Activity Status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> The activity does not involve the production of mushrooms. All paddocks, hard-stand areas, structures and/or buildings used to house stock, and wastewater treatment systems associated with intensive primary production, shall be located a minimum | <p>Activity status when compliance is not achieved with R19.1 to R19.3: NC</p> |

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| | <p>distance of 300m from the notional boundary of any lawfully established existing sensitive activity on another site, and 1km from any residential zone.</p> <p>3. The activity shall be undertaken in accordance with a plan showing the location of all paddocks, hard-stand areas, structures or buildings used to house stock, and wastewater treatment systems associated with the intensive primary production. This plan shall be provided to the Mackenzie District Council Planning Manager prior the activity establishing. An updated plan shall be provided if the activity changes or expands.</p> | |
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| GRUZ-R20 | Landfill | |
| GRUZ | Activity Status: DIS | |
| GRUZ-R21 | Planting of any Wilding Conifer Species | |
| GRUZ | Activity Status: NC | |
| GRUZ-R22 | Activities Not Otherwise Listed | |
| GRUZ | Activity Status: DIS | |

Rule Standards

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| GRUZ-S1 | Density | Activity status where compliance not achieved: |
| GRUZ within ONF or ONL | 1. The minimum net site area per residential unit is 200ha. | NC |
| GRUZ | 2. The minimum net site area per residential unit is 100ha; or 3. The residential unit is located on a site that: a. existed prior to 1 November 2023; b. does not contain any residential unit; and c. has a minimum area of 10ha. | NC |
| GRUZ within | 4. The minimum net site area per | With S1.4 DIS |

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| Eastern Plains SCA-13 | residential unit is 20ha; or 5. The residential unit is located on a site that: a. existed prior to 1 November 2023; b. does not contain any residential unit; and c. has a minimum area of 4ha. | With S1.5 NC | | |
| | 6. The minimum net site area per residential unit is 4ha. | NC | | |
| GRUZ-S2 | Boundary Setbacks | Activity status where compliance not achieved: | | |
| GRUZ | 1. Any building or structure, excluding ancillary structures, shall comply with the minimum setbacks listed in GRUZ-Table 1. | <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: <ul style="list-style-type: none"> i. Whether the reduced setback would result in the site remaining compatible with the surrounding character when viewed from the road. ii. Any potential effect on the safety and efficiency of the adjoining road network. 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 extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining activities. f. The adequacy of any mitigation measures. | | |
| GRUZ-TABLE 1 | Structure Type | Internal Boundary | Road Boundary — Arterial Road/State Highway | Road Boundary — Other Road |

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| | Any structure excluding irrigators, stock fences, fences less than 2m in height and stock water troughs. | 5m | 10m | 10m | |
| | Any accessory building | 10m | 20m | 15m | |
| | Any other building | 20m | 50m | 20m | |

| GRUZ-S3 | Building Coverage | Activity status where compliance not achieved: |
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| GRUZ | <p>1. The maximum building coverage of any site shall not exceed:</p> <ul style="list-style-type: none"> a. A maximum of 35% or 500m², whichever is lesser for sites less than 1ha; or b. 5% for all sites greater than 1ha. | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on the character and amenity of the surrounding environment. c. Effect on the open character of the zone and the outlook from surrounding sensitive activities. d. Effect on streetscape, spacious character of the zone, and the outlook from surrounding sensitive activities. e. The extent and quality of any landscaping proposed to soften the built form. f. The adequacy of any mitigation measures. |
| GRUZ-S4 | Height | Activity status where compliance not achieved: |
| GRUZ | <p>1. The maximum height of any building or structure above ground level shall be:</p> <ul style="list-style-type: none"> a. 15m for farm accessory buildings; or b. 9m for all other buildings. | <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. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including |

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| | | <p>visual dominance, shading and effects on privacy and outlook.</p> <p>c. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</p> <p>d. The adequacy of any mitigation measures.</p> |
| GRUZ-S5 | Sensitive Activity Setback from Intensive Primary Production | Activity status where compliance not achieved: |
| GRUZ | <p>1. Any sensitive activity shall be setback 300m from the closest outer edge of any paddocks, hard-stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.</p> <p>Advice Note: <i>The establishment of residential units, or minor residential units on the same site as the intensive primary production are exempt from this standard.</i></p> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. Reverse sensitivity effects on the lawfully existing intensive primary production activity.</p> |
| GRUZ-S6 | Sensitive Activity Setback from Quarrying Activities and Mining | Activity status where compliance not achieved: |
| GRUZ | <p>1. Any sensitive activity shall be setback from any lawfully established operational quarry or mine by:</p> <p>a. 200m to any excavation; and</p> <p>b. 500m to any processing; and</p> <p>c. 500m to any activity that involves blasting.</p> <p>Advice Note: <i>The establishment of residential units, or minor residential units on the same site as the mine or quarry are exempt from this standard.</i></p> <p><i>Existing residential units or minor residential units within the specified setback that are rebuilt on their existing site but no closer to the mine or quarry are exempt from this standard.</i></p> | <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. Reverse sensitivity effects on the lawfully existing quarrying and/or mining activity.</p> |
| GRUZ-S7 | Sensitive Activity Setback from Commercial Forestry | Activity status where compliance not achieved: |

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| GRUZ | <p>1. Any new or expanded residential units and minor residential units shall be setback from lawfully established commercial forestry by not less than 50m.</p> <p>Advice Note: <i>The establishment of residential units, or minor residential units on the same site as the commercial forest are exempt from this standard.</i></p> | RDIS Matters over which control is reserved: <ol style="list-style-type: none"> Reverse sensitivity effects on the lawfully existing commercial forest activity. The risk to the proposed dwelling from fire. |
| GRUZ-S8 | Wastewater | Activity status where compliance not achieved: |
| GRUZ | <p>1. All residential units and buildings which are not connected to a reticulated wastewater network, but which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</p> | DIS |
| GRUZ-S9 | Water Supply for Firefighting | Activity status where compliance not achieved: |
| GRUZ | <p>1. Where a reticulated water supply compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) is not available, or the only supply available is a rural restricted rural supply not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.</p> | RDIS Matters over which control is reserved: <ol style="list-style-type: none"> Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. Any environmental effects arising from the alternative water supply method. |
| GRUZ-S10 | Airport Height Restrictions | Activity status where compliance not achieved: |
| GRUZ | <p>1. No building, structure, or trees shall intrude in identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces from existing</p> | NC |

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| | airports as shown in GRUZ-SCHED1. | |
| GRUZ-S11 | Hours of Operation | Activity status where compliance not achieved: |
| GRUZ | 1. The hours of operation for any business/commercial activity open to visitors, clients and/or deliveries shall be limited to between the hours of 7:00am to 8:00pm. | DIS |

Matters of Discretion

GRUZ-MD1 Scale, Location and Design

- a. The suitability of the location, design and layout.
- b. The use, intensity and scale of the activity on the site.
- c. The impact on highly productive land.
- d. The extent to which the use and built form is compatible with the rural character and amenity values of the surrounding environment.
- e. The safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access.
- f. The provision of infrastructure to service the activity.
- g. The adequacy of any mitigation measures.

GRUZ-SCHED1 — Airport Height Restrictions

Introduction

The following descriptions identify the flight protection areas referred to in GRUZ-S10 and shown on the Planning Maps. The descriptions are for the Takapō / Tekapo Airfield, the Glentanner Airfield and the Pūkaki-Twizel Airfield and refer to Take-Off Climb and Approach Surfaces, Transitional Surfaces, Inner Horizontal Surfaces and Conical Surfaces.

Takapō / Tekapo Airport

A 1 RUNWAYS

1.1 Main Runway

The main runway which is 840m long x 11m wide is orientated on a bearing of 315° 41'30" T (11-29 Runway).

Provision is made for runway extension in both directions up to a maximum length of 1,200m, and for an increase in width to 30m.

1.2 Main Strip

The existing main strip which is 900m long x 60m wide contains the main runway within it.

The ultimate strip will be approximately 1,320 long x 300m wide and will contain the 1,200m long main runway within it. This runway strip will extend 60m beyond each end of the main runway.

B 2 HEIGHT RESTRICTION

2.1 Take-Off Climb and Approach Surfaces

There is a take-off climb and approach surface at each end of the main runway strip. The take-off and approach surfaces differ in detail, but both are protected by a slope extending upward and outward from each end of the strip.

Each take-off climb and approach protection surface extends over a horizontal distances specified below and is symmetrically disposed about the centreline of the flight protection surface, with its sides diverging uniformly outwards from each end of the length of inner edge at each strip end.

Take-Off Surface:

For the main runway the length of inner edge is 90m either side of the extend runway centreline and the rate of lateral divergence is 12.5% (7°7'30") to a horizontal distance of 4,080m where it then continues parallel to the centreline. The centreline of the southern take-off surface commences at the strip end and continues along the extended runway centreline. The centreline of the northern take-off surface commences

at the end of the strip where it turns 10 degrees right. The take-off climb surface at both ends of the ultimate main strip rise at a gradient of 1.5% (1 in 62.5) for a horizontal distance of 15,000m.

Approach Surface:

For the main runway the length of inner edge is 150m either side of the extend runway centreline and the rate of lateral divergence is 15% ($8^{\circ}31'15''$). The approach surface at the ends of the ultimate main strip rise at a gradient of 2% (1 in 50) for a horizontal distance of 15,000m.

2.2 Transitional Surfaces

The transitional surface provides for a situation where an approaching aircraft is either off centreline or where it has executed a missed approach and allows for an area free of obstacles to protect aircraft in the final phase of the approach-to land manoeuvre.

- a. These extend upwards and outwards from the sides of each runway strip at a gradient of 14/3% (1 in 7) for the main strip to intercept the approach protection surfaces.
- b. Transition slopes extend at the same heights beyond each end of the runway strip to intercept the approach protection surfaces.

2.3 Inner Horizontal Surface

The inner horizontal surface is a plane surface at a height of 45m above the airport datum level of 760m enclosed within a 4,000m radius drawn from the periphery of the main runway strip, and a 4,000m distance either side of the main runway strip.

2.4 Conical Surface

The conical surface extends from the periphery of the inner horizontal surface upwards and outwards at a slope of 5.0% (1 in 20) to a height of 150m above the aerodrome datum level.

Note: Where ground rises so that it penetrates or becomes close to the inner horizontal surface, then this surface may be adjusted in conformity with the ground to provide a vertical clearance of 10.7m above ground level.

Glentanner Airport

C 1 RUNWAYS

1.1 Main Runway

The main runway which is 965m long x 30m wide is orientated on a bearing of $350^{\circ}40'T$ (15-33 Runway).

Provision is made for a runway extension in both directions up to a maximum length of 1,200m.

1.2 Main Strip

The existing main strip which is 1,085m long x 90m wide contains the main runway within it.

The ultimate strip will be approximately 1,320 long x 300m wide and will contain the 1,200m long main runway within it. This runway strip will extend 60m beyond each end of the main runway.

D 2 HEIGHT RESTRICTION

2.1 Take-Off Climb and Approach Surfaces

There is a take-off climb and approach protection surface at each end of the main runway strip. The take-off and approach surfaces differ in detail, but both are protected by a slope extending upward and outward from each end of the strip.

Each take-off climb and approach protection surface extends over a horizontal distances specified below and is symmetrically disposed about the centreline of the flight protection surface, with its sides diverging uniformly outwards from each end of the length of inner edge at each strip end.

Take-Off Surface:

For the main runway the length of inner edge is 90m either side of the extend runway centreline and the rate of lateral divergence is 12.5% ($7^{\circ}7'30''$) to a horizontal distance of 4,080m where it then continues parallel to the centreline. The centreline of the southern take-off surface commences at the strip end and continues along the extended runway centreline. The centreline of the northern take-off surface commences at the end of the strip where it turns 10 degrees right. The take-off climb surface at both ends of the ultimate main strip rise at a gradient of 1.5% (1 in 62.5) for a horizontal distance of 15,000m.

Approach Surface:

For the main runway the length of inner edge is 150m either side of the extend runway centreline and the rate of lateral divergence is 15% ($8^{\circ}31'15''$). The approach surface at the ends of the ultimate main strip rise at a gradient of 2% (1 in 50) for a horizontal distance of 15,000m.

2.2 Transitional Surfaces

The transitional surface provides for a situation where an approaching aircraft is either off centreline or where it has executed a missed approach and allows for an area free of obstacles to protect aircraft in the final phase of the approach-to-land manoeuvre.

- a. These extend upwards and outwards from the sides of each runway strip at a gradient of 14.3% (1 in 7) for the main strip to intercept the approach protection surfaces.
- b. Transition slopes extend at the same heights beyond each end of the runway strip to intercept the approach protection surfaces.

2.3 Inner Horizontal Surface

The inner horizontal surface is a plane surface at a height of 45m above the airport datum level of 556m enclosed within a 4,000m radius drawn from the periphery of the main runway strip, and a 4,000m distance either side of the main runway strip.

2.4 Conical Surface

The conical surface extends from the periphery of the inner horizontal surface upwards and outwards at a slope of 5.0% (1 in 20) to a height of 150m above the aerodrome datum level.

Note: Where ground rises so that it penetrates or becomes close to the inner horizontal surface, then this surface may be adjusted in conformity with the ground to provide a vertical clearance of 10.7m above ground level.

Pūkaki - Twizel Airport

E 1 RUNWAYS

1.1 Main Runway

The main runway which is 1,082m long x 15.5m wide and is orientated as 15-33 Runway. A grass runway extension which is 448m long and 90m wide is located at the northern end of the sealed runway.

Provision is made for a new runway development to a maximum length of 2,000m, and a width of 45m. The runway centreline for this runway would be realigned from the existing bearing to the east by 17° to an orientation 17-35 Runway.

F 1.2 Main Strip

The existing main strip which is 1,500m long x 90m wide contains the main sealed runway and grass runway extension within it. The ultimate strip width of the existing runway will be 220m.

The ultimate strip for the new runway development will be approximately 2,120 long x 300m wide and will contain the 2,000m long main runway within it. This runway strip will extend 60m beyond each end of the main runway.

G 2 Height Restriction

2.1 Take-Off Climb and Approach Surfaces

There is a take-off climb and approach protection surface at each end of the main runway strip. The take-off and approach surfaces differ in detail, but both are protected by a slope extending upward and outward from each end of the strip.

Each take-off climb and approach protection surface extends over a horizontal distance specified below and is symmetrically disposed about the centreline of the flight protection surface, with its sides diverging uniformly outwards from each end of the length of inner edge at each strip end.

Take-Off Surface:

For the main runway (both existing and proposed) the length of the inner edge for the take-off is 90m either wide of the extended runway centreline and the rate of lateral divergence is 12.5% ($7^{\circ}7'30''$), to a horizontal distance of 4,080m for the northern take-off surface and 6,480m for the southern take-off surface, where it then continues parallel to the centreline. The take-off climb surface at the northern end of the ultimate strip rises at a gradient of 1.6% (1 in 62.5) for a horizontal distance of 15,000m. The take-off climb surface at the southern end rises at a gradient of 1.6% for a horizontal distance of 3,300m where it drops vertically by 4.6m and then continues to rise at a gradient of 1.6% to a horizontal distance of 15,000m.

The centreline of the northern take-off surface commences at the strip end and continues along the extended runway centreline.

The centreline of the southern take-off surface continues along the extended runway centreline to a distance 3,300m where it turns left through 180 degrees at a radius of 2,523m.

Approach Surface:

For the existing main runway the length of inner edge is 110m, either side of the extended runway centreline (and 150m for the proposed runway) and the rate of lateral divergence is 15% ($8^{\circ}31'15''$). The approach surface at the ends of the main strip rise at a gradient of 2% (1 in 50) for a horizontal distance of 15,000m.

The centreline of the approach surfaces continues along the extended runway centreline.

2.2 Transitional Surfaces

The transitional surface provides for a situation where an approaching aircraft is either off centreline or where it has executed a missed approach and allows for an area free of obstacles to protect aircraft in the final phase of the approach-to-land manoeuvre.

- i. These extend upwards and outwards from the sides of each runway strip at a gradient of 14.3% (1 in 7) for the main strip to intercept the approach protection surfaces.
- ii. Transition slopes extend at the same heights beyond each end of the runway strip to intercept the approach protection surfaces.

2.3 Inner Horizontal Surface

The inner horizontal surface is a plane surface at a height of 45m above the airport datum level of 480m enclosed within a 4,000m radius drawn from the periphery of the main runway strip, and a 4,000m distance either side of the main runway strip.

2.4 Conical Surface

The conical surface extends from the periphery of the inner horizontal surface upwards and outwards at a slope of 5.0% (1 in 20) to a height of 150m above the aerodrome datum level.

Note: Where ground rises so that it penetrates or becomes close to the inner horizontal surface, then this surface may be adjusted in conformity with the ground to provide a

vertical clearance of 10.7m above ground level.

PREC3 - Takamana / Lake Alexandrina Hut Settlements Precinct

Introduction

The rural environment of Te Manahuna / the Mackenzie Basin includes small hut settlements on the shores of Takamana / Lake Alexandrina. These are located on both public and private land.

The Huts were originally established by the then Acclimatisation Society to provide for recreational fishing opportunities. Much of the land adjoining the Lake is Scenic Reserve under the management of the Department of Conservation. With limited points of access for vehicles, the area has a high level of natural quiet and a largely undisturbed natural landscape which is highly valued.

The Huts are used as typical kiwi family holiday homes, providing a base for a variety of activities and experiences for residents and visitors. Takamana / Lake Alexandrina and surrounds are used by a variety of users, including hut holders, campers, fishers, kayakers, painters, photographers, walkers, bird watchers and the general public. Visitors are attracted by the scenery, tranquillity and unspoilt nature of the area.

The historic development of the Hut Settlements has meant that they display a character that is worthy of recognition and protection, and which reflects their location within the wider rural environment that is identified as both Outstanding Natural Landscape (ONL) and Lakeside Protection Area (LPA). The Precinct and surrounding area also hold significant value to mana whenua. Activities within the Precinct have the potential to affect these values, including the impact that land use activities can have on the water quality of the lake.

For activities within this Precinct, the provisions of both the underlying zone (GRUZ) 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

PREC3-O1 Precinct Purpose

Development within the Takamana / Lake Alexandrina Hut Settlements maintains the existing distinctive character and identity of the settlements and is also complementary to the surrounding outstanding natural landscape.

Policies

PREC3-P1 Adverse Effects

Control the scale, appearance and location of buildings and structures to ensure that:

1. the built form character of the Takamana / Lake Alexandrina Hut Settlements is maintained and enhanced;
2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area;
3. accessibility to public areas and Takamana / Lake Alexandrina are maintained; and
4. water quality within Takamana / Lake Alexandrina from wastewater discharge is not diminished further.

Rules

Note for Plan Users: It is noted that a Department of Conservation approval will also be required for building work on Crown Reserve land administered by that department. In addition, compliance with PREC3-S7 does not remove any requirement for consent to be obtained from the Canterbury Regional Council where necessary.

| PREC3-R1 | Buildings and Structures |
|----------|---|
| PREC3 | <p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards:</p> <p>PREC3-S1 Maximum Floor Area PREC3-S2 Maximum Height PREC3-S3 Shape, Colour and Design PREC3-S4 Separation PREC3-S5 Setbacks PREC3-S6 Landscaping PREC3-S7 Wastewater Disposal PREC3-S8 Encroachment of Roads</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The design and appearance of the building and/or structure, including the retention of a “bach like” appearance, including small proportioned structures and use of traditional bach materials. b. Any landscaping proposed. c. Maintenance of access to public areas and Takamana / Lake Alexandrina. d. Suitability of services and infrastructure provision, including the appropriateness of wastewater disposal. |

Rule Standards

| PREC3-S1 | Maximum Floor Area | Activity status where compliance not achieved: |
|----------|---|--|
| PREC3 | 1. The maximum coverage for buildings and structures per site shall be 60m ² , excluding car ports and decks. | DIS |
| PREC3-S2 | Maximum Height | Activity status where compliance not achieved: |
| PREC3 | 1. The maximum height of any building or structure shall not exceed 4 metres above natural ground level. 2. The front row of Huts adjacent to Takamana / Lake Alexandrina at the Outlet Settlement shall not have a roof height that exceeds the height of the Middle Road access and/or the rear site boundary. | DIS |
| PREC3-S3 | Shape, Colour and Design | Activity status where compliance not achieved: |
| PREC3 | 1. The exterior cladding of any building shall only comprise the following materials: a. corrugated iron; b. timber weather boards; c. painted cement board; or d. natural stone. 2. All painted cladding shall be coloured in natural tones of light browns, greens and greys with a light reflectivity value between 5% and 35%. | DIS |
| PREC3-S4 | Separation | Activity status where compliance not achieved: |
| PREC3 | 1. There shall be a minimum separation distance between buildings and structures of 4m. | DIS |
| PREC3-S5 | Setbacks | Activity status where compliance not achieved: |

| | | |
|-----------------|---|---|
| PREC3 | 1. Any building or structure shall be setback a minimum of 2m from any internal boundary. | DIS |
| PREC3-S6 | Fencing and Landscaping | Activity status where compliance not achieved: |
| PREC3 | 1. Vegetation shall not obscure the lake view of other properties. 2. All plantings shall be of indigenous species endemic to the area. 3. No fencing and/or hedges shall be used to demarcate individual site boundaries. 4. Fencing shall be limited to pest management and stock control. Fencing materials shall consist of "post and wire" typically used in a rural environment. | DIS |
| PREC3-S7 | Wastewater Disposal | Activity status where compliance not achieved: |
| PREC3 | 1. Unless a reticulated network is available, all huts shall have either: a. All liquid waste discharged into a holding tank, with a minimum size of 3,000 litres, for which receipts for the emptying of those holding tanks, by an approved septic tank maintenance contractor, are to be provided to the Council on request; or b. A Council approved on-site composting wastewater disposal system. | DIS |
| PREC3-S8 | Encroachment onto Roads | Activity status where compliance not achieved: |
| PREC3 | 1. No building or structure shall be located within a public road reserve. | NC |