

PC29.FS05, PC29.FS06 Tekapo Landco Ltd & Godwit Leisure Limited

Response to Hearing Panel's further information requested from submitters

Request: Kim Banks Provide set of provisions and name; incl preferred and secondary option.

1. The following provides a preferred and secondary set of provisions as requested, and comments on the naming of any SCA's. In preparing this response, I have had the opportunity to review and discuss with Ms White her thoughts on an appropriate outcome and rule framework for the submissions of TLGL and Tekapo Springs. I address this as relevant below.

Naming of SCA's

1. As discussed in my evidence and at the hearing, TLGL are not supportive of the 'Tekapo Springs' name where this is applied over any part of Lot 401, and reference to a business name and specific activities on this site that could change over time. In my view the provisions should be reflective of the outcome desired to be achieved by the control area or the effects to be managed only.
2. I considered the suggestion by Tekapo Springs for this to be named 'Tekapo Tourism', however consider this description may be too narrowly focused on tourism activities.
3. I would suggest that a solution may be to remove the naming of SCA's completely, instead reverting to a number reference only. This would be consistent with the approach taken to other SCA's already included in the District Plan and may avoid confusion with the other plan layers such as the Lake Tekapo Precinct. As such, within my suggested provisions attached I have not incorporated an alternative name and have retained the 'XX' and 'YY' references, which could be replaced with the next number in the map layer sequence. However, I also note Ms White has discussed with me a naming suggestion of 'Takapō / Lake Tekapo West' to be applied over Lot 401, and TLGL would also be comfortable with this name.

The SARZ Provisions: Preferred Option 1 – One integrated SCA across Lot 1 DP 49694 (Tekapo Springs) and Lot 401 DP560853 (Station Bay)

4. If the panel is of a mind to accept Tekapo Springs submission for a 40% building coverage across 'Area A' sought in their submission, then in this scenario TLGL's preferred option, is for an integrated approach to be applied across both the Tekapo Springs site, and the area of SARZ sought by TLGL within Lot 401 (Station Bay). An

integrated outcome is considered more efficient and effective in terms of plan implementation.

5. This outcome would allow 40% building coverage across the entire area, with the same provision for ancillary activities within Lot 401 which support the commercial recreation activities, including retail (SARZ-R10) and on-site staff accommodation (SARZ). It is considered equally appropriate that these provisions be applied to the SARZ and future activities that may locate within Lot 401.
6. Additionally, as Mr Tyler discussed at the hearing, it is relevant to consider the scenario within which a small part/land area of Lot 401 may be subdivided off and on sold. In this scenario, a 10% building coverage applying to a smaller site would be quite restrictive.
7. It is considered that the scope for this outcome may be provided by the scope of the Tekapo Springs Submission, which sought that the provisions and SCA apply across the majority of Lot 401, and the general clause of the TLGL submission that also sought further or consequential or alternative amendments to give effect to the submission.
8. A marked-up set of provisions for Option 1 is included in **Attachment A**.

The SARZ Provisions: Secondary Option 2 – Two Separate SCA's

9. In the alternative to preferred option 1, two separate SCAs are also supported by TLGL.
10. Under this option, there then remains the question over where the boundary between the two SCA's lies. The first basis is for Tekapo Springs submission to be accepted, providing for 40% building coverage across the Tekapo Springs + 'Area A'; and 10% coverage for any remaining land within Lot 401. TLGL is supportive of this outcome, and my suggested changes to provisions based on this outcome are included in **Attachment B**.
11. I note that Ms White has suggested a further alternative approach for the 40% building coverage to apply across the current Tekapo Springs site only, and any land outside of this (including Lot 401) being subject to a 10% permitted building coverage, with a Controlled activity status to exceed this, and requiring provision of a landscape plan. I consider this also to be an appropriate alternative outcome which would provide clarity that buildings beyond 10% can be accommodated on Lot 401, subject

to an assessment of the effects of built form and landscaping on a site specific and case by case basis.

12. I highlight also that that under the scenario of two SCA's, TLGL also seek the provisions for ancillary activities (i.e. recommended policy SARZ-P4, and additions to SARZ-R9, SARZ-R10 and SARZ-R11) are also applied over any SCA within Lot 401 (Station Bay). I note Ms White has indicated she is also supportive of this approach. I have therefore reflected this in the provisions within **Attachment B**.

K A Banks

Kimberley Anne Banks

6 June 2025

Attachment A – Option 1

Sport and Active Recreation Zone (SARZ)

Introduction

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

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

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

The Specific Control Area XX (Tekapo Springs) applies to land at Lakeside Drive, Tekapo. It encompasses the Tekapo Springs complex, which includes a range of established commercial recreation activities including pools, saunas, treatment rooms, an ice rink, a snow tube park, a café, star gazing activities and mini golf, along with ancillary retail and commercial activities. The Specific Control Area also includes additional vacant land, allowing for further recreational activities to be established and consolidated in this area. Within this Area, greater provision is made for ancillary activities which support the commercial recreation activities.¹

The Specific Control Area YY (Station Bay) applies to land which is located between Specific Control Area XX (Tekapo Springs) and the northern end of the Station Bay residential development. Within this Area, a lower level of building coverage is anticipated, to maintain areas of open space located on the more visible slopes facing the lakefront.²

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

Objectives and Policies

Objectives	
SARZ-O1	Zone Purpose
The Sport and Active Recreation Zone contains a range of organised sports and other recreational activities, along with ancillary commercial activities that support the recreational focus, and ³ other compatible activities that support the community's social well-being.	
SARZ-O2	Zone Character and Amenity Values
The Sport and Active Recreation Zone contains a range of buildings, structures and facilities which support the purpose of the zone, and which:	
1. are consistent with the character and amenity values of surrounding residential areas and streetscapes; and	

¹ Clause 10(2)(b) relating to Tekapo Springs (29.02) - Evidence of Mark Geddes, Appendix 1

² Clause 10(2)(b) relating to TLGL (10.02) - Evidence of Kim Banks, para 28.

³ Tekapo Springs (29.03)

2. in Specific Control Area 14 (Ruataniwha), are visually recessive, maintain the visual amenity of the surrounding area, and maintain public access to the lake and its margins;⁴ and
3. in Specific Control Area XX (Tekapo Springs), maintain an appropriate balance between open space and built form and that is are sympathetic to the lakeside landscape setting;⁴ and the more visible slopes facing the lakefront⁵.
4. in Specific Control Area YY (Station Bay), maintain areas of open space on the more visible slopes facing the lakefront⁶.

Policies	
SARZ-P1	Recreation
Enable a range of recreational and commercial recreation activities, including associated buildings and facilities.	
SARZ-P2	Compatible Activities
Provide for community facilities where they do not detract from the purpose, character and amenity values of the zone.	
SARZ-P3	Other Activities
Only allow other activities where they: <ol style="list-style-type: none"> 1. support the community's social well-being; or 2. have a functional need or operational need to locate within the zone; and 3. do not detract from recreational activities or zone character and amenity values. 	
SARZ-P4	Specific Control Area 14 (Ruataniwha)
Enable activities that relate to, and support the Ruataniwha rowing course.	
SARZ-P4A	Specific Control Area XX (Tekapo Springs)
Provide for commercial activities that are ancillary to and support the recreational focus of the area, where they: <ol style="list-style-type: none"> 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. they are compatible with the character and amenity values of the zone. 	
SARZ-P5	Built Form
Manage built form within the Sport and Recreation Zone: <ol style="list-style-type: none"> 1. to minimise dominance in the surrounding environment; and 2. in Specific Control Area 14 (Ruataniwha), so that it does not detract from the visual amenity of the surrounding area and maintains public access. 	

Rules

SARZ-R1	Recreational Activities	
SARZ	Activity Status: PER	
SARZ-R2	Commercial Recreation Activities	
SARZ	Activity Status: PER	

⁴ Tekapo Springs (29.04) - Evidence of Mark Geddes, paras 32-36 and Appendix 1

⁵ Clause 10(2)(b) relating to TLGL (10.02, 10.16)

⁶ Clause 10(2)(b) relating to TLGL (10.02, 10.16)

⁷ Tekapo Springs (29.06)

SARZ-R3	The Establishment or Expansion of Walking and Cycling Tracks	
SARZ	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
SARZ-R4	Conservation Activity	
SARZ	Activity Status: PER	
SARZ-R5	Landscaping	
SARZ	Activity Status: PER Where: The planting does not include any wilding conifers.	Activity status when compliance is not achieved with R5.1: PR
SARZ-R6	Visitor Accommodation	
Specific Control Area 14 (Ruataniwha)	Activity Status: PER Where: <ol style="list-style-type: none"> The visitor accommodation is: <ol style="list-style-type: none"> used to accommodate guests directly associated with recreation events or training activities; and used for a maximum of 60 days per year; and located in the Building Core or Mixed Use Areas shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity status when compliance is not achieved with R6.1: DIS
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R7	Buildings and Structures	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> The building or structure is ancillary to a permitted activity. And the activity complies with the following standards: SARZ-S1 Height SARZ-S2 Height in Relation to Boundary SARZ-S3 Setbacks SARZ-S4 Coverage	Activity status when compliance is not achieved with R7.1: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SARZ-S5 Reflectivity SARZ-S6 Servicing	
SARZ-R8	Parking Areas	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> In the Specific Control Area 14 (Ruataniwha): <ol style="list-style-type: none"> any permanent car parking areas are located in the Parking Areas shown on the Outline Development Plan contained in FIGURE SARZ-1; and any boat parking (including trailers) is located in the Boat Park Area shown on the Outline Development Plan contained in FIGURE SARZ-1. <p>Advice Note: <i>This rule applies in addition to the Transport Chapter.</i></p>	Activity status when compliance is not achieved with R8.1: DIS Activity status when compliance with standard(s) is not achieved: DIS⁸
SARZ-R9	Food and Beverage Outlet	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> Any food and beverage outlet does not exceed: <ol style="list-style-type: none"> <u>200m² in gross floor area per tenancy in Specific Control Area XX (Tekapo Springs)⁹; or</u> <u>100m² in gross floor area per tenancy in other areas; and</u> In the Specific Control Area 14 (Ruataniwha), the food and beverage outlet is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R9.1 - R9.2: DIS
SARZ-R10	Retail Activity	

⁸ Clause 16(2)⁹ Tekapo Springs (29.08)

Specific Control Area 14 (Ruatahiwha)	Activity Status: PER Where: <ol style="list-style-type: none"> Any retail activity is ancillary to recreational events or activities or training activities; and In the Specific Control Area 14 (Ruatahiwha), the retail activity is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R10.1 - R10.2: DIS
Specific Control Area XX (Tekapo Springs)	Activity Status: PER Where: <ol style="list-style-type: none"> Any retail activity: <ol style="list-style-type: none"> is ancillary to a commercial recreational activity; and does not exceed 100m² in gross floor area per tenancy.¹⁰ 	
SARZ (outside Specific Control Area 14 (Ruatahiwha))	Activity Status: DIS	
SARZ-R11	Residential Units and Residential Activities	
Specific Control Area 14 (Ruatahiwha)	Activity Status: PER Where: <ol style="list-style-type: none"> The residential unit is limited to use by a caretaker of the site; and The residential unit is located in the Building Core or Mixed Use areas shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R11.1 - R11.2: NC
Specific Control Area XX (Tekapo Springs)¹¹	Activity Status: PER Where: <ol style="list-style-type: none"> <u>The use of the residential unit is for on-site staff accommodation, and</u> <u>no more than 10 staff reside within the Specific Control Area.</u> 	Activity Status when compliance is not achieved with R11.3: NC Activity Status when compliance is not achieved with R11.4: DIS

¹⁰ Tekapo Springs (29.09)¹¹ Tekapo Springs (29.07) - Evidence of Mark Geddes, paras 60-65 and Appendix 1.

SARZ (outside Specific Control Area 14 (Ruatahiwha) and Specific Control Area XX (Tekapo Springs))	Activity Status: NC	
SARZ-R12	Community Facilities	
SARZ	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The nature, scale and intensity of the activity. Compatibility with recreation activities. Any impacts on other users of the area, or on accessibility. Maintenance of the amenity of the surrounding area, particularly residential zones and the streetscape. Whether the activity enhances the experience of users of the area. 	
SARZ-R13	Activities Not Otherwise Listed	
SARZ	Activity Status: DIS	
SARZ-R14	Industrial Activities	
SARZ	Activity Status: NC	

Standards

SARZ-S1	Height	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruatahiwha))	<ol style="list-style-type: none"> The maximum height of any building or structure (excluding lighting poles) shall not exceed 8m above ground level. 	With S1.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The impact of the increased height on users of the site. The location, design, scale and appearance of the building or structure. Adverse effects on the streetscape. Adverse effects on the amenity values of neighbours on sites

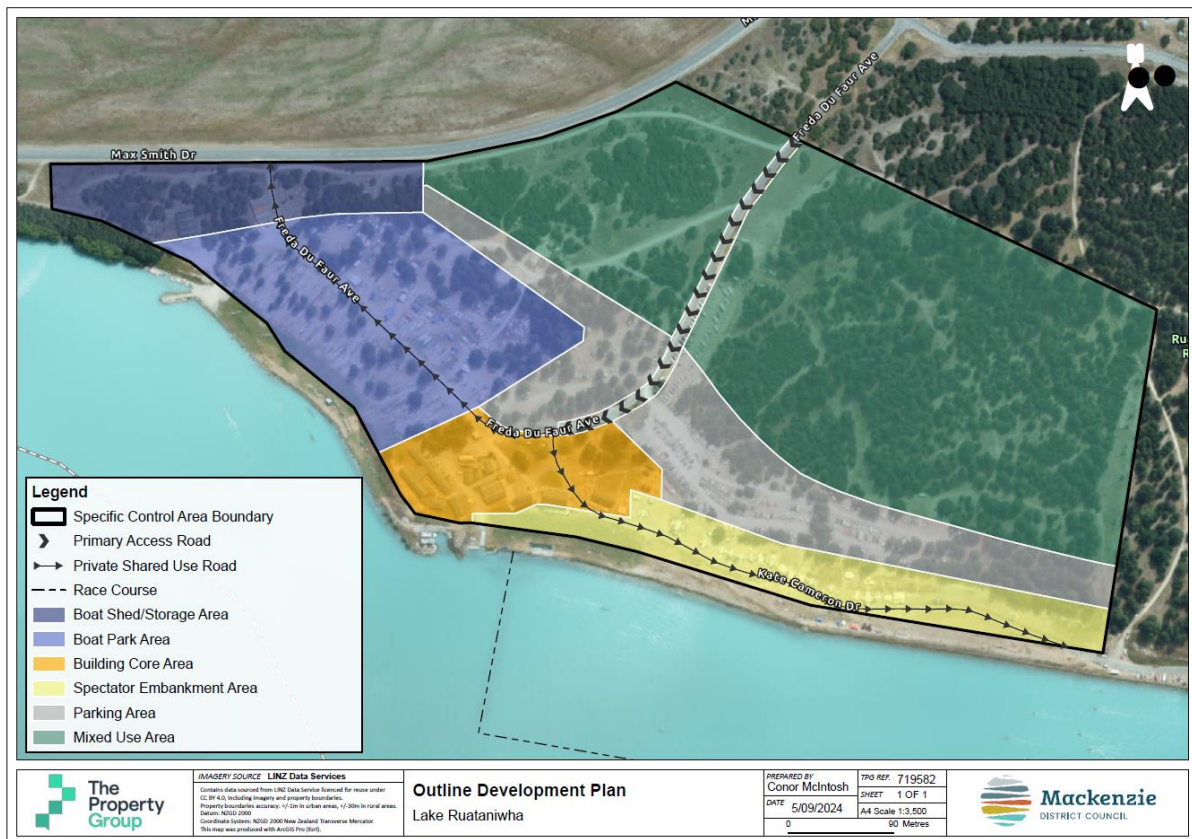
		<p>containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.</p> <p>e. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.</p>
Specific Control Area 14 (Ruataniwha)	<p>2. The maximum height of any building or structure shall not exceed 5m above ground level, except that:</p> <ul style="list-style-type: none"> a. One Control Tower building, not exceeding 12m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1; and b. One Communications Tower building, not exceeding 18m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	<p>With S1.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site. b. The location, design, scale and appearance of the building or structure. c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. d. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone. e. The extent to which the increase in height is necessary to support recreation activities.
SARZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
SARZ	<p>1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Adverse effects resulting from the bulk and dominance of built form. b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation measures.
SARZ-S3	Setbacks	Activity Status where compliance not achieved:
SARZ (outside Specific)	<p>1. Any building or structure shall be set back a minimum of 4.5m from</p>	With S3.1: RDIS

Control Area 14 (Ruataniwha))	any boundary (including a road boundary).	Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design, scale and appearance of the building or structure. For road boundaries, adverse effects on the streetscape. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. 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. The adequacy of any mitigation measures.
Specific Control Area 14 (Ruataniwha)	<ol style="list-style-type: none"> Any building or structure shall be set back a minimum of: <ol style="list-style-type: none"> 10m from any boundary with the Open Space Zone; and 20m from any road boundary. 	With S3.2: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact, including dominance of the built form on: <ol style="list-style-type: none"> Users of the site, and For road boundaries, the streetscape; and For internal boundaries, on the Open Space Zone. Effects on public access. The adequacy of any mitigation measures, including any landscaping proposed.
SARZ-S4	Coverage	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha))	<ol style="list-style-type: none"> The maximum building coverage of any site shall not exceed 40%. 	With S4.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings on the site. The visual impact of the built form on users of the site, the

		<p>streetscape and surrounding environment.</p> <p>d. The adequacy of any mitigation measures, including any landscaping proposed.</p>
Specific Control Area 14 (Ruatanuiwha)	<p>2. The maximum building coverage across the Specific Control Area shall not exceed 20%; and</p> <p>3. The maximum size of any single building shall not exceed 600m².</p>	<p>With S4.2 – S4.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings proposed. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact of the built form on users of the site, and on the surrounding Open Space Zone. The extent to which the building is necessary to support recreation activities. Effects on public access. The adequacy of any mitigation measures, including any landscaping proposed.
Specific Control Area YY (Station Bay)¹²	<p>4. The maximum building coverage across the Specific Control Area shall not exceed 10% 2700m².</p>	<p>With S4.4: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings on the site. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact of the built form on users of the site, the streetscape and surrounding environment. The adequacy of any mitigation measures, including any landscaping proposed.

¹² TLGL (10.16)

SARZ-S5	Reflectivity	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design and appearance of buildings on the site. The visual impact of the built form on users of the zone and surrounding environment. The adequacy of any mitigation measures.
SARZ-S6	Servicing	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.	NC

FIGURE SARZ-1 Outline Development Plan

Attachment B – Option 2

Sport and Active Recreation Zone (SARZ)

Introduction

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

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

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

The Specific Control Area XX (Tekapo Springs) applies to land at Lakeside Drive, Tekapo. It encompasses the Tekapo Springs complex, which includes a range of established commercial recreation activities including pools, saunas, treatment rooms, an ice rink, a snow tube park, a café, star gazing activities and mini golf, along with ancillary retail and commercial activities. The Specific Control Area also includes additional vacant land, allowing for further recreational activities to be established and consolidated in this area. Within this Area, greater provision is made for ancillary activities which support the commercial recreation activities.¹

The Specific Control Area YY (Station Bay) applies to land which is located between Specific Control Area XX (Tekapo Springs) and the northern end of the Station Bay residential development. Within this Area, a lower level of building coverage is anticipated, to maintain areas of open space located on the more visible slopes facing the lakefront.²

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

Objectives and Policies

Objectives	
SARZ-O1	Zone Purpose
The Sport and Active Recreation Zone contains a range of organised sports and other recreational activities, along with ancillary commercial activities that support the recreational focus, and ³ other compatible activities that support the community's social well-being.	
SARZ-O2	Zone Character and Amenity Values
The Sport and Active Recreation Zone contains a range of buildings, structures and facilities which support the purpose of the zone, and which:	
1. are consistent with the character and amenity values of surrounding residential areas and streetscapes; and	

¹ Clause 10(2)(b) relating to Tekapo Springs (29.02) - Evidence of Mark Geddes, Appendix 1

² Clause 10(2)(b) relating to TLGL (10.02) - Evidence of Kim Banks, para 28.

³ Tekapo Springs (29.03)

2. in Specific Control Area 14 (Ruataniwha), are visually recessive, maintain the visual amenity of the surrounding area, and maintain public access to the lake and its margins;⁴ and
3. in Specific Control Area XX (Tekapo Springs), maintain an appropriate balance between open space and built form and are sympathetic to the lakeside landscape setting;⁴ and
4. in Specific Control Area YY (Station Bay), maintain areas of open space on the more visible slopes facing the lakefront⁵.

Policies	
SARZ-P1	Recreation
Enable a range of recreational and commercial recreation activities, including associated buildings and facilities.	
SARZ-P2	Compatible Activities
Provide for community facilities where they do not detract from the purpose, character and amenity values of the zone.	
SARZ-P3	Other Activities
Only allow other activities where they: <ol style="list-style-type: none"> 1. support the community's social well-being; or 2. have a functional need or operational need to locate within the zone; and 3. do not detract from recreational activities or zone character and amenity values. 	
SARZ-P4	Specific Control Area 14 (Ruataniwha)
Enable activities that relate to, and support the Ruataniwha rowing course.	
SARZ-P4A	Specific Control Area XX (Tekapo Springs) ⁶
Provide for commercial activities that are ancillary to and support the recreational focus of the area, where they: <ol style="list-style-type: none"> 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. they are compatible with the character and amenity values of the zone. 	
SARZ-P5	Built Form
Manage built form within the Sport and Recreation Zone: <ol style="list-style-type: none"> 1. to minimise dominance in the surrounding environment; and 2. in Specific Control Area 14 (Ruataniwha), so that it does not detract from the visual amenity of the surrounding area and maintains public access. 	

Rules

SARZ-R1	Recreational Activities	
SARZ	Activity Status: PER	
SARZ-R2	Commercial Recreation Activities	
SARZ	Activity Status: PER	
SARZ-R3	The Establishment or Expansion of Walking and Cycling Tracks	

⁴ Tekapo Springs (29.04) - Evidence of Mark Geddes, paras 32-36 and Appendix 1

⁵ Clause 10(2)(b) relating to TLGL (10.02, 10.16)

⁶ Tekapo Springs (29.06)

SARZ	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
SARZ-R4	Conservation Activity	
SARZ	Activity Status: PER	
SARZ-R5	Landscaping	
SARZ	Activity Status: PER Where: The planting does not include any wilding conifers.	Activity status when compliance is not achieved with R5.1: PR
SARZ-R6	Visitor Accommodation	
Specific Control Area 14 (Ruataniwha)	Activity Status: PER Where: <ol style="list-style-type: none"> The visitor accommodation is: <ol style="list-style-type: none"> used to accommodate guests directly associated with recreation events or training activities; and used for a maximum of 60 days per year; and located in the Building Core or Mixed Use Areas shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity status when compliance is not achieved with R6.1: DIS
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R7	Buildings and Structures	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> The building or structure is ancillary to a permitted activity. And the activity complies with the following standards: SARZ-S1 Height SARZ-S2 Height in Relation to Boundary SARZ-S3 Setbacks SARZ-S4 Coverage SARZ-S5 Reflectivity	Activity status when compliance is not achieved with R7.1: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SARZ-S6 Servicing	
SARZ-R8	Parking Areas	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> In the Specific Control Area 14 (Ruataniwha): <ol style="list-style-type: none"> any permanent car parking areas are located in the Parking Areas shown on the Outline Development Plan contained in FIGURE SARZ-1; and any boat parking (including trailers) is located in the Boat Park Area shown on the Outline Development Plan contained in FIGURE SARZ-1. <p>Advice Note: <i>This rule applies in addition to the Transport Chapter.</i></p>	Activity status when compliance is not achieved with R8.1: DIS Activity status when compliance with standard(s) is not achieved: DIS⁷
SARZ-R9	Food and Beverage Outlet	
SARZ	Activity Status: PER Where: <ol style="list-style-type: none"> Any food and beverage outlet does not exceed: <ol style="list-style-type: none"> <u>200m² in gross floor area per tenancy in Specific Control Area XX (Tekapo Springs)⁸; and YY</u> or <u>100m² in gross floor area per tenancy in other areas;</u> and In the Specific Control Area 14 (Ruataniwha), the food and beverage outlet is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R9.1 - R9.2: DIS
SARZ-R10	Retail Activity	

⁷ Clause 16(2)⁸ Tekapo Springs (29.08)

Specific Control Area 14 (Ruatahiwha)	Activity Status: PER Where: <ol style="list-style-type: none"> Any retail activity is ancillary to recreational events or activities or training activities; and In the Specific Control Area 14 (Ruatahiwha), the retail activity is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R10.1 - R10.2: DIS
Specific Control Area XX (Tekapo Springs) and YY	Activity Status: PER Where: <ol style="list-style-type: none"> Any retail activity: <ol style="list-style-type: none"> is ancillary to a commercial recreational activity; and does not exceed 100m² in gross floor area per tenancy.⁹ 	
SARZ (outside Specific Control Area 14 (Ruatahiwha))	Activity Status: DIS	
SARZ-R11	Residential Units and Residential Activities	
Specific Control Area 14 (Ruatahiwha)	Activity Status: PER Where: <ol style="list-style-type: none"> The residential unit is limited to use by a caretaker of the site; and The residential unit is located in the Building Core or Mixed Use areas shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R11.1 - R11.2: NC
Specific Control Area XX (Tekapo Springs)¹⁰ and YY	Activity Status: PER Where: <ol style="list-style-type: none"> <u>The use of the residential unit is for on-site staff accommodation, and</u> <u>no more than 10 staff reside within the Specific Control Area.</u> 	Activity Status when compliance is not achieved with R11.3: NC Activity Status when compliance is not achieved with R11.4: DIS

⁹ Tekapo Springs (29.09)¹⁰ Tekapo Springs (29.07) - Evidence of Mark Geddes, paras 60-65 and Appendix 1.

SARZ (outside Specific Control Area 14 (Ruataniwha) and Specific Control Area XX (Tekapo Springs)) and YY	Activity Status: NC	
SARZ-R12	Community Facilities	
SARZ	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The nature, scale and intensity of the activity. Compatibility with recreation activities. Any impacts on other users of the area, or on accessibility. Maintenance of the amenity of the surrounding area, particularly residential zones and the streetscape. Whether the activity enhances the experience of users of the area. 	
SARZ-R13	Activities Not Otherwise Listed	
SARZ	Activity Status: DIS	
SARZ-R14	Industrial Activities	
SARZ	Activity Status: NC	

Standards

SARZ-S1	Height	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha))	<ol style="list-style-type: none"> The maximum height of any building or structure (excluding lighting poles) shall not exceed 8m above ground level. 	With S1.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The impact of the increased height on users of the site. The location, design, scale and appearance of the building or structure. Adverse effects on the streetscape.

		<ul style="list-style-type: none"> d. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. e. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
Specific Control Area 14 (Ruatanuiwha)	<p>2. The maximum height of any building or structure shall not exceed 5m above ground level, except that:</p> <ul style="list-style-type: none"> a. One Control Tower building, not exceeding 12m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1; and b. One Communications Tower building, not exceeding 18m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	<p>With S1.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site. b. The location, design, scale and appearance of the building or structure. c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. d. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone. e. The extent to which the increase in height is necessary to support recreation activities.
SARZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
SARZ	<p>1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Adverse effects resulting from the bulk and dominance of built form. b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation measures.
SARZ-S3	Setbacks	Activity Status where compliance not achieved:

SARZ (outside Specific Control Area 14 (Ruātaniwha))	1. Any building or structure shall be set back a minimum of 4.5m from any boundary (including a road boundary).	With S3.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design, scale and appearance of the building or structure. For road boundaries, adverse effects on the streetscape. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. 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. The adequacy of any mitigation measures.
Specific Control Area 14 (Ruātaniwha)	2. Any building or structure shall be set back a minimum of: <ol style="list-style-type: none"> 10m from any boundary with the Open Space Zone; and 20m from any road boundary. 	With S3.2: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact, including dominance of the built form on: <ol style="list-style-type: none"> Users of the site, and For road boundaries, the streetscape; and For internal boundaries, on the Open Space Zone. Effects on public access. The adequacy of any mitigation measures, including any landscaping proposed.
SARZ-S4	Coverage	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruātaniwha))	1. The maximum building coverage of any site shall not exceed 40%.	With S4.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings on the site.

		<ul style="list-style-type: none"> c. The visual impact of the built form on users of the site, the streetscape and surrounding environment. d. The adequacy of any mitigation measures, including any landscaping proposed.
Specific Control Area 14 (Ruataniwha)	<ul style="list-style-type: none"> 2. The maximum building coverage across the Specific Control Area shall not exceed 20%; and 3. The maximum size of any single building shall not exceed 600m². 	With S4.2 – S4.3: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The ratio of open space to built form. b. The location, design and appearance of buildings proposed. c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. d. The visual impact of the built form on users of the site, and on the surrounding Open Space Zone. e. The extent to which the building is necessary to support recreation activities. f. Effects on public access. g. The adequacy of any mitigation measures, including any landscaping proposed.
Specific Control Area YY (Station Bay)¹¹	<u>4. The maximum building coverage across the Specific Control Area shall not exceed 10% 2700m².</u>	With S4.4: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. <u>The ratio of open space to built form.</u> b. <u>The location, design and appearance of buildings on the site.</u> c. <u>Effects on, and compatibility with, the landscape character of the zone and surrounding environment.</u> d. <u>The visual impact of the built form on users of the site, the streetscape and surrounding environment.</u> e. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u>

¹¹ TLGL (10.16)

SARZ-S5	Reflectivity	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design and appearance of buildings on the site. The visual impact of the built form on users of the zone and surrounding environment. The adequacy of any mitigation measures.
SARZ-S6	Servicing	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.	NC

FIGURE SARZ-1 Outline Development Plan

