

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
<u>boundary</u>	<u>internal boundary</u> <u>road boundary</u> <u>side boundary</u> ¹	
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet service station trade-based retail yard-based retail
	home business	
<u>community facilities</u>	<u>community corrections activities</u> ² <u>emergency service facilities</u> ³	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	

Definitions

Note: Grey Highlight = terms proposed in PC20 that are not within scope of PC21.

Pink Highlight = terms proposed in PC21 that are from the National Planning Standard which will replace existing terms in the Operative Plan.

Green Highlight = terms proposed in PC21 that are from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Blue Highlight = new terms proposed in PC21 that are not from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Orange Highlight = terms used in proposed PC21 that are from the Operative Plan.

Yellow Highlight = terms used in proposed PC21 that are from the Operative Plan but have been amended. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

¹ TL&GL (121)

² Department of Corrections (84)

³ FENZ (81)

Term	Definition
access	means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.
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)
<u>ancillary structure</u>	<u>means any:</u> a. <u>boundary fence less than 2m in height;</u> b. <u>decking less than 1m in height;</u> c. <u>free standing mailboxes;</u> d. <u>washing lines;</u> e. <u>raised garden beds; and</u> f. <u>other small decorative structures less than 1m² in gross floor area and 2m in height.</u> ⁴
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 waters of the lake cover at its annual highest level without exceeding its margin;</i>

⁴ Response to Minute 4 – S42A Authors, TL&GL (121)

	<p>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p> <p>(National Planning Standard definition)</p>
boundary	<p>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.</p> <p>Internal Boundary: means any boundary of the net area of a site other than a road boundary and includes a side boundary.</p> <p>Road Boundary: means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.</p> <p>Side Boundary: means any boundary of a site generally at right angles to a road boundary.⁵</p>
building	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> partially or fully roofed; and fixed or located on or in land. <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p> <p>(National Planning Standard definition)</p>
building coverage	<p>means the percentage of the net site area covered by the building footprint.</p> <p>(National Planning Standard definition)</p>
building footprint	<p>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.</p> <p>(National Planning Standard definition)</p>
commercial activity	<p>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p> <p>(National Planning Standard definition)</p>
commercial visitor accommodation	<p>means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including:</p> <ol style="list-style-type: none"> backpackers;

⁵ TL&GL (121)

	<ul style="list-style-type: none"> b. camping grounds; c. hostels; d. hotels; e. motels; f. motor inns; and g. tourist lodges; and h. self-contained units and bedsits.⁶
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. ⁷
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)
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) includes – <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. (National Planning Standard definition)
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. ⁸
environment	has the same meaning as in section 2 of the RMA (as set out below) includes – <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and

⁶ TL&GL (121)

⁷ Department of Corrections (84)

⁸ FENZ (81)

	<p>c. amenity values; and</p> <p>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> <p>(National Planning Standard definition)</p>
food and beverage outlet	<p>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.</p>
fresh water	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means all water except coastal water and geothermal water.</i></p> <p>(National Planning Standard definition)</p>
gross floor area	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:</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>
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

	<ul style="list-style-type: none"> f. Dag crushing g. Fellmongering h. Fish cleaning i. Fish curing j. Flax pulping k. Flock manufacturing, or teasing of textile materials for any purpose l. Gut scraping and treating m. Nightsoil collection and disposal n. Slaughtering of animals for any purpose other than human consumption o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting q. Tanning r. Wood pulping s. Wool scouring
height	<p>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)</p>
height in relation to boundary	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. a site; or b. another specified reference point. <p>(National Planning Standard definition)</p>
home business	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity. <p>(National Planning Standard definition)</p>
industrial activity	<p>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)</p>
internal boundary:	<p>means any boundary of the net area of a site other than a road boundary and includes a side boundary.⁹</p>
impervious coverage	<p>means the percentage of the net site area covered by impervious surfaces.</p>
impervious surface	<p>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.</p>

⁹ TL&GL (121)

<p>infrastructure</p>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means –</p> <p>(a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;</p> <p>(b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;</p> <p>(c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;</p> <p>(d) 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—</p> <p style="padding-left: 20px;">a. uses them in connection with the generation of electricity for the person’s use; and</p> <p style="padding-left: 20px;">b. does not use them to generate any electricity for supply to any other person</p> <p>(e) a water supply distribution system, including a system for irrigation;</p> <p>(f) a drainage or sewerage system;</p> <p>(g) structures for transport on land by cycleways, rail, roads, walkways, or any other means;</p> <p>(h) facilities for the loading or unloading of cargo or passengers transported on land by any means;</p> <p>(i) an airport as defined in section 2 of the Airport Authorities Act 1966;</p> <p>(j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990;</p> <p>(k) 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;</p> <p>(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</p>
<p>lake</p>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means a body of fresh water which is entirely or nearly surrounded by land.</p> <p>(National Planning Standard definition)</p>
<p>land</p>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>(a) includes land covered by water and the airspace above land; and</p> <p>(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</p>

	<p><i>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</i></p> <p>(National Planning Standard definition)</p>
landscaping	<p>means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.</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, 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> <ol style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but <p>(b) excludes:</p> <ol 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> <ol 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.

	(National Planning Standard definition)
operational need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. ¹⁰ (National Planning Standard definition)
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. (National Planning Standard definition)
outdoor storage	means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
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. ¹¹
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)
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)

¹⁰ MoE(18)

¹¹ TL&GL (121)

has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989

Section 315 of the Local Government Act 1974 road definition:

road means the whole of any land which is within a district, and which—

- 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 Roding Powers Act 1989

Section 2(1) of the Government Roding Powers Act 1989 motorway definition

motorway—

- 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.

(National Planning Standard definition)

<u>road boundary</u>	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. ¹²
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: <ul style="list-style-type: none"> a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); c. warrant of fitness testing; d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; e. truck stops; f. light engineering; g. carwash facilities; h. other retail sales subsidiary to the main use of the site.
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
<u>side boundary</u>	means any boundary of a site generally at right angles to a road boundary. ¹³
site	means: <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. <p>(National Planning Standard definition)</p>

¹² TL&GL (121)

¹³ TL&GL (121)

structure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> <p>(National Planning Standard definition)</p>
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> <ol 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>
water	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>(a) means water in all its physical forms whether flowing or not and whether over or under the ground;</i></p> <p><i>(b) includes fresh water, coastal water, and geothermal water;</i></p> <p><i>(c) does not include water in any form while in any pipe, tank, or cistern.</i></p> <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>
yard-based retail	<p>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.</p>

Residential Zones

Large Lot Residential Zone

Introduction

The Large Lot Residential Zone provides opportunities to enjoy a more spacious living environment while remaining close to a town centre and covers outer residential areas in Fairlie, Twizel and Kimbell.

Development in the Large Lot Residential Zone is predominantly residential with other ~~small scale~~ non-residential activities provided where they are ancillary to residential activity or are consistent with the character and amenity values of the zone.¹⁴

The density within the Large Lot Residential Zone is the lowest of all the residential zones. The typical housing type is detached houses on larger sites to maintain an open and spacious character.

Objectives and Policies

Objectives	
LLRZ-O1	Zone Purpose
The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity <u>that support and are consistent with the character and amenity values of the zone.</u> ¹⁵	
LLRZ-O2	Zone Character and Amenity Values
The Large Lot Residential Zone is a desirable low density living environment, which: <ol style="list-style-type: none"> 1. contains predominantly detached residential units on large lots; 2. maintains a predominance of open space over built form; and 3. provides on-site amenity and maintains the spacious character and amenity values of adjacent sites. 	
Policies	
LLRZ-P1	Residential Activities
Enable residential activities within a range of residential unit types and sizes.	
LLRZ-P2	Compatible Activities
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> 1. they are ancillary to a residential activity <u>or are consistent with the character, amenity values and purpose of the zone;</u>¹⁶ 2. <u>they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre or Town Centre Zones;</u>¹⁷ 3. they are consistent with the character, amenity values and purpose of the zone; and 4. the effects of the activity <u>including its scale, hours of operation, parking and vehicle manoeuvring</u> are compatible with the amenity values of adjacent sites; <u>and</u>¹⁸ 5. there is a functional need or operational need to establish in the zone.¹⁹ 	
LLRZ-P3	Workers Accommodation
Provide for workers accommodation which exceeds the density requirements, where: <ol style="list-style-type: none"> 1. the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area; 2. sufficient parking and servicing is provided on-site; 3. parking and vehicle manoeuvring areas are appropriately designed; and 	

¹⁴ Consequential Amendment MoE (18)

¹⁵ MoE (18)

¹⁶ Consequential Amendment FENZ (81)

¹⁷ Consequential Amendment FENZ (81)

¹⁸ Consequential Amendment FENZ (81)

¹⁹ Consequential Amendment MoE (18)

4. road safety and efficiency is maintained.	
LLRZ-P4	Other Non-Residential Activities
Avoid non-residential activities and buildings not provided for in LLRZ-P2, unless: <ol style="list-style-type: none"> any adverse effects of the activity do not compromise the amenity values of the surrounding area; and the nature, scale and intensity of the activity is compatible with the character and purpose of the zone. 	
LLRZ-P5	Adverse Effects
Manage development within the Large Lot Residential Zone to ensure: <ol style="list-style-type: none"> built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; larger lot sizes are retained in areas subject to servicing constraints in Specific Control Areas 1 and 2, until such time appropriate services are in place; and a predominance of open space over built form is maintained; <u>and</u> <u>the potential for reverse sensitivity effects to arise in relation to adjoining industrial areas is minimised.</u>²⁰ 	

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](#).”*²¹

Rules

LLRZ-R1	Residential Units	
Large Lot Residential Zone	Activity Status: PER Where the activity complies with the following standards: LLRZ-S1 to LLRZ-S5 6 ²²	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LLRZ-R2	Minor Residential Units	
Large Lot Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> There is a maximum of one minor residential unit per site; The maximum <u>gross</u> floor area of the minor residential unit is 65m² excluding garaging; <u>and</u> The minor unit does not exceed one storey; and²³ The minor residential unit is ancillary to or for the purpose of residential activity. 	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). Activity status when compliance is not achieved with R2.1 to R2.34: DIS

²⁰ Enviro Waste (108)

²¹ Waka Kotahi (119)

²² ECan (57)

²³ Consequential Amendment W and Z Speak (138)

	And the activity complies with the following standards: LLRZ-S2 to LLRZ-S65. ²⁴	
LLRZ-R3	Buildings and Structures Not Otherwise Listed	
Large Lot Residential Zone	Activity Status: PER Where the activity complies with the following rule requirements: LLRZ-S2 to LLRZ-S65. ²⁵	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LLRZ-R4	Residential Activity	
Large Lot Residential Zone	Activity Status: PER	
LLRZ-R5	Residential Visitor Accommodation	
Large Lot Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and 2. The maximum occupancy of a site <u>the unit</u>²⁶ used for residential visitor accommodation does not exceed six guests per night. 	Activity status when compliance is not achieved with R5.1: DIS Activity status when compliance is not achieved with R5.2: RDIS Where: <ol style="list-style-type: none"> 3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. Activity status when compliance is not achieved with R5.3: DIS
LLRZ-R6	Home Business	

²⁴ Consequential Amendment ECan (57)

²⁵ Consequential Amendment ECan (57)

²⁶ Relates to TL&GL (121)

<p>Large Lot Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. 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>Activity status when compliance is not achieved with R6.1 to R6.4: DIS</p>
<p>LLRZ-R7 Recreation Activities and Community Gardens</p>		
<p>Large Lot Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a motorised recreation activity. 	<p>Activity status when compliance is not achieved with R7.1: DIS</p>
<p>LLRZ-R8 Education Facilities</p>		
<p>Large Lot Residential Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The education activity is undertaken within a residential building and is ancillary to a residential activity. 2. The maximum number of children in attendance at any one time is six, excluding any children who live on site. 	<p>Activity status when compliance is not achieved with R8.1 and R8.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. <u>Whether there is a functional or operational need to establish in the zone.</u>²⁷ e. The adequacy of any mitigation measures.
<p>LLRZ-R9 Commercial Activities Not Provided in LLRZ-R6</p>		

²⁷ Consequential Amendment MoE (18)

Large Lot Residential Zone	Activity Status: DIS	
LLRZ-R10	Community Facilities Not Provided in LLRZ-R7	
Large Lot Residential Zone	<p>Activity Status: DIS DIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of buildings on the site. The traffic impacts including the provision of adequate parking and loading areas. Effects on amenity values of adjoining residential sites including noise. Whether there is a functional or operational need to establish in the zone.²⁸ The adequacy of any mitigation measures.²⁹ 	
LLRZ-R11	Retirement Villages	
Large Lot Residential Zone	Activity Status: DIS	
LLRZ-R12	Commercial Visitor Accommodation	
Large Lot Residential Zone	Activity Status: DIS	
LLRZ-R13	Activities Not Otherwise Listed	
Large Lot Residential Zone	Activity Status: DIS	
LLRZ-R14	Industrial Activities	
Large Lot Residential Zone	Activity Status: NC	

Standards

LLRZ-S1	Density	Activity Status where compliance not achieved:
Large Lot Residential Zone in Twizel and Fairlie	<ol style="list-style-type: none"> Where the residential unit is connected to a reticulated sewerage system, or the residential unit is not connected to a reticulated sewerage system but the wastewater discharge is 	DIS

²⁸ Consequential Amendment MoE (18)

²⁹ FENZ (81)

	authorised by Environment Canterbury, † The minimum site area per residential unit is 2,000m ² .	
Large Lot Residential Zone in Kimbell	2. The minimum site area per residential unit is 2,000m² where the wastewater discharge is authorised by Environment Canterbury. ³⁰	
Specific Control Area 1	3. The minimum site area per residential unit is 4,000m ² .	
Specific Control Area 2	4. The minimum site area per residential unit is 1ha.	
LLRZ-S2	Height	
Large Lot Residential Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: RES-MD1
LLRZ-S3	Height in Relation to Boundary	
Large Lot Residential Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: RES-MD2
LLRZ-S4	Setbacks	
Large Lot Residential Zone	<ol style="list-style-type: none"> Any building or structure, excluding ancillary structures, shall be setback a minimum of 10m from any road boundary, shared accessway or reserve. All residential units and buildings and structures, excluding ancillary structures, not otherwise specified shall be setback a minimum of 10m from internal boundaries. All accessory buildings or structures, excluding ancillary structures,³¹ shall be setback a minimum of 5m from internal boundaries. <u>Where a site adjoins the General Industrial Zone, any residential unit or habitable buildings shall be setback a minimum of 20m from the boundary with the General Industrial Zone.</u>³² 	RDIS Matters of discretion are restricted to: RES-MD3

³⁰ ECan (57)

³¹ Response to Minute 4 – S42A Authors, TL&GL (121)

³² Enviro Waste (108).

LLRZ-S5	Coverage	
Large Lot Residential Zone	<ol style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed 25%. 2. The maximum building and impervious coverage of any site shall not exceed 40%. 	<p>RDIS</p> <p>Matters of discretion are restricted to: RES-MD4</p>
LLRZ-S6	Servicing	
Large Lot Residential Zone in Kimbell	<ol style="list-style-type: none"> 1. <u>All residential units and buildings requiring wastewater disposal which are not connected to a reticulated sewer network, but which involve the discharge of wastewater, shall be provided with an on-site wastewater treatment and disposal system, authorised by Environment the Canterbury Regional Council by way of a rule or resource consent.</u>³³ 	DIS

³³ ECan (57)

Low Density Residential Zone

Introduction

The Low Density Residential Zone is the Districts main residential zone and covers residential areas in Fairlie, Takapō / Lake Tekapo and Twizel and the smaller settlements of Te Kopi-O-Ōpihi / Burkes Pass, Kimbell and Albury.

The purpose of the Zone is to provide predominantly for suburban living with a range of site sizes and building types. Other activities including community facilities and retirement villages are also anticipated where they support the local population and are compatible with the character and amenity values of the zone.

The typical housing type is detached houses on sections between 400-600m². Where residential units are not connected to a reticulated sewerage system, larger sections are required to allow for on-site wastewater treatment and disposal.

Objectives and Policies

Objectives	
LRZ-O1	Zone Purpose
The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
LRZ-O2	Zone Character and Amenity Values
The Low Density Residential Zone is a desirable suburban living environment, which: <ol style="list-style-type: none"> 1. contains predominantly one to two story detached residential units; and 2. provides on-site amenity and maintains the suburban character and amenity values of adjacent sites. 	

Policies	
LRZ-P1	Residential Activities
Enable residential activities within a range of residential unit types and sizes.	
LRZ-P2	Compatible Activities
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> 1. they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone; 2. they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre or Town Centre Zones; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites; <u>and</u> 4. <u>there is a functional need or operational need to establish in the zone.</u>³⁴ 	
LRZ-P3	Workers Accommodation
Provide for workers accommodation which exceeds the density requirements, where: <ol style="list-style-type: none"> 1. the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area; 2. sufficient parking and servicing is provided on-site; 3. parking and vehicle manoeuvring areas are appropriately designed; and 4. road safety and efficiency is maintained. 	

³⁴ MoE (18)

LRZ-P4	Retirement Living
Provide for retirement living and retirement villages, where: <ol style="list-style-type: none"> 1. the scale, form, composition and design of the retirement living, or village maintains the character and amenity values of the surrounding area; 2. they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; 3. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 4. road safety and efficiency is maintained. 	
LRZ-P5	Other Non-Residential Activities
Avoid non-residential activities and buildings not provided for in LRZ-P2 or LRZ-P4, unless: <ol style="list-style-type: none"> 1. the activity is an expansion of an existing activity; and/or 2. any adverse effects of the activity do not compromise the amenity values of the surrounding area; and 3. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone. 	
LRZ-P6	Adverse Effects
Manage development within the Low Density Residential Zone to ensure: <ol style="list-style-type: none"> 1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; 2. larger lots sizes are retained in areas subject to servicing constraints in Specific Control Area 4, until such time appropriate services are in place; and 3. building and structures located in Specific Control Area 5 do not dominate the identified ridgeline when viewed from a public place. 	

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](#).”³⁵*

Rules

LRZ-R1	Residential Units	
Low Density Residential Zone	Activity Status: PER Where the activity complies with the following standards: LRZ-S1 to LRZ-S5 ³⁶	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LRZ-R2	Minor Residential Units	
Low Density Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum <u>gross</u> floor area of the minor residential unit is 65m² excluding garaging; <u>and</u> 	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). Activity status when compliance is not achieved with R2.1 to R2.34: DIS

³⁵ Waka Kotahi (119)

³⁶ ECan (57)

	<p>3. The minor unit does not exceed one storey; and ³⁷</p> <p>4. The minor residential unit is ancillary to or for the purpose of residential activity.</p> <p>And the activity complies with the following standards: LRZ-S2 to LRZ-S65³⁸</p>	
LRZ-R3	Buildings and Structures Not Otherwise Listed	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: LRZ-S2 to LRZ-S65³⁹</p>	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LRZ-R4	Residential Activity	
Low Density Residential Zone	Activity Status: PER	
LRZ-R5	Residential Visitor Accommodation	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and The maximum occupancy of a site the unit⁴⁰ used for residential visitor accommodation does not exceed six guests per night 	<p>Activity status when compliance is not achieved with R5.1: DIS</p> <p>Activity status when compliance is not achieved with R5.2: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of buildings on the site. The traffic impacts including the provision of adequate onsite parking. Effects on amenity values of adjoining residential sites including noise. The adequacy of any mitigation measures.

³⁷ W and Z Speak (138)

³⁸ Consequential Amendment ECan (57)

³⁹ Consequential Amendment ECan (57)

⁴⁰ Relates to TL&GL (121)

		Activity status when compliance is not achieved with R5.3: DIS
LRZ-R6	Home Business	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. 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. 	Activity status when compliance is not achieved with R6.1 to R6.4: DIS
LRZ-R7	Recreation Activities and Community Gardens	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a motorised recreation activity. 	Activity status when compliance is not achieved with R7.1: DIS
LRZ-R8	Education Facilities	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an expansion to an existing activity; or 2. The education activity is undertaken within a residential building and is ancillary to a residential activity; and 3. The maximum number of children in attendance at any one time is six, excluding any children who live on site. 	<p>Activity status when compliance is not achieved with R8.1, R8.2 and R8.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise.

		<p>d. <u>Whether there is a functional or operational need to establish in the zone.</u>⁴¹</p> <p>e. The adequacy of any mitigation measures.</p>
LRZ-R9	Community Facilities Not Provided in LRZ-R7	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is an expansion to an existing activity.</p>	<p>Activity status when compliance is not achieved with R10.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p> <p>d. <u>Whether there is a functional or operational need to establish in the zone.</u>⁴²</p> <p>e. The adequacy of any mitigation measures.</p>
LRZ-R10	Retirement Villages	
Low Density Residential Zone	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network.</p> <p>c. Provision of landscaping, open space, <u>waste storage</u>⁴³ and on-site amenity for residents.</p> <p>d. Effects on amenity values of adjoining residential sites including outlook and privacy.</p> <p>e. The adequacy of any mitigation measures.</p>	
LRZ-R11	Industrial Activities	

⁴¹ Consequential Amendment MoE (18)

⁴² Consequential Amendment MoE (18)

⁴³ Consequential Amendment Enviro Waste (108)

<p>Low Density Residential Zone</p>	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an expansion to an existing activity. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The nature, scale and intensity of the activity. b. The location, design and appearance of buildings on the site. c. The traffic impacts including the provision of adequate onsite parking and loading areas. d. Effects on amenity values of adjoining residential sites including noise. e. The adequacy of any mitigation measures. 	<p>Activity status when compliance is not achieved with R11.1: NC</p>
<p>LRZ-R12</p>	<p>Commercial Visitor Accommodation</p>	
<p>Low Density Residential Zone</p>	<p>Activity Status: DIS</p>	
<p>LRZ-R13</p>	<p>Commercial Activities Not Provided in LRZ-R6</p>	
<p>Low Density Residential Zone</p>	<p>Activity Status: DIS</p>	
<p>LRZ-R14</p>	<p>Activities Not Otherwise Listed</p>	
<p>Low Density Residential Zone</p>	<p>Activity Status: DIS</p>	

Standards

<p>LRZ-S1</p>	<p>Density</p>	<p>Activity Status where compliance not achieved:</p>
<p>Low Density Residential Zone in <u>Burkes Pass, Fairlie, Tekapo and Twizel</u></p>	<ol style="list-style-type: none"> 1. Where the residential unit will be connected to a reticulated sewerage system, the minimum site area per residential unit is 400m². 2. Where the residential unit will not be connected to a reticulated sewerage system but the wastewater discharge is authorised by Environment Canterbury, the minimum site 	<p>DIS</p>

	area per residential unit is 1,500m ² .	
Low Density Residential Zone in Albury and Kimbell	2. <u>The minimum site area per residential unit is 1,500m² where the wastewater discharge is authorised by Environment Canterbury.</u> ⁴⁴	
Specific Control Area 4	3. The minimum site area per residential unit is 4,000m ² .	
LRZ-S2	Height	
Low Density Residential Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: RES-MD1
LRZ-S3	Height in Relation to Boundary	
Low Density Residential Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: RES-MD2
LRZ-S4	Setbacks	
Low Density Residential Zone	1. Any building or structure, <u>excluding ancillary structures,</u> shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Pioneer Drive, Takapō / Lake Tekapo shall have any building or structure, <u>excluding ancillary structures,</u> setback a minimum of 4.5m. 2. Any building or structure, <u>excluding ancillary structures,</u> ⁴⁵ shall be setback a minimum of 2m from any internal boundary.	RDIS Matters of discretion are restricted to: RES-MD3
LRZ-S5	Coverage	
Low Density Residential Zone	1. The maximum building coverage of any site shall not exceed 40%. 2. The maximum building and impervious coverage of any site shall not exceed 50%.	RDIS Matters of discretion are restricted to: RES-MD4

⁴⁴ ECan (57)

⁴⁵ Response to Minute 4 – S42A Authors, TL&GL (121)

LRZ-S6	Ridgeline	
Low Density Residential Zone Specific Control Area 5	1. No buildings or structures shall protrude above the ridgeline extending towards the Tekapo River when viewed from a public place.	DIS
LRZ-S7	Servicing	
<u>Low Density Residential Zone in Kimbell and Albury</u>	1. <u>All residential units and buildings requiring wastewater disposal which are not connected to a reticulated sewer network, but which involve the discharge of wastewater, shall be provided with an on-site wastewater treatment and disposal system, authorised by Environment the Canterbury Regional Council by way of a rule or resource consent.</u> ⁴⁶	DIS

⁴⁶ ECAN (57)

Medium Density Residential Zone

Introduction

The Medium Density Residential Zone is located in Fairlie, Takapō / Lake Tekapo and Twizel.

The purpose of the Medium Density Residential Zone is to provide higher density residential living opportunities close to town centres and main roads. The typical housing types include detached,⁴⁷ semi-detached, terraced housing and low-rise apartments.

Buildings within the Medium Density Residential Zone are expected to be well-designed to ensure that they integrate with the surrounding area, minimise the effects of development on adjoining sites and provide a high-quality living environment for residents.

Other non-residential activities are anticipated where they support the local population and are compatible with the character and amenity values of the zone.

Objectives and Policies

Objectives	
MRZ-O1	Zone Purpose
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
MRZ-O2	Zone Character and Amenity Values
The Medium Density Residential Zone is a desirable, higher density, residential living environment, which: <ol style="list-style-type: none"> contains a range of housing typologies including <u>detached</u>,⁴⁸ semi-detached, terraced housing and low rise apartments; is well designed with good design outcomes; and provides on-site amenity and maintains the amenity values of adjacent sites. 	

Policies	
MRZ-P1	Residential Activities
Enable residential activities within a range of residential unit types and sizes.	
MRZ-P2	Compatible Activities
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone; they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre and Town Centre Zones; and the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites; <u>and</u> <u>there is a functional need or operational need to establish in the zone.</u>⁴⁹ 	
MRZ-P3	Retirement living
Provide for retirement living and retirement villages, where: <ol style="list-style-type: none"> the scale, form, composition and design of the retirement living or village maintains the character and amenity values of the surrounding area; 	

⁴⁷ Consequential Amendment TL&GL (121)

⁴⁸ TL&GL (121)

⁴⁹ MoE (18)

	<ol style="list-style-type: none"> they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; any parking and vehicle manoeuvring provided on-site is appropriately designed; and road safety and efficiency is maintained.
MRZ-P4	Other Non-Residential Activities
	<p>Avoid non-residential activities and buildings not provided for in MRZ-P2 or MRZ-P3, unless:</p> <ol style="list-style-type: none"> the activity is an expansion of an existing activity; and/or any adverse effects of the activity do not compromise the amenity values of the surrounding area; and the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.
MRZ-P5	Adverse Effects
	<p>Manage development within the Medium Density Residential Zone to ensure:</p> <ol style="list-style-type: none"> built form is of a scale and design that is consistent with the Mackenzie Medium Density Design Guidelines and is compatible with the character, amenity values and purpose of the zone; and within Specific Control Area 3 that the safety and efficiency of State Highway 8 is maintained.

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](#).”⁵⁰*

Rules

MRZ-R1	Residential Units	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> There is a maximum of one residential unit per site; The site has a minimum site area of 400m². <p>And Where the activity complies with the following standards: MRZ-S1₂ to MRZ-S9</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> <p>Activity status when compliance is not achieved with R1.1 or R1.2: RDIS</p> <p>Where: the activity complies with MRZ-S1 to MRZ-S9</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Consistency with the Mackenzie Medium Density Design Guidelines (Appendix APP2).⁵¹
MRZ-R2	Buildings and Structures Not Otherwise Listed	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: MRZ-S2 to MRZ-S9</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

⁵⁰ Waka Kotahi (119)

⁵¹ TL&GL (121)

MRZ-R3	Residential Activity	
Medium Density Residential Zone	Activity Status: PER	
MRZ-R4	Residential Visitor Accommodation	
Medium Density Residential Zone	<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 a minor residential unit; and 2. The maximum occupancy of a site the unit⁵² used for residential visitor accommodation does not exceed six guests per night. 	<p>Activity status when compliance is not achieved with R4.1: DIS</p> <p>Activity status when compliance is not achieved with R4.2: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. <p>Activity status when compliance is not achieved with R4.3: DIS</p>
MRZ-R5	Home Business	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to 	Activity status when compliance is not achieved with R5.1 to R5.4: DIS

⁵² Relates to TL&GL (121)

	<p>visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and</p> <p>4. 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>	
MRZ-R6	Recreation Activities and Community Gardens	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is not a motorised recreation activity.</p>	<p>Activity status when compliance is not achieved with R6.1: DIS</p>
MRZ-R7	Education Facilities	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is an expansion to an existing activity; or</p> <p>2. The education activity is undertaken within a residential unit and is ancillary to a residential activity; and</p> <p>3. The maximum number of children in attendance at any one time is six, excluding any children who live on site.</p>	<p>Activity status when compliance is not achieved with R7.1, R7.2 or R7.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate onsite parking.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p> <p>d. <u>Whether there is a functional or operational need to establish in the zone.</u>⁵³</p> <p>e. The adequacy of any mitigation measures.</p>
MRZ-R8	Community Facilities Not Provided in MRZ-R6	
Medium Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is an expansion to an existing activity.</p>	<p>Activity status when compliance is not achieved with R8.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p>

⁵³ Consequential Amendment MoE (18)

		<p>d. <u>Whether there is a functional or operational need to establish in the zone.</u> ⁵⁴</p> <p>e. The adequacy of any mitigation measures.</p>
MRZ-R9	Retirement Villages	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network.</p> <p>c. Provision of landscaping, open space, <u>waste storage</u>⁵⁵ and on-site amenity for residents.</p> <p>d. Effects on amenity values of adjoining residential sites including outlook and privacy.</p> <p>e. The adequacy of any mitigation measures.</p>	
MRZ-R10	Industrial Activities	
Medium Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where:</p> <p>1. The activity is an expansion to an existing activity.</p> <p>Matters of discretion are restricted to:</p> <p>a. The nature, scale and intensity of the activity.</p> <p>b. The location, design and appearance of buildings on the site.</p> <p>c. The traffic impacts including the provision of adequate onsite parking and loading areas.</p> <p>d. Effects on amenity values of adjoining residential sites including noise.</p> <p>e. The adequacy of any mitigation measures.</p>	Activity status when compliance is not achieved with R10.1: NC
MRZ-R11	Commercial Visitor Accommodation	

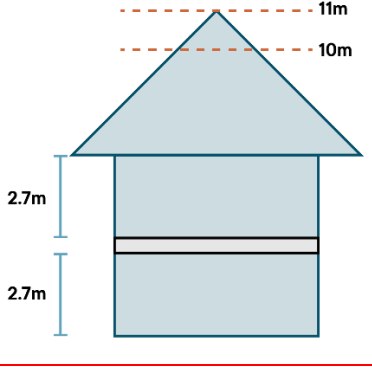
⁵⁴ Consequential Amendment MoE (18)

⁵⁵ Enviro Waste (108)

Medium Density Residential Zone	Activity Status: DIS	
MRZ-R12	Commercial Activities Not Provided in MRZ-R5	
Medium Density Residential Zone	Activity Status: DIS	
MRZ-R13	Activities Not Otherwise Listed	
Medium Density Residential Zone	Activity Status: DIS	

Standards

MRZ-S1	Density	Activity Status where compliance not achieved:
Medium Density Residential Zone	1. The minimum site area per residential unit is 4200 200m ² .	<p>Where: MRZ-S1 is not met, and the minimum site area per residential unit is not less than 200m²: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. Consistency with the Mackenzie Medium Density Design Guidelines (Appendix APP2).</p> <p>Where: MRZ-S1 is not met, and the minimum site area per residential unit is less than 200m²: DIS⁵⁶</p>
MRZ-S2	Height	

<p>Medium Density Residential Zone</p>	<p>1. The maximum height of any building or structure shall not exceed 10<u>7.5</u>m⁵⁷ above ground level except a gable roof may exceed the maximum height by no more than 1m.</p> <p>2. All floors shall have a minimum ceiling height of 2.7m.⁵⁸</p> 	<p>RDISA</p> <p>Matters of discretion are restricted to: RES-MD1</p>
<p>MRZ-S3</p>	<p>Height in Relation to Boundary</p>	
<p>Medium Density Residential Zone</p>	<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: RES-MD2</p>
<p>MRZ-S4</p>	<p>Setbacks</p>	
<p>Medium Density Residential Zone</p>	<p>1. Any building or structure, <u>excluding ancillary structures</u>, shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Lakeside Drive, Takapō / Lake Tekapo shall have any building or structure, <u>excluding ancillary structures</u>, setback a minimum of 4.5m.</p> <p>2. Any building or structure, <u>excluding ancillary structures</u>,⁵⁹ shall be setback a minimum of 2m from any internal boundary, <u>except for buildings that share a common wall with a building on an adjoining site.</u>⁶⁰</p> <p>3. Any building or structure on the true right bank of the Tekapo River shall be setback a minimum of 6m from the edge of the upper terrace.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to: RES-MD3</p>
<p>MRZ-S5</p>	<p>Coverage</p>	
<p>Medium Density</p>	<p>1. The maximum building coverage of any site shall not exceed 40%.</p>	<p>RDIS</p>

⁵⁷ James Underwood (28), Frank Hocken (53), Scott Aronsen (68), Stephen Golding (95), Rosemary Golding (96), Jane Nicholls (144), Eleanor Harris-Brouwer (146), Jan Spriggs (76), Jessica Mackay (97), Nick Mackauy (98), Heather Earthorne (105), Anthony Weeks (107), Janette Hodges (112), Frances Dennison (120), Erica Wills (143) and Malcom Lousley (148).

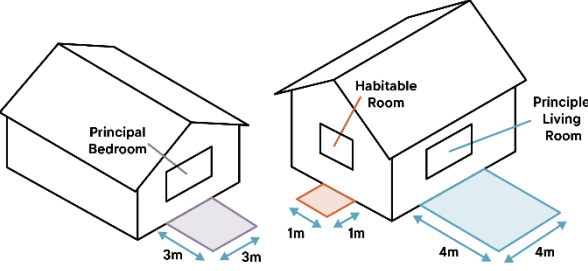
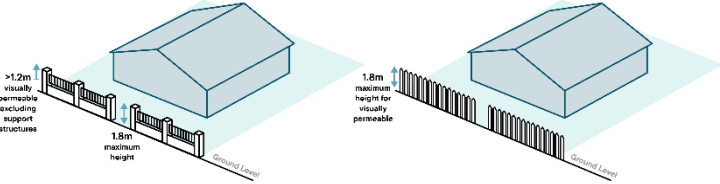
⁵⁸ TL&GL (121)

⁵⁹ Response to Minute 4 – S42A Authors, TL&GL (121)

⁶⁰ TL&GL (121)

Residential Zone		Matters of discretion are restricted to: RES-MD4
MRZ-S6	Landscaping	
Medium Density Residential Zone	1. The minimum percentage of landscaping on any site shall be 30%.	RDIS Matters of discretion are restricted to: RES-MD5
MRZ- S7	Outdoor Living Space	
Medium Density Residential Zone	1. All residential units shall be provided with an outdoor living space, directly accessed from a living area, of at least: <ul style="list-style-type: none"> a) 25m² at ground level with a minimum dimension of 3m; or b) a balcony of at least 12m² with a minimum dimension of 2m. 	RDIS Matters of discretion are restricted to: RES-MD6
MRZ-S8	Minimum Outlook Space	
Medium Density Residential Zone	<ol style="list-style-type: none"> 1. All habitable rooms shall have minimum outlook space of at least: <ul style="list-style-type: none"> a) 4m in depth and 4m in width, for principal living rooms; b) 3m in depth and 3m in width, for principal bedrooms; and c) 1m in depth and 1m in width, for other habitable rooms. 2. <u>The width of the outlook space shall be measured from the centre point of the largest window on the building face to which it applies.</u> 3. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u> 4. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u> 5. <u>Outlook spaces may be under or over a balcony.</u> 6. <u>Outlook spaces required from different rooms within the same building may overlap.</u> 7. <u>Outlook spaces must be clear and unobstructed by buildings and not extend over an outlook space or outdoor living space required by another dwelling.</u>⁶¹ 	RDIS Matters of discretion are restricted to: RES-MD7

⁶¹ TL&GL (121)

		
MRZ-S9	Fencing	
Medium Density Residential Zone	<p>1. All fencing along the road boundary shall be:</p> <ol style="list-style-type: none"> No higher than 1.8m above ground level; and Any part of the fence higher than 1.2m⁶² above ground level shall be visually permeable, excluding support structures. 	RDIS Matters of discretion are restricted to: RES-MD8
MRZ-S10	Access	
Medium Density Residential Zone Specific Control Area 5	<p>1. All activities shall obtain vehicular access to State Highway 8 from Lakeside Drive. No direct access from State Highway 8 is permitted.</p>	NC

⁶² TL&GL (121)

Residential Zones

Matters of Discretion

RESZ-MD1 Height

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

RESZ-MD2 Height in Relation to Boundary

- 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.

RESZ-MD3 Setbacks

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.
- d. The adequacy of any mitigation measures.
- e. Where adjacent to the General Industrial Zone, the potential for reserve sensitivity effects to arise.⁶³

RESZ-MD4 Coverage

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

RESZ-MD5 Landscaping

- a. The location, design and appearance of buildings on the site.
- b. The extent and quality of the landscaping proposed to soften the built form. 7
- c. The visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
- d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.⁶⁴
- e. The adequacy of any mitigation measures.

RESZ-MD6 Outdoor Living Space

- a. The provision of landscaping, open space, and on-site amenity for residents.

⁶³ Enviro Waste (108)

⁶⁴ Waka Kotahi (119)

- b. The adequacy of any mitigation measures.

RESZ-MD7 Minimum Outlook Space

- a. The level of on-site amenity provided for residents.
- b. The extent of adverse effects on privacy, outlook and other amenity values for the adjoining property.
- c. The adequacy of any mitigation measures.

RESZ-MD8 Fencing

- a. The design, scale, and appearance of the fence.
- b. Adverse effects on the streetscape.
- c. The adequacy of any mitigation measures.

Commercial and Mixed Use Zones

Neighbourhood Centre Zone

Introduction

The Neighbourhood Centre Zone applies to small areas within Takapo / Lake Tekapo township which are separate from the main town centre area. This zone provides for small-scale commercial and community activities, to support the surrounding residential area without detracting from the role of the Town Centre Zone.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

Objectives and Policies

Objectives	
NCZ-O1	Zone Purpose
The Neighbourhood Centre Zone contains a range of primarily small-scale commercial and community activities that support the surrounding residential area.	
NCZ-O2	Zone Character and Amenity Values
The Neighbourhood Centre Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated in within and beyond the zone.	

Policies	
NCZ-P1	Commercial and Community Activities
Enable a wide range of small-scale commercial activities and community and education facilities ⁶⁵ to establish and operate within the Neighbourhood Centre Zone.	
NCZ-P2	Compatible Activities
Provide for activities that are not enabled by NCZ-P1 to establish and operate within the Neighbourhood Centre Zone 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. are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area. 	
NCZ-P3	Adverse Effects
Manage development within the Neighbourhood Centre Zone to ensure that it: <ol style="list-style-type: none"> 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone. 	

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*

⁶⁵ MoE (18)

*take to determine what rules apply to any activity, and the status of that activity, are provided in [Part 1 – How the Plan Works](#).*⁶⁶

Rules

NCZ-R1	Buildings and Structures	
Neighbourhood Centre Zone	Activity Status: PER Where the activity complies with the following standards: NCZ-S1 to NCZ-S6	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
NCZ-R2	Commercial Activities	
Neighbourhood Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is not a service station. 2. The activity is not Commercial Visitor Accommodation. 3. Any food and beverage outlet or retail activity does not exceed 150m² in gross floor area per tenancy. 	Activity status when compliance is not achieved with R2.1: NC Activity status when compliance is not achieved with R2.2: DIS Activity status when compliance is not achieved with R2.3: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.
NCZ-R3	Community Facilities	

⁶⁶ Waka Kotahi (119)

Neighbourhood Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> Any community facility does not exceed 200m² in gross floor area. 	Activity status when compliance is not achieved with R3.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design and appearance of buildings and landscaping on the site. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. The traffic impacts including the provision of adequate parking and loading areas. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.
NCZ-R4	Educational Facilities	
Neighbourhood Centre Zone	Activity Status: PER	
NCZ-R5	Residential Activities	
Neighbourhood Centre Zone	Activity Status: DIS	
NCZ-R6	Industrial Activities	
Neighbourhood Centre Zone	Activity Status: NC	
NCZ-R7	Activities Not Otherwise Listed	
Neighbourhood Centre Zone	Activity Status: DIS	

Standards

NCZ-S1	Height	Activity Status where compliance not achieved:
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Neighbourhood Centre Zone	1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.	RDIS Matters of discretion are restricted to: CMUZ-MD1
NCZ-S2	Height in Relation to Boundary	
Neighbourhood Centre Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: CMUZ-MD2
NCZ-S3	Setbacks	
Neighbourhood Centre Zone	1. Any building or structure, <u>excluding ancillary structures,</u> ⁶⁷ shall be set back a minimum of 2m from any road boundary or internal boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3
NCZ-S4	Outdoor Storage	
Neighbourhood Centre Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	RDIS Matters of discretion are restricted to: CMUZ-MD4
NCZ-S5	Coverage	
Neighbourhood Centre Zone	1. The maximum building coverage of any site shall not exceed 45%.	RDIS Matters of discretion are restricted to: CMUZ-MD5
NCZ-S6	Landscaping	
Neighbourhood Centre Zone	1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity.	RDIS Matters of discretion are restricted to: CMUZ-MD6

⁶⁷ Response to Minute 4 – S42A Authors, TL&GL (121)

	<ol style="list-style-type: none">2. The minimum percentage of landscaping on any site shall be 30%.3. All landscaping required in 1. and 2. above shall be:<ol style="list-style-type: none">a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; orb. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; andc. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	
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Large Format Retail Zone

Introduction

The Large Format Retail Zone is located within the Lake Tekapo/Tākapo and Twizel townships. This zone provides primarily for retail activities that require a large floor and/or yard area and which are less well suited to traditional town centre areas. The zone is intended to support the overall retail offering within the District, without detracting from the role of the Town Centre Zone as the primary commercial area.

Because of the type of activities anticipated within this zone, a greater scale of built form is anticipated than in other commercial zones, along with car parking and loading areas. The effects of activities within this zone need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, careful management of the zone interface is required. Activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise, and to limit the type and scale of commercial activities to ensure that development within this zone does not detract from the vibrancy and vitality of the Town Centre Zone.

Objectives and Policies

Objectives	
LFRZ-O1	Zone Purpose
The Large Format Retail Zone provides primarily for large-scale retail activities.	
LFRZ-O2	Zone Character and Amenity Values
The adverse effects of activities and built form within the Large Format Retail Zone are managed in a way that: <ol style="list-style-type: none"> 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjoining areas. 	

Policies	
LFRZ-P1	Large-scale Retail Activities
Enable large scale retail activities to establish and operate within the Large Format Retail Zone.	
LFRZ-P2	Other Activities
Avoid the establishment of activities that are not enabled by LFRZ-P1 within the Large Format Retail Zone unless they: <ol style="list-style-type: none"> 1. are not retail activities that are more suited to a location within the Town Centre Zone; 2. will not detract from the character, amenity values or purpose of the Town Centre Zone; and 3. will not result in reverse sensitivity effects with activities that are anticipated in the zone. 	
LFRZ-P3	Adverse Effects
Manage the adverse effects of activities within the Large Format Retail Zone to: <ol style="list-style-type: none"> 1. ensure that built form is of a scale that is compatible with the role and function of the zone; 2. provide for a good level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas. 	

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](#).”*⁶⁸

Rules

LFRZ-R1	Buildings and Structures	
Large Format Retail Zone	Activity Status: PER Where the activity complies with the following standards: LFRZ-S1 to LFRZ-S6	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LFRZ-R2	Retail Activities	
Large Format Retail Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The gross floor area of any individual retail activity is a minimum of 500m²; or 2. The activity is: <ol style="list-style-type: none"> a. a food and beverage outlet; or b. a service station; or c. yard-based retail; or d. trade-based retail. 	Activity status when compliance is not achieved with R2.1: DIS
LFRZ-R3	Ancillary Activities	
Large Format Retail Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is ancillary to a permitted activity. 	Activity status when compliance is not achieved with R3.1: DIS
LFRZ-R4	Commercial Activities (unless specified in LFRZ-R2 or LFRZ-R8)	
Large Format Retail Zone	Activity Status: DIS	
LFRZ-R5	Community Facilities	
Large Format Retail Zone	Activity Status: DIS	
LFRZ-R6	Industrial Activities	
Large Format	Activity Status: DIS	

⁶⁸ Waka Kotahi (119)

Retail Zone		
LFRZ-R7	Residential Activities	
Large Format Retail Zone	Activity Status: NC	
LFRZ-R8	Commercial Visitor Accommodation	
Within Specific Control Area XX⁶⁹	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> <u>Traffic impacts, including the provision of adequate onsite parking.</u> <u>Effects on amenity values of adjoining residential or open space and recreation sites, including outlook, privacy, and noise.</u> <u>The adequacy of any mitigation measures proposed to avoid reverse sensitivity effects.</u> 	
Large Format Retail Zone (excluding Specific Control Area XX)⁷⁰	Activity Status: NC	
LFRZ-R9	Educational Facility	
Large Format Retail Zone	Activity Status: NC	
LFRZ-R10	Activities Not Otherwise Listed	
Large Format Retail Zone	Activity Status: DIS	

Standards

LFRZ-S1	Height	Activity Status where compliance not achieved:
Large Format	1. The maximum height of any building or structure shall not exceed 12m above ground level.	RDIS Matters of discretion are restricted to:

⁶⁹ Mackenzie Properties (117)

⁷⁰ Mackenzie Properties (117)

Retail Zone		CMUZ-MD1
LFRZ-S2	Height in relation to boundary	
Large Format Retail Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD2
LFRZ-S3	Setbacks	
Large Format Retail Zone	1. Any building or structure, <u>excluding ancillary structures</u> , shall be set back a minimum of 7m from any boundary adjoining a residential, open space or recreation zone. 2. Any building or structure, <u>excluding ancillary structures</u> , shall be set back a minimum of 3m from any boundary adjoining a rural zone. 3. Any building or structure, <u>excluding ancillary structures</u> , ⁷¹ shall be set back a minimum of 5m from any road boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3
LFRZ-S4	Outdoor Storage	
Large Format Retail Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	RDIS Matters of discretion are restricted to: CMUZ-MD4
LFRZ-S5	Coverage	
Large Format Retail Zone	1. The maximum building coverage of any site shall not exceed 75%.	RDIS Matters of discretion are restricted to: CMUZ-MD5
LFRZ-S6	Landscaping	
Large Format Retail Zone	1. A landscaped area shall be established along all road boundaries, except across entranceways, which: <ul style="list-style-type: none"> a. Has an average depth of 3m and a minimum depth of 1m; b. Contains at least 50% of trees and shrubs. 	RDIS Matters of discretion are restricted to: CMUZ-MD6

⁷¹ Response to Minute 4 – S42 Authors, TL&GL (121)

	<ol style="list-style-type: none">2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity.3. All landscaping required in 1. and 2. above shall be:<ol style="list-style-type: none">a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; orb. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; andc. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	
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Mixed Use Zone

Introduction

The Mixed Use Zone applies to small areas within the settlements of Albury, Te Kopi-O-Ōpihi / Burkes Pass, ~~and~~ Kimbell and Tākapo/Lake Tekapo.⁷² This zone provides for mixture of activities, including residential activities, as well as commercial and community activities which support the surrounding residential and rural neighbourhoods or cater to visitors.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

Objectives and Policies

Objectives	
MUZ-O1	Zone Purpose
The Mixed Use Zone contains residential activities, along with a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential and rural neighbourhood or visitors.	
MUZ-O2	Zone Character and Amenity Values
The Mixed Use Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.	

Policies	
MUZ-P1	Commercial, Community and Residential Activities
Enable a wide range of small-scale commercial activities, community facilities, <u>education facilities</u> ⁷³ and residential activities to establish and operate within the Mixed Use Zone.	
MUZ-P2	Compatible Activities
Provide for activities that are not enabled by MUZ-P1 to establish and operate within the Mixed Use Zone 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. are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area. 	
MUZ-P3	Adverse Effects
Manage development within the Mixed Use Zone to ensure that it: <ol style="list-style-type: none"> 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone. 	

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*

⁷² TL&GL (121)

⁷³ MoE (18)

*take to determine what rules apply to any activity, and the status of that activity, are provided in [Part 1 – How the Plan Works](#).*⁷⁴

Rules

MUZ-R1	Residential Units	
Mixed Use Zone	Activity Status: PER And the activity complies with the following standards: MUZ-S1 to MUZ-S6 and MUZ-S8 ⁷⁵	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
MUZ-R2	Minor Residential Units	
Mixed Use Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum <u>gross</u> floor area of the minor residential unit is 65m² excluding garaging; <u>and</u> 3. The minor unit does not exceed one storey; and⁷⁶ 4. The minor residential unit is ancillary to or for the purpose of residential activity. And the activity complies with the following standards: MUZ-S2 to MUZ-S6 and MUZ-S8 ⁷⁷	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). Activity status when compliance is not achieved with R2.2 to R2.34: DIS
MUZ-R3	Buildings and Structures Not Otherwise Listed	
Mixed Use Zone	Activity Status: PER And the activity complies with the following standards: MUZ-S1 to MUZ-S8 ⁷⁸	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
MUZ-R4	Residential Activities	
Mixed Use Zone	Activity Status: PER	
MUZ-R5	Residential Visitor Accommodation	

⁷⁴ Waka Kotahi (119)

⁷⁵ ECan (57)

⁷⁶ Consequential Amendment W and Z Speak (138)

⁷⁷ Consequential Amendment ECan (57)

⁷⁸ ECan (57)

<p>Mixed Use Zone</p>	<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 a minor residential unit; and 2. The maximum occupancy of a site <u>the unit</u>⁷⁹ used for residential visitor accommodation does not exceed six guests per night. 	<p>Activity status when compliance is not achieved with R5.1 or R5.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
<p>MUZ-R6</p>	<p>Commercial Activities</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a service station. 2. The activity is not Commercial Visitor Accommodation; and 3. Any commercial activity does not exceed 200m² in gross floor area per site. 	<p>Activity status when compliance is not achieved with R6.1: DIS</p> <p>Activity status when compliance is not achieved with R6.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. <p>Activity status when compliance is not achieved with R6.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of

⁷⁹ Relates to TL&GL (121)

		<p>the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area.</p> <ul style="list-style-type: none"> c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.
MUZ-R7	Community Facilities	
Mixed Use Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. It is an expansion to an existing community facility. 	<p>Activity status when compliance is not achieved with R7.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
MUZ-R8	Educational Facilities	
Mixed Use Zone	Activity Status: PER	
MUZ-R9	Industrial Activities	
Mixed Use Zone	Activity Status: DIS	
MUZ-R10	Activities Not Otherwise Listed	
Mixed Use Zone	Activity Status: DIS	

Standards

MUZ-S1	Density	Activity Status where compliance not achieved:
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Mixed Use Zone	<p>1. The minimum site area per any residential unit is:</p> <ul style="list-style-type: none"> a. <u>200m² in Tākapo/Lake Tekapo; or</u>⁸⁰ b. <u>400m² in Burkes Pass, where the residential unit is connected to a reticulated sewerage system; or</u> c. <u>1,500m² in Albury and Kimbell, where the residential unit is not connected to a reticulated sewerage system; and</u> d. authorisation of the wastewater discharge has been obtained from Environment Canterbury.⁸¹ 	DIS
MUZ-S2	Height	
Mixed Use Zone	<p>1. The maximum height of any building or structure shall not exceed 8m above ground level.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD1</p>
MUZ-S3	Height in Relation to Boundary	
Mixed Use Zone	<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: CMUZ-MD2</p>
MUZ-S4	Setbacks	
Mixed Use Zone	<p>1. Any building or structure, <u>excluding ancillary structures,</u>⁸² shall be set back a minimum of 2m from any internal boundary.</p> <p>2. Any building or structure, <u>excluding ancillary structures,</u>⁸³ shall be set back a minimum of:</p> <ul style="list-style-type: none"> a. <u>3m from any road boundary; or</u> b. <u>4.5m from any road boundary with frontage to Lakeside Drive, Tākapo/Lake Tekapo.</u>⁸⁴ 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD3</p>
MUZ-S5	Outdoor Storage	

⁸⁰ TL&GL (121)

⁸¹ ECan (57)

⁸² Response to Minute 4 – S42A Authors

⁸³ Response to Minute 4 – S42A Authors

⁸⁴ TL&GL (121)

<p>Mixed Use Zone</p>	<ol style="list-style-type: none"> 1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4</p>
<p>MUZ-S6</p>	<p>Coverage</p>	
<p>Mixed Use Zone</p>	<ol style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed 45%. 2. The maximum site coverage of any site shall not exceed 50%. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5</p>
<p>MUZ-S7</p>	<p>Landscaping</p>	
<p>Mixed Use Zone</p>	<ol style="list-style-type: none"> 1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. <u>Except that this rule shall not apply in Tākapo/Lake Tekapo.</u>⁸⁵ 2. All landscaping required in 1. above shall be: <ol style="list-style-type: none"> a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6</p>
<p>MUZ-S8</p>	<p>Servicing</p>	

⁸⁵ TL&GL (121)

<p><u>Mixed Use Zone in Kimbell and Albury</u></p>	<p><u>1. All residential units and buildings requiring wastewater disposal which are not connected to a reticulated sewer network, but which involve the discharge of wastewater, shall be provided with an on-site wastewater treatment and disposal system, authorised by Environment the Canterbury Regional Council by way of a rule or resource consent.⁸⁶</u></p>	<p><u>DIS</u></p>
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⁸⁶ ECan (57)

Town Centre Zone

Introduction

The Town Centre Zone applies to the main commercial areas within the Fairlie, Takapo / Lake Tekapo and Twizel townships. This zone is the focal point for commercial and community activities and provides for a wide range of commercial and other activities that support the residents of each township, the wider rural area and visitors.

While greater volumes of traffic are expected in these areas, they are also pleasant pedestrian environments and attractive areas with a moderate scale of built form. Where these zones are located near more sensitive zones, careful management of the zone interface is required.

Objectives and Policies

Objectives	
TCZ-O1	Zone Purpose
The Town Centre Zone is the primary retail destination for comparison and convenience shopping in the District, and is a focal point for the community, providing for a range of commercial and community-focused activities, along with activities that support the vibrancy of these areas.	
TCZ-O2	Zone Character and Amenity Values
The Town Centre Zone is a vibrant, pedestrian-focused environment with attractive and functional buildings and public areas of a moderate scale, which maintains the amenity values anticipated within and beyond the zone.	

Policies	
TCZ-P1	Commercial and Community Activities
Enable a wide range of commercial activities and community facilities to establish and operate within the Town Centre Zone.	
TCZ-P2	Compatible Activities
Provide for activities that are not enabled by TCZ-P1 to establish and operate within the Town Centre Zone where they: <ol style="list-style-type: none"> 1. will contribute to the vibrancy or vitality of the Town Centre Zone; 2. are compatible with the scale and nature of activities permitted within the zone; and 3. are located so that the continuity of retail activities at ground floor level along road frontages and public spaces is maintained. 	
TCZ-P3	Adverse Effects
Manage development within the Town Centre Zone to ensure that it: <ol style="list-style-type: none"> 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. mitigates the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the <i>amenity values</i> anticipated in adjoining areas. 	

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](#).”⁸⁷*

Rules

TCZ-R1	Buildings and Structures	
Town Centre Zone	Activity Status: PER Where the activity complies with the following standards: TCZ-S1 to TCZ-S7	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
TCZ-R2	Commercial Activities	
Town Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The activity is not a service station. Any Commercial Visitor Accommodation, except for reception areas, food and beverage outlets or function rooms, are located above the ground floor. 	Activity status when compliance is not achieved with R2.1 or R2.2: DIS
TCZ-R3	Community Facilities	
Town Centre Zone	Activity Status: PER	
TCZ-R4	Residential Activities	
Town Centre Zone	Activity Status: PER Where: <ol style="list-style-type: none"> Any residential activity is located above the ground floor. 	Activity status when compliance is not achieved with R4.1: NC
TCZ-R5	Educational Facilities	
Town Centre Zone	Activity Status: DIS	
TCZ-R6	Industrial Activities	
Town Centre Zone	Activity Status: DIS	
TCZ-R7	Activities Not Otherwise Listed	
Town Centre Zone	Activity Status: DIS	

⁸⁷ Waka Kotahi (119)

Standards

TCZ-S1	Height	Activity Status where compliance not achieved:
Town Centre Zone	1. The maximum height of any building or structure shall not exceed 10.5m above ground level.	RDIS Matters of discretion are restricted to: CMUZ-MD1
TCZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
Town Centre Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD2
TCZ-S3	Setbacks	Activity Status where compliance not achieved:
Town Centre Zone	1. Any building or structure, <u>excluding ancillary structures,</u> ⁸⁸ shall be set back a minimum of 3m from any boundary adjoining a residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD3
TCZ -S4	Verandahs	Activity Status where compliance not achieved:
Town Centre Zone, on sites fronting Market Place in Twizel, or Main Street in Fairlie	1. Where any building (<u>excluding any emergency service facility</u>) ⁸⁹ is erected, or reconstructed or altered in way that physically changes a road-facing facade, a verandah shall be provided along the full frontage of the building to provide continuous coverage for pedestrians moving along the public footpath or place, with a minimum width of 2.8m in Fairlie, 3m in Twizel, or the width of the footpath.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on amenity for pedestrians, including shelter. Maintenance of the amenity and character of the building and street. whether the provision of a complying verandah would detract from the streetscape. <u>whether the operational or functional requirements of an activity mean that the provision of a verandah is impractical.</u>⁹⁰
TCZ-S5	Outdoor Storage	Activity Status where compliance not achieved:
Town Centre Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any	RDIS

⁸⁸ Response to Minute 4 – S42A Authors, TL&GL (121)

⁸⁹ FENZ (81)

⁹⁰ FENZ (81)

	<p>servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height.</p> <p>2. No outdoor storage shall be located within the minimum setback from road boundaries.</p>	<p>Matters of discretion are restricted to: CMUZ-MD4</p>
TCZ-S6	Landscaping	Activity Status where compliance not achieved:
Town Centre Zone	<p>1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity.</p> <p>2. All landscaping required in 1. and 2. above shall be:</p> <ol style="list-style-type: none"> a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6</p>
TCZ-S7	Street Frontages	Activity Status where compliance not achieved:
Town Centre Zone	<p>1. At least 50% of the ground floor of any façade that faces a road boundary or other public space shall contain transparent glazing, and the glazing may not be obscured by being boarded up, painted, or covered by signage or obscured by other means.</p>	DIS

Commercial and Mixed Use Zones

Matters of Discretion

CMUZ-MD1 Height

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

CMUZ-MD2 Height in Relation to Boundary

- 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.

CMUZ-MD3 Setbacks

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property
- d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone.
- e. The adequacy of any mitigation measures.

CMUZ-MD4 Outdoor Storage

- a. The design, size and location of any outdoor storage area.
- b. Effects on the amenity values of adjoining residential sites.
- c. The visual impact of the outdoor storage on the streetscape and surrounding environment.
- d. The overall landscaping provided on the site.
- e. The adequacy of any mitigation measures.

CMUZ-MD5 Coverage

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

CMUZ-MD6 Landscaping

- a. The location, design and appearance of buildings and other activities on the site.
- b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
- c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries.

- d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.
- e. The overall landscaping provided on the site.
- f. The adequacy of any mitigation measures.

General Industrial Zone

General Industrial Zone

Introduction

The General Industrial Zone applies to areas within the Fairlie, Takapō / Lake Tekapo and Twizel townships which are predominately used or intended to be used for a range of industrial activities, as well as other activities of a similar nature, or which support the function of the zone.

Because of the scale and nature of activities anticipated within this zone, a greater level of adverse effects are also expected than in other zones, including visual effects associated with larger-scale buildings and structures, as well as noise, odour and traffic effects. These effects need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, more careful management of the zone interface is required. Certain more sensitive activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise.

Objectives and Policies

Objectives	
GIZ-O1	Zone Purpose
The General Industrial Zone provides primarily for industrial activities and other compatible activities, as well as activities that support the functioning of industrial areas.	
GIZ-O2	Zone Character and Amenity Values
The adverse effects of activities and built form within the General Industrial Zone are managed in a way that: <ol style="list-style-type: none"> 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjacent zones. 	

Policies	
GIZ-P1	Industrial Activities
Enable a range of industrial activities and activities of a similar scale and nature to industrial activities, to establish and operate within the General Industrial Zone.	
GIZ-P2	Other Activities
Avoid the establishment of activities that are not enabled by GIZ-P1 within the General Industrial Zone, unless they will not result in reverse sensitivity effects with activities enabled by GIZ-P1, and they: <ol style="list-style-type: none"> 1. have a functional need or operational need to establish in the zone; or 2. are commercial activities which support the needs of workers within the zone and will not detract from the character, amenity values or purpose of the Town Centre Zone. 	
GIZ-P3	Adverse Effects
Manage the adverse effects of activities within the General Industrial Zone to: <ol style="list-style-type: none"> 1. ensure that built form is of a scale that is compatible with the purpose of the zone; 2. provide for a reasonable level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas. 	

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](#).”*⁹¹

Rules

GIZ-R1	Buildings and Structures	
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <p><u>1. The building or structure is located at least 50m from the boundary of any residential zone.</u></p> <p>Where the activity complies with the following standards: GIZ-S1 to GIZ-S6</p>	<p><u>Activity status when compliance with is not achieved with R1.1: CON</u></p> <p><u>Matters of control are limited to:</u></p> <p><u>a. The location and design of buildings with respect to residential zones.</u></p> <p><u>b. Hours of operation.</u></p> <p><u>c. Noise and vibration.</u></p> <p><u>d. Light spill.</u></p> <p><u>e. Amenity effects relating to dust.</u></p> <p><u>f. The effectiveness of any landscaping proposed in mitigating effects.</u></p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
GIZ-R2	Industrial Activities	
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity is not a heavy industrial activity and <u>and</u></p> <p>2. <u>The activity is located at least 30m from the boundary of any residential zone.</u>⁹²</p>	<p><u>Activity status when compliance with is not achieved with R2.2: CON</u></p> <p><u>Matters of control are limited to:</u></p> <p><u>a. The location and design of buildings with respect to residential zones.</u></p> <p><u>b. Hours of operation.</u></p> <p><u>c. Noise and vibration.</u></p> <p><u>d. Light spill.</u></p> <p><u>e. Amenity effects relating to dust and odour.</u></p> <p><u>f. The effectiveness of any landscaping proposed in mitigating effects.</u></p> <p>Activity status when compliance is not achieved with R2.1: RDIS</p> <p>Matters of discretion are restricted to:</p>

⁹¹ Waka Kotahi (119)

⁹² ECan (57)

		<ul style="list-style-type: none"> a. The location, nature and scale of the activity. b. The sensitivity of the surrounding environment. c. The effectiveness of mitigation measures proposed.
GIZ-R3	Commercial Activities (unless specified in GIZ-R7)	
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The commercial activity is: <ul style="list-style-type: none"> a. yard-based retail; or b. trade-based retail; or c. a service station; or d. a food and beverage outlet that is less than 120m². 	Activity status when compliance is not achieved with R3.1: DIS
GIZ-R4	Ancillary Activities	
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The activity is ancillary to a permitted activity; and 2. Except on rear sites, any office or showroom shall be sited at the front of buildings; and 3. <u>The gross floor area of any office shall not exceed the greater of 30% of all buildings on the site, or 100m².</u>⁹³ 	<p>Activity status when compliance is not achieved with R4.1: DIS</p> <p>Activity status when compliance is not achieved with R4.2: DIS</p>
GIZ-R5	Community Facilities	
General Industrial Zone	<p>Activity Status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 2. <u>The facility is a community corrections activity⁹⁴ or emergency service facility.</u>⁹⁵ <p>Activity Status: DIS</p>	Activity status when compliance is not achieved with R5.1: DIS
GIZ-R6	Residential Activities	
General Industrial Zone	Activity Status: NC	
GIZ-R7	Commercial Visitor Accommodation	
General Industrial Zone	Activity Status: NC	
GIZ-R8	Educational Facility	

⁹³ Enviro Waste (108)

⁹⁴ Department of Corrections (84)

⁹⁵ FENZ (81)

General Industrial Zone	Activity Status: NC	
GIZ-R9	Activities Not Otherwise Listed	
General Industrial Zone	Activity Status: DIS	

Standards

GIZ-S1	Height	Activity Status where compliance not achieved:
General Industrial Zone	1. The maximum height of any building or structure shall not exceed 12m above ground level.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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 containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
GIZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
General Industrial Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Adverse effects resulting from the bulk and dominance of built form. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. The adequacy of any mitigation measures.
GIZ-S3	Setbacks	Activity Status where compliance not achieved:
General Industrial Zone	1. Any building or structure, <u>excluding ancillary structures</u> , shall be set back a minimum of 7m from any boundary	<p>RDIS</p> <p>Matters of discretion are restricted to:</p>

	<p>adjoining a residential, open space or recreation zone.</p> <p>2. Any building or structure, excluding ancillary structures, shall be set back a minimum of 3m from any boundary adjoining a rural zone.</p> <p>3. Any building or structure, excluding ancillary structures,⁹⁶ shall be set back a minimum of:</p> <ul style="list-style-type: none"> a. 10m from the boundary of Ostler Road; or b. 5m from any other road boundary. 	<ul style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
GIZ-S4	Outdoor Storage	
General Industrial Zone	<ul style="list-style-type: none"> 1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The design, size and location of any outdoor storage area. b. Effects on the amenity values of adjoining residential sites. c. The visual impact of the outdoor storage on the streetscape and surrounding environment. d. The overall landscaping provided on the site. e. The adequacy of any mitigation measures.
GIZ-S5	Coverage	
General Industrial Zone	<ul style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed 75%. 	<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 streetscape and surrounding environment. c. The extent and quality of any landscaping proposed to soften the built form. d. The adequacy of any mitigation measures.
GIZ-S6	Landscaping	

⁹⁶ Response to Minute 4 – S42A Authors, TL&GL (121)

<p>General Industrial Zone</p>	<ol style="list-style-type: none"> 1. A landscaped area shall be established along all road boundaries, except across entranceways, which: <ol style="list-style-type: none"> a. Has an average depth of 3m and a minimum depth of 1m; b. Contains at least 50% of trees and shrubs. 2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 3. All landscaping required in 1. and 2. above shall be: <ol style="list-style-type: none"> a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and other activities on the site. b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping. c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries. d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter. e. The overall landscaping provided on the site. f. The adequacy of any mitigation measures.
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Precincts

Takapō / Lake Tekapo Precinct

Introduction

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

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

Objectives and Policies

Objectives	
PREC-O1	Precinct Purpose
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	

Policies	
PREC1-P1	Adverse Effects
Control the scale, appearance and location of buildings to ensure that: <ol style="list-style-type: none"> 1. the built form character of the Township is maintained and enhanced; 2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area; 3. key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; and 4. views to the lake from properties on the north side of State Highway 8 are maintained. 	

Rules

PREC1-R1	Buildings and Structures	
PREC1 within any residential zone, commercial and mixed use zone (excluding the Town Centre Zone)⁹⁷ or General Industrial Zone	Activity Status: PER Where the activity complies with the following standards: PREC1-S1 to PREC1-S8 and any standards in the relevant zone chapter	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

⁹⁷ Clause 16(2) amendment for clarity.

<p>PREC1 within Town Centre Zone</p>	<p>Activity Status: RDIS</p> <p>Where the activity complies with the following standards: PREC1-S1 to PREC1-S4 and TCZ-S1 to TCZ-S7</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2. 	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
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Standards

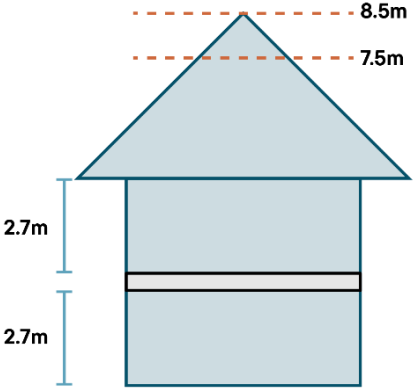
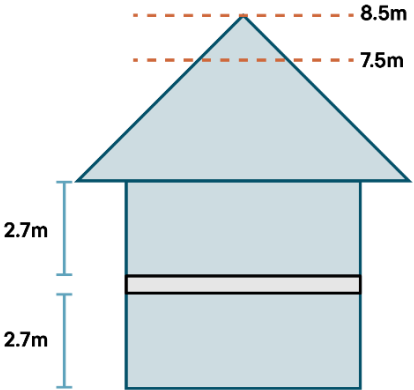
PREC1-S1	Materials and Colours	Activity Status where compliance not achieved:
<p>PREC1</p>	<ol style="list-style-type: none"> 1. The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials: <ul style="list-style-type: none"> a. natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten); b. painted plaster style materials; c. alluvial stone (moraine and river stone); d. painted or weathering steel (including Colorsteel and Cortern); or e. cob (adobe blocks or rammed earth). 2. Roof materials shall not include tiles. 3. All painted cladding shall be coloured in the range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%. 4. Except that 1.-3. above shall only apply in the Large Format Retail Zone and General Industrial Zone to building facades which front a road or other public space. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
<p>PREC1-S2</p>	<p>Roofs</p>	
<p>PREC1 – within any residential zone or any commercial and mixed use zone</p>	<ol style="list-style-type: none"> 1. Primary roof forms shall have: <ul style="list-style-type: none"> a. a flat or monopitch roof angle up to 20 degrees; or b. a gable of between 20 – 65 degrees. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The consistency of the proposal with the

	2. Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) shall be the equivalent or lower in pitch and not project above the primary roof form.	Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
PREC1-S3	Building Scale	
PREC1 within any residential zone, <u>Mixed Use Zone</u>⁹⁸ or Neighbourhood Centre Zone	1. The wall of any building shall not be greater than: <ul style="list-style-type: none"> a. 20m in total length; and b. 14m along a road or other public space,⁹⁹ without a recess in the façade and roofline of at least 1m in depth and 2m in length. 2. There shall be a minimum separation distance between any buildings on a site of no less than 2m.	RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
PREC1 within Town Centre Zone	3. The wall of any building shall not be greater than <ul style="list-style-type: none"> a. 40m in total length; and b. 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length. 4. There shall be a minimum separation distance between any buildings on a site of no less than 4m.	
PREC1 within Large Format Retail Zone or General Industrial Zone	5. The wall of any building shall not be greater than 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length, where the wall fronts a road or other public space.	
PREC1-S4	Height	
PREC1 within Town Centre Zone (outside a <u>Specific Control Area</u>)¹⁰⁰	1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.	Activity Status where compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> a. The consistency of the proposal with the

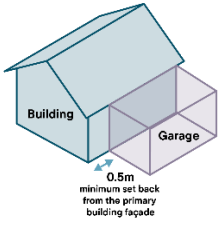
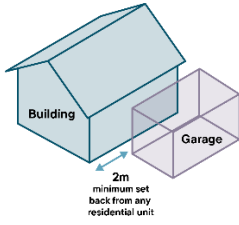
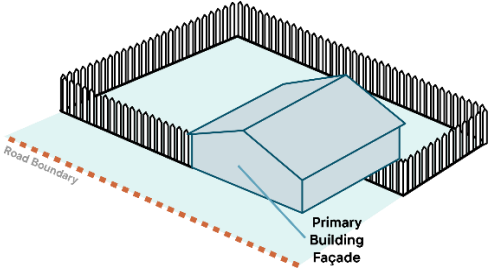
⁹⁸ Consequential amendment arising from TL&GL (121)

⁹⁹ TL&GL (121)

¹⁰⁰ Consequential amendment arising from TL&GL (121)

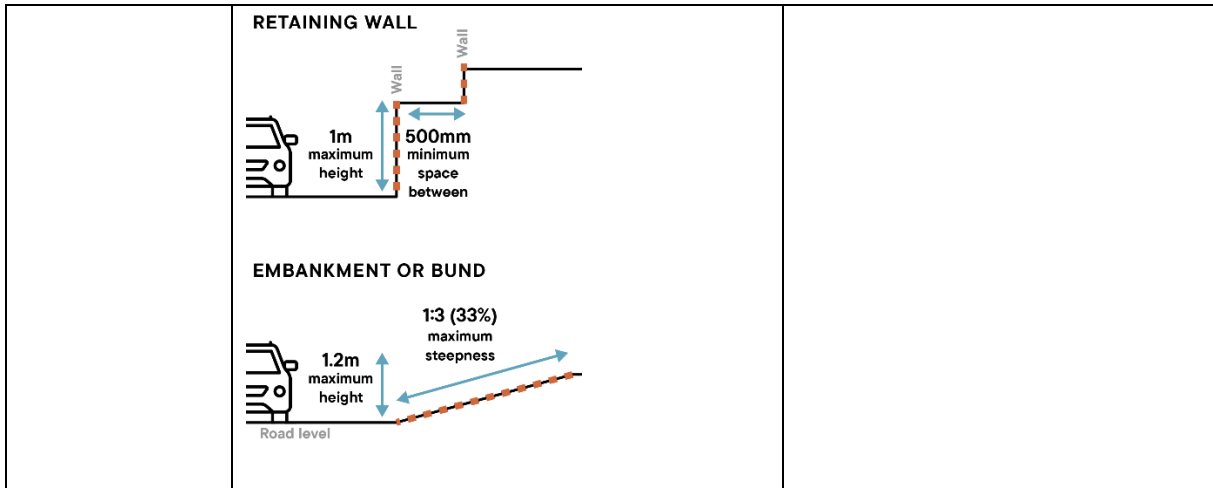
		<p>Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p> <ol style="list-style-type: none"> The impact of the height on views to the lake. The location, design, scale and appearance of the building or structure. Adverse effects on the streetscape. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
<p>PREC1 within the Medium Density Residential Zone (outside a Specific Control Area) and Neighbourhood Centre Zone</p>	<ol style="list-style-type: none"> The maximum height of any building or structure shall be 7.5m above ground level except a gable roof may exceed the maximum height by no more than 1m. All floors shall have a minimum ceiling height of 2.7m.¹⁰¹ 	
<p>Specific Control Area 6</p>	<ol style="list-style-type: none"> The maximum height of any building or structure shall be 5m above ground level. 	
<p>Specific Control Area 7</p>	<ol style="list-style-type: none"> The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser. 	
<p>PREC1-S5</p>	<p>No Build Areas</p>	<p>Activity Status where compliance not achieved:</p>
<p>PREC1</p>	<ol style="list-style-type: none"> No building or structure shall be located within an identified No Build Area. 	<p>NC</p>
<p>PREC1-S6</p>	<p>Garages</p>	
<p>PREC1 within any residential zone</p>	<ol style="list-style-type: none"> Any garage attached to the primary building shall be set back at least 0.5m 	<p>RDIS</p>

¹⁰¹ TL&GL (121)

	<p>from the façade of the building fronting a road or public space.</p> <p>2. Any detached garage shall be set back at least 2m from any residential unit.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><small>GARAGE ATTACHED TO THE PRIMARY BUILDING</small></p>  <p><small>0.5m minimum set back from the primary building façade</small></p> </div> <div style="text-align: center;"> <p><small>DETACHED GARAGE TO THE PRIMARY BUILDING</small></p>  <p><small>2m minimum set back from any residential unit</small></p> </div> </div>	<p>Matters of discretion are restricted to:</p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>
<p>PREC1-S7</p>	<p>Fencing</p>	
<p>PREC1 within any Low Density Residential Zone, <u>Mixed Use Zone</u>¹⁰² or Neighbourhood Centre Zone</p>	<p>1. No fence along the road frontage, or other public space, shall be located closer to the road or public space than the primary building façade.</p> <div style="text-align: center;">  <p><small>Road Boundary</small></p> <p><small>Primary Building Façade</small></p> </div>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>
<p>PREC1-S8</p>	<p>Retaining Walls and Level Changes</p>	
<p>PREC1 within any residential zone, <u>Mixed Use Zone</u>¹⁰³ or Neighbourhood Centre Zone</p>	<p>1. Any retaining wall fronting a road or public space shall be a maximum of 1m in height and be of natural materials or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls.</p> <p>2. Any embankment or bund shall be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level at the road boundary.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>

¹⁰² Consequential amendment arising from TL&GL (121)

¹⁰³ Consequential amendment arising from TL&GL (121)



Precinct 2 – Commercial Visitor Accommodation

Introduction

The Commercial Visitor Accommodation Precinct applies to residential areas in Fairlie, Takapō / Lake Tekapo, and Twizel that given their location have been identified as being suitable for higher density commercial visitor accommodation, such as hotels and motels.

Within this Precinct, the provisions of the underlying residential zone and this Precinct apply. If there is a different rule requirement in the underlying residential zone, the applicable rule in this Precinct applies and the rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC2-O1	Precinct Purpose
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.	
PREC2-O2	Precinct Character and Amenity Values
Development within the Commercial Visitor Accommodation Precinct is well designed and maintains the character and amenity values of the underlying residential zone.	

Policies	
PREC2-P1	Commercial Visitor Accommodation
Provide for commercial visitor accommodation, where: <ol style="list-style-type: none"> 1. the design and appearance of buildings maintains the character and amenity values of the surrounding area; 2. any adverse effects on the amenity values of adjoining residential properties and the surrounding area are avoided where practicable or otherwise mitigated; 3. any parking and vehicle manoeuvring on the site is appropriately designed; and 4. road safety and efficiency is maintained. 	

Rules

PREC2-R1	Commercial Visitor Accommodation	
PREC2 Residential Zones	Activity Status: RDIS Where: the activity complies with the underlying zone standards. Matters of discretion are restricted to: <ol style="list-style-type: none"> d. the location, design and appearance of buildings on the site. e. The traffic impacts, including the provision of adequate onsite parking. f. Effects on amenity values of adjoining residential sites 	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	<p>including outlook, privacy, and noise.</p> <p>g. The adequacy of any mitigation measures.</p>	
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Development Areas

Takapō / Lake Tekapo West Future Development Area

Introduction

The Takapō / Lake Tekapo West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for some clustered areas of residential development and commercial visitor accommodation within and around the current open space setting of the Cairns Golf Course. Before such development is enabled, more detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural and low density residential zones, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

Objectives and Policies

Objectives	
DEV1-O1	Comprehensive Development
The Takapō / Lake Tekapo West Development Area is developed to provide residential living opportunities and other compatible activities in a comprehensive manner, which maintains a high level of open space character, is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.	

Policies	
DEV1-P1	Master Plan
Prior to the rezoning of the Takapō / Lake Tekapo West Future Development Area to enable any residential or commercial visitor accommodation activities, require a comprehensive Master Plan, which achieves the matters set out in DEV1-P2 to DEV1-P4, to be prepared and incorporated into the District Plan.	
DEV1-P2	Landscape
Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo West Future Development Area by: <ol style="list-style-type: none"> 1. clustering buildings in areas where existing topography is better able to absorb the change, to retain a predominantly open character and limit the need for extensive screen planting to mitigate built development; 2. locating development in low-lying areas and avoiding development on the top ridgelines of the terraces, to avoid intrusion into the skyline when viewed from the township and lake; 3. limiting the height of buildings and structures to avoid intrusion into the skyline when viewed from the township and lake; 4. minimising earthworks and changes to the landform to maintain the undulating landform; and 5. limiting planting to maintain the openness of the area. 	
DEV1-P3	Ecology
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.	

DEV1-P4	Infrastructure
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Ensure that any development in the Takapō / Lake Tekapo West Future Development Area is able to be serviced by reticulated water and wastewater.
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Rules

There are currently no rules associated with the Takapō / Lake Tekapo West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the underlying rural or low density residential zone.

Takapō / Lake Tekapo North-West Future Development Area

Introduction

The Takapō / Lake Tekapo North-West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for residential development of varying densities, extending development located at the south-west corner of the lake, below Mount John. Before such development is enabled, detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural zone, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

Objectives and Policies

Objectives	
DEV2-O1	Comprehensive Development
The Takapō / Lake Tekapo North-West Future Development Area is developed for residential activities in a comprehensive manner, providing for a range of housing options and densities and other supporting activities, that is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.	

Policies	
DEV2-P1	Master Plan
Prior to the rezoning of the Takapō / Lake Tekapo North-West Future Development Area to enable any residential development, require a comprehensive Master Plan, which achieves the matters set out in DEV2-P2 to DEV2-P4, to be prepared and incorporated into the District Plan.	
DEV2-P2	Landscape
Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo North-West Future Development Area by: <ol style="list-style-type: none"> 1. containing development on the lake side of the ridge to avoid visibility of development from the approach along State Highway 8 from Twizel; 2. minimising earthworks and recontouring to maintain the natural contours of the land; and 3. provision of landscape buffer planting along the State Highway 8 frontage and Godley Peaks Road frontage to assist in containing visual effects of development. 	
DEV2-P3	Ecology
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.	
DEV2-P4	Infrastructure
Ensure that any development in the Takapō / Lake Tekapo North-West Future Development Area is able to be serviced by reticulated water and wastewater.	

Rules

There are currently no rules associated with the Takapō / Lake Tekapo North-West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the rural zone.

APP1 – Height in Relation to Boundary

No building or structure shall project beyond a building envelope created by the recession planes. The height in relation to boundary angles for buildings and structures shall apply at all points along the boundary and shall vary according to the indicator below. The height that they shall commence above site boundaries shall depend on the underlying zone of the adjoining site:

- Low Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone and Mixed Use Zone – 2.5m
- Medium Density Residential Zone – 3.5m

The height in relation to boundary angle shall be calculated by orienting both the site plan and the indicator to the true north. The indicator shall then be placed over the site plan with the circle tangential to the inside of the site boundary under consideration. The height in relation to boundary angle shall be determined based on the point where the indicator touches the site boundary. Where a height in relation to boundary angle falls between those indicated on the diagram, interpolations shall be made.

The height in relation to boundary provisions do not apply to:

- Chimneys less than 1m in diameter; ~~or~~
- Sloping sites above six degrees in Takapo / Lake Tekapo; or
- buildings that share a common wall with a building on an adjoining site in the MRZ.¹⁰⁴

¹⁰⁴ TL&GL (121)