



# Mackenzie

## DISTRICT PLAN REVIEW

TOMORROW'S MACKENZIE  
KA AWATEA HŌU

### Mackenzie District Plan

#### Plan Change 30 – Special Purpose Zones

#### Variation 2 to Plan Change 23, Variation 3 to Plan Change 26 and Variation 3 to Plan Change 27

Notified 5 November 2024

Note:

Proposed additions are shown in green underline

Proposed deletions are shown in ~~red strikethrough~~

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

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

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

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

## Definitions Nesting Table

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

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

## Definitions

### New provisions sought to be added by appeal

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

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

	(National Planning Standard definition)
accessway	means the area of land that provides access between any boundary and the net site area of the site or sites it serves. It includes any rights of way, access lot, access leg or private road.
agricultural aviation activities	means intermittent aircraft and helicopter movements for primary production activities, including stock management, frost management, topdressing, the application of fertiliser, agrichemicals, or vertebrate toxic agents; and conservation activities for biosecurity, or biodiversity purposes.
aircraft movement	means a single flight operation (landing or departure) of any aircraft, excluding helicopters.
airfield	means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, excluding helicopters.
airport	has the same meaning as section 2 of the RMA (as set out below) <i>means any defined area of land or water intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of aircraft.</i>
<u>airport activity</u>	means land and buildings used wholly or partly for the landing, departure, and surface movement of aircraft (including fixed wing, helicopter, rotary, hot air balloons, and unmanned aerial vehicles) for aviation related activity including: <ul style="list-style-type: none"> <li>a. <u>Aircraft take-off and landing operations.</u></li> <li>b. <u>Runways, taxiways, aircraft parking aprons, and other aircraft movement areas.</u></li> <li>c. <u>Commercial and general aviation including buildings and facilities for aircraft maintenance, servicing and testing, aircraft component manufacture, airport or aircraft training facilities, aviation schools and associated offices.</u></li> <li>d. <u>Aviation research and testing laboratories.</u></li> <li>e. <u>Terminal buildings and facilities for aircraft arrivals and departures including waiting rooms, booking facilities together with baggage and freight and including facilities for management and maintenance of the airport.</u></li> <li>f. <u>Hangars, air traffic control towers and facilities, navigation and safety aids, rescue facilities, lighting, car parking, air freight forwarding and air cargo warehousing, maintenance and service facilities, airline depots, cabin and catering services, fuel storage and fuelling facilities and facilities for the handling and storage of hazardous substances for the purpose of airport operation.</u></li> </ul>
<u>airport building</u>	means any building constructed for the purpose of conducting an airport activity.
<u>airport support activity</u>	means land and buildings used for terminal support and airport accessory uses, such as car parking, conference rooms, restaurants, shops, recreation facilities, rental car storage and maintenance, service stations, bus and taxi terminals and other

	commercial activities which directly serve development and personnel at the airport. It does not include any accommodation related activity.
all weather standard	means a pavement which is trafficable under all weather conditions, and includes metalled and sealed surfaces.
allotment	<p>has the same meaning as in section 218 of the RMA (as set out below)</p> <p>2. <i>In this Act, the term allotment means—</i></p> <ol style="list-style-type: none"> <li>a. <i>any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <ol style="list-style-type: none"> <li>i. <i>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i></li> <li>ii. <i>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i></li> </ol> </li> <li>b. <i>any parcel of land or building or part of a building that is shown or identified separately—</i> <ol style="list-style-type: none"> <li>i. <i>on a survey plan; or</i></li> <li>ii. <i>on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i></li> </ol> </li> <li>c. <i>any unit on a unit plan; or</i></li> <li>d. <i>any parcel of land not subject to the Land Transfer Act 2017.</i></li> </ol> <p>3. <i>For the purposes of subsection (2), an allotment that is—</i></p> <ol style="list-style-type: none"> <li>a. <i>subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</i></li> <li>b. <i>not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i>  <i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</i></li> </ol> <p>4. <i>For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</i></p> <p><b>(National Planning Standard definition)</b></p>
amenity values	<p>has the same meaning as in section 218 of the RMA (as set out below)</p> <p><i>those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</i></p> <p><b>(National Planning Standard definition)</b></p>
ancillary activity	means an activity that supports and is subsidiary to a primary

	activity. <b>(National Planning Standard definition)</b>
ancillary structure	means any: <ul style="list-style-type: none"> <li>a. boundary fence less than 2m in height;</li> <li>b. decking less than 1m in height;</li> <li>c. free standing mailboxes;</li> <li>d. washing lines;</li> <li>e. raised garden beds; and</li> <li>f. other small decorative structures less than 1m<sup>2</sup> in gross floor area and 2m in height.</li> </ul>
antenna	means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.
arterial road	means a road that has a significant role in the function of the regional or local economy, having its access standards determined principally on its function and traffic volumes.
<u>aviation related visitor accommodation</u>	<u>means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home where occupants arrive and depart by aircraft, including both fixed wing and helicopter.</u>
bed	has the same meaning as in section 2 of the RMA (as set out below) <p><i>means -</i></p> <p><i>(a) in relation to any river -</i></p> <p><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></p> <p><i>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i></p> <p><i>(b) in relation to any lake, except a lake controlled by artificial means -</i></p> <p><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></p> <p><i>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</i></p> <p><i>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</i></p> <p><i>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</i></p> <b>(National Planning Standard definition)</b>
biodiversity (or biological diversity)	means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.

biodiversity offset	means a measurable conservation outcome resulting from actions which are designed to compensate for significant residual adverse effects on indigenous biodiversity arising from human activities after all appropriate prevention and mitigation measures have been taken. The goal of a biodiversity offset is to achieve no net loss and preferably a net gain of indigenous biodiversity on the ground with respect to species composition, habitat structure and ecosystem function. They typically take the form of binding conditions associated with resource consents and can involve bonds, covenants financial contributions and biodiversity banking.
bore	means any hole drilled or constructed in the ground that is used to: <ul style="list-style-type: none"> <li>a. investigate or monitor conditions below the ground surface; or</li> <li>b. abstract gaseous or liquid substances from the ground; or</li> <li>c. discharge gaseous or liquid substances into the ground;</li> </ul> but it excludes test pits, trenches, soak holes and soakage pits. <b>(National Planning Standard definition)</b>
boundary	Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary.
boundary adjustment	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments. <b>(National Planning Standard definition)</b>
building	means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> <li>a. partially or fully roofed; and</li> <li>b. fixed or located on or in land.</li> </ul> but excludes any motorised vehicle or other mode of transport that could be moved under its own power. <b>(National Planning Standard definition)</b>
building coverage	means the percentage of the net site area covered by the building footprint. <b>(National Planning Standard definition)</b>
building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. <b>(National Planning Standard definition)</b>
camping ground	means visitor accommodation that involves the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.
cleanfill area	means an area used exclusively for the disposal of cleanfill material. <b>(National Planning Standard definition)</b>
cleanfill material	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:

	<ul style="list-style-type: none"> <li>a. combustible, putrescible, degradable or leachable components;</li> <li>b. hazardous substances and materials;</li> <li>c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices;</li> <li>d. medical and veterinary wastes, asbestos, and radioactive substances;</li> <li>e. contaminated soil and other contaminated materials; and</li> <li>f. and liquid wastes.</li> </ul> <p><b>(National Planning Standard definition)</b></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><b>(National Planning Standard definition)</b></p>
commercial forest or commercial forestry	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means exotic continuous-cover forestry or plantation forestry.</i></p>
commercial forestry activity	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry meaning any activity regulated under subparts 1 to 9 of Part 2 of those regulations that is conducted in commercial forestry.</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> <ul style="list-style-type: none"> <li>a. backpackers;</li> <li>b. camping grounds;</li> <li>c. hostels;</li> <li>d. hotels;</li> <li>e. motels;</li> <li>f. motor inns; and</li> <li>g. tourist lodges.</li> </ul>
community corrections activity	<p>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.</p>
community facility	<p>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.</p> <p><b>(National Planning Standard definition)</b></p>
conservation activity	<p>means the use of land for any activity undertaken for the purposes of the preservation, protection and restoration of natural and historic resources for the purpose of maintaining or enhancing their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations.</p>

contaminant	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</i></p> <p>a. <i>when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</i></p> <p>b. <i>when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</i></p> <p><b>(National Planning Standard definition)</b></p>
core sites	means land owned by Genesis Energy or Meridian Energy that is managed for hydro generation purposes associated with the Waitaki power scheme.
customer connection	means a telecommunication line that connects a telecommunications distribution network to a premises for the purpose of enabling a facility operator to provide telecommunication services to a customer.
dairying	means the use of land or buildings primarily for the production of milk from dairy cows.
discharge	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes emit, deposit, and allow to escape.</i></p> <p><b>(National Planning Standard definition)</b></p>
drinking water	<p>means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.</p> <p><b>(National Planning Standard definition)</b></p>
dust	<p>means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.</p> <p><b>(National Planning Standard definition)</b></p>
earthworks	<p>means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</p> <p><b>(National Planning Standard definition)</b></p>
educational facility	<p>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</p> <p><b>(National Planning Standard definition)</b></p>



effect	<p>has the same meaning as in section 3 of the RMA (as set out below)</p> <p><i>includes —</i></p> <ul style="list-style-type: none"> <li>(a) <i>any positive or adverse effect; and</i></li> <li>(b) <i>any temporary or permanent effect; and</i></li> <li>(c) <i>any past, present, or future effect; and</i></li> <li>(d) <i>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 —</i></li> <li>(e) <i>any potential effect of high probability; and</i></li> <li>(f) <i>any potential effect of low probability that has a high potential impact.</i></li> </ul> <p><b>(National Planning Standard definition)</b></p>
effluent	liquid wastes and sludges including agricultural and industrial waste waters and domestic and municipal sewage and sludges.
electricity distribution corridor	means 10m either side of the centreline of above ground 33kV distribution line, or 10m in any direction from the outer visible edge of a distribution line support structure.
emergency service facility	means those facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations and police stations.
environment	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes —</i></p> <ul style="list-style-type: none"> <li>a. <i>ecosystems and their constituent parts, including people and communities; and</i></li> <li>b. <i>all natural and physical resources; and</i></li> <li>c. <i>amenity values; and</i></li> <li>d. <i>the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.</i></li> </ul> <p><b>(National Planning Standard definition)</b></p>
equivalent car movement	<p>means the total vehicle movements to or from a particular site, calculated as follows:</p> <ul style="list-style-type: none"> <li>a. <i>1 car to and from the site = two car movements.</i></li> <li>b. <i>1 truck to and from a property = six car movements; and</i></li> <li>c. <i>1 truck and trailer to and from a property = 10 equivalent car movements.</i></li> </ul>
esplanade reserve	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a reserve within the meaning of the Reserves Act 1977—</i></p> <ul style="list-style-type: none"> <li>a. <i>which is either—</i> <ul style="list-style-type: none"> <li>i. <i>a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</i></li> <li>ii. <i>a reserve vested in the Crown or a regional council under section 237D; and</i></li> </ul> </li> </ul>

	<p>b. <i>which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</i></p> <p><b>(National Planning Standard definition)</b></p>
esplanade strip	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</i></p> <p><b>(National Planning Standard definition)</b></p>
exotic continuous-cover forest or exotic continuous-cover forestry	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p>a. <i>means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—</i></p> <p>i. <i>will not be harvested or replanted; or</i></p> <p>ii. <i>is intended to be used for low-intensity harvesting or replanted; and</i></p> <p>b. <i>includes all associated forestry infrastructure; but</i></p> <p>c. <i>does not include—</i></p> <p>i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i></p> <p>ii. <i>forest species in urban areas; or</i></p> <p>iii. <i>nurseries and seed orchards; or</i></p> <p>iv. <i>trees grown for fruit or nuts; or</i></p> <p>v. <i>Long-term ecological restoration planting of indigenous forest species; or</i></p> <p>vi. <i>willows and poplars space planted for soil conservation purposes.</i></p>
exotic forest	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means a forest that consists of 50% or more exotic forest species by basal area.</i></p>
farm base area	means a Farm Base Area identified on the Planning Maps.
farm building	means a building the use of which is incidental to the use of the site for a farming activity, dairying and intensive primary production and does not include residential units or other buildings used for residential activity.
farm quarry	an open pit or excavation from which domestic quantities of soil, stone, gravel or mineral is extracted for farming activities on land associated with the farming property, including that which the farm quarry is situated on. It does not include earthworks or the

	use of land and accessory buildings for offices, workshops, and car parking areas associated with the operation of the farm quarry.
farming activity	means the use of land, buildings or water for the primary purpose of the production of vegetative matter and/or commercial livestock, and includes the on-site sale of produce grown or reared on the site. Farming activity does not include residential activity, home occupations, factory farming, forestry activity or the disposal of effluent beyond the level normally required to sustain the productive use of the land.
farming operation	means an area of land, including an aggregation of parcels of land (whether contiguous or non-contiguous), held in single or multiple ownership (whether or not held in common ownership), that constitutes a single operating unit for the purpose of farming management.
fertiliser	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> <li>a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or</li> <li>b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or</li> <li>c. fertiliser additives to facilitate the uptake and use of nutrients; or</li> <li>d. non-nutrient attributes of the materials used in fertiliser.</li> </ul> <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants. <b>(National Planning Standard definition)</b></p>
food and beverage outlet	means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.
formed road	means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.
fresh water	<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> <b>(National Planning Standard definition)</b></p>
functional need	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p> <p><b>(National Planning Standard definition)</b></p>
greywater	means liquid waste from domestic sources including sinks,

	<p>basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p> <p><b>(National Planning Standard definition)</b></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"> <li>where there are exterior walls, from the exterior faces of those exterior walls;</li> <li>where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</li> <li>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.</li> </ol> <p><b>(National Planning Standard definition)</b></p>
ground level	<p>means:</p> <ol style="list-style-type: none"> <li>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);</li> <li>if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</li> <li>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.</li> </ol> <p><b>(National Planning Standard definition)</b></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><b>(National Planning Standard definition)</b></p>
harvest of closed canopy wilding conifers	<p>means felling, extracting, thinning (including production thinning) and processing of wilding conifers into logs, and the loading of logs onto trucks for removal from the site.</p>
hazardous substances	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</i></p> <ol style="list-style-type: none"> <li><i>with 1 or more of the following intrinsic properties:</i> <ol style="list-style-type: none"> <li><i>explosiveness:</i></li> <li><i>flammability:</i></li> <li><i>a capacity to oxidise:</i></li> <li><i>corrosiveness:</i></li> <li><i>toxicity (including chronic toxicity):</i></li> <li><i>ecotoxicity, with or without bioaccumulation; or</i></li> </ol> </li> </ol> <p><i>which on contact with air or water (other than air or water where the temperature or pressure has been artificially</i></p>

	<p><i>increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph a.</i></p> <p><b>(National Planning Standard definition)</b></p>
healthcare facility	<p>means land or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003) including, but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>a. medical practitioners;</li> <li>b. dentists and dental services;</li> <li>c. opticians;</li> <li>d. physiotherapists;</li> <li>e. medical social workers and counsellors;</li> <li>f. midwives;</li> <li>g. paramedical practitioners;</li> </ul> <p>and includes the following facilities:</p> <ul style="list-style-type: none"> <li>h. diagnostic laboratories;</li> <li>i. day care facility for the elderly and disabled;</li> <li>j. integrated family health centre;</li> <li>k. ancillary offices and retail activity;</li> <li>l. ancillary parking and loading and signs;</li> <li>m. the provision of physical fitness facilities, such as gymnasiums and pools where ancillary to a hospital or health care facility;</li> </ul> <p>but excludes facilities for:</p> <ul style="list-style-type: none"> <li>n. beauty clinics; and</li> <li>o. health care within a retirement village.</li> </ul>
heavy industrial activity	<p>means:</p> <ul style="list-style-type: none"> <li>a. Blood or offal treating</li> <li>b. Bone boiling or crushing</li> <li>c. Burning of municipal, commercial or industrial wastes</li> <li>d. Collection and storage of used bottles for sale</li> <li>e. Crematoriums</li> <li>f. Dag crushing</li> <li>g. Fellmongering</li> <li>h. Fish cleaning</li> <li>i. Fish curing</li> <li>j. Flax pulping</li> <li>k. Flock manufacturing, or teasing of textile materials for any purpose</li> <li>l. Gut scraping and treating</li> <li>m. Nightsoil collection and disposal</li> <li>n. Slaughtering of animals for any purpose other than human consumption</li> <li>o. Storage, drying, or preserving of bones, hides, hoofs, or skins</li> <li>p. Tallow melting</li> <li>q. Tanning</li> <li>r. Wood pulping</li> <li>s. Wool scouring</li> </ul>
heavy vehicle	<p>means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward)</p>

	the gross laden weight of which exceeds 3500kg.
height	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. <b>(National Planning Standard definition)</b>
height in relation to boundary	means the height of a structure, building or feature, relative to its distance from either the boundary of: a. a site; or b. another specified reference point. <b>(National Planning Standard definition)</b>
helicopter landing area	means any area of land, building or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads.
helicopter movement	means a single helicopter flight operation (landing or departure) of any helicopter. Maintenance procedures are excluded.
highly productive land	means highly productive land as determined in accordance with the National Policy Statement for Highly Productive Land 2022.
historic heritage	has the same meaning as in section 2 of the RMA (as set out below) a. <i>means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</i> i. <i>archaeological:</i> ii. <i>architectural:</i> iii. <i>cultural:</i> iv. <i>historic:</i> v. <i>scientific:</i> vi. <i>technological; and</i> <i>includes—</i> i. <i>historic sites, structures, places, and areas; and</i> ii. <i>archaeological sites; and</i> iii. <i>sites of significance to Māori, including wāhi tapu; and</i> iv. <i>surroundings associated with the natural and physical resources.</i> <b>(National Planning Standard definition)</b>
home business	means a commercial activity that is: 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. <b>(National Planning Standard definition)</b>
impervious coverage	means the percentage of the net site area covered by impervious surfaces.
impervious surface	means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.

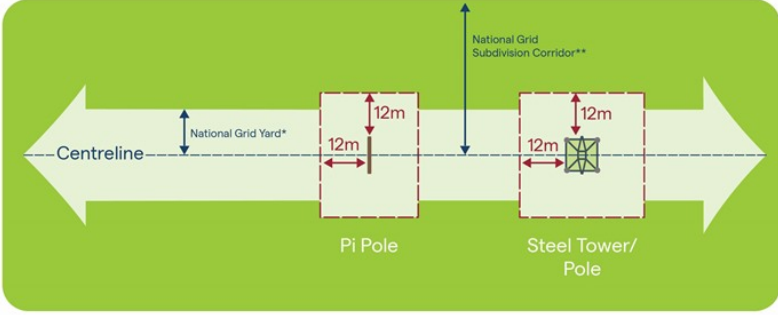
improved pasture	means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production, and species composition and growth has been modified and is being managed for livestock grazing.
indigenous vegetation	means a community of vascular plants,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

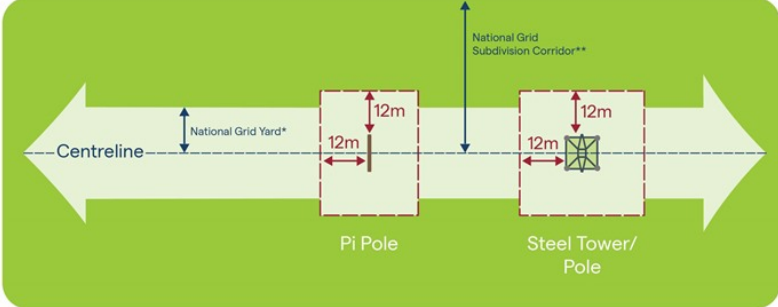
	<p><i>Port Companies Act 1988:</i>  <i>(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</i></p>
intensive primary production	<p>means either:</p> <ol style="list-style-type: none"> <li>primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.</li> <li>primary production activities involving the keeping or rearing of livestock that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover, but excludes intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year.</li> </ol>
internal boundary	means any boundary of the net area of a site other than a road boundary and includes a side boundary.
investigation activities	<p>means the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation and includes the following structures and activities:</p> <ol style="list-style-type: none"> <li>erecting an anemometer mast;</li> <li>erecting weather stations for the measurement of meteorological conditions;</li> <li>digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions;</li> <li>installing instruments into drill holes for monitoring groundwater levels and land movement;</li> <li>erecting survey monuments and installing instruments to monitor land movement;</li> <li>erecting telemetry stations for the transmission of instrument data;</li> <li>installing microseismic stations to measure microseismic activity and ground noise;</li> <li>erection of signs or notices giving warning of danger; and</li> <li>security fencing associated with the above structures and activities.</li> </ol>
irrigation	means the activity of applying water to land by means of a constructed system, including border dyke systems, for the purpose of assisting production of vegetation or stock on that land.
lake	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></p> <p><b>(National Planning Standard definition)</b></p>
land	has the same meaning as in section 2 of the RMA (as set out below)



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

landscaping	means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.
large farm building	means a farm building with either a building footprint greater than 10 metres x 10 metres or with a height greater than 8 metres.
lifeline utility infrastructure	means infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)
line	means a wire, cable or conductor, or bundles of wires or cables, used or intended to be used for: <ul style="list-style-type: none"> <li>a. carrying electric current along an electricity transmission line or electricity distribution line, including any associated hardware and insulation; or</li> <li>b. the transmission or reception of any telecommunication signal.</li> </ul>
loading space	means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.
local road	means any road other than a state highway, arterial road or collector road, and includes cul-de-sacs and service lanes.
mahika kai activities	means the harvesting of indigenous vegetation or indigenous fauna by mana whenua, in accordance with tikanga, for traditional uses. These include but are not limited to: <ul style="list-style-type: none"> <li>a. food / plant gathering;</li> <li>b. carving;</li> <li>c. weaving; and</li> <li>d. traditional medicine</li> </ul>
maintenance of Waitaki power scheme, Opuha scheme or National Grid	means undertaking work and activities, including erosion control works, necessary to keep the infrastructure operating at an efficient and safe level.
midden	A place where the remains of food (such as fish and bones), ash and charcoal from fires, and other traces of settlement can be found.
mining	has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out below) <ul style="list-style-type: none"> <li>a. <i>means to take, win, or extract, by whatever means,</i> <ul style="list-style-type: none"> <li>i. <i>a mineral existing in its natural state in land; or</i></li> <li>ii. <i>a chemical substance from a mineral existing in its natural state in land;</i></li> </ul> <i>and</i> </li> <li>b. <i>includes</i> <ul style="list-style-type: none"> <li>i. <i>the injection of petroleum into an underground gas storage facility; and</i></li> <li>ii. <i>the extraction of petroleum from an underground gas storage facility;</i></li> </ul> <i>but</i> </li> </ul> <i>does not include prospecting or exploration for a mineral or</i>

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

National Grid yard	<p>means (as illustrated in light green below):</p> <ol style="list-style-type: none"> <li>the area located 12 metres either side of the centreline of any overhead 110kV, 220kV, or 350kV national grid transmission line on pi poles or towers (including steel monopoles where these replace steel lattice towers); and</li> <li>the area located 12 metres in any direction from the outer visible edge of a national grid support structure.</li> </ol>  <p>* National Grid Yard: 12m</p> <p>** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</i></p> <p><b>(National Planning Standard definition)</b></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><b>(National Planning Standard definition)</b></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"> <li>both freehold and leased areas; and</li> <li>any stock storage or preparation areas; but</li> </ol> <p>(b) excludes:</p> <ol style="list-style-type: none"> <li>void areas such as liftwells and stair wells, including landing areas;</li> <li>shared corridors and mall common spaces;</li> <li>entrances, lobbies and plant areas within a building;</li> <li>open or roofed outdoor areas, and external balconies, decks, porches and terraces;</li> <li>off street loading areas;</li> <li>building service rooms;</li> <li>parking areas and basement areas used for parking, manoeuvring and access; and</li> <li>non-habitable floor spaces in rooftop structures.</li> </ol> <p><b>(National Planning Standard definition)</b></p>

net site area	<p>means the total area of the site, but excludes:</p> <ol style="list-style-type: none"> <li>any part of the site that provides legal access to another site;</li> <li>any part of a rear site that provides legal access to that site;</li> <li>any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ol> <p><b>(National Planning Standard definition)</b></p>
network utility operator	<p>has the same meaning as in s166 of the RMA (as set out below)</p> <p><i>means a person who—</i></p> <ol style="list-style-type: none"> <li><i>undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i></li> <li><i>operates or proposes to operate a network for the purpose of —</i> <ol style="list-style-type: none"> <li><i>telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i></li> <li><i>radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</i></li> </ol> </li> <li><i>is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</i></li> <li><i>undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i></li> <li><i>undertakes or proposes to undertake a drainage or sewerage system; or</i></li> <li><i>constructs, operates, or proposes to construct or operate, a road or railway line; or</i></li> <li><i>is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</i></li> <li><i>is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</i></li> <li><i>undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</i>  <i>and the words network utility operation have a corresponding meaning.</i></li> </ol> <p><b>(National Planning Standard definition)</b></p>
no net loss	<p>means, in relation to indigenous biodiversity, no reasonably measurable overall reduction in:</p> <ol style="list-style-type: none"> <li>the diversity of indigenous species or recognised taxonomic units; and</li> <li>indigenous species' population sizes (taking into account natural fluctuations) and long-term viability; and</li> <li>the natural range inhabited by indigenous species; and</li> <li>the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.</li> </ol>
notional boundary	<p>means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</p> <p><b>(National Planning Standard definition)</b></p>

operating easement	means land Genesis Energy or Meridian Energy has an operating easement over. The purpose of this easement is to provide for activities to be undertaken by Genesis Energy or Meridian Energy as part of the management of the hydro facilities associated with the Waitaki power scheme.
operational need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. <b>(National Planning Standard definition)</b>
Opuha scheme	means the electricity generation activity associated with the Opuha Dam and power station (including the regulating pond and downstream weir) and all structures, works, facilities, components, plant and activities undertaken to facilitate that generation.
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. <b>(National Planning Standard definition)</b>
outdoor storage	means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
parking space	means a space on a site available at any time for accommodating one stationary motor vehicle. Such parking space shall not be located on any access or outdoor living space and shall have vehicular access to a road or service lane.
pastoral intensification	means topdressing and oversowing.
place of assembly	means land or buildings used for principally for public or private assembly of people for recreation, cultural, spiritual or entertainment activities and includes halls and community centres.
plantation forest or plantation forestry	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Plantation Forestry (as set out below) <i>means a forest deliberately established for commercial purposes, being:</i> a. <i>at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</i> b. <i>includes all associated forestry infrastructure; but</i> c. <i>does not include:</i> i. <i>a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> ii. <i>forest species in urban areas; or</i> iii. <i>nurseries and seed orchards; or</i> iv. <i>trees grown for fruit or nuts; or</i> v. <i>long-term ecological restoration planting of forest</i>

	<i>species; or</i> vi. <i>willows and poplars space planted for soil conservation purposes.</i>
pole	means a structure that supports infrastructure equipment including conductors, lines, cables, lights or antennas, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
primary production	means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a.; c. includes any land and buildings used for the production of the commodities from a. and used for the initial processing of the commodities in b.; but d. excludes further processing of those commodities into a different product. <b>(National Planning Standard definition)</b>
principal building	means a building or buildings used as part of the activity or activities for which the site is primarily used. Principal buildings can include residential units, but do not include accessory buildings.
quarry	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities. <b>(National Planning Standard definition)</b>
quarrying activities	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry. <b>(National Planning Standard definition)</b>
recreational activity	means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity or commercial activities.
refurbishment of Waitaki power scheme Opuha scheme or National Grid	means the upgrade or renewal (to gain efficiencies in generating and transmitting electricity) of machinery, buildings, plant, structure, facilities, works or components and operating facilities associated with the infrastructure.
regionally significant infrastructure	means: a. the state highway network and arterial roads b. telecommunication networks c. the National Grid d. wastewater collection, treatment and disposal networks



	<ul style="list-style-type: none"> <li>e. community land drainage infrastructure</li> <li>f. community potable water systems</li> <li>g. established community-scale irrigation and stockwater infrastructure</li> <li>h. electricity distribution network</li> </ul>
relocated building	includes any building that is removed from one site and relocated to another site, in whole or in parts. It excludes any new building constructed or prefabricated off-site, in whole or in parts, and transported to a site.
reserve	means a reserve in terms of the Reserves Act 1977.
residential activity	<p>means the use of land and building(s) for people's living accommodation.</p> <p><b>(National Planning Standard definition)</b></p>
residential unit	<p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p> <p><b>(National Planning Standard definition)</b></p>
residential visitor accommodation	means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.
retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	<p>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p> <p><b>(National Planning Standard definition)</b></p>
reverse sensitivity	means the potential for an approved (whether by consent or designation), lawfully established existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment, intensification, or alteration of another activity that may be sensitive to the actual, potential or perceived adverse environmental effects generated by the approved, lawfully established existing or permitted activity.
river	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>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).</p> <p><b>(National Planning Standard definition)</b></p>
road	has the same meaning as in section 2 of the RMA (as set out



	<p>below)</p> <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989</p> <p>Section 315 of the Local Government Act 1974 road definition:</p> <p>road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> <li>a. immediately before the commencement of this Part was a road or street or public highway; or</li> <li>b. immediately before the inclusion of any area in the district was a public highway within that area; or</li> <li>c. is laid out by the council as a road or street after the commencement of this Part; or</li> <li>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</li> <li>e. is vested in the council as a road or street pursuant to any other enactment;— and includes</li> <li>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;</li> <li>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;—</li> <li>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</li> </ul> <p>Section 2(1) of the Government Roding Powers Act 1989 motorway definition</p> <p>motorway—</p> <ul style="list-style-type: none"> <li>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</li> <li>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</li> <li>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.</li> </ul> <p><b>(National Planning Standard definition)</b></p>
road boundary	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road

	designation. Frontage or road frontage shall have the same meaning as road boundary.
rural industry	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. <b>(National Planning Standard definition)</b>
rural selling place	means the use of land and/or buildings on, or within which, rural produce grown or produced by the operator of the rural selling place, and products manufactured from it, are offered for sale to the general public.
rural tourism activity	means the use of land and/or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes: <ul style="list-style-type: none"> <li>a. guiding, training, education and instructing;</li> <li>b. ancillary services such as booking offices and transportation;</li> <li>c. ancillary retail activity, including sale of alcohol to participants;</li> <li>d. walking and cycling tracks and associated accommodation; and</li> <li>e. facilities to provide opportunities for viewing scenery.</li> </ul>
sensitive activity	means any: <ul style="list-style-type: none"> <li>a. residential activity</li> <li>b. visitor accommodation</li> <li>c. community facility</li> <li>d. educational facility</li> </ul>
sensitive area	means any: <ul style="list-style-type: none"> <li>a. Scenic Viewing Area</li> <li>b. Scenic Grasslands</li> <li>c. Lakeside Protection Area</li> <li>d. Silent File Areas</li> <li>e. area within the setback distance specified in Table NATC-1.</li> </ul>
sensitive material	means: <ul style="list-style-type: none"> <li>a. human remains and koiwi</li> <li>b. an archaeological site</li> <li>c. a Māori cultural artefact/taonga</li> <li>d. a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).</li> </ul>
service lane	means service lane as defined in Section 315 of the Local Government Act 1974.
service station	Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following: <ul style="list-style-type: none"> <li>a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles;</li> <li>b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers);</li> </ul>

	<ul style="list-style-type: none"> <li>c. warrant of fitness testing;</li> <li>d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;</li> <li>e. truck stops;</li> <li>f. light engineering;</li> <li>g. carwash facilities;</li> <li>h. other retail sales subsidiary to the main use of the site.</li> </ul>
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
sewage	means human excrement and urine. <b>(National Planning Standard definition)</b>
shelterbelt	means trees or vegetation planted predominately to provide shelter limited to a maximum average width of 30 metres from stem to stem.
side boundary	means any boundary of a site generally at right angles to a road boundary.
Significant indigenous vegetation and significant habitats of indigenous fauna	means areas of indigenous vegetation or habitats of indigenous fauna which: <ul style="list-style-type: none"> <li>a. meet the criteria listed in the Canterbury Regional Policy Statement's Policy 9.3.1 and Appendix 3; or</li> <li>b. are listed in Appendix I as a Site of Natural Significance.</li> </ul>
silent file	means sites identified by Ngā Rūnaka as requiring special protection due to the presence of significant wāhi tapu (sacred places) or wāhi taoka (treasured possessions) in the area. Information on these sites are held in a Silent File.
site	means: <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>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</li> <li>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</li> <li>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.</li> </ul> <b>(National Planning Standard definition)</b>
skylight	means a window set in a roof or ceiling

small farm building	means a farm building with a maximum building footprint of 10 metres x 10 metres and a maximum height of 8 metres.
small-scale renewable electricity generation activity	means an activity that generates electricity for use on a site and is ancillary to the principal use of the site, and may include: <ol style="list-style-type: none"> <li>supply of up to 20 other sites; and / or</li> <li>distribution of any surplus electricity generated into the electricity distribution network.</li> </ol>
State Highway	means a State Highway declared under the Government Roding Powers Act 1989.
stock tracks and crossings	(In relation to Section 19, Rule 1.1.1(1)) means manmade tracks or crossings constructed for use by stock but excludes tracks naturally formed by stock use.
stormwater	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within. <b>(National Planning Standard definition)</b>
structure	has the same meaning as in section 2 of the RMA (as set out below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. <b>(National Planning Standard definition)</b>
subdivision	has the same meaning as “subdivision of land” in section 218 of the RMA (as set below) <i>means—</i> <ol style="list-style-type: none"> <li><i>the division of an allotment—</i> <ol style="list-style-type: none"> <li><i>by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i></li> <li><i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i></li> <li><i>by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i></li> <li><i>by the grant of a company lease or cross lease in respect of any part of the allotment; or</i></li> <li><i>by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</i></li> </ol> </li> <li><i>an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</i></li> </ol> <b>(National Planning Standard definition)</b>
telecommunications	means as defined in section 5 of the Telecommunications Act 2001.
temporary infrastructure	means portable or transportable infrastructure which does not have permanent foundations, such as generators, pumps or fuel tanks, required on a temporary basis, such as during

	construction or other temporary activity, for a finite period of time.
territorial authority	has the same meaning as in section 5 of the Local Government Act 2002 (as set below) <i>means a city council or a district council named in Part 2 of Schedule 2.</i>
tower	means a lattice structure that supports conductors, lines, cables or antennas. A tower includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
trade-based retail	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and landscaping suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
transmission line	a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the National Grid; and b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a. applies; but does not include an electricity substation.
transport network	means all transport infrastructure, services and mechanisms that contribute to providing for all forms of transport including multi modal transport and active transport, including all ancillary structures or equipment associated with the transport network.
tussock grasslands	means areas generally supporting native tussock grasses but typically comprising a mosaic of vegetation types that could include considerable areas of bare/stoney ground, mixed exotic/native herbfield, cushion and mat vegetation, native shrubs and exotic species such as browntop and hawkweed.
upgrade	in relation to infrastructure and renewable electricity generation activities, means activities undertaken to increase the capacity, operational efficiency, security or safety of existing assets and activities
vegetation clearance	means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying, burning, irrigation, artificial drainage, and mob stocking. It includes oversowing, topdressing or overplanting on land that is not improved pasture. Clearance of vegetation shall have the same meaning.

vehicle crossing	means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. <b>(National Planning Standard definition).</b>
Waitaki power scheme	means the electricity generation activities in the Waitaki River Catchment including the structures, works, facilities, components, plant and activities undertaken to facilitate and enable the generation of electricity from water. It includes power stations, dams, weirs, control structures, penstocks, canals, tunnels, siphons, spillways, intakes, storage of goods, materials and substances, switchyards, fish and elver screens and passes, booms, site investigation works, erosion and flood control, access requirements (including public access), jetties, slipways and landing places, signs, earthworks, monitoring, investigation and communication equipment and transmission network.
wastewater	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. <b>(National Planning Standard definition)</b>
water	has the same meaning as in section 2 of the RMA (as set out below) <i>(a) means water in all its physical forms whether flowing or not and whether over or under the ground:</i> <i>(b) includes fresh water, coastal water, and geothermal water:</i> <i>(c) does not include water in any form while in any pipe, tank, or cistern.</i> <b>(National Planning Standard definition)</b>
waterbody	has the same meaning as in section 2 of the RMA (as set out below) <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> <b>(National Planning Standard definition)</b>
wetland	has the same meaning as in section 2 of the RMA (as set out below) <i>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</i> <b>(National Planning Standard definition)</b>
wilding conifers	means <i>Pinus contorta</i> (Lodgepole Pine), <i>Pinus nigra</i> (Corsican Pine), <i>Pinus sylvestris</i> (Scots Pine), <i>Pinus mugo</i> (Dwarf Mountain Pine), <i>Pinus uncinata</i> (Mountain Pine), <i>Pinus ponderosa</i> (Ponderosa pine), <i>Larix decidua</i> (European Larch), and

	Pseudotsuga menziesii (Douglas Fir).
woodlot	means a stand of trees for the purposes of firewood, the creation of other wood products, celebration trees, erosion control, pest, or wilding tree management purposes, but excluding commercial plantation forestry.
yard-based retail	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.

## Abbreviations

Abbreviations	Full terms
<b><u>AIRPZ</u></b>	<u>Special Purpose Airport Zone</u>
<b><u>APP</u></b>	<u>Appendix</u>
<b><u>ASPZ</u></b>	<u>Accommodation Special Purpose Zone</u>
<b>ATC</b>	A Thriving Community
<b><u>BDA</u></b>	<u>Built Development Area</u>
<b><u>CMUZ</u></b>	<u>Commercial and Mixed Use Zones</u>
<b>CON</b>	Controlled Activity Status
<b>CRC</b>	Canterbury Regional Council
<b>CRPS</b>	Canterbury Regional Policy Statement
<b><u>DEV</u></b>	<u>Development Area</u>
<b><u>DIS</u></b>	<u>Discretionary Activity Status</u>
<b>District</b>	Mackenzie District
<b>District Plan</b>	Mackenzie District Plan
<b>EW</b>	Earthworks
<b>FMA</b>	Forestry Management Area
<b><u>GIZ</u></b>	<u>General Industrial Zone</u>
<b>GRUZ</b>	General Rural Zone
<b><u>GSPZ</u></b>	<u>Glentanner Special Purpose Zone</u>
<b><u>GSPZ-SP</u></b>	<u>Glentanner Special Purpose Zone Structure Plan</u>
<b>LPA</b>	Lakeside Protection Area
<b>INF</b>	Infrastructure
<b><u>LRZ</u></b>	<u>Low Density Residential Zone</u>
<b><u>LFRZ</u></b>	<u>Large Format Retail Zone</u>
<b><u>LLRZ</u></b>	<u>Large Lot Residential Zone</u>
<b><u>LMA</u></b>	<u>Land Management Area</u>
<b>MDC</b>	Mackenzie District Council
<b><u>MRZ</u></b>	<u>Medium Density Residential Zone</u>
<b><u>MUZ</u></b>	<u>Mixed Use Zone</u>
<b>MW</b>	Mana Whenua



<b>NATC</b>	Natural Character
<b>NC</b>	<u>Non-Complying Activity Status</u>
<b>NCZ</b>	<u>Neighbourhood Centre Zone</u>
<b>NE</b>	Natural Environment
<b>NES</b>	National Environmental Standard
<b>NESTF</b>	National Environmental Standards for Telecommunication Facilities
<b>NFL</b>	Natural Features and Landscapes
<b>NPS</b>	National Policy Statement
<b>ONF</b>	Outstanding Natural Feature
<b>ONL</b>	Outstanding Natural Landscape
<b>PA</b>	Public Access
<b>ONF</b>	Outstanding Natural Feature
<b>ONL</b>	Outstanding Natural Landscape
<b><u>PDSPZ</u></b>	<u>Pūkaki Downs Special Purpose Zone</u>
<b><u>PDSPZ SP</u></b>	<u>Pūkaki Downs Special Purpose Zone Structure Plan</u>
<b><u>PVSPZ</u></b>	<u>Pūkaki Village Special Purpose Zone</u>
<b><u>PVSPZ SP</u></b>	<u>Pūkaki Village Special Purpose Zone Structure Plan</u>
<b><u>PER</u></b>	<u>Permitted Activity Status</u>
<b>PR</b>	Prohibited Activity Status
<b><u>PREC</u></b>	<u>Precinct</u>
<b><u>RDIS</u></b>	<u>Restricted Discretionary Activity Status</u>
<b>REG</b>	Renewable Electricity Generation
<b><u>RESZ</u></b>	<u>Residential Zones</u>
<b>RLZ</b>	Rural Lifestyle Zone
<b>RMA</b>	Resource Management Act 1991
<b>SASM</b>	Sites and Areas of Significance to Māori
<b>SCA</b>	Specific Control Area
<b>SUB</b>	Subdivision
<b><u>TCZ</u></b>	<u>Town Centre Zone</u>
<b>TRAN</b>	Transport
<b>UFD</b>	Urban Form and Development
<b>VAL</b>	Visual Amenity Landscape



*Note: The changes in this section are proposed by Variation 3 to Plan Change 26.*

## Infrastructure

### Introduction

This chapter contains district-wide provisions relating to infrastructure.

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

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

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

**Table 1**

Topic	Plan Provisions that Apply to Activities Managed in this Chapter
Strategic Directions	All provisions in the ATC, MW, NE and UFD chapters
Natural Hazards	Section 5 — Business Objective 4 Section 7 — Rural Objective 7, Rural Policies 7A & 7B All provisions in Section 18
Historic Heritage	All provisions in Section 11 — Heritage Protection
Notable Trees	All provisions in Section 11 — Heritage Protection
Sites and Areas of Significance to Māori	SASM-R5 and SASM-R6
Ecosystems and Indigenous Biodiversity	Section 19 — Ecosystems and Indigenous Biodiversity - Rules 1.1.1.1, 2.1.1 and 2.2.1 (relating to the National Grid) and the Objective and Policies but only insofar as they apply to the activities managed by Rules 1.1.1.1, 2.1.1 and 2.2.1
Activities on the Surface of Water	Section 7 - Rural Objective 8, Rural Policies 8A — 8H, and Rules 7A — Activities on or Within Waterbodies

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

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

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

## Objectives and Policies

<b>Objectives</b>	
<b>INF-O1</b>	<b>Infrastructure</b>
Infrastructure is developed and maintained to meet the needs, and provide for the health, safety and wellbeing, of people and communities and is integrated with subdivision, land use and development.	
<b>INF-O2</b>	<b>Adverse Effects of Infrastructure</b>
The adverse effects of infrastructure on the surrounding environment are managed according to the sensitivity of the environment and the functional needs or operational needs of the infrastructure.	
<b>INF-O3</b>	<b>Adverse Effects on Infrastructure</b>
The efficient, effective and safe operation, maintenance, upgrading and development of regionally significant infrastructure and lifeline utility infrastructure is not constrained or compromised by other activities.	
<b>Policies</b>	
<b>INF-P1</b>	<b>Benefits of Infrastructure</b>
Recognise the national, regional and local benefits of infrastructure to the economic, social, cultural and environmental wellbeing, and health and safety, of people and communities, and the functioning of the District and beyond, by providing for infrastructure throughout the District.	
<b>INF-P2</b>	<b>Ongoing Use of Existing Infrastructure</b>
Enable the operation, maintenance, replacement, reconstruction, and minor upgrades to, existing infrastructure.	
<b>INF-P3</b>	<b>Integration of Infrastructure</b>
Encourage: <ol style="list-style-type: none"> <li>1. the coordination of infrastructure planning and delivery with land use, subdivision, development and urban growth;</li> <li>2. the co-location of compatible structures and facilities; and</li> <li>3. technological improvements and enhancements.</li> </ol>	

<b>INF-P4</b>	<b>Managing Adverse Effects of Infrastructure</b>
<p>Manage infrastructure, including ancillary earthworks, so that:</p> <ol style="list-style-type: none"> <li>1. its form, location and scale minimises adverse effects on the environment;</li> <li>2. it is compatible with the values and anticipated character of the surrounding environment; and</li> <li>3. consideration is given to the extent that the management of the adverse effects of infrastructure in accordance with clauses 1. and 2. may be constrained by the operational needs and functional needs of the infrastructure.</li> </ol>	
<b>INF-P5</b>	<b>Infrastructure in Sensitive or Significant Areas</b>
<p>Avoid locating infrastructure in identified sensitive areas (outside the road reserve) or within an area of significant indigenous vegetation or significant habitat of indigenous fauna, unless:</p> <ol style="list-style-type: none"> <li>1. there is a functional or operational need for the infrastructure to be in that location;</li> <li>2. it is demonstrated through site, route or method selection, design measures and other management methods how significant adverse effects on the values of the sensitive or significant area have been avoided as far as practicable, and otherwise remedied or mitigated;</li> <li>3. where there are more than minor adverse effects that cannot be avoided, remedied or mitigated, regard is had to any offsetting or compensation; and</li> <li>4. Following application of 1. - 3. above, there are no significant adverse effects remaining, (except that this clause shall not apply to the National Grid).</li> </ol>	
<b>INF-P6</b>	<b>Infrastructure on Highly Productive Land</b>
<p>Avoid locating infrastructure on Highly Productive Land, unless:</p> <ol style="list-style-type: none"> <li>1. it is small-scale and does not impact the productive capacity of the land; or</li> <li>2. it is regionally significant infrastructure or lifeline utility infrastructure and has a functional need or operational need to be located on the highly productive land; and</li> <li>3. for both 1. and 2. above, any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land within the District is minimised or mitigated.</li> </ol>	
<b>INF-P7</b>	<b>Infrastructure in Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna</b>
<p>In addition to INF-P5, avoid new infrastructure (that is not the National Grid) that has adverse effects on the following, in an area of significant indigenous vegetation and significant habitats of indigenous fauna:</p> <ol style="list-style-type: none"> <li>1. loss of ecosystem representation and extent;</li> <li>2. disruption to sequences, mosaics, or ecosystem function;</li> <li>3. fragmentation of significant indigenous vegetation and significant habitats of indigenous fauna or the loss of buffers or connections within significant indigenous vegetation and significant habitats of indigenous fauna;</li> <li>4. a reduction in the function of the significant indigenous vegetation and significant habitats of indigenous fauna as a buffer or connection to other important habitats or ecosystems; and</li> <li>5. a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use significant indigenous vegetation and significant habitats of indigenous fauna for any part of their life cycle,</li> </ol> <p>unless it is lifeline utility infrastructure or regionally significant infrastructure, in which case INF-P5 applies instead, where:</p> <ol style="list-style-type: none"> <li>6. the infrastructure provides significant national or regional public benefits;</li> <li>7. there is a functional need or operational need for the infrastructure to be in that particular location; and</li> <li>8. there are no practicable alternative locations for the infrastructure outside of an area of</li> </ol>	

significant indigenous vegetation and significant habitats of indigenous fauna.

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

## Rules

### Notes for Plan Users:

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

## Existing Infrastructure

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

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

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

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



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

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

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

### Telecommunications

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

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

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

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

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

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

	sufficient area for maintenance equipment, including a crane, is provided to the transmission line pi-pole.  <b>And the activity complies with the following standards:</b> INF-S4	
<b>INF-R23</b>	<b>Alterations and Additions to an Existing Building or Structure for a Sensitive Activity within the National Grid Yard</b>	
<b>All Zones</b>	<b>Activity Status: PER</b>  <b>Where:</b> 1. The alteration or addition does not result in an increase in the building height or footprint.	<b>Activity status where compliance not achieved with R23.1: NC</b>
<b>INF-R24</b>	<b>New Sensitive Activities (including the use of an existing building for a new Sensitive Activity), within the National Grid Yard</b>	
<b>All Zones</b>	<b>Activity Status: NC</b>	
<b>INF-R25</b>	<b>Wintering barns, commercial greenhouses, immovable protective canopies, produce packing facilities and milking sheds within the National Grid Yard</b>	
<b>All Zones</b>	<b>Activity Status: NC</b>	
<b>INF-R26</b>	<b>Buildings or structures for the handling or storage of hazardous substances with explosive or flammable intrinsic properties within the National Grid Yard, excluding the accessory use and storage of hazardous substances in domestic scale quantities</b>	
<b>All Zones</b>	<b>Activity Status: NC</b>	
<b>INF-R27</b>	<b>Any Other Activity, Building or Structure within the National Grid Yard Not Otherwise Listed</b>	
<b>All Zones</b>	<b>Activity Status: NC</b>	

### Activities in the Electricity Distribution Corridor

<b>INF-R28</b>	<b>Alterations and Additions to an Existing Building or Structure within the Electricity Distribution Corridor</b>	
<b>All Zones</b>	<b>Activity Status: PER</b>  <b>Where:</b> 1. The alteration or addition does not result in an increase in the building height or footprint.	<b>Activity status when compliance is not achieved with R28.1: RDIS</b>  <b>Matters of discretion are restricted to:</b> INF-MD3 Activities in the Electricity Distribution Corridor  <b>Advice Note:</b> Any application arising



		<i>from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i>
<b>INF-R29</b>	<b>Fences within the Electricity Distribution Corridor</b>	
<b>All Zones</b>	<b>Activity Status: PER</b>  <b>Where:</b> 1. The fence does not exceed 2.5m in height.	<b>Activity status when compliance is not achieved with R29.1: RDIS</b>  <b>Matters of discretion are restricted to:</b> INF-MD3 Activities in the Electricity Distribution Corridor  <i><b>Advice Note:</b> Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i>
<b>INF-R30</b>	<b>Buildings (excluding accessory buildings), Sensitive Activities, or the use of an existing building for a new sensitive activity, within the Electricity Distribution Corridor</b>	
<b>All Zones</b>	<b>Activity Status: RDIS</b>  <b>Matters of discretion are restricted to:</b> INF-MD3 Activities in the Electricity Distribution Corridor  <i><b>Advice Note:</b> Any application arising from this rule shall not be subject to public notification but may be limited notified only to the relevant electricity distribution line operator, unless their written approval is provided.</i>	
<b>INF-R31</b>	<b>The storage of hazardous substances with explosive or flammable intrinsic properties within the Electricity Distribution Corridor, excluding the accessory use and storage of hazardous substances in domestic scale quantities</b>	
<b>All Zones</b>	<b>Activity Status: RDIS</b>  <b>Matters of discretion are restricted to:</b> INF-MD3 Activities in the Electricity Distribution Corridor  <i><b>Advice Note:</b> Any application arising</i>	

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

## Standards

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

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

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

### INF-MD1 Scale, Location and Design of Infrastructure

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

### INF-MD2 Reflectivity

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

**INF-MD3 Activities in the Electricity Distribution Corridor**

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

*The changes in this section are proposed by Variation 2 to Plan Change 23.*

## Natural Character

### Introduction

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

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

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

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

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

### Objectives and Policies

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

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

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

## Rules

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

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

<b>NATC-R1</b>	<b>Buildings and Structures (excluding fences, water troughs and water pump sheds with building footprint of 10m<sup>2</sup> or less)</b>	
<b>All zones</b>	<b>Activity Status: PER</b>  <b>Where the activity complies with the following standards:</b> NATC-S1 Activity Setbacks from Surface Waterbodies	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>NATC-R2</b>	<b>Earthworks and Stockpiles</b>	
<b>All zones</b>	<b>Activity Status: PER</b>  <b>Where the activity complies with the following standards:</b> NATC-S1 Activity Setbacks from Surface Waterbodies  With the exception of earthworks associated with conservation activity, where no setback shall apply.	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).

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

## Standards

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



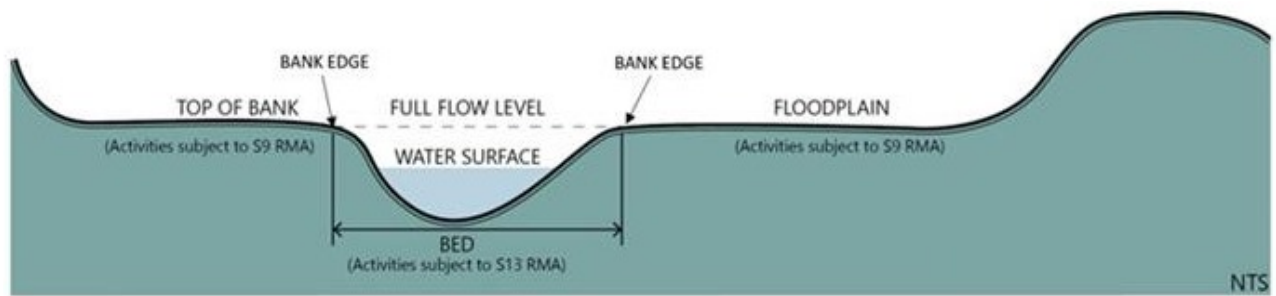
		<p>waterbody.</p> <p>e. The extent to which any restoration or rehabilitation of the natural character of the area is proposed.</p> <p>f. The extent to which alternative practicable options have been considered and their feasibility, including the functional need and operational need for the activity to locate in a riparian margin.</p> <p>g. Whether the activity maintains and enhances public access along the surface waterbody.</p> <p>h. The type and extent of planting proposed and the impact of this on natural character values.</p> <p>i. The effectiveness of any erosion and sediment control measures proposed.</p>
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**Table NATC-1: Surface Waterbody Setbacks**

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

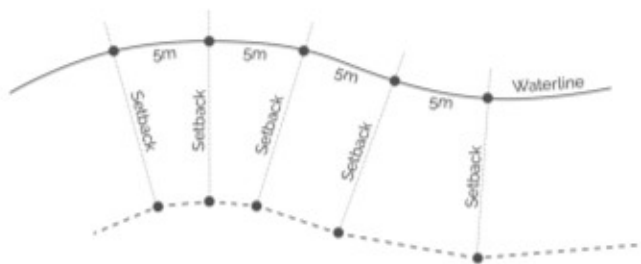
**Advisory Notes:**

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



**FIGURE NATC-1**

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



**FIGURE NATC-2**

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

*Note: The changes in this section are proposed by Variation 3 to Plan Change 27.*

## Subdivision

### Introduction

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

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

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

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

### Objectives and Policies

Objectives	
SUB-O1	<div>Subdivision Design</div> <div>Subdivision is designed to:<ol style="list-style-type: none"><li>1. align with the purpose and character of the zone in which it occurs;</li><li>2. maintain the values of any overlays within which it is located;</li><li>3. achieve integration and connectivity with surrounding neighbourhoods; and</li><li>4. provide servicing infrastructure that is appropriate for its intended use and which is integrated with existing infrastructure;</li><li>5. avoid reverse sensitivity effects on renewable electricity generation activities and electricity transmission activities; and</li><li>6. minimise conflict between incompatible activities.</li></ol></div>
Policies	
SUB-P1	<div>Subdivision Design</div> <div>Require subdivision design to accord with the purpose and character of the applicable zone and, where practicable, to follow natural and physical features such as landscape, topography, and established vegetation of the site.</div>

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

## Rules

<b>SUB-R1</b>	<b>Boundary Adjustment</b>
<b>All Zones (outside the Te Manahuna /</b>	<b>Activity Status: RDIS</b>  <b>Where the activity complies with the following standards:</b>
	<b>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</b>

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

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

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

SUB-S4 Wastewater Disposal  
 SUB-S6 Corner Splays  
 SUB-S7 Electricity Supply and  
 Telecommunications  
 SUB-S10 Stormwater Disposal  
 PA-S1 Esplanade Requirements

**Matters of discretion are restricted to:**

- a. SUB-MD1 Design  
 SUB—MD2 Infrastructure  
 SUB—MD3 Water Supply  
 SUB—MD4 Stormwater Disposal  
 SUB—MD5 Transportation  
 Networks  
 SUB—MD6 Easements  
 SUB—MD7 Reverse Sensitivity  
 SUB-MD8 Public Access  
 SUB-MD9 Wastewater Disposal  
 Where all or part of the site is  
 within a SASM: SASM-MD1  
 Activities in a SASM
- b. The extent to which the  
 subdivision allows for earthworks,  
 buildings, and structures to  
 comply with the safe distance  
 requirements of the NZECP  
 34:2001 New Zealand Electrical  
 Code of Practice for Electrical  
 Safe Distances.
- c. The provision for the ongoing  
 efficient operation, maintenance,  
 development, and upgrade of the  
 National Grid, including the ability  
 for continued reasonable access  
 to existing transmission lines for  
 maintenance, inspections and  
 upgrading.
- d. The extent to which the design  
 and construction of the subdivision  
 allows for activities to be set back  
 from the National Grid, including  
 the ability to ensure adverse  
 effects on, and from, the National  
 Grid and on public safety and  
 property are appropriately avoided,  
 remedied, or mitigated, for  
 example, through the location of  
 roads and reserves under the  
 transmission lines.
- e. The nature and location of any  
 proposed vegetation to be planted  
 in the vicinity of the National Grid.



	f. The outcome of any consultation with Transpower New Zealand Limited.	
<b>SUB-R6</b>	<b>Subdivision within the Ōhau River Precinct (PREC4)</b>	
<b>Ōhau River Precinct (PREC4)</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where the activity complies with the following standards:</b>  SUB-S1 Allotment Size and Dimensions  SUB-S2 Property Access  SUB-S3 Water supply  SUB-S4 Wastewater Disposal  SUB-S7 Electricity Supply and Telecommunications  SUB-S8 Ōhau River Precinct (PREC4)  SUB-S10 Stormwater Disposal  PA-S1 Esplanade Requirements</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>SUB-MD1 Design  SUB—MD2 Infrastructure  SUB—MD3 Water Supply  SUB—MD4 Stormwater Disposal  SUB—MD5 Transportation Networks  SUB—MD6 Easements  SUB—MD7 Reverse Sensitivity  SUB-MD8 Public Access  SUB-MD9 Wastewater Disposal</li> <li>Location of residential building platforms, including design controls.</li> <li>Restrictions on fencing.</li> <li>The adequacy of any proposed Vegetation Management Plan.</li> <li>Measures to protect Black-fronted Tern on Tern Island and Lakes skink on the Ōhau River margin.</li> </ol>	<p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>
<b>SUB-R7</b>	<b>Subdivision wholly or partly within a Community Drinking Water Supply Protection Area</b>	
<b>All Zones</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where the activity complies with the following standards:</b>  SUB-S1 Allotment Size and Dimensions  SUB-S2 Property Access</p>	<p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>

	SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>Any impact on the safety of drinking water supplies for human consumption, and measures to avoid or mitigate these effects.</li> <li>               SUB—MD1 Design                SUB—MD2 Infrastructure                SUB—MD3 Water Supply                SUB—MD4 Stormwater Disposal                SUB—MD5 Transportation Networks                SUB—MD6 Easements                SUB—MD7 Reverse Sensitivity                SUB-MD8 Public Access                SUB-MD9 Wastewater Disposal                Where all or part of the site is within a SASM: SASM-MD1                Activities in a SASM             </li> </ol>	
<b>SUB-R8</b>	<b>Subdivision outside of a Farm Base Area in the Te Manahuna / Mackenzie Basin ONL</b>	
<b>Te Manahuna / Mackenzie ONL</b>	<b>Activity Status: DIS</b>	
<b>SUB-R9</b>	<b>Subdivision of a Site Containing a Heritage Item Listed in the Heritage Items Schedule</b>	
<b>All Zones</b>	<b>Activity Status: DIS</b>	
<b>SUB-R10</b>	<b>Subdivision Wholly or Partly Within any Open Space and Recreation Zone <u>or Accommodation Special Purpose Zone</u></b>	
<b>Open Space and Recreation Zones</b> <b><u>Accommodation Special Purpose Zone</u></b>	<b>Activity Status: DIS</b>	
<b>SUB-R11</b>	<b>Subdivision Within the <del>Pūkaki Downs Tourist Zone</del> <u>PDSPZ</u></b>	
<b><del>Pūkaki Downs Tourist Zone</del> <u>PDSPZ</u></b>	<b>Activity Status: <del>DIS</del> <u>RDIS</u></b> <b>Where:</b> 1. The subdivision:	<b>Activity status when compliance with R11.1.a.-c. is not achieved: NC</b> <b>Activity status when compliance</b>

	<p>a. Creates new allotments within <u>Built Development Areas 1-5</u> identified in the <u>Pūkaki Downs Structure Plan PDSPZ</u>;</p> <p>b. Retains all land outside <u>Built Development Areas</u> identified in the Land Management Area of the <u>Pūkaki Downs PDSPZ</u> Structure Plan as a single balance allotment; and</p> <p>c. Is applied for simultaneously with the <u>Comprehensive Land Management Outline Development Plan</u> consent for the relevant Land Management Area.</p> <p><b>And the activity complies with the following standards:</b>  <u>SUB-S2 Property Access</u>  <u>SUB-S3 Water Supply</u>  <u>SUB-S4 Wastewater Disposal</u>  <u>SUB-S6 Corner Splays</u>  <u>SUB-S7 Electricity Supply and Telecommunications</u>  <u>SUB-S10 Stormwater Disposal</u>  <b>Matters of discretion are restricted to:</b>  <u>SUB-MD1 Design</u>  <u>SUB-MD2 Infrastructure</u>  <u>SUB-MD3 Water Supply</u>  <u>SUB-MD4 Stormwater Disposal</u>  <u>SUB-MD5 Transportation Networks</u>  <u>SUB-MD6 Easements</u>  <u>SUB-MD7 Reverse Sensitivity</u>  <u>SUB-MD8 Public Access</u>  <u>SUB-MD9 Wastewater Disposal</u>  <u>PDSPZ-MD1 Scale, Location and Design</u></p>	<p><b>with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>
<b>SUB-R11A</b>	<b>Subdivision Within the PVSPZ</b>	
<b>PVSPZ LMA 1-3</b>	<p><b>Activity Status: RDIS</b>  <b>Where:</b>            1. The subdivision creates new allotments within Land Management Areas 1-3 and is applied for simultaneously with the Outline Development Plan consent application for the relevant Land Management Area(s).</p> <p><b>And the activity complies with the following standards:</b></p>	<p><b>Activity status where compliance not achieved with R11A.1:</b>  <b>NC</b>  <b>Activity status when compliance with standard(s) is not achieved:</b>            Refer to relevant standard(s).</p>

	<p>SUB-S2 Property Access</p> <p>SUB-S3 Water Supply</p> <p>SUB-S4 Wastewater Disposal</p> <p>SUB-S6 Corner Splays</p> <p>SUB-S7 Electricity Supply and Telecommunications</p> <p>SUB-S10 Stormwater Disposal</p> <p><b>Matters of discretion are restricted to:</b></p> <p>SUB-MD1 Design</p> <p>SUB-MD2 Infrastructure</p> <p>SUB-MD3 Water Supply</p> <p>SUB-MD4 Stormwater Disposal</p> <p>SUB-MD5 Transportation Networks</p> <p>SUB-MD6 Easements</p> <p>SUB-MD7 Reverse Sensitivity</p> <p>SUB-MD8 Public Access</p> <p>SUB-MD9 Wastewater Disposal</p> <p>PDSPZ-MD1 Scale, Location and Design</p>	
<b>PVSPZ</b> <b>LMA 4</b>	<b>Activity Status: NC</b>	
<b>SUB-R12</b>	<b>Subdivision Wholly or Partly within SASM-SCHED2 Silent File or SASM-SCHED3 Māori Rock Art Protection Area</b>	
<b>All Zones</b>	<b>Activity Status: DIS</b>	
<b>SUB-R13</b>	<b>Subdivision wholly or partly within a Lakeside Protection Area, Scenic Viewing Area, or Scenic Grassland</b>	
<b>All Zones</b>	<b>Activity Status: NC</b>	
<b>SUB-R14</b>	<b>Subdivision wholly or partly within Specific Control Area 12 — Lyford Lane</b>	
<b>Specific Control Area 12 — Lyford Lane</b>	<b>Activity Status: NC</b>	
<b>SUB-R15</b>	<b>Subdivision in the TESPZ</b>	
<b>TESPZ</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where the activity complies with the following standards:</b></p> <p>SUB-S1 Allotment Size and Dimensions</p> <p>SUB-S2 Property Access</p> <p>SUB-S3 Water supply</p> <p>SUB-S4 Wastewater Disposal</p> <p>SUB-S6 Corner Splays</p> <p>SUB-S7 Electricity Supply and Telecommunications</p>	<p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to the relevant standard(s).</p>

	SUB-S10 Stormwater Disposal SUB-S11 TESPZ  <b>Matters of discretion are restricted to:</b> SUB—MD1 Design SUB—MD2 Infrastructure SUB—MD3 Water Supply SUB—MD4 Stormwater Disposal SUB—MD5 Transportation Networks SUB—MD6 Easements SUB—MD7 Reverse Sensitivity SUB-MD9 Wastewater Disposal SUB-MD10 Twizel East Special Purpose Zone	
<b>OSSA EMA</b>	<b>Activity Status: NC</b>	

### Standards

<b>SUB-S1</b>	<b>Allotment Size and Dimensions</b>	<b>Activity status when compliance not achieved:</b>
<b>All Zones (excluding GRUZ and MRZ)</b>	1. Every allotment created shall comply with Table SUB-1. 2. Every allotment created shall contain a building square not less than 15m x 15m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations.	<b>DIS</b>
<b>MRZ</b>	3. The minimum allotment area is no less than 400m <sup>2</sup> ; or 4. The minimum allotment area is no less than 200m <sup>2</sup> where: <ol style="list-style-type: none"> <li>a land use consent under MRZ-S1 has been granted, or is applied for concurrently with the subdivision consent; or</li> <li>The subdivision does not create any vacant allotments.</li> </ol> 5. Every allotment created shall contain a building square not less than 12m x 12m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations.	<b>DIS</b>
<b>GRUZ Specific Control Area 13 -</b>	6. The minimum allotment area is no less than 20ha.	<b>DIS</b>

<b>Eastern Plains</b>	7. The minimum allotment area is no less than 4ha.	<b>NC</b>
<b>GRUZ</b>	8. The minimum allotment area is no less than 100ha.	<b>NC</b>
<b>GRUZ within Outstanding Natural Landscape (except Te Manahuna / Mackenzie Basin ONL)</b>	9. The minimum allotment area is no less than 200ha.	<b>NC</b>
<b>GRUZ within Te Manahuna / Mackenzie Basin ONL</b>	10. Where the minimum allotment area is less than 200ha.	<b>NC</b>
<b>GRUZ within Farm Base Area</b>	11. A maximum of 10 allotments in the Farm Base Area, each having a net area of no more than 1ha. 12. Where the minimum allotment area is less than 4ha except as provided for by SUB-S1.11.	<b>NC</b>

**Table 1: Table SUB-1**

<b>Zone</b>	<b>Minimum Allotment Area<sup>1</sup></b>
Large Lot Residential Zone	2,000m <sup>2</sup>
Large Lot Residential Zone-Specific Control Area 1	4,000m <sup>2</sup>
Large Lot Residential Zone-Specific Control Area 2	1 hectare
Low Density Residential Zone in Te Kopi-o-Ōpihi / Burkes Pass, Fairlie, Takapō / Tekapo and Twizel	400m <sup>2</sup>
Low Density Residential Zone in Albury and Kimbell	1,500m <sup>2</sup>
Mixed Use Zone	200m <sup>2</sup> in Tākapo / Lake Tekapo; or 400m <sup>2</sup> in Te Kopi-o-Ōpihi / Burkes Pass; or 1,500m <sup>2</sup> in Albury and Kimbell.
Rural Lifestyle Zone (excluding the Ōhau River Precinct and Specific Control Areas 9, 10 and 11)	4 ha
Rural Lifestyle Zone Specific Control Area 9 -Nixons Road	4ha until such time as reticulated services are available, then 1 hectare
Rural Lifestyle Zone Specific Control Area 10 - Clayton Road	4 ha until such time as reticulated services are available, then 2 ha
Rural Lifestyle Zone Specific Control Area 11 - Max	1ha if connected to reticulated services,

Smith Drive		otherwise 4 ha
Rural Lifestyle Zone Ōhau River Precinct — PREC4		No minimum
<i>Note 1: The allotment areas prescribed are net areas, exclusive of areas intended to provide access to the allotment.</i>		
SUB-S2	Property Access	Activity status when compliance not achieved:
All Zones	1. Every allotment created, including any balance allotment, shall have legal access to a formed road maintained by Council.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The standard to which the road, any accessway, and any vehicle crossing will be formed or maintained to serve the allotment.</li> <li>Who will be responsible for forming or maintaining the road to the required standard.</li> </ol>
All Zones	2. Every allotment created, including any balance allotment, shall have legal access to a road that is not a State Highway.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The extent of any adverse effects, including cumulative effects, on traffic safety and traffic efficiency along the State Highway, associated with the number, design and siting of any existing or proposed vehicle accessway or vehicle crossing.</li> <li>Whether access to the allotments can be obtained off another road which is not a State Highway, either directly or by an easement across other land, and whether this alternative access is appropriate.</li> </ol>
SUB-S3	Water Supply	Activity status when compliance not achieved:
RESZ CMUZ GIZ	<ol style="list-style-type: none"> <li>Every allotment created shall be supplied with a separate connection to a Council reticulated water supply. This requirement shall not apply to any allotment created solely for access or network utility operations; and</li> <li>Every allotment for residential use shall demonstrate at the time of</li> </ol>	<b>NC</b>

	<p>subdivision that a sufficient water supply and access to water supplies for firefighting is available via the Council's urban reticulated system in accordance with SNZ PAS 4509:2008.</p> <p>3. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.</p>	
<b>All Other Zones</b>	<p>4. Every allotment created shall be connected to a reticulated water supply, or where no reticulated supply is available, shall:</p> <ul style="list-style-type: none"> <li>a. Be provided with a bore which can supply a minimum of 1,000 litres of drinking water per day; or</li> <li>b. Maintain a minimum of 30,000 litres of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004; or</li> <li>c. Be provided with an adequate water supply from a rural water supply network; and</li> <li>d. Maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.</li> </ul>	<b>NC</b>
<b>SUB-S4</b>	<b>Wastewater Disposal</b>	<b>Activity status when compliance not achieved:</b>
<b>RESZ CMUZ GIZ TESPZ</b>	<p>1. Every allotment created in a township with a Council reticulated wastewater network shall be supplied with a separate connection to that network. This requirement shall not apply to any</p>	<b>NC</b>



	allotment created solely for access or network utility operations.	
<b>RLZ Specific Control Area 12 - Lyford Lane</b>	2. Every allotment shall be connected to a reticulated wastewater disposal network.	<b>NC</b>
<b>Low Density Residential Zone in Kimbell and Albury</b>	3. Every allotment which is not connected to a reticulated sewer network, shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	<b>DIS</b>
<b>All Other Zones</b>	4. Where a connection to the Council's urban reticulated wastewater disposal network is not available, each allotment shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	<b>NC</b>
<b>SUB-S5</b>	<b>Walkable Blocks</b>	<b>Activity status when compliance not achieved:</b>
<b>RESZ CMUZ</b>	<p>1. Blocks shall achieve all the following maximum perimeter lengths, unless precluded by an existing pattern of development:</p> <ul style="list-style-type: none"> <li>a. Average perimeter not more than 800m.</li> <li>b. Maximum perimeter not more than 1000m.</li> <li>c. Maximum length of any one side of a block not more than 250m.</li> </ul> <p>Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publicly accessible land.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. Whether the proposal would achieve a high level of walkability through the area.</li> </ul>
<b>SUB-S6</b>	<b>Corner Splays</b>	<b>Activity status when compliance not achieved:</b>
<b>RESZ</b>	1. The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3m.	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p>

<b>GRUZ RLZ</b>	2. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of: <ul style="list-style-type: none"> <li>a. 6m x 6m for any Local Road.</li> <li>b. 10m x 10m for any Collector Road.</li> <li>c. 15m x 15m for any Arterial Road/State Highway.</li> </ul>	<ul style="list-style-type: none"> <li>a. The extent of any adverse effects on the efficient functioning of the road.</li> <li>b. The extent of any adverse effects on the safety of road users.</li> <li>c. Whether the amenity values of the surrounding allotments would be maintained.</li> </ul>
<b>All Other Zones</b>	3. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of 6m.	
<b>SUB-S7</b>	<b>Electricity Supply and Telecommunications</b>	<b>Activity status when compliance not achieved:</b>
<b>All Zones</b>	1. All allotments, other than allotments for access, roads, utilities, or reserves, must be provided with connections at the boundary of the allotment to an electricity supply and telecommunication system network including open access fibre where available.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> <ul style="list-style-type: none"> <li>a. Whether an electricity and telecommunication supply are needed for the intended use.</li> <li>b. The suitability of the alternative provision of telecommunication and electricity supply.</li> <li>c. What method(s) are to be used to inform prospective purchasers of an allotment that these connections are not installed.</li> </ul>
<b>SUB-S8</b>	<b>Ōhau River Precinct (PREC4)</b>	<b>Activity status when compliance not achieved:</b>
<b>Ōhau River Precinct (PREC4)</b>	1. No more than 50 residential allotments shall be created within the Ōhau River Precinct. 2. All subdivision shall identify building platforms subject to the following: <ul style="list-style-type: none"> <li>a. Within the Ōhau River Precinct no building platforms shall be located within the No-Build Area shown on the planning maps.</li> <li>b. No more than one building platform can be located on any allotment and the maximum total area of that building platform shall be 1000m<sup>2</sup>.</li> <li>c. No building platform shall be located within 100m of</li> </ul>	<b>DIS</b>

	<p>waterbodies, or hydro canals or 50m of a wetland or tarn.</p> <p>d. No building platform shall be located within 20m of the Ostler Fault.</p> <p>e. No building platform shall be located within 100m of the Conservation Estate or public walkway.</p> <p>f. No building platform shall be located within an area of significant indigenous vegetation and/or significant habitat of indigenous fauna as identified in a Vegetation Management Plan.</p> <p>3. A Vegetation Management Plan must be approved as part of any subdivision. The purpose of the Vegetation Management Plan is to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, manage pest plants and wilding trees and to set out how any new landscaping and arboretum will be developed and maintained, including:</p> <p>a. The use of covenants or consent notices to ensure all lot and residential unit owners are responsible for protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna and for pest plant management (including the removal of pest plants and wilding conifer species) within the Precinct, including over the balance allotments.</p> <p>b. Setting out how all landscaping and the arboretum will be managed, including specification of the implementation methods and ongoing maintenance.</p>	
<b>SUB-S9</b>	<b>Screen Planting</b>	<b>Activity status when compliance not achieved:</b>
<b>RLZ Specific</b>	1. Any subdivision of land that	<b>RDIS</b>

<b>Control Area 10 - Clayton Road</b>	adjoins State Highway 79 and is opposite the General Industrial Zone shall include planting to a minimum depth of 2m with native species that will grow at least 2m in height and at a density to provide screening of views to the General Industrial Zone.	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The extent to which the General Industrial Zone is visually screened from the subject site.</li> <li>The effect of the non-compliance on the character and amenity of the Rural Lifestyle Zone.</li> <li>The potential for reverse sensitivity effects on industrial activities.</li> </ol>
<b>SUB-S10</b>	<b>Stormwater Disposal</b>	<b>Activity status when compliance not achieved:</b>
<b>All Zones</b>	1. Every allotment shall be supplied with a means of disposing stormwater that connects to a Council reticulated system or in the absence of a reticulated system shall be provided with an on-site stormwater system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	<b>DIS</b>
<b>SUB-S11</b>	<b>Twizel East Special Purpose Zone</b>	<b>Activity Status where compliance not achieved:</b>
<b>TESPZ</b>	1. Subdivision must be undertaken comprehensively in accordance with the TESPZ ODP, and must include: <ol style="list-style-type: none"> <li>All proposed roads, which must be vested in Council;</li> <li>The Existing Accessway Alignment in the location specified on the ODP in FIGURE TESPZ-1;</li> <li>Provision for the establishment of future State Highway access identified as the Potential Access Alignment on the ODP;</li> <li>Public walking and cycling access for the Twizel River Trail in the locations specified on the ODP;</li> <li>Methods to ensure that wilding conifers, and pest plants and animals are controlled and subject to ongoing management in the OSSA;</li> </ol>	<b>NC</b>

	<p>f. Methods to set out how the Landscape Strip will be established prior to development of the Industrial Area, and maintained in perpetuity.</p> <p>2. The Landscape Strip must contain:</p> <p>a. A double row of fast-growing perimeter trees capable of reaching at least 8m tall at maturity, located adjacent to the boundary of the Industrial Area;</p> <p>b. Groupings of native and exotic trees to integrate the perimeter planting with the balance of the OSSA. These groupings shall be designed to achieve a mature canopy cover of at least 50% of the landscape strip area and will require closer, initial plant spacings to provide visual screening prior to maturity;</p> <p>c. A mix of native and exotic trees which must be consistent with the tree species and vegetated character within Twizel, but which excludes wilding conifers.</p> <p>3. An EMA Biodiversity Plan must be provided with the subdivision resource consent application, in accordance with the Framework in TESPZ-SHED1.</p>	
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## Matters of Discretion

### SUB-MD1 Design

- a. The extent to which allotment boundaries reflect natural or physical boundaries.
  - b. The suitability of the allotment to accommodate its intended purpose.
- In addition, for subdivision in any residential zone:
- c. The extent to which the allotment area and dimensions enables activities to take place in accordance with the function, role, and character of the zone.
  - d. Whether the shape and configuration of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.
  - e. Whether the shape and configuration of sites enable:
    - i. The appropriate location of:
      - A. The primary entrance to a residential unit;
      - B. Outdoor living space;

- C. Service areas for a residential unit;
- D. Car parking; and
- E. Vehicle crossings and vehicle access.
- ii. Energy efficiency and orientation for passive solar heat;
- iii. Privacy for residents; and
- iv. Passive surveillance.
- f. The extent to which the subdivision integrates with its surroundings, and natural cultural features, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area and maintain amenity values.
- g. The degree to which the design and layout of roads, footpath patterns, and the layout of sites complements the design and layout of any adjoining urban areas, and provides accessibility to all users.
- h. The provision, location, design, protection, management and intended use of reserves and open space.
- i. The degree to which Crime Prevention Through Environmental Design principles have been incorporated into the subdivision design.
- j. The degree to which the design provides for access for emergency services, and escape routes in case of emergency.
- k. Whether existing mature trees can be practically retained.
- l. The degree to which the subdivision achieves good connectivity with the surrounding urban area and open space.

### **SUB—MD2 Infrastructure**

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

### **SUB—MD3 Water Supply**

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

### **SUB—MD4 Stormwater Disposal**

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

- a. The method(s) for disposing of stormwater.
- b. Where stormwater disposal is not via connection to a reticulated network, the ability to treat and dispose of the stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff such as by the use of rainwater.
- c. Capacity of the stormwater drainage network.

- d. The method(s) for retaining stormwater on-site for re-use.

### **SUB—MD5 Transportation Networks**

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

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

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

### **SUB—MD6 Easements**

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

### **SUB—MD7 Reverse Sensitivity**

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

### **SUB-MD8 Public Access**

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

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

### **SUB-MD9 Wastewater Disposal**

- a. The method(s) for the disposal and treatment of wastewater.

- b. The capacity and suitability of the wastewater disposal system for the intended activities on the site.
- c. Where wastewater disposal is to Council's urban reticulated wastewater network, the capacity of the wastewater network.
- d. Where wastewater disposal is not via a connection to a reticulated wastewater network:
  - i. The ability to treat and dispose of the wastewater on-site;
  - ii. The design and siting of wastewater treatment and disposal;
  - iii. Health, safety, and wellbeing of people; and
  - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- e. Where no on-site connection or disposal is available, the suitability of alternative wastewater disposal methods.

## **SUB-MD10 Twizel East Special Purpose Zone**

### **Twizel East Special Purpose Zone**

- a. Mechanisms to require that the infrastructure, roading, landscape planting and public walking and cycling access are in place prior to the establishment of any industrial activities.
- b. The management of construction effects, including dust, earthworks and silt and sediment, noise, and transport.
- c. Mitigation of natural hazards, including overland flow paths and flooding.
- d. Requirement for avifauna and herpetofauna surveys and methods to minimise actual and potential effects on indigenous birds and lizards, including surveys for and avoidance of nesting indigenous birds if works occur during September 1 — 31 January in any given year.

### **Transport**

- a. The form of the State Highway 8 access from a road safety management perspective, including State Highway 8 speed environment, suitability of intersection delineation, lighting, and roadside hazard mitigation for the expected levels of traffic to be generated.
- b. The suitability of infrastructure for providing safe pedestrian and cycle crossing of State Highway 8 taking account of the existing and proposed speed environment, and level of demand for active mode users to cross State Highway 8.

### **Form and Function**

- a. The extent to which the size, shape and layout of sites enable activities to take place in accordance with TESPZ-O1 and TESPZ-O2 and TESPZ-P1 to P5.
- b. Whether the size, shape and layout of sites relate well to the proposed roads and public access linkages, and take place in accordance with TESPZ-O1 and TESPZ-O2 and TESPZ-P1 to TESPZ-P5.
- c. The design of shared path public access linkages for public safety, access and amenity.
- d. The anticipated level of built form on the sites.
- e. The suitability of the species proposed for the Landscape Strip to the climate and conditions of the site to minimise irrigation of planting and plant loss, to screen built form, and to support biodiversity values.

### **OSSA**

- a. Methods to retain the existing clusters of mature trees (identified on the ODP in FIGURE TESPZ-1) until they are no longer required for screening after which they may be removed.
- b. The control of wilding conifers, other woody weeds and pest plants and animals.

### **EMA**

- a. The effectiveness of the proposed management methods to achieve protection and, where appropriate, enhancement of, indigenous biodiversity outside significant areas in the EMA.
- b. Methods to implement, monitor, review and report on effectiveness of the proposed management methods. This must set out the roles and responsibilities in relation to the implementation and monitoring of the management methods, and include a program of works,



including timeframes for implementation.

Note: The changes in this section are proposed by Variation 3 to Plan Change 27.

## Earthworks

### Introduction

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

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

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

**Advice Note:** *The rules in this chapter do not apply to the Open Space and Recreation and Special Airport, Glentanner, Pūkaki Downs or Pūkaki Village Special Purpose Zones (excluding the TESPZ) Zone, unless otherwise stated in those chapters.*

### Objectives and Policies

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

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

## Rules

### Notes for Plan Users:

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

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

	EW-S4 — Accidental Discovery Protocol EW-S6 - Proximity to the National Grid	
<b>EW-R2</b>	<b>Earthworks and Land Disturbance for Specific Activities</b>	
<b>All Zones</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The earthworks and land disturbance are: <ol style="list-style-type: none"> <li>a. subject to a building consent;</li> <li>b. for gardening and/or landscaping;</li> <li>c. for cultivation;</li> <li>d. holes for trees or other plants;</li> <li>e. for the installation of fence posts;</li> <li>f. for an offal or farm rubbish pit; or</li> <li>g. for the burying of material infected by unwanted organisms as declared by the Ministry of Primary Industries and carried out as directed by a person authorised under the Biosecurity Act 1993.</li> </ol> </li> </ol> <p><b>And the activity complies with the following standards:</b> EW-S4 — Accidental Discovery Protocol EW-S6 - Proximity to the National Grid</p>	<p><b>Activity status when compliance is not achieved with R2.1:</b> Refer to EW-R3</p> <p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>
<b>EW-R3</b>	<b>Earthworks not Specified in EW-R1, or EW-R2</b>	
<b>GRUZ</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. Earthworks on any site shall not exceed 1500m<sup>3</sup> by volume and 2500m<sup>2</sup> by area per site in any 12 month period.</li> </ol> <p><b>And the activity complies with the following standards:</b> EW-S1 — Maximum slope Gradient EW-S2 — Excavation and Filling EW-S3 — Rehabilitation and Reinstatement EW-S4 — Accidental Discovery Protocol EW-S5 — Specific Locations EW-S6 — Proximity to the National Grid</p>	<p><b>Activity status when compliance is not achieved with R3.1: RDIS</b> <b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character.</li> <li>b. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks.</li> <li>c. The extent of land instability effects.</li> <li>d. The extent of any adverse effects from vibration associated with the earthworks.</li> <li>e. Where any earthworks are within a SASM, those matters in SASM-</li> </ol>

		MD1 Activities in a SASM. <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
RESZ RLZ CMUZ GIZ TESPZ <b>ASPZ</b>	<b>Activity Status: PER</b> <b>Where:</b> 2. Earthworks on any site shall not exceed 1000m <sup>3</sup> by volume and 2500m <sup>2</sup> by area per site in any 12 month period. <b>And the activity complies with the following standards:</b> EW-S1 — Maximum slope Gradient EW-S2 — Excavation and Filling EW-S3 — Rehabilitation and Reinstatement EW-S4 — Accidental Discovery EW-S5 — Specific Locations EW-S6 — Proximity to the National Grid	<b>Activity status when compliance is not achieved with R3.2: RDIS</b> <b>Matters of discretion are reserved to:</b> <ol style="list-style-type: none"> <li>The potential for adverse effects from the earthworks in terms of visual amenity and landscape character.</li> <li>The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks.</li> <li>The extent of land instability effects.</li> <li>The extent of any adverse effects from vibration associated with the earthworks.</li> <li>Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.</li> </ol> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).

## Standards

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

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

sensitive material (which is not authorised to be disturbed by any resource consent or other statutory authority), the owner of the site or the consent holder must take the following steps.

**Cease works and secure the area**

- a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities.
- b. Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

**Inform relevant authorities and parties immediately of the discovery**

- c. The New Zealand Police if the discovery of human remains or koiwi.
- d. The Council in all cases.
- e. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or koiwi.
- f. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or koiwi.

**Wait for and enable an inspection of the site**

- g. Wait for and enable an inspection of the site by the relevant authority or agency.
- h. Following site inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants.

**Commencement of work**

- i. Work within the area determined by the Council in h. above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:
  - i. Heritage New Zealand

**Matters of discretion are restricted to:**

- a. The effects of earthworks on historic heritage, or mana whenua values.
- b. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.

	<p>Pouhere Taonga has confirmed that an archaeological authority has been approved for the work or that none is required.</p> <p>ii. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.</p> <p>iii. Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved.</p> <p>iv. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, in consultation with Mana Whenua, that:</p> <ul style="list-style-type: none"> <li>any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and</li> <li>any agreed revisions to the planned works to be/have been made in order to address adverse effects on mana whenua values.</li> </ul> <p>v. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the plan or allowed by any existing resource consent.</p>	
<b>EW-S5</b>	<b>Specific Locations</b>	<b>Activity status when compliance not achieved:</b>
<b>All Zones</b>	<p>1. No earthworks shall exceed the threshold outlined in Table EW-Table 1: Earthworks Volumes — Specific Locations.</p> <p><b>EW-Table 1: Earthworks Volumes — Specific Locations</b></p>	<b>DIS</b>



	Location	Volume (m <sup>3</sup> per site in any 12 month period)	Area (m <sup>2</sup> per site in any 12 month period)
	Sites of Natural Significance	20	50
	Geopreservation sites	20	50
	Scenic Viewing Areas	0	0
	Scenic Grasslands	0	0
	<b>Advice Note:</b> For earthworks in Outstanding Natural Landscapes or Features, see the Natural Features and Landscape Chapter. For earthworks in riparian areas, see the Natural Character Chapter.		
<b>EW-S6</b>	<b>Proximity to the National Grid</b>	<b>Activity status when compliance not achieved:</b>	
<b>All Zones</b>	<ol style="list-style-type: none"> <li>1. The earthworks or land disturbance shall be no deeper than 300mm within 6m of the outer visible edge of a foundation of a National Grid transmission line tower or pole.</li> <li>2. The earthworks or land disturbance shall be no deeper than 3m between 6m and 12m of the outer visible edge of a foundation of a National Grid transmission line tower or pole.</li> <li>3. The earthworks or land disturbance does not compromise the stability of a National Grid transmission line tower or pole.</li> <li>4. The earthworks or land disturbance does not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).</li> <li>5. The earthworks or land disturbance do not permanently</li> </ol>		<b>NC</b>

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

### Introduction

The Airport Special Purpose Zone (AIRPZ) covers areas used predominantly for the operation and development of airports, including associated operational areas and facilities, administrative, commercial activities and industrial activities.

Within Te Manahuna/the Mackenzie District there are currently two airports within the AIRPZ - Pūkaki Airport and Tekapo Airport.

The purpose of the AIRPZ is to provide for a range of airport and aviation related activities to recognise the role of airports in providing for the social and economic well-being of Te Manahuna/the Mackenzie District.

Each of the areas zoned AIRPZ are located within Te Manahuna/the Mackenzie Basin. Whilst not identified as Outstanding Natural Landscape, land use within the AIRPZ is managed to address adverse effects on the wider landscape values.

*Note: The existing airport and aviation related activities undertaken at Glentanner are managed under the GSPZ, not the AIRPZ.*

### Objectives and Policies

Objectives	
<b>AIRPZ-O1</b>	<b>Zone Purpose</b>
The efficient use and development of airport zoned land and facilities to support the economic and social well-being of Te Manahuna/the Mackenzie District.	
<b>AIRPZ-O2</b>	<b>Zone Character and Amenity Values</b>
<p>The use of land within the AIRPZ is managed in a way that:</p> <ol style="list-style-type: none"> <li>1. Provides for economic and social benefits to the region;</li> <li>2. Recognises the functional needs and operational needs of airport and related supporting activities;</li> <li>3. The efficient use and development of airports is not constrained or compromised by incompatible activities establishing within the AIRPZ; and</li> <li>4. Achieves a high standard of amenity reflective of the role and function of the AIRPZ, but also does not compromise the landscape character and visual amenity of the surrounding Te Manahuna/Mackenzie Basin ONL.</li> </ol>	
Policies	
<b>AIRPZ-P1</b>	<b>Airport and Supporting Activity</b>
<p>Provide for airport activity and airport support activity to operate in a safe and efficient manner, while maintaining the function, character and amenity of the AIRPZ, by:</p> <ol style="list-style-type: none"> <li>1. Enabling future development and expansion of existing airport activities;</li> <li>2. Ensuring noise sensitive activities do not restrict effective and efficient airport operation and development;</li> </ol>	

3. Providing for a range of airport support activities where these do not:
  - i. Adversely affect the character and amenity values;
  - ii. Constrain on-going airport activity; and
  - iii. Detract from the existing commercial centres in Takapō/Lake Tekapo or Twizel;
4. Ensuring built development achieves a standard of amenity reflective of the role and function of the AIRPZ, but also does not compromise the landscape character and visual amenity of the surrounding Te Manahuna/Mackenzie Basin ONL;
5. Ensuring development, buildings and activities are adequately serviced with a water supply for fire-fighting purposes as well as provision of potable water, sewage treatment and disposal; and
6. Avoiding significant adverse effects on the safety and efficiency of State Highway 8.

**AIRPZ-P2****Other Activities**

Avoid non-airport related commercial, industrial and other activities unless they:

1. Are compatible with the ongoing safe and efficient operation and function of airports;
2. Are compatible with the character and amenity values anticipated within the AIRPZ; and
3. Do not detract from the existing commercial centres in Takapō/Lake Tekapo or Twizel.

**Rules**

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

<b>AIRPZ-R1</b>	<b>Airport Activity</b>	
	<b>Activity Status: PER</b> <b>Where the activity complies with all of the following standards:</b> AIRPZ-S1 Boundary Setbacks AIRPZ-S2 Height AIRPZ-S3 Exterior Cladding of Buildings and Structures AIRPZ-S4 Landscaping AIRPZ-S5 Outdoor Storage AIRPZ-S6 Water Supply for Firefighting AIRPZ-S7 Building Footprint AIRPZ-S8 Wastewater AIRPZ-S9 Airport Height Restrictions	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>AIRPZ-R2</b>	<b>Airport Support Activity</b>	
	<b>Activity Status: PER</b> <b>Where the activity complies with all of the following standards:</b> AIRPZ-S1 Boundary Setbacks AIRPZ-S2 Height AIRPZ-S3 Exterior Cladding of Buildings and Structures AIRPZ-S4 Landscaping	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).

	<u>AIRPZ-S5 Outdoor Storage</u> <u>AIRPZ-S6 Water Supply for Firefighting</u> <u>AIRPZ-S7 Building Footprint</u> <u>AIRPZ-S8 Wastewater</u> <u>AIRPZ-S9 Airport Height Restrictions</u>	
<b><u>AIRPZ-R3</u></b>	<b><u>Residential Unit / Residential Activity</u></b>	
	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> <u>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>.</u>	<b><u>Activity status when compliance is not achieved with R3.1: DIS</u></b>
<b><u>AIRPZ-R4</u></b>	<b><u>Staff Accommodation</u></b>	
	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> <ol style="list-style-type: none"> <li><u>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>; and</u></li> <li><u>The maximum occupancy does not exceed six staff.</u></li> </ol>	<b><u>Activity status when compliance is not achieved with R4.1 - R4.2: DIS</u></b>
<b><u>AIRPZ-R5</u></b>	<b><u>Aviation Related Visitor Accommodation</u></b>	
	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> <ol style="list-style-type: none"> <li><u>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>; and</u></li> <li><u>The maximum occupancy does not exceed six guests per night.</u></li> </ol>	<b><u>Activity status when compliance is not achieved with R5.1 - R5.2: DIS</u></b>
<b><u>AIRPZ-R6</u></b>	<b><u>Earthworks</u></b>	
	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> <ol style="list-style-type: none"> <li><u>The earthworks are subject to an approved building consent; or otherwise do not exceed 1500m<sup>3</sup> (by volume) and 2500m<sup>2</sup> (by area) in any 1-year period.</u></li> </ol>	<b><u>Activity status when compliance is not achieved with R6.1 : DIS</u></b> <b><u>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</u></b>

	<b>And the activity complies with the following standards:</b> EW-S1 — Maximum slope Gradient EW-S2 — Excavation and Filling EW-S3 — Rehabilitation and Reinstatement EW-S4 — Accidental Discovery Protocol EW-S5 — Specific Locations EW-S6 — Proximity to the National Grid	
<b>AIRPZ-R7</b>	<b>Conservation Activity</b>	
	<b>Activity Status: PER</b> <b>Where the activity complies with the following standards:</b> AIRPZ-S9 Airport Height Restrictions	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard.
<b>AIRPZ-R8</b>	<b>Activities Not Otherwise Listed</b>	
	<b>Activity Status: DIS</b>	
<b>AIRPZ-R9</b>	<b>Residential Visitor Accommodation</b>	
	<b>Activity Status: NC</b>	
<b>AIRPZ-R10</b>	<b>Commercial Visitor Accommodation</b>	
	<b>Activity Status: NC</b>	
<b>AIRPZ-R11</b>	<b>Planting of any Wilding Conifers</b>	
	<b>Activity Status: NC</b> <b>Where:</b> 1. The planting is for a scientific or research purpose and has been exempted under the Biosecurity Act 1993.	<b>Activity status when compliance is not achieved with R11.1: PR</b>

## Standards

<b>AIRPZ-S1</b>	<b>Boundary Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
	1. Any building or structure greater than 5m <sup>2</sup> in area, excluding ancillary structures, shall be setback a minimum of: <ol style="list-style-type: none"> <li>6m from any internal boundary; and</li> <li>50m from any arterial road boundary; and</li> <li>10m from any other road boundary.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design, scale and appearance of the building or structure.</li> <li>For road boundaries:             <ol style="list-style-type: none"> <li>Whether the reduced setback would result in the site remaining compatible with the surrounding character when</li> </ol> </li> </ol>

		<p>viewed from the road.</p> <p>ii. Any potential effect on the safety and efficiency of the adjoining road network.</p> <p>c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values on the adjoining property.</p> <p>d. The effects of a reduced setback on the wider amenity values and character of the surrounding ONL.</p> <p>e. The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining activities.</p> <p>f. The adequacy of any mitigation measures.</p>
<b>AIRPZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
	<p>1. The maximum height of any building or structure above ground level shall be:</p> <p>a. 15m for hangars and control towers; or</p> <p>b. 9m for all other buildings/structures.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the amenity values of neighbours, including visual dominance, shading and effects on privacy and outlook.</p> <p>c. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</p> <p>d. The effects of an increased height on the wider amenity values and character of the surrounding ONL.</p> <p>e. The adequacy of any mitigation measures.</p>
<b>AIRPZ-S3</b>	<b>Exterior Cladding of Buildings and Structures</b>	<b>Activity Status where compliance not achieved:</b>
	<p>1. The exterior cladding of all</p>	<b>RDIS</b>

	buildings and structures must be finished in colours that are recessive with a Light Reflectivity Value (LRV) of between 5 and 35% and in the range of browns, blues, greens, greys or black to complement the materials and tones found in the natural surroundings.	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design, scale and appearance of the building.</li> <li>The effects of the building on the wider amenity values and landscape character of the surrounding ONL.</li> </ol>
<b>AIRPZ-S4</b>	<b>Landscaping</b>	<b>Activity Status where compliance not achieved:</b>
	<ol style="list-style-type: none"> <li>A landscaping strip shall be established along not less than 50% of the road frontage with any local road (i.e., excluding State Highway 8) which: <ol style="list-style-type: none"> <li>Has an average depth of 1.5m and a minimum depth of 1m; and</li> <li>Contains at least 50% indigenous species.</li> </ol> </li> <li>All landscaping required shall be: <ol style="list-style-type: none"> <li>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</li> <li>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</li> <li>maintained, with any dead, diseased, or damaged plants being removed and replaced.</li> </ol> </li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design and appearance of buildings and other activities on the site.</li> <li>The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.</li> <li>Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.</li> <li>The overall landscaping provided on the site.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>AIRPZ-S5</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
	<ol style="list-style-type: none"> <li>Outdoor storage is limited to vehicles, equipment and/or machinery ancillary to airport activity and airport support activity.</li> <li>Any area used for outdoor storage shall be screened from public view.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The design, size and location of any outdoor storage area.</li> <li>Effects on the amenity values of adjoining sites.</li> <li>The visual impact of the outdoor storage on the streetscape and surrounding environment.</li> </ol>



		<ul style="list-style-type: none"> <li>d. <u>The overall landscaping provided on the site.</u></li> <li>e. <u>The adequacy of any mitigation measures.</u></li> </ul>
<b><u>AIRPZ-S6</u></b>	<b><u>Water Supply for Firefighting</u></b>	<b><u>Activity Status where compliance not achieved:</u></b>
	<ul style="list-style-type: none"> <li>1. <u>Where a reticulated water supply compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) is not available, or the only supply available is a restricted rural supply not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.</u></li> </ul>	<b><u>RDIS</u></b> <b><u>Matters of discretion are restricted to:</u></b> <ul style="list-style-type: none"> <li>a. <u>Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</u></li> <li>b. <u>Any environmental effects arising from the alternative water supply method.</u></li> <li>c. <u>The adequacy of any mitigation measures.</u></li> </ul>
<b><u>AIRPZ-S7</u></b>	<b><u>Building Footprint</u></b>	<b><u>Activity Status where compliance not achieved:</u></b>
	<ul style="list-style-type: none"> <li>1. <u>The maximum building footprint for any individual building shall be 1500m<sup>2</sup>.</u></li> </ul>	<b><u>DIS</u></b>
<b><u>AIRPZ-S8</u></b>	<b><u>Wastewater</u></b>	<b><u>Activity Status where compliance not achieved:</u></b>
	<ul style="list-style-type: none"> <li>1. <u>All residential units and buildings which are not connected to a reticulated wastewater network, but which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</u></li> </ul>	<b><u>DIS</u></b>
<b><u>AIRPZ-S9</u></b>	<b><u>Airport Height Restrictions</u></b>	<b><u>Activity Status where compliance not achieved:</u></b>
	<ul style="list-style-type: none"> <li>1. <u>No building, structure, or tree shall intrude into the identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces from existing airports as shown in GRUZ-SCHED1.</u></li> <li>2. <u>No activity shall expel a gas, liquid or solid such that it enters any</u></li> </ul>	<b><u>NC</u></b>

	height restriction slopes or surfaces at a vertical velocity greater than 4 metres per second.	
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## Accommodation Special Purpose Zone (ASPZ)

### Introduction

The Accommodation Special Purpose Zone applies to areas within the urban environment where lower-density commercial visitor accommodation, based around a campground with associated facilities and open space areas, is the primary focus. Small-scale commercial activities which support the tourist focus of the zone are also anticipated. The level of built form within this zone is compatible with, and sympathetic to, the surrounding zones.

### Objectives and Policies

<b>Objectives</b>	
<b>ASPZ-O1</b>	<b>Zone Purpose</b>
The Accommodation Special Purpose Zone provides primarily for low density visitor accommodation, as well as ancillary activities and limited visitor-focused commercial activities.	
<b>ASPZ-O2</b>	<b>Zone Character and Amenity Values</b>
The Accommodation Special Purpose Zone comprises low density built form that is compatible with and respects the character and amenity values of the surrounding residential and open space zones.	
<b>Policies</b>	
<b>ASPZ-P1</b>	<b>Visitor Accommodation</b>
Enable a range of low-density visitor accommodation options.	
<b>ASPZ-P2</b>	<b>Compatible Activities</b>
Provide for commercial activities where they are primarily serving users of visitor accommodation or visitors and are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone.	
<b>ASPZ-P3</b>	<b>Other Activities</b>
Only allow other activities where they support the purpose of the zone, or have a functional need or operational need to locate within the zone.	
<b>ASPZ-P4</b>	<b>Built Form</b>
Manage development within the Special Purpose Accommodation Zone to ensure consistency with the character and amenity values of the zone and its surrounding areas.	

### Rules

<b>ASPZ-R1</b>	<b>Commercial Visitor Accommodation</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: PER Where:</b> 1. The commercial visitor accommodation is not a hotel.	<b>Activity Status when compliance is not achieved with R1.1: DIS</b>

<b>ASPZ-R2</b>	<b>Residential Activities</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The residential activity is limited to a caretaker of any on-site commercial visitor accommodation activity.</li> </ol>	<b>Activity Status when compliance is not achieved with R2.1: DIS</b>
<b>ASPZ-R3</b>	<b>Food and Beverage Outlet</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>Any food and beverage outlet does not exceed 150m<sup>2</sup> in gross floor area per tenancy.</li> </ol>	<b>Activity Status when compliance is not achieved with R3.1: RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The extent to which the nature, intensity and scale of the activity is consistent with the purpose and anticipated character and amenity values of the Zone.</li> <li>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.</li> <li>The traffic impacts including the provision of adequate parking and loading areas.</li> </ol>
<b>ASPZ-R4</b>	<b>Buildings and Structures</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The building or structure is ancillary to a permitted activity.</li> </ol> <b>And the activity complies with the following standards:</b> ASPZ-S1 Height ASPZ-S2 Height in Relation to Boundary ASPZ-S3 Setbacks ASPZ-S4 Outdoor Storage ASPZ-S5 Coverage ASPZ-S6 Reflectivity ASPZ-S7 Servicing	<b>Activity status when compliance is not achieved with R4.1: DIS</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>ASPZ-R5</b>	<b>Commercial Activities Not Otherwise Listed</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The extent to which the nature, intensity and scale of the activity is consistent with the purpose and anticipated character and amenity</li> </ol>	

	<p>values of the zone.</p> <p>b. 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.</p> <p>c. The traffic impacts including the provision of adequate parking and loading areas.</p>	
<b>ASPZ-R6</b>	<b>Community Facilities</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: DIS</b>	
<b>ASPZ-R7</b>	<b>Activities Not Otherwise Listed</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: DIS</b>	
<b>ASPZ-R8</b>	<b>Industrial Activities</b>	
<b>Accommodation Special Purpose Zone</b>	<b>Activity Status: NC</b>	

### Standards

<b>ASPZ-S1</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone — Takapō / Lake Tekapo</b>	<p>1. The maximum height of any building or structure shall not exceed:</p> <p>a. 7.5m above ground level where located more than 10m from Lakeside Drive, except a gable roof may exceed the maximum height by no more than 1m; or</p> <p>b. 5m where located 10m or less from Lakeside Drive.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the streetscape.</p> <p>c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment.</p> <p>d. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone.</p> <p>e. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects</p>
<b>Accommodation Special Purpose Zone — Twizel</b>	<p>2. The maximum height of any building or structure shall not exceed 5m above ground level.</p>	

		<p>on privacy.</p> <p>f. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.</p>
<b>ASPZ-S2</b>	<b>Height in Relation to Boundary</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone</b>	<p>1. Any building or structure shall comply with the height in relation to boundary requirements in APP1.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. Adverse effects resulting from the bulk and dominance of built form.</p> <p>b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.</p> <p>c. The adequacy of any mitigation measures.</p>
<b>ASPZ-S3</b>	<b>Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone</b>	<p>1. Any building or structure in the Takapō / Lake Tekapo Special Purpose Visitor Accommodation Zone shall be set back a minimum of 4.5m from any road boundary; and</p> <p>2. Any building or structure in the Twizel Special Purpose Visitor Accommodation Zone shall be set back a minimum of 20m from any road boundary; and</p> <p>3. Any building or structure shall be set back a minimum of 6m from any boundary with the Open Space Zone, or 2m from any other boundary.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. For road boundaries:</p> <p>i. adverse effects, including visual dominance, on the streetscape; and</p> <p>ii. In Twizel, effects on, and compatibility with, the landscape character of the zone and surrounding environment.</p> <p>c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.</p> <p>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.</p> <p>e. The adequacy of any mitigation measures, including any landscaping proposed.</p>

<b>ASPZ-S4</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone</b>	<ol style="list-style-type: none"> <li>Any outdoor storage of goods, and any servicing areas (excluding those used for camping activity), 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; and</li> <li>No outdoor storage shall be located within the minimum setback from road boundaries.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The design, size and location of any outdoor storage area.</li> <li>Effects on the amenity values of adjoining residential sites.</li> <li>The visual impact of the outdoor storage on the streetscape and surrounding environment.</li> <li>The overall landscaping provided on the site.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>ASPZ-S5</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone</b>	<ol style="list-style-type: none"> <li>The maximum building coverage of any site shall not exceed 25%; and</li> <li>The maximum building and impervious coverage of any site shall not exceed 40%; and</li> <li>The maximum size of any single building shall not exceed 600m<sup>2</sup>.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The ratio of open space to built form.</li> <li>The location, design and appearance of buildings on the site.</li> <li>Effects on, and compatibility with, the landscape character of the zone and surrounding environment.</li> <li>The visual impact of the built form on the streetscape and surrounding environment.</li> <li>The adequacy of any mitigation measures, including any landscaping proposed.</li> </ol>
<b>ASPZ-S6</b>	<b>Reflectivity</b>	<b>Activity Status where compliance not achieved:</b>
<b>Accommodation Special Purpose Zone - Twizel</b>	<ol style="list-style-type: none"> <li>Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%.            Except that this rule shall not apply to temporary tents, vehicles, boats associated with campground activity.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design and appearance of buildings and structures on the site.</li> <li>The visual impact of the built form on the character and amenity values of the surrounding environment.</li> <li>The adequacy of any mitigation</li> </ol>

		<u>measures.</u>
<u>ASPZ-S7</u>	<u>Servicing</u>	<u>Activity Status where compliance not achieved:</u>
<u>Accommodation Special Purpose Zone - Twizel</u>	1. <u>Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.</u>	<u>NC</u>



## Glentanner Special Purpose Zone (GSPZ)

### Introduction

The Glentanner Special Purpose Zone (GSPZ) is located west of Lake Pūkaki to the north and south of Twin Stream. The Zone is located within the wider Te Manahuna/the Mackenzie Basin which is recognised for its outstanding natural landscape values and predominance of significant indigenous vegetation and fauna.

The purpose of the GSPZ is to provide for commercial tourism development, residential and visitor accommodation and airport activity in a carefully managed way that has minimal environmental impact. The zone also provides for a range of rural and recreation activities.

Activities in the GSPZ therefore need to be comprehensively assessed to ensure built form is located in appropriate locations, while having regard to natural hazards, landscape values, ecological enhancement and servicing constraints.

The GSPZ is divided into three Land Development Areas that are referenced throughout the Chapter and displayed in the accompanying Structure Plan (Figure GSPZ-1: Glentanner Special Purpose Zone Structure Plan (GSP-SP)). Development constraints to avoid hazards from landslip erosion and flooding have been applied to the area south of Twin Stream.

### Objectives and Policies

Objectives	
<b>GSPZ-O1</b>	<b>Zone Purpose</b>
The GSPZ contains primary production, commercial tourism, residential and visitor accommodation and airport development together with rural, recreation and ecological enhancement activities, which are managed in an integrated way.	
<b>GSPZ-O2</b>	<b>Zone Character and Amenity Values</b>
<p>The GSPZ is a desirable tourism, residential and airport/aviation destination, which:</p> <ol style="list-style-type: none"> <li>1. Contains a range of primary production, commercial tourism, residential, recreational and airport related buildings and structures;</li> <li>2. Maintains a predominance of open space over built form;</li> <li>3. Protects and enhances indigenous biodiversity values;</li> <li>4. Recognises and appropriately manages the risks from natural hazards; and</li> <li>5. Retains the outstanding natural landscape values of the wider Te Manahuna/Mackenzie Basin ONL that surrounds the GSPZ.</li> </ol>	
Policies	
<b>GSPZ-P1</b>	<b>Development in the GSPZ</b>
<p>Manage development within the GSPZ to ensure:</p> <ol style="list-style-type: none"> <li>1. Built form is:               <ol style="list-style-type: none"> <li>i. appropriately located according to the Structure Plan in Figure GSPZ-1; and</li> <li>ii. of a scale, design and colour compatible with the character, amenity values and purpose of the GSPZ and the outstanding natural landscape values of the wider Te Manahuna/the Mackenzie Basin ONL.</li> </ol> </li> </ol>	

2. A predominance of open space over built form is maintained across the GSPZ;
3. Development can be appropriately serviced through provision of infrastructure which avoids, remedies or mitigates adverse effects on water quality and landscape values;
4. The location and design of roads, access tracks and associated structures are compatible with the character, amenity values and purpose of the GSPZ and the outstanding natural landscape values of the wider Te Manahuna/the Mackenzie Basin ONL;
5. The effects of earthworks are appropriately managed;
6. Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced; and
7. Recognises and manages the presence of natural hazards.

**GSPZ-P2****Tourist Development Area**

1. Enable primary production, commercial tourism, recreation and residential activity to be undertaken within the areas identified as Tourism Development on the Structure Plan in Figure GSPZ-1.
2. Recognise that the area south of Twin Stream is subject to natural hazard risks and ensure that any future built development of that area is subject to further specialist technical assessment to ensure risks are appropriately managed.

**GSPZ-P3****Ecological Open Space**

1. Avoid built form and commercial development within the areas identified as Ecological Open Space on the Structure Plan in Figure GSPZ-1;
2. Provide for the continuation of the existing level of pastoral intensification and agricultural conversion activities in the area south of Twin Stream;
3. Recognise the benefits of continued grazing of the area north of Twin Stream to control wilding conifers and other weeds; and
4. Encourage conservation activity and ecological enhancement of the areas identified as Ecological Open Space.

**GSPZ-P4****Airport Area**

1. Provide for airport activity and airport support activity to operate in a safe and efficient manner, while maintaining the function, character and amenity of the GSPZ.
2. Recognise that land adjacent to State Highway 8 used as a taxiway is visually vulnerable and avoid built form within the areas identified on the Structure Plan in Figure GSPZ-1 as 'No Build'.

**Rules**

*Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters 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.*

**GSPZ-R1****Building and Structures (Excluding Airport Buildings)****Tourist Development Area****Activity Status: PER Where:**

1. Not located within the area identified as being subject to Natural Hazard Risk on the Structure Plan in Figure GSPZ-1.
- And the activity complies with the**

**Activity status when compliance is not achieved with R1.1: RDIS Matters of discretion are restricted to:**

- a. That proper safeguards have been employed to ensure that any proposed buildings are adequately

	<p><b>following standards:</b></p> <p>GSPZ-S1 Boundary Setbacks</p> <p>GSPZ-S2 Height</p> <p>GSPZ-S3 Exterior Cladding of Buildings and Structures</p> <p>GSPZ-S4 Coverage</p> <p>GSPZ-S5 Fencing</p> <p>GSPZ-S6 Outdoor Storage</p> <p>GSPZ-S7 Water Supply for Firefighting</p> <p>GSPZ-S8 Building Footprint</p> <p>GSPZ-S9 Wastewater</p> <p>GSPZ-S10 Airport Height Restrictions</p>	<p>sited or protected from flood risk hazard.</p> <p>b. The stability of the site on which the building is being constructed and the stability of any adjoining site.</p> <p>c. The extent to which flood and landslide risks are being managed as assessed in a report from a Registered Engineer, Engineering Geologist or other suitability qualified person.</p> <p>d. The location, design and appearance of built form and the potential impact on the outstanding natural landscape values of the wider Te Manahuna/the Mackenzie Basin ONL.</p> <p>e. The adequacy of any mitigation measures.</p> <p><b>Notification:</b></p> <p>Any application made under GSPZ-R1.1 shall not be subject to public or limited notification.</p> <p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b>Airport Area</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>2. Not located within the No Build Area on the Structure Plan in Figure GSPZ-1.</p> <p><b>And the activity complies with the following standards:</b></p> <p>GSPZ-S1 Boundary Setbacks</p> <p>GSPZ-S2 Height</p> <p>GSPZ-S3 Exterior Cladding of Buildings and Structures</p> <p>GSPZ-S4 Coverage</p> <p>GSPZ-S5 Fencing</p> <p>GSPZ-S6 Outdoor Storage</p> <p>GSPZ-S7 Water Supply for Firefighting</p> <p>GSPZ-S8 Building Footprint</p> <p>GSPZ-S9 Wastewater</p> <p>GSPZ-S10 Airport Height Restrictions</p>	<p><b>Activity status when compliance is not achieved with R1.2: NC</b></p> <p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>GSPZ-R2</b>	<b>Airport Buildings</b>	

<b>Tourist Development Area / Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b>Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>Not located within the No Build Area on the Structure Plan in Figure GSPZ-1.</li> </ol> <b>Where the activity complies with the following standards:</b> GSPZ-S1 Boundary Setbacks GSPZ-S2 Height GSPZ-S3 Exterior Cladding of Buildings and Structures GSPZ-S4 Coverage GSPZ-S5 Fencing GSPZ-S6 Outdoor Storage GSPZ-S7 Water Supply for Firefighting GSPZ-S8 Building Footprint GSPZ-S9 Wastewater GSPZ-S10 Airport Height Restrictions	<b>Activity status when compliance is not achieved with R2.1: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>GSPZ-R3</b>	<b>Conservation Activity</b>	
	<b>Activity Status: PER</b> <b>Where the activity complies with the following standards:</b> GSPZ-S10 Airport Height Restrictions	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>GSPZ-R4</b>	<b>Recreational Activity</b>	
	<b>Activity Status: PER</b>	
<b>GSPZ-R5</b>	<b>Rural Tourism Activity</b>	
	<b>Activity Status: PER</b>	
<b>GSPZ-R6</b>	<b>Primary Production</b>	
<b>Tourist Development Area / Airport Area</b>	<b>Activity Status: PER</b>	
<b>Ecological Open Space</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>Undertaken on the north side of Twin Stream and restricted to the grazing of stock; or</li> <li>Undertaken on the south side of Twin Stream.</li> </ol>	<b>Activity status when compliance is not achieved with R6.1 or R6.2: NC</b>

<b>GSPZ-R7</b>	<b>Residential Activity</b>	
<b>Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b>Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b>Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>.</li> </ol>	<b>Activity status when compliance is not achieved with R7.1: DIS</b>
<b>GSPZ-R8</b>	<b>Commercial Activity</b>	
<b>Tourist Development Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>Retail sales are limited to: <ol style="list-style-type: none"> <li>New Zealand agricultural products;</li> <li>New Zealand merchandise;</li> <li>Convenience products/items;</li> <li>Food and beverage; and</li> <li>The maximum gross floor area of any single tenancy does not exceed 200m<sup>2</sup>.</li> </ol> </li> </ol>	<b>Activity status when compliance is not achieved with R8.1: DIS</b>
<b>Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b>Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The commercial activity is part of an airport activity or airport support activity; and</li> <li>The commercial activity takes place within an airport building.</li> </ol>	<b>Activity status when compliance is not achieved with R8.2 - R8.3: NC</b>
<b>GSPZ-R9</b>	<b>Commercial Visitor Accommodation, Residential Visitor Accommodation, Camping Grounds</b>	
<b>Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b>Ecological Open Space / Airport Area</b>	<b>Activity Status: NC</b>	
<b>GSPZ-R10</b>	<b>Earthworks</b>	

<b>Tourist Development Area / Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The earthworks are subject to an approved building consent; or otherwise do not exceed 1500m<sup>3</sup> (by volume) and 2500m<sup>2</sup> (by area) in any 1-year period.</li> </ol> <b>And the activity complies with the following standards:</b> EW-S1 — Maximum slope Gradient EW-S2 — Excavation and Filling EW-S3 — Rehabilitation and Reinstatement EW-S4 — Accidental Discovery Protocol EW-S5 — Specific Locations EW-S6 — Proximity to the National Grid	<b>Activity status when compliance is not achieved with R10.1: RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The potential for adverse visual amenity effects.</li> <li>The extent of any dust nuisance, sedimentation and water or wind erosion effects resulting from the earthworks.</li> <li>Any land instability effects.</li> <li>Any adverse effects from vibration arising from the earthworks.</li> <li>The adequacy of any mitigation measures.</li> </ol> <b>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</b>
<b>Ecological Open Space</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>Undertaken for the purpose of the maintenance and repair of existing fence lines, tracks, reticulated stock water systems (including troughs) or infrastructure; and</li> <li>Undertaken on the south side of Twin Stream being ancillary to the continued use of that area for primary production.</li> </ol>	<b>Activity status when compliance is not achieved with R10.2 or R10.3: NC</b>
<b>GSPZ-R11</b>	<b>Staff Accommodation</b>	
<b>Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b>Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b>Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>; and</li> <li>The maximum occupancy does not exceed six staff.</li> </ol>	<b>Activity status when compliance is not achieved with R11.1 or R11.2: DIS</b>
<b>GSPZ-R12</b>	<b>Airport Activity</b>	

<b><u>Tourist Development Area</u></b>	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> 1. <u>The use is restricted to a helicopter landing area located on the south side of Twin Stream where no more than eight helicopter movements are undertaken per day.</u>	<b><u>Activity status when compliance is not achieved with R12.1: DIS</u></b>
<b><u>Ecological Open Space</u></b>	<b><u>Activity Status: NC</u></b>	
<b><u>Airport Area</u></b>	<b><u>Activity Status: PER</u></b>	
<b><u>GSPZ-R13</u></b>	<b><u>Airport Support Activity</u></b>	
<b><u>Tourist Development Area / Ecological Open Space</u></b>	<b><u>Activity Status: NC</u></b>	
<b><u>Airport Area</u></b>	<b><u>Activity Status: PER</u></b>	
<b><u>GSPZ-R14</u></b>	<b><u>Aviation Related Visitor Accommodation</u></b>	
<b><u>Tourist Development Area</u></b>	<b><u>Activity Status: PER</u></b>	
<b><u>Ecological Open Space</u></b>	<b><u>Activity Status: NC</u></b>	
<b><u>Airport Area</u></b>	<b><u>Activity Status: PER</u></b> <b><u>Where:</u></b> 1. <u>The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>; and</u> 2. <u>The maximum occupancy does not exceed six guests per night.</u>	<b><u>Activity status when compliance is not achieved with R14.1 - R14.2: DIS</u></b>
<b><u>GSPZ-R15</u></b>	<b><u>Activities Not Otherwise Listed</u></b>	
	<b><u>Activity Status: DIS</u></b>	
<b><u>GSPZ-R16</u></b>	<b><u>Buildings and Structures Not Otherwise Listed</u></b>	
	<b><u>Activity Status: DIS</u></b>	
<b><u>GSPZ-R17</u></b>	<b><u>Industrial Activities</u></b>	
<b><u>Tourist Development Area / Ecological</u></b>	<b><u>Activity Status: NC</u></b>	



<b>Open Space</b>		
<b>Airport Area</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The industrial activity is ancillary to airport activity or airport support activity; and</li> <li>The industrial activity takes place within an airport building.</li> </ol>	<b>Activity status when compliance is not achieved with R17.1 - R17.2: NC</b>
<b>GSPZ-R18</b>	<b>Commercial Forestry and Woodlots</b>	
	<b>Activity Status: NC</b>	
<b>GSPZ-R19</b>	<b>Planting of Wilding Conifers</b>	
	<b>Activity Status: NC</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The planting is for a scientific or research purpose and has been exempted under the Biosecurity Act 1993.</li> </ol>	<b>Activity status when compliance is not achieved with R19.1: PR</b>

## Standards

<b>GSPZ-S1</b>	<b>Boundary Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	<ol style="list-style-type: none"> <li>Any building or structure greater than 5m<sup>2</sup> in area, excluding ancillary structures, shall be setback a minimum of: <ol style="list-style-type: none"> <li>10m from any internal boundary; and</li> <li>50m from any arterial road boundary; and</li> <li>10m from any other road boundary.</li> </ol> </li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design, scale and appearance of the building or structure.</li> <li>For road boundaries: <ol style="list-style-type: none"> <li>Whether the reduced setback would result in the site remaining compatible with the surrounding character when viewed from the road.</li> <li>Any potential effect on the safety and efficiency of the adjoining road network.</li> </ol> </li> <li>For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values on the adjoining property.</li> <li>The effects of a reduced setback on the wider amenity values and landscape character of the surrounding ONL.</li> <li>The extent to which the reduced setback will cause or exacerbate</li> </ol>

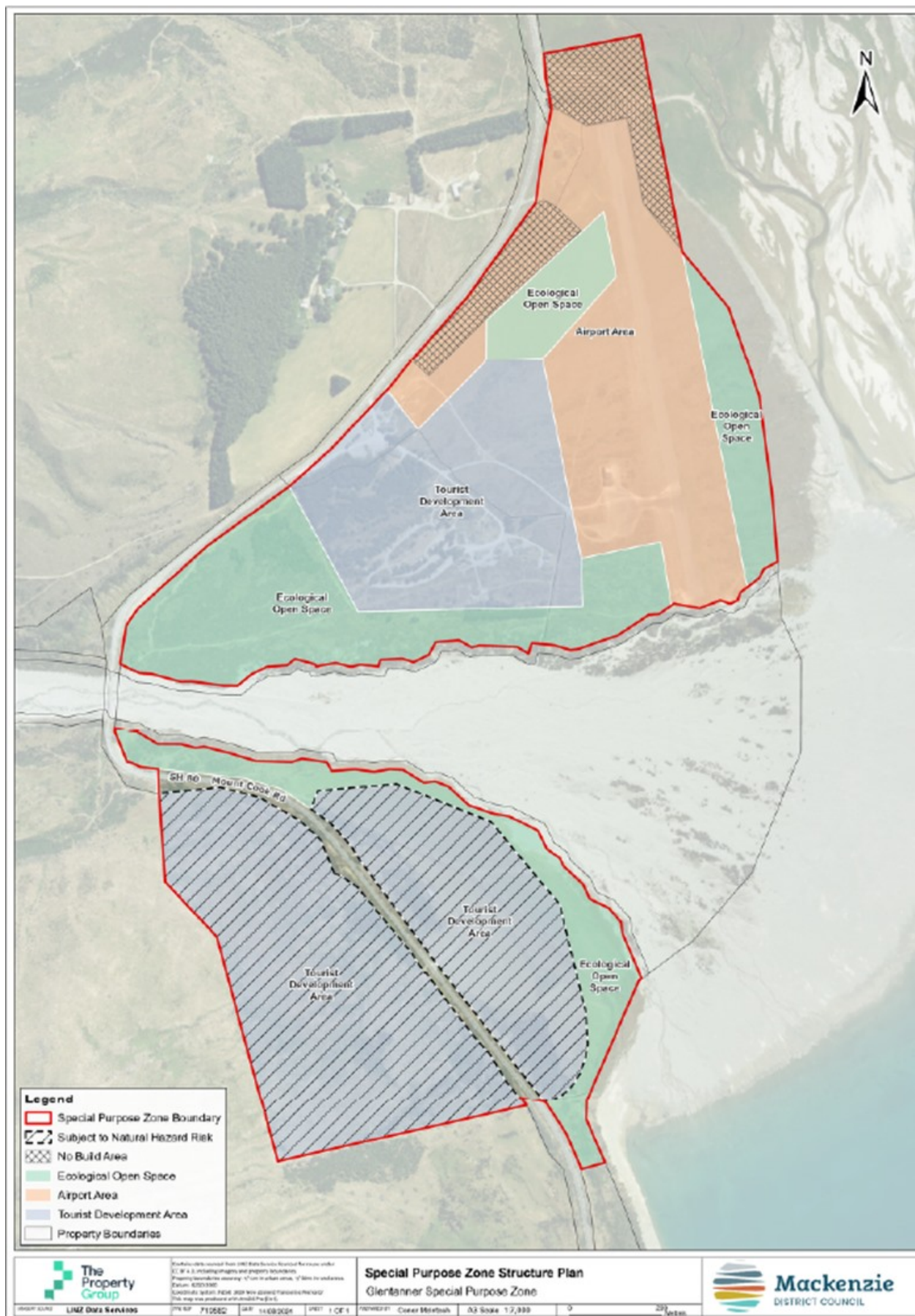


		<p>reverse sensitivity effects with adjoining activities.</p> <p>f. The adequacy of any mitigation measures.</p>
<b>GSPZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area</b>	<ol style="list-style-type: none"> <li>1. The maximum height of any building or structure located north of Twin Stream shall not exceed 6m.</li> <li>2. The maximum height of any building or structure located south of Twin Stream shall not exceed 12m.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design, scale and appearance of the building or structure.</li> <li>b. Adverse effects on the amenity values of neighbours, including visual dominance, shading and effects on privacy and outlook.</li> <li>c. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</li> <li>d. The effects of an increased height on the wider amenity values and landscape character of the surrounding ONL.</li> <li>e. The adequacy of any mitigation measures.</li> </ol>
<b>Airport Area</b>	<ol style="list-style-type: none"> <li>3. The maximum height of any building or structure above ground level shall be: <ol style="list-style-type: none"> <li>a. 15m for hangars and control towers; or</li> <li>b. 9m for all other buildings/structures.</li> </ol> </li> </ol>	
<b>GSPZ-S3</b>	<b>Exterior Cladding of Buildings and Structures</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	<ol style="list-style-type: none"> <li>1. The exterior cladding of all buildings and structures must be finished in colours that are recessive with a Light Reflectivity Value (LRV) of between 5 and 35% and in the range of browns, blues, greens, greys or black to complement the materials and tones found in the natural surroundings.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design, scale and appearance of the building.</li> <li>b. The effects of the building on the wider amenity values and landscape character of the surrounding ONL.</li> </ol>
<b>GSPZ-S4</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	<ol style="list-style-type: none"> <li>1. The maximum building coverage of any site shall not exceed 10%.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The visual impact of the built form on the outstanding natural</li> </ol>

		<p>landscape and the predominance of open space.</p> <p>c. The extent and quality of any landscaping proposed to soften the built form.</p> <p>d. The adequacy of any mitigation measures.</p>
<b>GSPZ-S5</b>	<b>Fencing</b>	<b>Activity Status where compliance not achieved:</b>
	<p>1. All fences shall be:</p> <p>a. Post and wire; or</p> <p>b. Post and rail; or</p> <p>c. Stone walls up to 1.2m in height; or</p> <p>d. for the purpose of pest animal control.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The design, scale and appearance of the fence.</p> <p>b. Adverse visual effects of the fencing on the surrounding outstanding natural landscape.</p> <p>c. The adequacy of any mitigation measures.</p>
<b>GSPZ-S6</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	<p>1. No outdoor storage shall be located within the minimum setback from road boundaries; and</p> <p>2. Outdoor storage shall not be visible beyond the boundary of the zone.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The design, size and location of any outdoor storage area.</p> <p>b. Effects on the amenity values of adjoining sites.</p> <p>c. The visual impact of the outdoor storage on the streetscape and surrounding environment.</p> <p>d. The overall landscaping provided on the site.</p> <p>e. The adequacy of any mitigation measures.</p>
<b>GSPZ-S7</b>	<b>Water Supply for Firefighting</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist</b>	1. Where a reticulated water supply	<b>RDIS</b>

<b>Development Area / Airport Area</b>	compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) is not available, or the only supply available is a restricted rural supply not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.	<b>Matters of discretion are restricted to:</b> a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. b. Any environmental effects arising from the alternative water supply method.
<b>GSPZ-S8</b>	<b>Building Footprint</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	1. The maximum building footprint for any individual building shall be 1500m <sup>2</sup> .	<b>DIS</b>
<b>GSPZ-S9</b>	<b>Wastewater</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Airport Area</b>	1. All residential units and buildings which are not connected to a reticulated wastewater network, but which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	<b>DIS</b>
<b>GSPZ-S10</b>	<b>Airport Height Restrictions</b>	<b>Activity Status where compliance not achieved:</b>
<b>Tourist Development Area / Ecological Open Space / Airport Area</b>	1. No building, structure, or tree shall intrude into the identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces from existing airports as shown in GRUZ-SCHED1. 2. No activity shall expel a gas, liquid or solid such that it enters any height restriction slopes or surfaces at a vertical velocity greater than 4 metres per second.	<b>NC</b>

**Figure GSPZ-1: Glentanner Special Purpose Zone Structure Plan (GSP-SP)**







## **Pūkaki Downs Special Purpose Zone (PDSPZ)**

### **Introduction**

The Pūkaki Downs Special Purpose Zone (PDSPZ) is located on the southwest flanks of Lake Pūkaki, within the wider Te Manahuna/ Mackenzie Basin which is recognised for its outstanding natural landscape values and significant indigenous vegetation and fauna.

The purpose of the Zone is to provide for rural-residential activities and tourism development in a carefully managed way that has minimal environmental impact. Activities in the Zone therefore need to be comprehensively assessed to ensure built form is located in appropriate locations, while having regard to landscape values, ecological enhancement and servicing constraints. The zone also provides for a range of rural and recreation activities.

The variable topography of the Zone and the resulting low visibility of parts of the land from surrounding areas means that there is capacity to absorb discrete pockets of built development without adversely impacting on the landscape and amenity values internal and external to the Zone.

The PDSPZ is divided into five Land Management Areas (LMA) that are referenced throughout the Chapter and displayed in FIGURE PDSPZ-1 Structure Plan (PDSPZ SP). Activities within each LMA in the PDSPZ SP are to be undertaken in accordance with an Outline Development Plan for the relevant LMA, which must be approved through a resource consent process. Built development is to be concentrated within identified Built Development Areas (BDA) which are capable of absorbing change. Buildings and structures are to be avoided outside identified BDA.

### **Objectives and Policies**

<b><u>Objectives</u></b>	
<b><u>PDSPZ-01</u></b>	<b><u>Zone Purpose</u></b>
The PDSPZ contains low density rural-residential activities, small scale commercial tourism development and visitor activities, together with rural, recreational and ecological enhancement activities, which are managed in an integrated way.	
<b><u>PDSPZ-02</u></b>	<b><u>Zone Character and Amenity Values</u></b>
The PDSPZ maintains its traditional high country landscape character and natural landforms while:	
<ol style="list-style-type: none"> <li>1. Providing for modest built development in appropriate locations;</li> <li>2. Maintaining a predominance of open space over built development;</li> <li>3. Protecting and enhancing significant ecological values; and</li> <li>4. Protecting the outstanding natural landscape values of the wider Te Manahuna/ Mackenzie Basin.</li> </ol>	
<b><u>Policies</u></b>	
<b><u>PDSPZ-P1</u></b>	<b><u>Outline Development Plan Process</u></b>
Manage development in LMA 1-5 through an Outline Development Plan process to ensure:	
<ol style="list-style-type: none"> <li>1. the landscape and ecological effects of development are comprehensively assessed in the relevant LMA(s);</li> <li>2. buildings outside of BDA 1-5 are avoided;</li> </ol>	

3. the location, scale, density and design of buildings within BDA 1-5 are compatible with the character, amenity values and purpose of the zone;
4. development can be appropriately serviced through provision of infrastructure which avoids, remedies or mitigates adverse effects;
5. the effects of earthworks are managed;
6. areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced;
7. the location and design of roads, access tracks and associated structures are compatible with the outstanding landscape values of the area and maintain the zone character and amenity values; and
8. the effects of earthworks are managed;

<b>PDSPZ-P2</b>	<b>Compatible Activities in BDA 1-5</b>
Enable a range of rural residential, commercial, commercial visitor accommodation and commercial recreation activities in BDA 1-5, where: <ol style="list-style-type: none"> <li>1. the activity is in accordance with an approved Outline Development Plan;</li> <li>2. the activity is compatible with the zone purpose, character and amenity values;</li> <li>3. the scale of commercial activities are unlikely to detract from existing commercial centres in Lake Tekapo / Takapō and/or Twizel;</li> <li>4. rural residential activities are only provided for within BDA 2 and at a density of no more than 40 residential units;</li> <li>5. commercial visitor accommodation and ancillary commercial activities are only provided for in BDA 1-4; and</li> <li>6. commercial activities in BDA 5 are provided for where they are small scale, tourism-related activities.</li> </ol>	
<b>PDSPZ-P3</b>	<b>Other Activities in BDA 1-5</b>
Avoid activities not provided for in PDSPZ-P2, unless the activity is compatible with the zone purpose, character and amenity values.	
<b>PDSPZ-P4</b>	<b>Activities within LMA 1-5</b>
Provide for a range of ecological enhancement, conservation, primary production (excluding intensive primary production) and recreational activities within LMA 1-5.	

## Rules

*Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the Plan. 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. It is noted that specific earthworks provisions are included within the PDSPZ rules below, and are subject to Standards EW-S1 to EW-S6 contained in the Earthworks Chapter. EW-R3 does not apply within the PDSPZ.*

<b>PDSPZ-R1</b>	<b>Approval of Outline Development Plans</b>
<b>LMA 1-5</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. Any application for the approval of an Outline Development Plan submitted under this rule is accompanied by a comprehensive land use and subdivision consent</li> </ol> <p><b>Activity status when compliance is not achieved with R1.1: NC</b></p>

application which includes the following:

- a. the size, shape and layout of any sites to be subdivided;
- b. the location of built form including the identification of building platforms;
- c. the type, scale and intensity of activities proposed;
- d. the location of any access off State Highway 80, internal roading and accessways, public access, parking and loading areas, and helipad;
- e. provision of infrastructure including water supply, stormwater and wastewater treatment and disposal, and electricity and telecommunication services;
- f. assessment of earthworks required and measures proposed to minimise the effects of earthworks on the topography and natural landforms of the site;
- g. assessment of the proposed Outline Development Plan against the ecological and landscape values of the relevant LMA(s);
- h. a proposed landscape and ecological enhancement plan identifying areas for open space and landscape protection, ecological restoration and enhancement and exotic vegetation containment and control; and
- i. application for all necessary subdivision and land use resource consents under any other rules of the District Plan to implement the Outline Development Plan.

**Matters of discretion are restricted to:**

PDSPZ-MD1 Scale, Location and Design

PDSPZ-MD2 Compatible Activities

PDSPZ-MD3 Access and Infrastructure

PDSPZ-MD4 Earthworks



	PDSPZ-MD5 Ecology PDSPZ-MD6 Landscape	
<b>PDSPZ-R2</b>	<b>Residential Units</b>	
<b>LMA 2</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The residential unit is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</li> <li>The residential unit is within BDA 2.</li> </ol> <b>And the activity complies with the following standards:</b> PDSPZ-S1 Density PDSPZ-S2 Height PDSPZ-S3 Setbacks PDSPZ-S4 Coverage PDSPZ-S5 Exterior Cladding of Buildings and Structures PDSPZ-S6 Fencing PDSPZ-S7 Outdoor Storage PDSPZ-S8 Water Supply PDSPZ-S9 Wastewater PDSPZ-S10 Stormwater	<b>Activity status when compliance is not achieved with R2.1 - R2.2: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>LMA 1, 3, 4 and 5</b>	<b>Activity Status:</b> <b>NC</b>	
<b>PDSPZ-R3</b>	<b>Residential Accessory Buildings and Structures</b>	
<b>LMA 2</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The building and/or structure is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</li> <li>The residential accessory building or structure is within BDA 2.</li> </ol> <b>And the activity complies with the following standards:</b> PDSPZ-S2 Height PDSPZ-S3 Setbacks PDSPZ-S4 Coverage PDSPZ-S5 Exterior Cladding of Buildings and Structures PDSPZ-S6 Fencing PDSPZ-S7 Outdoor Storage PDSPZ-S8 Water Supply PDSPZ-S9 Wastewater PDSPZ-S10 Stormwater	<b>Activity status when compliance is not achieved with R3.1 - R3.2: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>LMA 1, 3, 4 and 5</b>	<b>Activity Status:</b>	

	<b>NC</b>	
<b>PDSPZ-R4</b>	<b>Buildings and structures not otherwise listed</b>	
<b>LMA 1-5</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The building is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</li> <li>The building is within BDA 1-5.</li> </ol> <b>And the activity complies with the following standards:</b> PDSPZ-S2 Height PDSPZ-S3 Setbacks PDSPZ-S4 Coverage PDSPZ-S5 Exterior Cladding of Buildings and Structures PDSPZ-S6 Fencing PDSPZ-S7 Outdoor Storage PDSPZ-S8 Water Supply PDSPZ-S9 Wastewater PDSPZ-S10 Stormwater	<b>Activity status when compliance is not achieved with R4.1 - R4.2: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>PDSPZ-R5</b>	<b>Commercial Visitor Accommodation Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</li> <li>The activity is within BDA 1-4.</li> </ol> <b>And the activity complies with the following standards:</b> PDSPZ-S11 Commercial Visitor Accommodation	<b>Activity status when compliance is not achieved with R5.1 - R5.2: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>LMA 5</b>	<b>Activity Status:</b> <b>NC</b>	
<b>PDSPZ-R6</b>	<b>Commercial Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</li> <li>The activity is ancillary to on-site commercial visitor accommodation activity; and</li> <li>The activity is within BDA 1-4.</li> </ol>	<b>Activity status when compliance is not achieved with R6.1 - R6.3: NC</b>
<b>LMA 5</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The activity is in accordance with</li> </ol>	<b>Activity status when compliance is not achieved with R6.4 - R6.5: NC</b> <b>Activity status when compliance</b>

	<p>an Outline Development Plan approved under PDSPZ-R1; and</p> <p>5. The activity is within BDA 5.</p> <p><b>And the activity complies with the following standards:</b></p> <p>PDSPZ-S12 Commercial Activities</p>	<p><b>with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>PDSPZ-R7</b>	<b>Recreational Activities</b>	
<b>LMA 1-5</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is not a motorised recreational activity.</p>	<p><b>Activity Status when compliance is not achieved with R7.1: DIS</b></p>
<b>PDSPZ-R8</b>	<b>Commercial Recreational Activities</b>	
<b>LMA 1-5</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</p> <p>2. The activity is not a motorised commercial recreational activity.</p>	<p><b>Activity Status when compliance is not achieved with R8.1-R8.2: NC</b></p>
<b>PDSPZ-R9</b>	<b>Primary Production Activities</b>	
<b>LMA 1-5</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. No pastoral intensification or agricultural conversion occurs within a Site of Natural Significance; and</p> <p>2. The activity is not intensive primary production, mining, or quarrying.</p>	<p><b>Activity Status when compliance is not achieved with R9.1 — R9.2: NC</b></p>
<b>PDSPZ-R10</b>	<b>Earthworks</b>	
<b>LMA 1-5</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. the earthworks are in accordance with an Outline Development Plan approved under PDSPZ-R1; or</p> <p>2. the earthworks do not exceed 1,500m<sup>3</sup> by volume and 2,500m<sup>2</sup> by area in any 12-month period.</p> <p><b>And the activity complies with the following standards:</b></p> <p>EW-S1 Maximum Slope Gradient</p> <p>EW-S2 Excavation and Filling</p> <p>EW-S3 Rehabilitation and Reinstatement</p> <p>EW-S4 Accidental Discovery</p> <p>EW-S5 Specific Locations</p> <p>EW-S6 Proximity to the National Grid</p>	<p><b>Activity status when compliance is not achieved with R10.1 — R10.2: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character.</p> <p>b. Proposed measures to minimise the effects of earthworks on the topography and natural landforms of the site.</p> <p>c. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks.</p>

		<p>d. <u>The extent of land instability effects.</u></p> <p>e. <u>The extent of any adverse effects from vibration associated with the earthworks.</u></p> <p>f. <u>Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.</u></p> <p><b><u>Activity status when compliance is not with standard(s) is not achieved:</u></b></p> <p><u>Refer to relevant standard(s).</u></p>
<b><u>PDSPZ-R11</u></b>	<b><u>Helicopter Movements</u></b>	
<b><u>LMA 1-5</u></b>	<p><b><u>Activity Status: PER</u></b></p> <p><b><u>Where:</u></b></p> <ol style="list-style-type: none"> <li><u>Associated with or for the purposes of:</u> <ol style="list-style-type: none"> <li><u>Agricultural aviation activities; or</u></li> <li><u>Personal transportation; or</u></li> <li><u>Emergency services and civil defence; or</u></li> <li><u>Non-commercial recreational activities; or</u></li> <li><u>Commercial recreational activities where no more than eight helicopter movements are made per day from the same location.</u></li> </ol> </li> </ol>	<b><u>Activity status when compliance is not achieved with R11.1: DIS</u></b>
<b><u>PDSPZ-R12</u></b>	<b><u>Helicopter Landing Areas</u></b>	
<b><u>LMA 1 and 3</u></b>	<p><b><u>Activity Status: RDIS</u></b></p> <p><b><u>Where:</u></b></p> <ol style="list-style-type: none"> <li><u>The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and</u></li> <li><u>There is no more than one helicopter landing area in total, to be located within either BDA 1 or 3; and</u></li> <li><u>The helicopter landing area is located a minimum distance of 500m from any notional boundary of any sensitive activity not located on the same site.</u></li> </ol> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>The suitability of the location, design and layout.</u></li> <li><u>The intensity and scale of the activity on site.</u></li> </ol>	<b><u>Activity status when compliance is not achieved with R12.1-R12.3: NC</u></b>

	c. <u>The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.</u> d. <u>Signage</u> e. <u>Storage of fuel.</u> f. <u>Access and parking areas.</u>	
<b>LMA 2, 4 and 5</b>	<b>Activity Status: PR</b>	
<b>PDSPZ-R13</b>	<b>Conservation Activity</b>	
<b>LMA 1-5</b>	<b>Activity Status: PER</b>	
<b>PDSPZ-R14</b>	<b>Commercial Forestry and Woodlots</b>	
<b>LMA 1-5</b>	<b>Activity Status: DIS</b>	
<b>PDSPZ-R15</b>	<b>Activities Not Otherwise Listed</b>	
<b>LMA 1-5</b>	<b>Activity Status: DIS</b>	
<b>PDSPZ-R16</b>	<b>Industrial Activities</b>	
<b>LMA 1-5</b>	<b>Activity Status: NC</b>	
<b>PDSPZ-R17</b>	<b>Intensive Primary Production, Mining and Quarrying Activities</b>	
<b>LMA 1-5</b>	<b>Activity Status: NC</b>	
<b>PDSPZ-R18</b>	<b>Planting of any Wilding Conifer Species</b>	
<b>LMA 1-5</b>	<b>Activity Status: PR</b>	

### Standards

<b>PDSPZ-S1</b>	<b>Density</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 2</b>	1. <u>There shall be no more than 40 residential units located within BDA 2.</u>	<b>DIS</b>
<b>PDSPZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	1. <u>The maximum height of any building or structure shall not exceed 8m above ground level.</u>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li><u>The location, design, scale and appearance of the building or structure.</u></li> <li><u>The extent to which the building is compatible with the character, amenity values and purpose of the zone.</u></li> <li><u>Adverse effects on the values of</u></li> </ol>

		<p>the surrounding outstanding natural landscape.</p> <p>d. Adverse effects on amenity values of neighbours, including visual dominance, shading and effects on privacy.</p> <p>e. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</p> <p>f. The adequacy of any mitigation measures.</p>
<b>PDSPZ-S3</b>	<b>Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 2</b>	<p>1. Any building or structure shall be setback a minimum of 200m from the northern boundary of the PDSPZ.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the values of the surrounding outstanding natural landscape.</p> <p>c. Adverse effects on amenity values of neighbours.</p> <p>d. The adequacy of any mitigation measures.</p>
<b>PDSPZ-S4</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1, 2, 3 and 5</b>	<p>1. The maximum area of land covered by buildings within each of BDA 1, 2, 3 and 5 shall not exceed 5%.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design and appearance of buildings within the BDA.</p> <p>b. The visual impact of the built form on the values of the outstanding natural landscape values of the surrounding area.</p> <p>c. The adequacy of any landscaping proposed to soften the built form.</p> <p>d. The adequacy of any other mitigation measures.</p>
<b>BDA 4</b>	<p>1. The maximum area of land covered by buildings within BDA 4 shall not exceed 10%.</p>	
<b>PDSPZ-S5</b>	<b>Exterior Cladding of Buildings and Structures</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	<p>1. All exterior cladding shall be in the</p>	<b>RDIS</b>

	range of browns, greens, grey or black, with a light reflectivity value between 5% and 35%.	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The design and appearance of buildings within the BDA.</li> <li>The visual impacts of the colour and reflectivity of the exterior cladding on the values of the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>PDSPZ-S6</b>	<b>Fencing</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-5</b>	<ol style="list-style-type: none"> <li>All fences shall be: <ol style="list-style-type: none"> <li>Post and wire; or</li> <li>Post and rail; or</li> <li>Stone walls up to 1.2m in height; or</li> <li>For the purpose of pest animal control.</li> </ol> </li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The design, scale and appearance of the fence.</li> <li>Adverse visual effects of the fence on the values of the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>PDSPZ-S7</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	<ol style="list-style-type: none"> <li>Outdoor storage shall not be visible beyond the boundary of the BDA.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The design, scale and appearance of the storage area.</li> <li>Adverse visual effects of the storage area on the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>PDSPZ-S8</b>	<b>Servicing — Water Supply</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	<ol style="list-style-type: none"> <li>All residential units and buildings</li> </ol>	<b>RDIS</b>

	<p>requiring a potable water supply are:</p> <ol style="list-style-type: none"> <li>to be provided with access to a bore which can supply a minimum of 1,000 litres of drinking water per day; or</li> <li>to maintain a minimum of 30,000 litres of drinking water at all times, where the supply and/or storage of the water complies with the Building Act 2004; and</li> <li>to maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The adequacy of alternative servicing solutions to supply a minimum of 1000 litres of water per day or the availability of sufficient water, including the use of rainwater collection and storage.</li> <li>Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</li> <li>Any environmental effects arising from the alternative water supply method.</li> </ol>
<b>PDSPZ-S9</b>	<b>Servicing — Wastewater</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	<ol style="list-style-type: none"> <li>All residential units and buildings which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</li> </ol>	<b>DIS</b>
<b>PDSPZ-S10</b>	<b>Servicing — Stormwater</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-5</b>	<ol style="list-style-type: none"> <li>All residential units and buildings which involve the discharge of stormwater shall be provided with an on-site stormwater system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</li> </ol>	<b>DIS</b>
<b>PDSPZ-S11</b>	<b>Commercial Visitor Accommodation</b>	<b>Activity Status where compliance not achieved:</b>
<b>BDA 1-4</b>	<ol style="list-style-type: none"> <li>The total maximum number of visitor accommodation beds within the zone shall not exceed 300.</li> </ol>	<b>DIS</b>



<b>PDSPZ-S12</b>	<b>Commercial Activities</b>	<b>Activity Status where compliance not achieved</b>
<b>BDA 5</b>	<ol style="list-style-type: none"> <li>1. The maximum gross floor area per tenancy does not exceed 200m<sup>2</sup>; and</li> <li>2. Retail sales are limited to: <ol style="list-style-type: none"> <li>a. predominantly New Zealand agricultural products and merchandise;</li> <li>b. convenience products/items (excluding fuel); and</li> <li>c. food and beverage.</li> </ol> </li> <li>3. Commercial tourism activities are limited to: <ol style="list-style-type: none"> <li>a. staging/booking areas for commercial recreation activities undertaken within the PDSPZ;</li> <li>b. film screenings;</li> <li>c. hair and beauty salons; and</li> <li>d. wellbeing services and massage therapists.</li> </ol> </li> </ol>	<b>DIS</b>

### **Matters of Discretion for PDSPZ Outline Development Plan approval**

#### **PDSPZ-MD1 Scale, Location and Design**

- a. The extent to which the size, shape and layout of sites and the location, design, layout, scale and density of buildings are compatible with the zone purpose, character and amenity values.
- b. The potential adverse effects of the proposal on Ngā Rūnaka values identified through any consultation with the relevant rūnaka and any cultural assessment that has been undertaken.
- c. The adequacy of any mitigation measures proposed to manage the effects of subdivision and built form.
- d. Mechanisms to require that any mitigation measures are in place prior to the establishment of any land use activities, and in perpetuity if necessary.

#### **PDSPZ-MD2 Compatible Activities**

- a. The extent to which the type, scale and intensity of the intended activities are compatible with the zone purpose, character and amenity values.
- b. Whether the scale and nature of any commercial activities would detract from existing commercial zones in Lake Tekapo / Takapō and/or Twizel.

#### **PDSPZ-MD3 Access and Infrastructure**

- a. The safe and efficient operation of the road network, and suitability of onsite parking, loading, manoeuvring and access, including the form and location of access off the State Highway.
- b. Whether helicopter landing areas have been appropriately located within the SPZ to minimise adverse effects on surrounding activities.
- c. The suitability of the water supply for the intended activities on the site, including for firefighting.

- d. The ability to treat and dispose of the stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff.
- e. The method(s) for the disposal and treatment of wastewater.
- f. The capacity and suitability of the wastewater disposal system for the intended activities.
- g. Where wastewater disposal is not via a connection to a reticulated wastewater network:
  - i. The ability to treat and dispose of the wastewater on-site;
  - ii. The design and siting of wastewater treatment and disposal;
  - iii. Health, safety, and wellbeing of people; and
  - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- h. The appropriateness and adequacy of any mitigation measures proposed.

#### **PDSPZ-MD4 Earthworks**

- a. The scale and extent of earthworks.
- b. The extent to which the earthworks have been designed to minimise adverse effects on natural landforms, and the character, values and qualities of the surrounding environment.
- c. Effects on stability of adjoining land, infrastructure, buildings and structures.
- d. Effects on historic heritage values.
- e. Whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the mana whenua values associated with the site or area of significance.

#### **PDSPZ-MD5 Ecology**

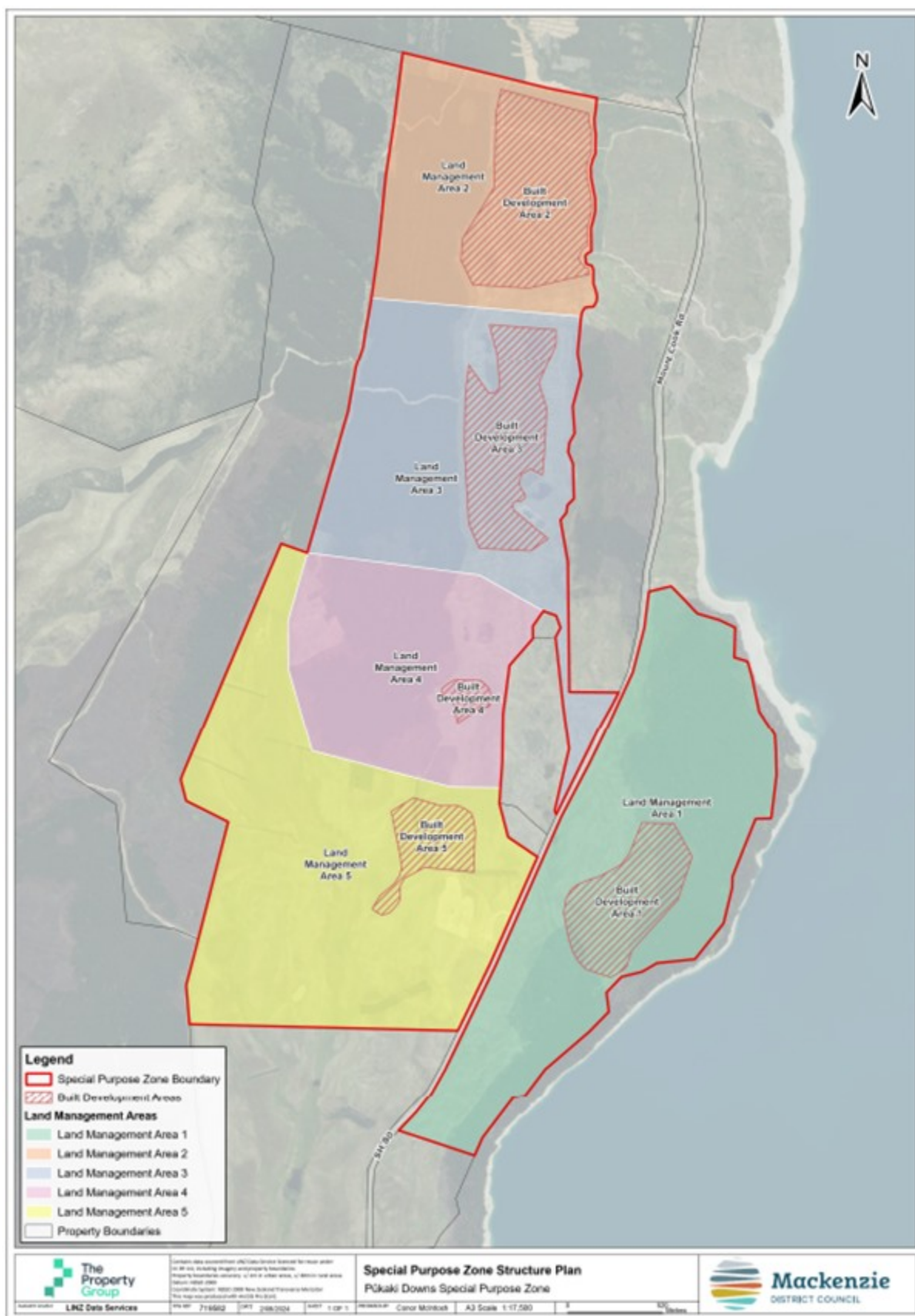
- a. The extent to which the ecological values of the entire relevant LMA have been identified and assessed.
- b. The extent to which an ecological enhancement plan proposes ecological protection, restoration and enhancement of the biodiversity values of the relevant LMA, and the effectiveness of these methods.
- c. The extent to which exotic vegetation containment and control and other pest control measures are necessary, and the effectiveness of these methods.
- d. Provision for the for the long-term management of ecological values.

#### **PDSPZ-MD6 Landscape**

- a. Provision of a landscape assessment and the extent to which the landscape assessment addresses the following matters:
  - i. Identification and assessment of the landscape values of the relevant LMA(s);
  - ii. Consideration of whether the development enabled by the Outline Development Plan is consistent with the zone purpose, character and amenity values;
  - iii. Consideration of methods for protection or enhancement of landscape values to ensure the zone objectives and policies are achieved;
  - iv. Identification of areas for open space and landscape protection;
  - v. Appropriate mitigation measures and/or additional controls required to minimise adverse effects of development;
  - vi. Consideration of the topography of the relevant LMA(s) and the opportunity to minimise the impacts of buildings or structures;
  - vii. The degree to which any buildings and other structures are visible from public roads and other sites adjoining the zone, and proposals to integrate such buildings and structures into

- their landscape setting:
- viii. Provision for the for the long-term management of open space and landscape mitigation measures.

**FIGURE PDSPZ-1: Structure Plan**



## **Pūkaki Village Special Purpose Zone (PVSPZ)**

### **Introduction**

The Pūkaki Village Special Purpose Zone (PVSPZ) is located south of Lake Pūkaki and State Highway 8, within the wider Te Manahuna/ Mackenzie Basin which is recognised for its outstanding natural landscape values and significant indigenous vegetation and fauna.

The purpose of the Zone is to provide for low density residential activities and modest tourism development. Activities in the Zone therefore need to be carefully managed to ensure built form is sympathetic to the landscape and that ecological values are not put at risk. Built form also needs to be appropriately serviced.

The Zone is divided into four Land Management Areas (LMA) that are referenced throughout the Chapter and displayed in FIGURE PVSPZ-1: Structure Plan (PVSPZ SP):

- LMA 1 — Upper Terrace
- LMA 2 — Middle Terrace
- LMA 3 — Lower Terrace
- LMA 4 — Existing development area

All land use activities in LMA 1-3 in the PVSPZ SP are required to be in accordance with an Outline Development Plan for the relevant LMA, approved through a resource consent process, to ensure development is compatible with the character, amenity values and purpose of the Zone and surrounding Te Manahuna/the Mackenzie Basin outstanding natural landscape. LMA 4 will not require an Outline Development Plan, and will be managed through a resource consent process, as it contains existing uses and development.

### **Objectives and Policies**

<b><u>Objectives</u></b>	
<b><u>PVSPZ-O1</u></b>	<b><u>Zone Purpose</u></b>
The PVSPZ provides for low density residential activities and modest tourism development that has regard to landscape and ecological values.	
<b><u>PVSPZ-O2</u></b>	<b><u>Zone Character and Amenity Values</u></b>
The PVSPZ is a desirable residential and tourism environment, which: <ol style="list-style-type: none"> <li>1. contains a range of modest residential, commercial and recreation buildings;</li> <li>2. maintains a predominance of open space over built form;</li> <li>3. protects and enhances significant ecological values; and</li> <li>4. protects the outstanding natural landscape values of the wider Te Manahuna/Mackenzie Basin.</li> </ol>	
<b><u>Policies</u></b>	
<b><u>PVSPZ-P1</u></b>	<b><u>Outline Development Plan Process</u></b>
Manage development within LMA 1-3 in the PVSPZ SP through an Outline Development Plan process to ensure:	

1. the landscape and ecological effects of development are comprehensively assessed in the relevant LMA(s);
2. buildings are appropriately located in areas which are not highly visible from beyond the site;
3. buildings in 'no build areas' are avoided;
4. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone;
5. development can be appropriately serviced through provision of infrastructure which avoids, remedies or mitigates adverse effects;
6. the effects of earthworks are managed;
7. areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced;
8. the location and design of roads, access tracks and associated structures are compatible with the outstanding landscape values of the area and maintain the zone character and amenity values; and
9. public access linkages between the PVSPZ and surrounding public areas are encouraged where consistent with the zone character and amenity values.

<b>PVSPZ-P2</b>	<b>Compatible Activities in LMA 1-3</b>
Enable a range of residential activities, and commercial activities in LMA 1-3, where the activities: <ol style="list-style-type: none"> <li>1. are located in accordance with an approved Outline Development Plan;</li> <li>2. are compatible with the zone purpose, character and amenity values; and</li> <li>3. are at a scale which is unlikely to detract from the existing commercial centres in Lake Tekapo / Takapō and/or Twizel.</li> </ol>	
<b>PVSPZ-P3</b>	<b>Other Activities in LMA 1-3</b>
Avoid activities not provided for in PVSPZ-P2 or PVSPZ-P5, unless the activity is compatible with the zone purpose, character and amenity values.	
<b>PVSPZ-P4</b>	<b>Activities and Development in LMA 4</b>
Only provide for buildings and residential activities or commercial activities in LMA 4 where the activity is compatible with the zone purpose, character and amenity values.	
<b>PVSPZ-P5</b>	<b>Anticipated Activities within LMA 1-4</b>
Provide for a range of ecological enhancement, conservation, recreational and primary production activities (excluding intensive primary production) within LMA 1-4.	

## Rules

*Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters 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. It is noted that specific earthworks provisions are included within the PVSPZ rules below, and are subject to Standards EW-S1 to EW-S6 contained in the Earthworks Chapter. EW-R3 does not apply within the PVSPZ.*

<b>PVSPZ-R1</b>	<b>Approval of Outline Development Plan</b>	
<b>LMA 1-3</b>	<b>Activity Status: RDIS</b> <b>Where:</b> <ol style="list-style-type: none"> <li>1. Any application for the approval of an Outline Development Plan</li> </ol>	<b>Activity status when compliance is not achieved with R1.1: NC</b>



submitted under this rule is accompanied by a comprehensive land use and subdivision consent application which covers the following:

- a. the size, shape and layout of any sites to be subdivided;
- b. the location of built form including the identification of building platforms;
- c. the type, scale and intensity of activities provided for;
- d. the location of any access off State Highway 8, internal roading and accessways, public access, parking and loading areas and helipads;
- e. provision of infrastructure including water supply, stormwater and wastewater treatment and disposal and electricity and telecommunication services;
- f. assessment of earthworks required and measures proposed to minimise the effects of earthworks on the topography and natural landforms of the site;
- g. assessment of the proposed Outline Development Plan against the ecological and landscape values of the relevant LMA(s);
- h. a proposed landscape and ecological enhancement plan identifying no build areas, areas for open space and landscape mitigation, ecological protection, restoration and enhancement; and
- i. application for all necessary subdivision and land use resource consents under any other rules of the District Plan to implement the Outline Development Plan.

**Matters of discretion are restricted to:**

PVSPZ-MD1 Scale, Location and Design

PVSPZ-MD2 Compatible Activities

	<p>PVSPZ-MD3 Access and Infrastructure</p> <p>PVSPZ-MD4 Earthworks</p> <p>PVSPZ-MD5 Ecology</p> <p>PVSPZ-MD6 Landscape</p>	
<b>PVSPZ-R2</b>	<b>Buildings and Structures</b>	
<b>LMA 1-3</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The building is in accordance with an Outline Development Plan approved under PVSPZ-R1; and</li> <li>2. The building is not located within a no build area.</li> </ol> <p><b>And the building complies with the following standards:</b></p> <p>PVSPZ-S1 Height</p> <p>PVSPZ-S2 Setbacks</p> <p>PVSPZ-S3 Coverage</p> <p>PVSPZ-S4 Exterior Cladding of Buildings and Structures</p> <p>PVSPZ-S5 Fencing</p> <p>PVSPZ-S6 Outdoor Storage</p> <p>PVSPZ-S7 Water Supply</p> <p>PVSPZ-S8 Wastewater</p> <p>PVSPZ-S9 Stormwater</p>	<p><b>Activity status when compliance is not achieved with R2.1 - R2.2: NC</b></p> <p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>LMA 4</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where the building complies with the following standards:</b></p> <p>PVSPZ-S1 Height</p> <p>PVSPZ-S2 Setbacks</p> <p>PVSPZ-S3 Coverage</p> <p>PVSPZ-S4 Exterior Cladding of Buildings and Structures</p> <p>PVSPZ-S5 Fencing</p> <p>PVSPZ-S6 Outdoor Storage</p> <p>PVSPZ-S7 Water Supply</p> <p>PVSPZ-S8 Wastewater</p> <p>PVSPZ-S9 Stormwater</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. Effects on the values of Te Manahuna/the Mackenzie Basin outstanding natural landscape.</li> <li>b. External appearance of the building, including the bulk and shape of the building, roof pitches and exterior materials and colours.</li> <li>c. Earthworks and landscaping.</li> <li>d. Provision of water supply, stormwater and wastewater</li> </ol>	<p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>



	<u>treatment and disposal, electricity, and telecommunications services.</u>	
<b>PVSPZ-R3</b>	<b>Residential Activity</b>	
<b>LMA 1-3</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. <u>The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1.</u>	<b>Activity status when compliance is not achieved with R3.1: NC</b>
<b>LMA 4</b>	<b>Activity Status: PER</b>	
<b>PVSPZ-R4</b>	<b>Commercial Visitor Accommodation Activities</b>	
<b>LMA 1-3</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. <u>The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1.</u>	<b>Activity status when compliance is not achieved with R4.1: NC</b>
<b>LMA 4</b>	<b>Activity Status: PER</b>	
<b>PVSPZ-R5</b>	<b>Commercial Activities</b>	
<b>LMA 1-3</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. <u>The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1.</u> <b>And the activity complies with the following standards:</b> <u>PVSPZ-S10 Commercial Activities</u>	<b>Activity status when compliance is not achieved with R5.1: NC</b> <b>Activity status when compliance with standard(s) is not achieved:</b> <u>Refer to relevant standard.</u>
<b>LMA 4</b>	<b>Activity Status: PER</b> <b>Where the activity complies with the following standards:</b> <u>PVSPZ-S10 Commercial Activities</u>	<b>Activity status when compliance with standard(s) is not achieved:</b> <u>Refer to relevant standard.</u>
<b>PVSPZ-R6</b>	<b>Recreational Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: PER</b> <b>Where:</b> <u>The activity is not a motorised recreational activity.</u>	<b>Activity Status when compliance is not achieved with R6.1: DIS</b>
<b>PVSPZ-R7</b>	<b>Commercial Recreational Activities</b>	
<b>LMA 1-3</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. <u>The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1; and</u> 2. <u>The activity is not a motorised commercial recreational activity.</u>	<b>Activity Status when compliance is not achieved with R7.1-R7.2: NC</b>

<b>LMA 4</b>	<b>Activity Status: DIS</b> <b>Where:</b> 3. The activity is not a motorised commercial recreational activity.	<b>Activity Status when compliance is not achieved with R7.3: NC</b>
<b>PVSPZ-R8</b>	<b>Earthworks</b>	
<b>LMA 1-3</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. The earthworks are in accordance with an Outline Development Plan approved under PVSPZ-R1; or 2. The earthworks do not exceed 1,500m <sup>3</sup> by volume and 2,500m <sup>2</sup> by area in any 12-month period. <b>And the activity complies with the following standards:</b> EW-S1 Maximum Slope Gradient EW-S2 Excavation and Filling EW-S3 Rehabilitation and Reinstatement EW-S4 Accidental Discovery EW-S5 Specific Locations EW-S6 Proximity to the National Grid	<b>Activity status when compliance is not achieved with R8.1 — R8.2: RDIS</b> <b>Matters of discretion are restricted to:</b> a. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. b. Proposed measures to minimise the effects of earthworks on the topography and natural landforms of the site. c. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks. d. The extent of land instability effects. e. The extent of any adverse effects from vibration associated with the earthworks. f. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM. <b>Activity status when compliance is not with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>LMA 4</b>	<b>Activity Status: PER</b> <b>Where:</b> 3. the earthworks are subject to a building consent; or 4. for gardening and/or landscaping, or 5. the earthworks are for the maintenance or repair of existing activities including fence lines, vehicle tracks, roads and existing infrastructure, and walking and cycling tracks. <b>And the activity complies with the following standards:</b> EW-S1 Maximum Slope Gradient EW-S2 Excavation and Filling	<b>Activity status when compliance is not achieved with R8.3-R8.5: RDIS</b> <b>Matters of discretion are restricted to:</b> 1. The potential for adverse effects from the earthworks in terms of visual amenity and landscape character. 2. Proposed measures to minimise the effects of earthworks on the topography and natural landforms of the site. 3. The extent of any potential dust nuisance, sedimentation, and water or wind erosion effects resulting from the earthworks.

	<p>EW-S3 Rehabilitation and Reinstatement</p> <p>EW-S4 Accidental Discovery</p> <p>EW-S5 Specific Locations</p> <p>EW-S6 Proximity to the National Grid</p>	<p>4. The extent of land instability effects.</p> <p>5. The extent of any adverse effects from vibration associated with the earthworks.</p> <p>6. Where any earthworks are within a SASM, those matters in SASM-MD1 Activities in a SASM.</p> <p><b>Activity status when compliance is not with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>PVSPZ-R9</b>	<b>Community Facilities</b>	
<b>LMA 1-3</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is in accordance with an Outline Development Plan approved under PVSPZ-R1.</p>	<b>Activity status when compliance is not achieved with R9.1: NC</b>
<b>LMA 4</b>	<b>Activity Status: PER</b>	
<b>PVSPZ-R10</b>	<b>Helicopter Movements</b>	
<b>LMA 1-3</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. Associated with or for the purposes of:</p> <ol style="list-style-type: none"> <li>Personal transportation;</li> <li>Emergency services and civil defence;</li> <li>Non-commercial recreational activities; or</li> <li>Any other purpose where no more than eight helicopter movements per day are undertaken from the same location.</li> </ol>	<b>Activity status when compliance is not achieved with R10.1: DIS</b>
<b>LMA 4</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>2. The activity involves the take-off or landing of helicopters for emergency services or civil defence purposes.</p>	<b>Activity status when compliance is not achieved with R9.2: DIS</b>
<b>PVSPZ-R11</b>	<b>Helicopter Landing Areas</b>	
<b>LMA 1-3</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <p>1. The activity is in accordance with</p>	<p><b>Activity status when compliance is not achieved with R11.1: NC</b></p> <p><b>Activity status when compliance is</b></p>

	<p>an Outline Development Plan approved under PVSPZ-R1; and</p> <p>2. The helicopter landing areas is located a minimum distance of 200m from any notional boundary of any sensitive activity not located on the same site; and</p> <p>3. The helicopter landing area is located a minimum distance of 50m from State Highway 8.</p>	<p><b>not achieved with R11.2 - R11.3: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The suitability of the location, design and layout.</p> <p>b. The intensity and scale of the activity on site.</p> <p>c. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.</p>
<b>LMA 4</b>	<b>Activity Status: DIS</b>	
<b>PVSPZ-R12</b>	<b>Conservation Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: PER</b>	
<b>PVSPZ-R13</b>	<b>Activities Not Otherwise Listed</b>	
<b>LMA 1-4</b>	<b>Activity Status: DIS</b>	
<b>PVSPZ-R14</b>	<b>Industrial Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: NC</b>	
<b>PVSPZ-R15</b>	<b>Intensive Primary Production, Mining and Quarrying Activities</b>	
<b>LMA 1-4</b>	<b>Activity Status: NC</b>	
<b>PVSPZ-R16</b>	<b>Commercial Forestry and Woodlots</b>	
<b>LMA 1-4</b>	<b>Activity Status: NC</b>	
<b>PVSPZ-R17</b>	<b>Planting of any Wilding Conifer Species</b>	
<b>LMA 1-4</b>	<b>Activity Status: PR</b>	

### Standards

<b>PVSPZ-S1</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. The maximum height of any building or structure shall not exceed 8m above ground level.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the values of the surrounding outstanding natural landscape.</p> <p>c. Adverse effects on amenity values of neighbours, including visual dominance, shading and effects</p>

		<p>on privacy.</p> <p>d. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</p> <p>e. The adequacy of any mitigation measures.</p>
<b>PVSPZ-S2</b>	<b>Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. Any building or structure shall be setback a minimum of 6m from the zone boundary.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the values of the surrounding outstanding natural landscape.</p> <p>c. Adverse effects on amenity values of neighbours.</p> <p>d. The adequacy of any mitigation measures.</p>
<b>PVSPZ-S3</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. The maximum building coverage of any site shall not exceed 10%.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The location, design and appearance of buildings on the site.</p> <p>b. The visual impact of the built form on the values of the outstanding natural landscape and the predominance of open space.</p> <p>c. The adequacy of any landscaping proposed to soften the built form.</p> <p>d. The adequacy of any other mitigation measures.</p>
<b>PVSPZ-S4</b>	<b>Exterior Cladding of Buildings and Structures</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>a. All exterior cladding shall be in the range of browns, greens, grey or black with a light reflectivity value between 5% and 35%.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The design and appearance of buildings on the site.</p> <p>b. The visual impacts of the colour and reflectivity of the exterior cladding on the values of the</p>

		<p>surrounding outstanding natural landscape.</p> <p>c. The adequacy of any mitigation measures.</p>
<b>PVSPZ-S5</b>	<b>Fencing</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. All fences shall be:</p> <ol style="list-style-type: none"> <li>Post and wire; or</li> <li>Post and rail; or</li> <li>Stone walls up to 1.2m in height; or</li> <li>for the purpose of pest animal control.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The design, scale, and appearance of the fence.</li> <li>Adverse visual effects of the fence on the values of the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>PVSPZ-S6</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. Outdoor storage shall not be visible beyond the boundary of the site.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The design, scale and appearance of the storage area.</li> <li>Adverse visual effects of the storage area on the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>PVSPZ-S7</b>	<b>Servicing — Water Supply</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<p>1. All residential units and buildings</p>	<b>RDIS</b>

	<p>requiring a potable water supply are:</p> <ol style="list-style-type: none"> <li>to be provided with access to a bore which can supply a minimum of 1,000 litres of drinking water per day; or</li> <li>to maintain a minimum of 30,000 litres of drinking water at all times, where the supply and/or storage of the water complies with the Building Act 2004; and</li> <li>to maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The adequacy of alternative servicing solutions to supply a minimum of 1000 litres of water per day or the availability of sufficient water, including the use of rainwater collection and storage.</li> <li>Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</li> <li>Any environmental effects arising from the alternative water supply method.</li> </ol>
<b>PVSPZ-S8</b>	<b>Servicing — Wastewater</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<ol style="list-style-type: none"> <li>All residential units and buildings which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</li> </ol>	<b>DIS</b>
<b>PVSPZ-S9</b>	<b>Servicing — Stormwater</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<ol style="list-style-type: none"> <li>All residential units and buildings which involve the discharge of stormwater shall be provided with an on-site stormwater system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.</li> </ol>	<b>DIS</b>
<b>PVSPZ-S10</b>	<b>Commercial Activities</b>	<b>Activity Status where compliance not achieved:</b>
<b>LMA 1-4</b>	<ol style="list-style-type: none"> <li>The maximum gross floor area per tenancy does not exceed 200m<sup>2</sup>.</li> <li>Retail sales are limited to:</li> </ol>	<b>DIS</b>



	<ul style="list-style-type: none"> <li>a. <u>Predominantly New Zealand agricultural products and merchandise;</u></li> <li>b. <u>convenience products/items (excluding fuel); and</u></li> <li>c. <u>food and beverage.</u></li> </ul>	
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## **Matters of Discretion for PVSPZ ODP Approval**

### **PVSPZ-MD1 Scale, Location and Design**

- a. The extent to which the size, shape and layout of sites and the location, design, layout, scale and density of buildings are compatible with the zone purpose, character and amenity values.
- b. The potential adverse effects of the proposal on Ngā Rūnaka values identified through any consultation with the relevant rūnaka and any cultural assessment that has been undertaken.
- c. The adequacy of any mitigation measures proposed to manage the effects of subdivision and built form.
- d. Mechanisms to require that any mitigation measures are in place prior to the establishment of any land use activities, and in perpetuity if necessary.

### **PVSPZ-MD2 Compatible Activities**

- a. The extent to which the type, scale and intensity of the intended activities are compatible with the zone purpose, character and amenity values.
- b. Whether the scale and nature of any commercial activities would detract from existing commercial zones in Lake Tekapo / Takapō and/or Twizel.

### **PVSPZ-MD3 Access and Infrastructure**

- a. The safe and efficient operation of the road network, and suitability of onsite parking, loading, manoeuvring and access, including the form and location of access off the State Highway.
- b. Whether helicopter landing areas have been appropriately located within the SPZ to minimise adverse effects on surrounding activities.
- c. The suitability of the water supply for the intended activities on the site, including for firefighting.
- d. The ability to treat and dispose of stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff.
- e. The method(s) for the disposal and treatment of wastewater.
- f. The capacity and suitability of the wastewater disposal system for the intended activities.
- g. Where wastewater disposal is not via a connection to a reticulated wastewater network:
  - i. The ability to treat and dispose of the wastewater on-site;
  - ii. The design and siting of wastewater treatment and disposal;
  - iii. Health, safety, and wellbeing of people; and
  - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- h. The appropriateness and adequacy of any mitigation measures proposed.

### **PVSPZ-MD4 Earthworks**

- a. The scale and extent of earthworks.
- b. The extent to which the earthworks have been designed to minimise adverse effects on natural



- landforms, and the character, values and qualities of the surrounding environment.
- c. Effects on stability of adjoining land, infrastructure, buildings and structures.
- d. Effects on historic heritage values.
- e. Whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the mana whenua values associated with the site or area of significance.

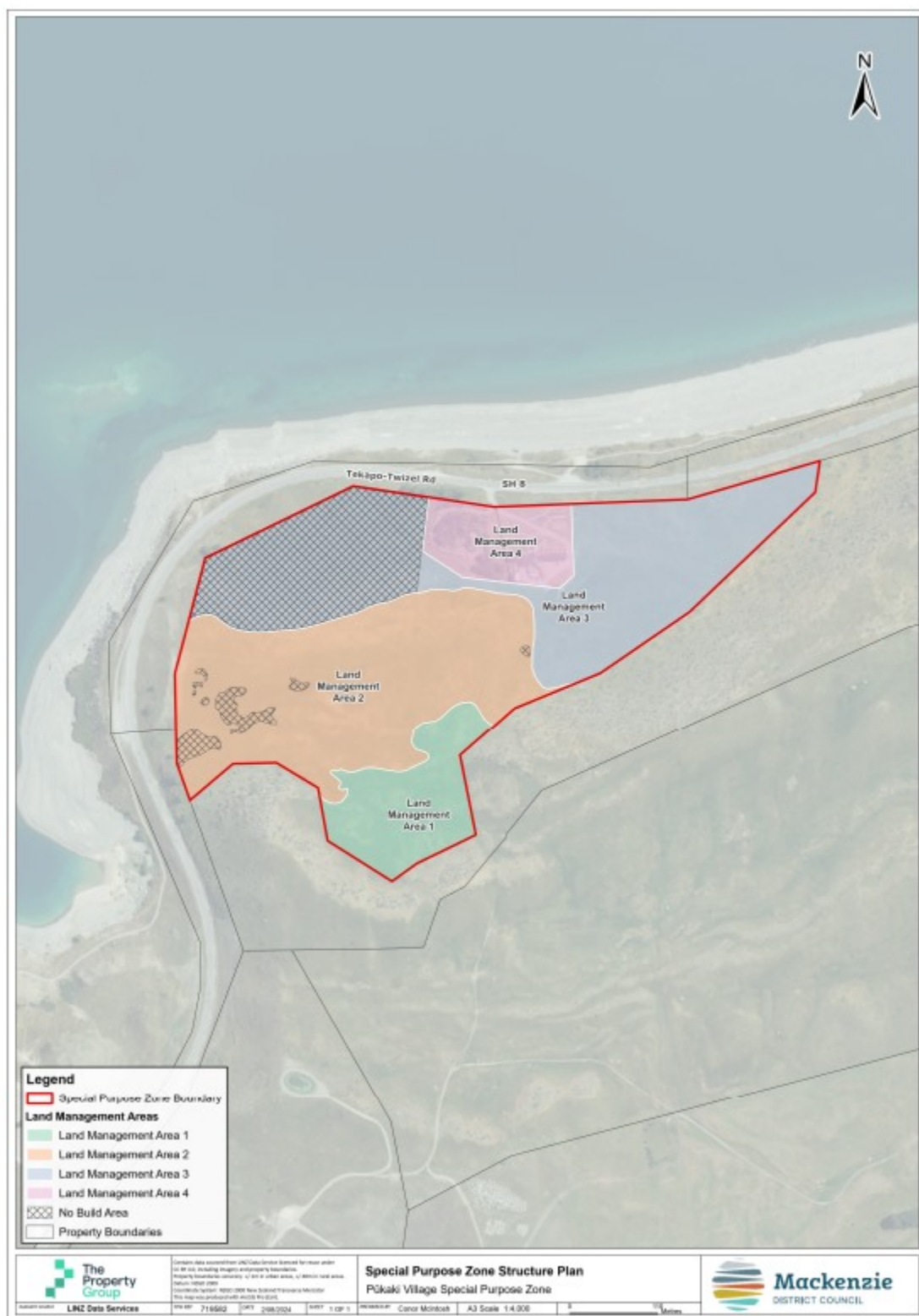
#### **PVSPZ-MD5 Ecology**

- a. The extent to which the ecological values of the entire relevant LMA(s) have been identified and assessed.
- b. The extent to which an ecological enhancement plan proposes ecological protection, restoration and enhancement of the biodiversity values of the LMA, and the effectiveness of these methods.
- c. The extent to which exotic vegetation containment and control and other pest control measures are necessary.
- d. Provision for the long-term management of ecological values.

#### **PVSPZ-MD6 Landscape**

- a. The extent to which the landscape assessment addresses the following matters:
  - i. Identification and assessment of the landscape values of the entire LMA;
  - ii. Consideration of whether the development enabled by the ODP is consistent with the zone purpose, character and amenity values;
  - iii. Consideration of methods for protection or enhancement of landscape values to ensure the zone objectives and policies are achieved;
  - iv. Identification of areas for open space and landscape protection;
  - v. Appropriate mitigation measures and/or additional controls required to minimise adverse effects of development;
  - vi. Consideration of the topography of the relevant LMA(s) and the opportunity to minimise the impacts of buildings or structures;
  - vii. The degree to which any buildings and other structures are visible from public roads and other sites adjoining the zone, and proposals to integrate such buildings and structures into their landscape setting;
  - viii. Provision for the long-term management of open space and landscape mitigation measures.

#### **FIGURE PVSPZ-1: Structure Plan**



# Takapō / Lake Tekapo Precinct

## Introduction

The Takapō / Lake Tekapo Precinct applies to the residential, commercial and mixed use, and general industrial, **Accommodation areas** **Special Purpose zones** 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	
<b>PREC1-O1</b>	<b>Precinct Purpose</b>
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	
Policies	
<b>PREC1-P1</b>	<b>Adverse Effects</b>
Control the scale, appearance and location of buildings to ensure that: <ol style="list-style-type: none"> <li>1. the built form character of the Township is maintained and enhanced;</li> <li>2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area;</li> <li>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</li> <li>4. views to the lake from properties on the north side of State Highway 8 are maintained.</li> </ol>	

## Rules

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

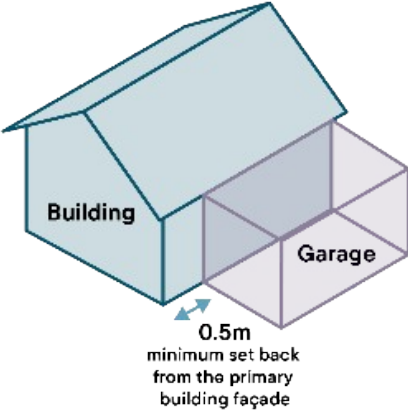
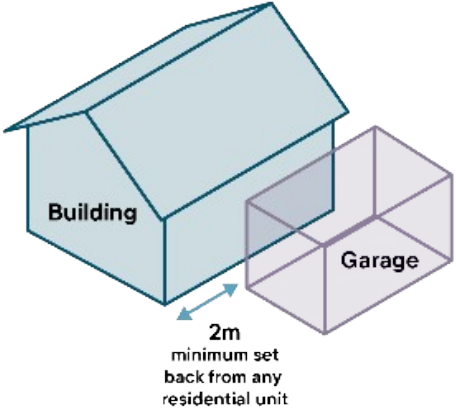
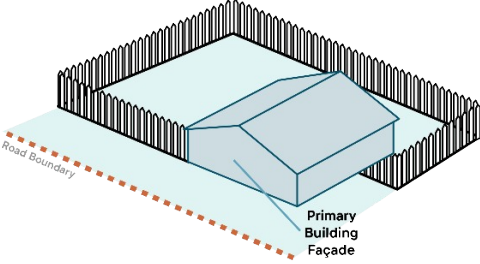
<b>Mixed Use Zone (excluding the Town Centre Zone) or General Industrial Zone, Accommodation Special Purpose Zone</b>	PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height PREC1-S5 No Build Areas PREC1-S6 Garages PREC1-S7 Fencing PREC1-S8 Retaining Walls and Level Changes and any standards in the relevant zone chapter	
<b>PREC1 within Town Centre Zone</b>	<b>Activity Status: RDIS</b>  <b>Where the activity complies with the following standards:</b> PREC1-S1 Materials and Colours PREC1-S2 Roofs PREC1-S3 Building Scale PREC1-S4 Height TCZ-S1 Height TCZ-S2 Height in Relation to Boundary TCZ-S3 Setbacks TCZ-S4 Verandahs TCZ-S5 Outdoor Storage TCZ-S6 Landscaping TCZ-S7 Street Frontages  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in APP2.</li> </ol>	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).

## Standards

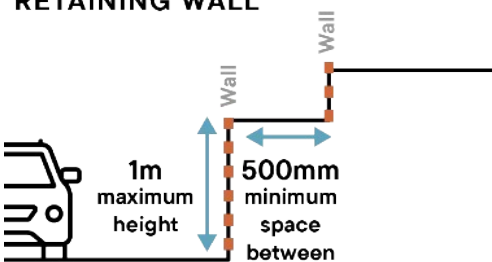
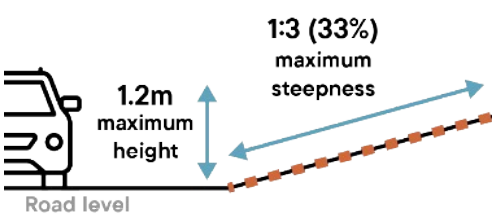
PREC1-S1	Materials and Colours	Activity Status where compliance not achieved:
<b>PREC1</b>	<ol style="list-style-type: none"> <li>The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials: <ol style="list-style-type: none"> <li>natural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

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

	buildings on a site of no less than 4m.	
<b>PREC1 within Large Format Retail Zone or General Industrial Zone</b>	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.	
<b>PREC1-S4</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>PREC1 (Outside a Specific Control Area)</b>	<p>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.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</li> <li>The impact of the height on views to the lake.</li> <li>The location, design, scale and appearance of the building or structure.</li> <li>Adverse effects on the streetscape.</li> <li>Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities including visual dominance, shading and effects on privacy.</li> <li>The extent to which the increase in height is necessary due to functional and operational requirements of an activity.</li> </ol>
<b>Specific Control Area 6 - Top of Terrace</b>	2. The maximum height of any building or structure shall be 5m above ground level.	
<b>Specific Control Area 7 - Bottom of Terrace</b>	3. The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser.	
<b>PREC1-S5</b>	<b>No Build Areas</b>	<b>Activity Status where compliance not achieved:</b>
<b>PREC1</b>	1. No building or structure shall be located within an identified No Build Area.	<b>NC</b>
<b>PREC1-S6</b>	<b>Garages</b>	<b>Activity Status where compliance not achieved:</b>

<b>PREC1 within any Residential Zone</b>	<ol style="list-style-type: none"> <li>Any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space.</li> <li>Any detached garage shall be set back at least 2m from any residential unit.</li> </ol>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</li> </ol>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>GARAGE ATTACHED TO THE PRIMARY BUILDING</b></p>  <p>0.5m minimum set back from the primary building façade</p> </div> <div style="text-align: center;"> <p><b>DETACHED GARAGE TO THE PRIMARY BUILDING</b></p>  <p>2m minimum set back from any residential unit</p> </div> </div>	
<b>PREC1-S7</b>	<b>Fencing</b>	<b>Activity Status where compliance not achieved:</b>
<b>PREC1 within any Low Density Residential Zone, Mixed Use Zone, Neighbourhood Centre Zone, Accommodation Special Purpose Zone</b>	<ol style="list-style-type: none"> <li>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.</li> </ol>  <p>Road Boundary</p> <p>Primary Building Façade</p>	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</li> </ol>
<b>PREC1-S8</b>	<b>Retaining Walls and Level Changes</b>	<b>Activity Status where compliance not achieved:</b>



<p><b>PREC1 within any Residential Zone, Mixed Use Zone, Neighbourhood Centre Zone, Accommodation Special Purpose Zone</b></p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> <p><b>RETAINING WALL</b></p>  <p><b>EMBANKMENT OR BUND</b></p> 	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix APP2.</li> </ol>
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## 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 ~~and Accommodation Special Purpose 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.

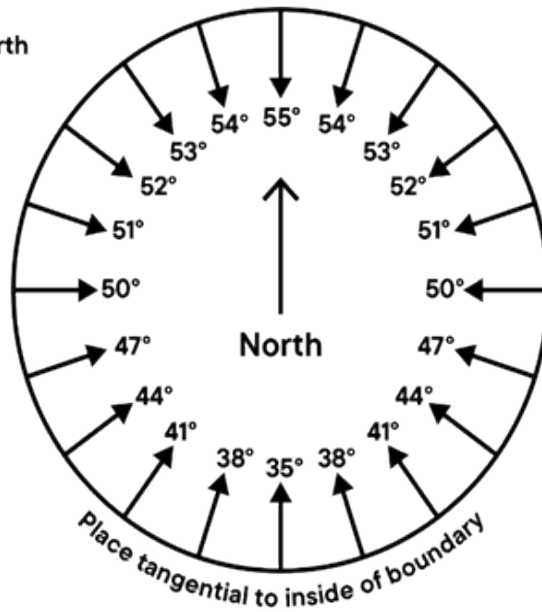
The height in relation to boundary provisions do not apply to:

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

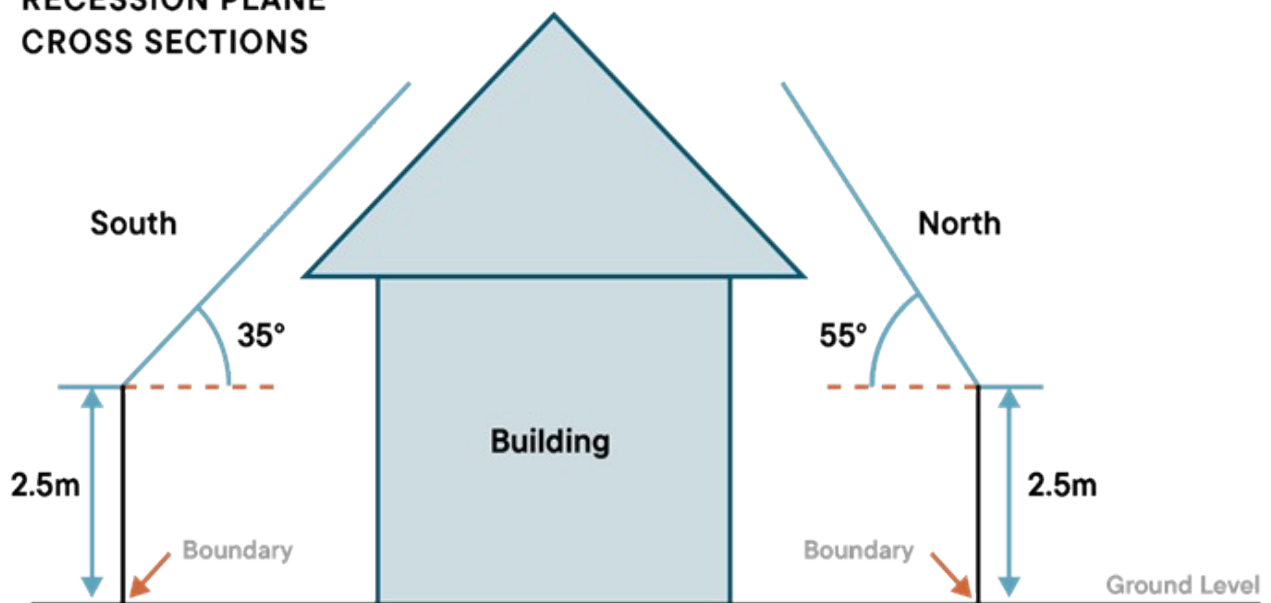
### **Low Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone and Mixed Use Zone**

## RECESSION PLANE INDICATOR

Note: North is true north



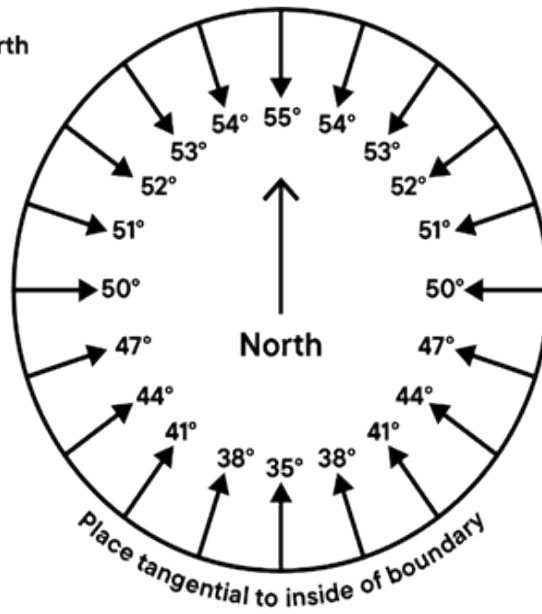
## RECESSION PLANE CROSS SECTIONS



## Medium Density Residential Zone

## RECESSION PLANE INDICATOR

Note: North is true north



## RECESSION PLANE CROSS SECTIONS

