

## 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<sup>1</sup>. 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 and a range of rural and recreation activities where in a carefully managed way that has minimal environmental impacts are managed. The zone also provides for a range of rural and recreation activities.~~<sup>2</sup>

Activities in the GSPZ ~~therefore~~<sup>3</sup> 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 (GSPZ<sup>4</sup>-SP)). Development constraints to avoid hazards from ~~landslip erosion~~ landslides<sup>5</sup> 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 ( <u>excluding commercial forestry</u> ) <sup>6</sup> , commercial tourism, <u>recreation</u> , residential and visitor accommodation, <u>conservation</u> and airport <u>activities development</u> together with <u>natural character and indigenous biodiversity values</u> <del>rural, recreation and ecological enhancement activities</del> <sup>7</sup> , which are managed in an integrated way.	
<b>GSPZ-O2</b>	<b>Zone Character and Amenity Values</b>
The GSPZ is a desirable tourism, residential and airport/aviation destination, which: <ol style="list-style-type: none"><li>1. Contains a range of primary production (<u>excluding commercial forestry</u>)<sup>8</sup>, 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>	

<sup>1</sup> Clause 16(2), Schedule 1 RMA, F&B (05.02).

<sup>2</sup> F&B (05.02).

<sup>3</sup> F&B (05.02).

<sup>4</sup> Clause 16(2), Schedule 1 RMA.

<sup>5</sup> CRC (13.16).

<sup>6</sup> Clause 10(2)(b), Schedule 1 RMA relying on F&B (05.09).

<sup>7</sup> F&B (05.03)

<sup>8</sup> Clause 10(2)(b), Schedule 1 RMA relying on F&B (05.09).

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<b>Policies</b>	
<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> <li>2. A predominance of open space over built form is maintained across the GSPZ;</li> <li>3. Development can be appropriately serviced through provision of infrastructure which avoids, remedies or mitigates adverse effects on water quality and landscape values;</li> <li>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;</li> <li>5. The effects of earthworks are appropriately managed;</li> <li>6. Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced; and</li> <li>7. Recognises and manages the presence of natural hazards.</li> </ol>	
<b>GSPZ-P2</b>	<b>Tourist Development Area</b>
<ol style="list-style-type: none"> <li>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; and</li> <li>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.</li> </ol>	
<b>GSPZ-P3</b>	<b>Ecological Open Space</b>
<ol style="list-style-type: none"> <li>1. Avoid built form, <del>and</del> commercial development <u>and airport activities</u><sup>9</sup> within the areas identified as Ecological Open Space on the Structure Plan in Figure GSPZ-1;</li> <li>2. Provide for the continuation of the <del>existing</del><sup>10</sup> level of pastoral intensification and agricultural conversion activities <u>existing as of 5 November 2024</u><sup>11</sup> in the area south of Twin Stream;</li> <li>3. Recognise the benefits of continued grazing of the area north of Twin Stream to control wilding conifers and other weeds; and</li> <li>4. Encourage conservation activity and ecological enhancement of the areas identified as Ecological Open Space.</li> </ol>	
<b>GSPZ-P4</b>	<b>Airport Area</b>
<ol style="list-style-type: none"> <li>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; <del>and</del></li> <li>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'; <u>and</u></li> </ol>	

<sup>9</sup> F&B (05.07)

<sup>10</sup> F&B (05.07)

<sup>11</sup> Clause 10(2)(b), Schedule 1 RMA relying on F&B (05.07)

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3. Recognise that airport activity may cause adverse effects on indigenous biodiversity and natural character values beyond the zone boundary and manage airport activity to ensure these values are protected.<sup>12</sup>

## 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)	
<b>GSPZ<sup>13</sup></b> <b>Tourist Development Area</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>Not located within the area identified as being subject to Natural Hazard Risk on the Structure Plan in Figure GSPZ-1.</li> </ol> <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 R1.1: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>That proper safeguards have been employed to ensure that any proposed buildings are adequately sited or protected from flood risk hazard.</li> <li>The stability of the site on which the building is being constructed and the stability of any adjoining site.</li> <li>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.</li> <li>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.</li> <li>The adequacy of any mitigation measures.</li> </ol> <p><b>Notification:</b></p> <p>Any application made under GSPZ-R1.1 shall not be subject to public or limited notification.</p>

<sup>12</sup> F&B (05.08)

<sup>13</sup> Clause 16(2), Schedule 1 RMA.

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		<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b><u>GSPZ</u><sup>14</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>15</sup> Airport Area</b>	<b>Activity Status: PER</b>  <b>Where:</b> 2. Not located within the No Build Area on the Structure Plan in Figure GSPZ-1.  <b>And 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-S6 Fencing GSPZ-S8 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 R1.2: NC</b>  <b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>GSPZ-R2</b>	<b>Airport Buildings</b>	
<b><u>GSPZ</u><sup>16</sup> Tourist Development Area / Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>17</sup> Airport Area</b>	<b>Activity Status: PER</b>  <b>Where:</b> 1. Not located within the No Build Area on the Structure Plan in Figure GSPZ-1.	<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).

<sup>14</sup> Clause 16(2), Schedule 1 RMA.

<sup>15</sup> Clause 16(2), Schedule 1 RMA.

<sup>16</sup> Clause 16(2), Schedule 1 RMA.

<sup>17</sup> Clause 16(2), Schedule 1 RMA.

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	<p><b>And Where<sup>18</sup> the activity complies with the following standards:</b></p> <p>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</p>	
<b>GSPZ-R3</b>	<b>Conservation Activity</b>	
<b><u>GSPZ</u><sup>19</sup></b>	<p><b>Activity Status: PER</b></p> <p><b>Where the activity complies with the following standards:</b></p> <p>GSPZ-S10 Airport Height Restrictions</p>	<p><b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).</p>
<b>GSPZ-R4</b>	<b>Recreational Activity</b>	
<b><u>GSPZ</u><sup>20</sup></b>	<b>Activity Status: PER</b>	
<b>GSPZ-R5</b>	<b>Rural Tourism Activity</b>	
<b><u>GSPZ</u><sup>21</sup></b>	<b>Activity Status: PER</b>	
<b>GSPZ-R6</b>	<b>Primary Production (excluding commercial forestry)<sup>22</sup></b>	
<b><u>GSPZ</u><sup>23</sup> Tourist Development Area / Airport Area</b>	<b>Activity Status: PER</b>	
<b><u>GSPZ</u><sup>24</sup> Ecological Open Space</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p>	<p><b>Activity status when compliance is not achieved with R6.1 or R6.2: NC</b></p>

<sup>18</sup> Clause 16(2), Schedule 1 RMA.

<sup>19</sup> Clause 16(2), Schedule 1 RMA.

<sup>20</sup> Clause 16(2), Schedule 1 RMA.

<sup>21</sup> Clause 16(2), Schedule 1 RMA.

<sup>22</sup> Clause 10(2)(b) of Schedule 1 of the RMA relying on F&B (05.09).

<sup>23</sup> Clause 16(2), Schedule 1 RMA.

<sup>24</sup> Clause 16(2), Schedule 1 RMA.

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	<ol style="list-style-type: none"> <li>1. Undertaken on the north side of Twin Stream and restricted to the grazing of stock; or</li> <li>2. Undertaken on the south side of Twin Stream.</li> </ol>	
<b>GSPZ-R7</b>	<b>Residential Activity</b>	
<b><u>GSPZ</u><sup>25</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b><u>GSPZ</u><sup>26</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>27</sup> Airport Area</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. 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><u>GSPZ</u><sup>28</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. Retail sales are limited to: <ol style="list-style-type: none"> <li>a. New Zealand agricultural products;</li> <li>b. New Zealand merchandise;</li> <li>c. Convenience products/items;</li> <li>d. Food and beverage; and</li> <li>e. 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>

<sup>25</sup> Clause 16(2), Schedule 1 RMA.

<sup>26</sup> Clause 16(2), Schedule 1 RMA.

<sup>27</sup> Clause 16(2), Schedule 1 RMA.

<sup>28</sup> Clause 16(2), Schedule 1 RMA.

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<b><u>GSPZ</u><sup>29</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>30</sup> 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><u>GSPZ</u><sup>31</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b><u>GSPZ</u><sup>32</sup> Ecological Open Space / Airport Area</b>	<b>Activity Status: NC</b>	
<b>GSPZ-R10</b>	<b>Earthworks</b>	
<b><u>GSPZ</u><sup>33</sup> 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	<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>

<sup>29</sup> Clause 16(2), Schedule 1 RMA.

<sup>30</sup> Clause 16(2), Schedule 1 RMA.

<sup>31</sup> Clause 16(2), Schedule 1 RMA.

<sup>32</sup> Clause 16(2), Schedule 1 RMA.

<sup>33</sup> Clause 16(2), Schedule 1 RMA.

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	EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b><u>GSPZ</u><sup>34</sup> 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><u>GSPZ</u><sup>35</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b><u>GSPZ</u><sup>36</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>37</sup> 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 <u>building</u><sup>38</sup> occupancy does not exceed six staff <u>per night</u><sup>39</sup>.</li> </ol>	<b>Activity status when compliance is not achieved with R11.1 or R11.2: DIS</b>

<sup>34</sup> Clause 16(2), Schedule 1 RMA.

<sup>35</sup> Clause 16(2), Schedule 1 RMA.

<sup>36</sup> Clause 16(2), Schedule 1 RMA.

<sup>37</sup> Clause 16(2), Schedule 1 RMA.

<sup>38</sup> Clause 10(2)(b), Schedule 1 RMA relying on Meridian (10.11).

<sup>39</sup> Clause 10(2)(b), Schedule 1 RMA relying on Meridian (10.11).



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<b>GSPZ-R12</b>	<b>Airport Activity</b>	
<b><u>GSPZ</u><sup>40</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>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.</li> </ol>	<b>Activity status when compliance is not achieved with R12.1: DIS</b>
<b><u>GSPZ</u><sup>41</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>42</sup> Airport Area</b>	<b>Activity Status: PER</b>	
<b>GSPZ-R13</b>	<b>Airport Support Activity</b>	
<b><u>GSPZ</u><sup>43</sup> Tourist Development Area / Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>44</sup> Airport Area</b>	<b>Activity Status: PER</b>	
<b>GSPZ-R14</b>	<b>Aviation Related Visitor Accommodation</b>	
<b><u>GSPZ</u><sup>45</sup> Tourist Development Area</b>	<b>Activity Status: PER</b>	
<b><u>GSPZ</u><sup>46</sup> Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>47</sup> 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</li> </ol>	<b>Activity status when compliance is not achieved with R14.1 - R14.2: DIS</b>

<sup>40</sup> Clause 16(2), Schedule 1 RMA.

<sup>41</sup> Clause 16(2), Schedule 1 RMA.

<sup>42</sup> Clause 16(2), Schedule 1 RMA.

<sup>43</sup> Clause 16(2), Schedule 1 RMA.

<sup>44</sup> Clause 16(2), Schedule 1 RMA.

<sup>45</sup> Clause 16(2), Schedule 1 RMA.

<sup>46</sup> Clause 16(2), Schedule 1 RMA.

<sup>47</sup> Clause 16(2), Schedule 1 RMA.

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	<p>maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m<sup>2</sup>; and</p> <p>2. The maximum <u>building</u><sup>48</sup> occupancy does not exceed six guests per night.</p>	
<b>GSPZ-R15</b>	<b>Activities Not Otherwise Listed</b>	
<b><u>GSPZ</u><sup>49</sup></b>	<b>Activity Status: DIS</b>	
<b>GSPZ-R16</b>	<b>Buildings and Structures Not Otherwise Listed</b>	
<b><u>GSPZ</u><sup>50</sup></b>	<b>Activity Status: DIS</b>	
<b>GSPZ-R17</b>	<b>Industrial Activities</b>	
<b><u>GSPZ</u><sup>51</sup> Tourist Development Area / Ecological Open Space</b>	<b>Activity Status: NC</b>	
<b><u>GSPZ</u><sup>52</sup> Airport Area</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The industrial activity is ancillary to airport activity or airport support activity; and</li> <li>2. 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><u>GSPZ</u><sup>53</sup></b>	<b>Activity Status: NC</b>	
<b>GSPZ-R19</b>	<b>Planting of Wilding Conifers</b>	
<b><u>GSPZ</u><sup>54</sup></b>	<p><b>Activity Status: NC</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The planting is for a scientific or research purpose and has been</li> </ol>	<b>Activity status when compliance is not achieved with R19.1: PR</b>

<sup>48</sup> Clause 10(2)(b), Schedule 1 RMA relying on Meridian (10.12).

<sup>49</sup> Clause 16(2), Schedule 1 RMA.

<sup>50</sup> Clause 16(2), Schedule 1 RMA.

<sup>51</sup> Clause 16(2), Schedule 1 RMA.

<sup>52</sup> Clause 16(2), Schedule 1 RMA.

<sup>53</sup> Clause 16(2), Schedule 1 RMA.

<sup>54</sup> Clause 16(2), Schedule 1 RMA.

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	exempted under the Biosecurity Act 1993.	
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## Standards

<b>GSPZ-S1</b>	<b>Boundary Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>55</sup> 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>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <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 reverse sensitivity effects with adjoining activities.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>GSPZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>56</sup> Tourist Development Area</b>	<ol style="list-style-type: none"> <li>The maximum height of any building or structure located north of Twin Stream shall not exceed 6m.</li> <li>The maximum height of any building or structure located south</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p>

<sup>55</sup> Clause 16(2), Schedule 1 RMA.

<sup>56</sup> Clause 16(2), Schedule 1 RMA.

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	of Twin Stream shall not exceed 12m.	<ul 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> </ul>
<b>GSPZ<sup>57</sup> Airport Area</b>	<ul style="list-style-type: none"> <li>3. The maximum height of any building or structure above ground level shall be: <ul style="list-style-type: none"> <li>a. 15m for hangars and control towers; or</li> <li>b. 9m for all other buildings/structures.</li> </ul> </li> </ul>	
<b>GSPZ-S3</b>	<b>Exterior Cladding of Buildings and Structures</b>	<b>Activity Status where compliance not achieved:</b>
<b>GSPZ<sup>58</sup> Tourist Development Area / Airport Area</b>	<ul 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> </ul>	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> <ul 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> </ul>

<sup>57</sup> Clause 16(2), Schedule 1 RMA.

<sup>58</sup> Clause 16(2), Schedule 1 RMA.

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<b>GSPZ-S4</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>59</sup> Tourist Development Area / Airport Area</b>	1. The maximum building coverage of any site shall not exceed 10%.	<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 on the site.</li> <li>The visual impact of the built form on the outstanding natural landscape and the predominance of open space.</li> <li>The extent and quality of any landscaping proposed to soften the built form.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>GSPZ-S5</b>	<b>Fencing</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>60</sup></b>	1. 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>	<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 fencing on the surrounding outstanding natural landscape.</li> <li>The adequacy of any mitigation measures.</li> </ol>
<b>GSPZ-S6</b>	<b>Outdoor Storage</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>61</sup> Tourist Development Area / Airport Area</b>	<ol style="list-style-type: none"> <li>No outdoor storage shall be located within the minimum setback from road boundaries; and</li> <li>Outdoor storage shall not be visible beyond the boundary of the zone.</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> <li>The overall landscaping provided on the site.</li> </ol>

<sup>59</sup> Clause 16(2), Schedule 1 RMA.

<sup>60</sup> Clause 16(2), Schedule 1 RMA.

<sup>61</sup> Clause 16(2), Schedule 1 RMA.

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		e. The adequacy of any mitigation measures.
<b>GSPZ-S7</b>	<b>Water Supply for Firefighting</b>	<b>Activity Status where compliance not achieved:</b>
<b><u>GSPZ</u><sup>62</sup> Tourist Development Area / Airport Area</b>	1. Where a reticulated water supply compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) is not available, or the only supply available is a 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>RDIS</b>  <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><u>GSPZ</u><sup>63</sup> 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><u>GSPZ</u><sup>64</sup> 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><u>GSPZ</u><sup>65</sup> Tourist Development Area / Ecological Open Space /</b>	1. No building, structure, or tree shall intrude into the identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces	<b>NC</b>

<sup>62</sup> Clause 16(2), Schedule 1 RMA.

<sup>63</sup> Clause 16(2), Schedule 1 RMA.

<sup>64</sup> Clause 16(2), Schedule 1 RMA.

<sup>65</sup> Clause 16(2), Schedule 1 RMA.

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<b>Airport Area</b>	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.	
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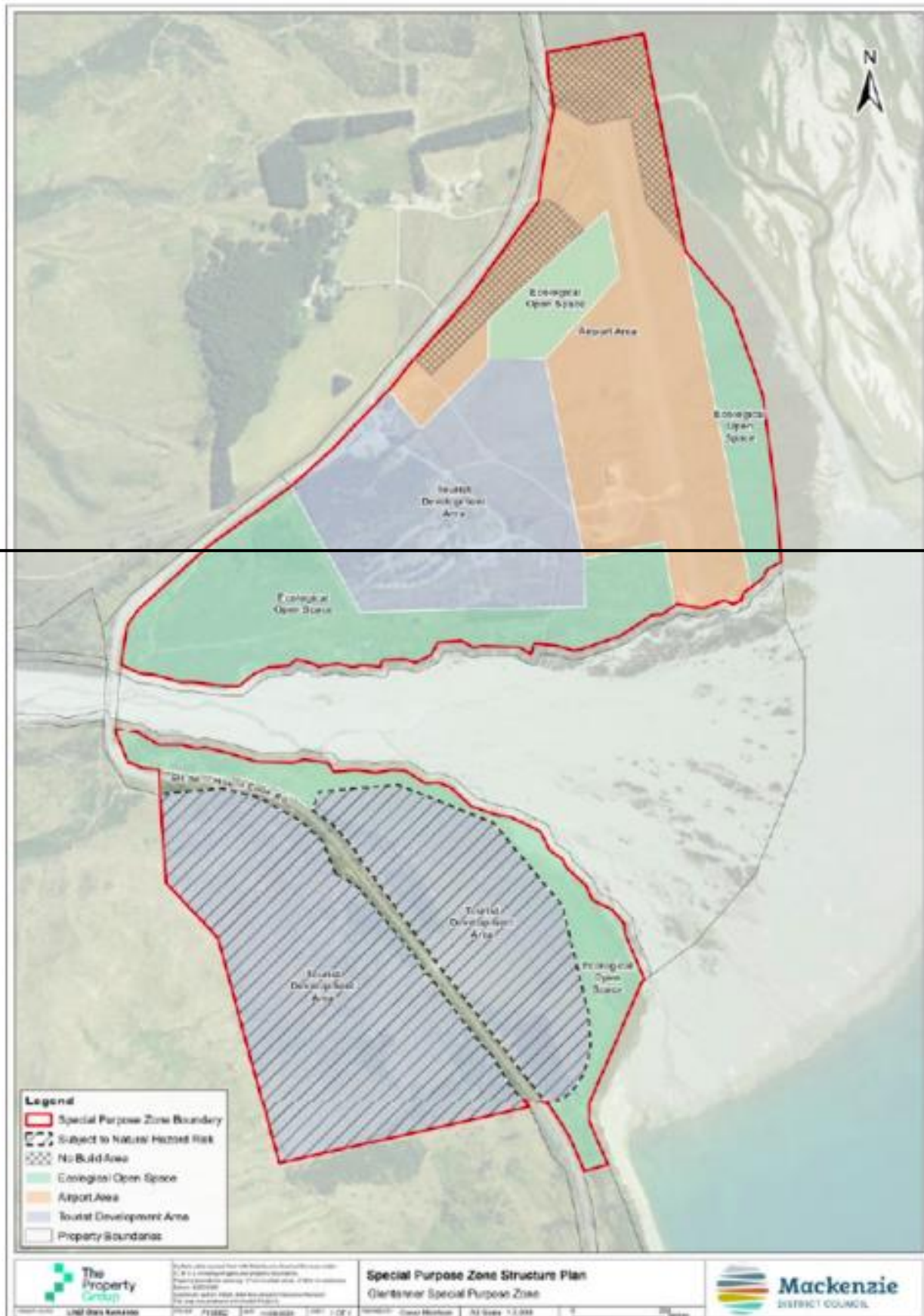
**Figure GSPZ-1: Glentanner Special Purpose Zone Structure Plan (GSPZ<sup>66</sup>-SP)**

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<sup>66</sup> Clause 16(2), Schedule 1 RMA.



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