

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

Objectives	
PDSPZ-O1	Zone Purpose
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.	
PDSPZ-O2	Zone Character and Amenity Values
The PDSPZ maintains its traditional high country landscape character and natural landforms, while: 1. Providing for modest built development in appropriate locations; 2. Maintaining a predominance of open space over built development; 3. Protecting and enhancing significant ecological values; and 4. Protecting the outstanding natural landscape values of the wider Te Manahuna/ Mackenzie Basin.	

Policies	
PDSPZ-P1	Outline Development Plan Process
Manage development in LMA 1-5 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 outside of BDA 1-5 are avoided; 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;	

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

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 <u>linkages between the PDSPZ and surrounding public areas are promoted by maintaining public accessways and providing for new linkages where appropriate¹; and</u> 9. <u>the form and location of any vehicle access directly off State Highway 80 will maintain the effective, efficient and safe operation of the State Highway².</u>	
PDSPZ-P2	Compatible Activities in BDA 1-5
Enable a range of rural residential, commercial, commercial visitor accommodation and commercial recreation activities in BDA 1-5, where: - the activity is in accordance with an approved Outline Development Plan; - the activity is compatible with the zone purpose, character and amenity values; - the scale of commercial activities are unlikely to detract from existing commercial centres in Lake Tekapo / Takapō and/or Twizel; - rural residential activities are only provided for within BDA 2 and at a density of no more than 40 residential units; - commercial visitor accommodation and ancillary commercial activities are only provided for in BDA 1-4; and - commercial activities in BDA 5 are provided for where they are small scale, tourism-related activities.	
PDSPZ-P3	Other Activities in BDA 1-5
Avoid activities not provided for in PDSPZ-P2, unless the activity is compatible with the zone purpose, character and amenity values.	
PDSPZ-P4	Activities within LMA 1-5
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 Chapter³. Rules EW-R1 and EW-R2~~ EW-R3 does not⁴ apply within the PDSPZ.

PDSPZ-R1	Approval of Outline Development Plans	
<u>Pūkaki Downs Special Purpose Zone⁵</u>	Activity Status: RDIS Where: Any application for the approval of an Outline Development Plan submitted	Activity status when compliance is not achieved with R1.1: NC

¹ PTHL and PVHL (01.04)

² NZTA (12.06)

³ Clause 10(2)(b), Schedule 1 RMA

⁴ PTHL and PVHL (01.05)

⁵ Clause 16(2), Schedule 1 RMA

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

LMA 1-5	under this rule is accompanied by a comprehensive land use and subdivision consent 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 <u>form and</u>⁶ 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. <u>assessment of effects of the development on the ecological values of surrounding sites</u>⁷; i. 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 j. 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	
-----------------------	--	--

⁶ NZTA (12.07)

⁷ DOC (11.09)

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

	PDSPZ-MD4 Earthworks PDSPZ-MD5 Ecology PDSPZ-MD6 Landscape	
PDSPZ-R2	Residential Units	
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ⁸ LMA 2	Activity Status: PER Where: 1. The residential unit is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The residential unit is within BDA 2. And the activity complies with the following standards: 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	Activity status when compliance is not achieved with R2.1 - R2.2: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ⁹ LMA 1, 3, 4 and 5	Activity Status: NC	
PDSPZ-R3	Residential Accessory Buildings and Structures	
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ¹⁰ LMA 2	Activity Status: PER Where: 1. The building and/or structure is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The residential accessory building or structure is within BDA 2. And the activity complies with the following standards: PDSPZ-S2 Height PDSPZ-S3 Setbacks	Activity status when compliance is not achieved with R3.1 - R3.2: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

⁸ Clause 16(2), Schedule 1 RMA.

⁹ Clause 16(2), Schedule 1 RMA.

¹⁰ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

	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	
<u>Pūkaki Downs Special Purpose Zone</u> ¹¹ LMA 1, 3, 4 and 5	Activity Status: NC	
PDSPZ-R4	Buildings and structures not otherwise listed	
<u>Pūkaki Downs Special Purpose Zone</u> ¹² LMA 1-5	Activity Status: PER Where: 1. The building is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The building is within BDA 1-5. And the activity complies with the following standards: 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	Activity status when compliance is not achieved with R4.1 - R4.2: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
PDSPZ-R5	Commercial Visitor Accommodation Activities	
<u>Pūkaki Downs Special Purpose Zone</u> ¹³ LMA 1-4	Activity Status: PER Where: 1. The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The activity is within BDA 1-4.	Activity status when compliance is not achieved with R5.1 - R5.2: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

¹¹ Clause 16(2), Schedule 1 RMA.

¹² Clause 16(2), Schedule 1 RMA.

¹³ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

	And the activity complies with the following standards: PDSPZ-S11 Commercial Visitor Accommodation	
<u>Pūkaki Downs Special Purpose Zone</u> ¹⁴ LMA 5	Activity Status: NC	
PDSPZ-R6	Commercial Activities	
<u>Pūkaki Downs Special Purpose Zone</u> ¹⁵ LMA 1-4	Activity Status: PER Where: 1. The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The activity is ancillary to on-site commercial visitor accommodation activity; and 3. The activity is within BDA 1-4.	Activity status when compliance is not achieved with R6.1 - R6.3: NC
<u>Pūkaki Downs Special Purpose Zone</u> ¹⁶ LMA 5	Activity Status: PER Where: 4. The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 5. The activity is within BDA 5. And the activity complies with the following standards: PDSPZ-S12 Commercial Activities	Activity status when compliance is not achieved with R6.4 - R6.5: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
PDSPZ-R7	Recreational Activities	
<u>Pūkaki Downs Special Purpose Zone</u> ¹⁷ LMA 1-5	Activity Status: PER Where: 1. The activity is not a motorised recreational activity.	Activity Status when compliance is not achieved with R7.1: DIS
PDSPZ-R8	Commercial Recreational Activities	
<u>Pūkaki Downs Special</u>	Activity Status: PER Where:	Activity Status when compliance is not achieved with R8.1-R8.2: NC

¹⁴ Clause 16(2), Schedule 1 RMA.

¹⁵ Clause 16(2), Schedule 1 RMA.

¹⁶ Clause 16(2), Schedule 1 RMA.

¹⁷ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

<u>Purpose</u> <u>Zone</u>¹⁸ LMA 1-5	1. The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and 2. The activity is not a motorised commercial recreational activity.	
PDSPZ-R9	Primary Production Activities	
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u>¹⁹ LMA 1-5	Activity Status: PER Where: 1. No pastoral intensification or agricultural conversion occurs within a Site of Natural Significance; and 2. The activity is not intensive primary production, mining, or quarrying.	Activity Status when compliance is not achieved with R9.1 – R9.2: NC
PDSPZ-R10	Earthworks	
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u>²⁰ LMA 1-5	Activity Status: PER Where: 1. the earthworks are in accordance with an Outline Development Plan approved under PDSPZ-R1; or 2. the earthworks do not exceed 1,500m ³ by volume and 2,500m ² by area in any 12-month period. And the activity complies with the following standards: 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	Activity status when compliance is not achieved with R10.1 – R10.2: RDIS Matters of discretion are restricted to: 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.

¹⁸ Clause 16(2), Schedule 1 RMA.

¹⁹ Clause 16(2), Schedule 1 RMA.

²⁰ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

		Activity status when compliance is not with standard(s) is not achieved: Refer to relevant standard(s).
PDSPZ-R11	Helicopter Movements	
<u>Pūkaki Downs Special Purpose Zone</u>²¹ LMA 1-5	Activity Status: PER Where: - Associated with or for the purposes of: - Agricultural aviation activities; or - Personal transportation; or - Emergency services and civil defence; or - Non-commercial recreational activities; or - Commercial recreational activities where no more than eight helicopter movements are made per day from the same location.	Activity status when compliance is not achieved with R11.1: DIS
PDSPZ-R12	Helicopter Landing Areas	
<u>Pūkaki Downs Special Purpose Zone</u>²² LMA 1 and 3	Activity Status: RDIS Where: - The activity is in accordance with an Outline Development Plan approved under PDSPZ-R1; and - There is no more than one helicopter landing area in total, to be located within either BDA 1 or 3; and - 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. Matters of discretion are restricted to: - The suitability of the location, design and layout. - The intensity and scale of the activity on site. - The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites. - Signage. - Storage of fuel. - Access and parking areas.	Activity status when compliance is not achieved with R12.1- R12.3: NC

²¹ Clause 16(2), Schedule 1 RMA.

²² Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

<u>Pūkaki Downs Special Purpose Zone</u> ²³ LMA 2, 4 and 5	Activity Status: PR	
PDSPZ-R13	Conservation Activity	
<u>Pūkaki Downs Special Purpose Zone</u> ²⁴ LMA 1-5	Activity Status: PER	
PDSPZ-R14	Commercial Forestry and Woodlots	
<u>Pūkaki Downs Special Purpose Zone</u> ²⁵ LMA 1-5	Activity Status: DIS	
PDSPZ-R15	Activities Not Otherwise Listed	
<u>Pūkaki Downs Special Purpose Zone</u> ²⁶ LMA 1-5	Activity Status: DIS	
PDSPZ-R16	Industrial Activities	
<u>Pūkaki Downs Special Purpose Zone</u> ²⁷ LMA 1-5	Activity Status: NC	
PDSPZ-R17	Intensive Primary Production, Mining and Quarrying Activities	
<u>Pūkaki Downs Special Purpose Zone</u> ²⁸ LMA 1-5	Activity Status: NC	
PDSPZ-R18 ²⁹	Planting of any Wilding Conifer Species	

²³ Clause 16(2), Schedule 1 RMA.

²⁴ Clause 16(2), Schedule 1 RMA.

²⁵ Clause 16(2), Schedule 1 RMA.

²⁶ Clause 16(2), Schedule 1 RMA.

²⁷ Clause 16(2), Schedule 1 RMA.

²⁸ Clause 16(2), Schedule 1 RMA.

²⁹ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

<u>Pūkaki Downs Special Purpose Zone</u> ³⁰ LMA 1-5	Activity Status: PR	
---	---------------------	--

Standards

PDSPZ-S1	Density	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u> ³¹ BDA 2	1. There shall be no more than 40 residential units located within BDA 2.	DIS
PDSPZ-S2	Height	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u> ³² BDA 1-5	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: a. The location, design, scale and appearance of the building or structure. b. The extent to which the building is compatible with the character, amenity values and purpose of the zone. c. Adverse effects on the values of the surrounding outstanding natural landscape. d. Adverse effects on amenity values of neighbours, including visual dominance, shading and effects on privacy. e. The extent to which the increase in height is necessary due to the functional need and operational need of an activity. f. The adequacy of any mitigation measures.
PDSPZ-S3	Setbacks	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special</u>	1. Any building or structure shall be setback a minimum of 200m from the northern boundary of the PDSPZ.	RDIS Matters of discretion are restricted to:

³⁰ Clause 16(2), Schedule 1 RMA.

³¹ Clause 16(2), Schedule 1 RMA.

³² Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

<u>Purpose</u> <u>Zone</u> ³³ BDA 2		a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the values of the surrounding outstanding natural landscape. c. Adverse effects on amenity values of neighbours. d. The adequacy of any mitigation measures.
PDSPZ-S4	Coverage	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁴ BDA 1, 2, 3 and 5	1. The maximum area of land covered by buildings within each of BDA 1, 2, 3 and 5 shall not exceed 5%.	RDIS Matters of discretion are restricted to: a. The location, design and appearance of buildings within the BDA. b. The visual impact of the built form on the values of the outstanding natural landscape values of the surrounding area. c. The adequacy of any landscaping proposed to soften the built form. d. The adequacy of any other mitigation measures.
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁵ BDA 4	1. The maximum area of land covered by buildings within BDA 4 shall not exceed 10%.	
PDSPZ-S5	Exterior Cladding of Buildings and Structures	Activity Status where compliance not achieved:
<u>Pūkaki</u> <u>Downs</u> <u>Special</u> <u>Purpose</u> <u>Zone</u> ³⁶ BDA 1-5	1. All exterior cladding shall be in the range of browns, greens, grey or black, with a light reflectivity value between 5% and 35%.	RDIS Matters of discretion are restricted to: a. The design and appearance of buildings within the BDA. b. The visual impacts of the colour and reflectivity of the exterior cladding on the values of the surrounding outstanding natural landscape. c. The adequacy of any mitigation measures.
PDSPZ-S6	Fencing	Activity Status where compliance not achieved:

³³ Clause 16(2), Schedule 1 RMA.

³⁴ Clause 16(2), Schedule 1 RMA.

³⁵ Clause 16(2), Schedule 1 RMA.

³⁶ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

<u>Pūkaki Downs Special Purpose Zone</u>³⁷ LMA 1-5	1. All fences shall be: - Post and wire; or - Post and rail; or - Stone walls up to 1.2m in height; or - For the purpose of pest animal control.	RDIS Matters of discretion are restricted to: - The design, scale and appearance of the fence. - Adverse visual effects of the fence on the values of the surrounding outstanding natural landscape. - The adequacy of any mitigation measures.
PDSPZ-S7	Outdoor Storage	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u>³⁸ BDA 1-5	1. Outdoor storage shall not be visible beyond the boundary of the BDA.	RDIS Matters of discretion are restricted to: - The design, scale and appearance of the storage area. - Adverse visual effects of the storage area on the surrounding outstanding natural landscape. - The adequacy of any mitigation measures.
PDSPZ-S8	Servicing – Water Supply	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u>³⁹ BDA 1-5	1. All residential units and buildings requiring a potable water supply are: - to be provided with access to a bore which can supply a minimum of 1,000 litres of drinking water per day; or - 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 - 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	RDIS Matters of discretion are restricted to: - 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. - Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. - Any environmental effects arising from the alternative water supply method.

³⁷ Clause 16(2), Schedule 1 RMA.

³⁸ Clause 16(2), Schedule 1 RMA.

³⁹ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

	firefighting water sources provisions of SNZ PAS 4509:2008.	
PDSPZ-S9	Servicing – Wastewater	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u>⁴⁰ BDA 1-5	1. 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.	DIS
PDSPZ-S10	Servicing – Stormwater	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u>⁴¹ BDA 1-5	1. 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.	DIS
PDSPZ-S11	Commercial Visitor Accommodation	Activity Status where compliance not achieved:
<u>Pūkaki Downs Special Purpose Zone</u>⁴² BDA 1-4	1. The total maximum number of visitor accommodation beds within the zone shall not exceed 300.	DIS
PDSPZ-S12	Commercial Activities	Activity Status where compliance not achieved
<u>Pūkaki Downs Special Purpose Zone</u>⁴³ BDA 5	- The maximum gross floor area per tenancy does not exceed 200m²; and - Retail sales are limited to: - predominantly New Zealand agricultural products and merchandise; - convenience products/items (excluding fuel); and - food and beverage. - Commercial tourism activities are limited to:	DIS

⁴⁰ Clause 16(2), Schedule 1 RMA.

⁴¹ Clause 16(2), Schedule 1 RMA.

⁴² Clause 16(2), Schedule 1 RMA.

⁴³ Clause 16(2), Schedule 1 RMA.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

	a. staging/booking areas for commercial recreation activities undertaken within the PDSPZ; b. film screenings; c. hair and beauty salons; and d. wellbeing services and massage therapists.	
--	---	--

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.

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

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. The extent to which effects of the development on the ecological values of surrounding sites have been avoided, remedied or mitigated⁴⁴.
- e. Provision for the for the long-term management of ecological values.

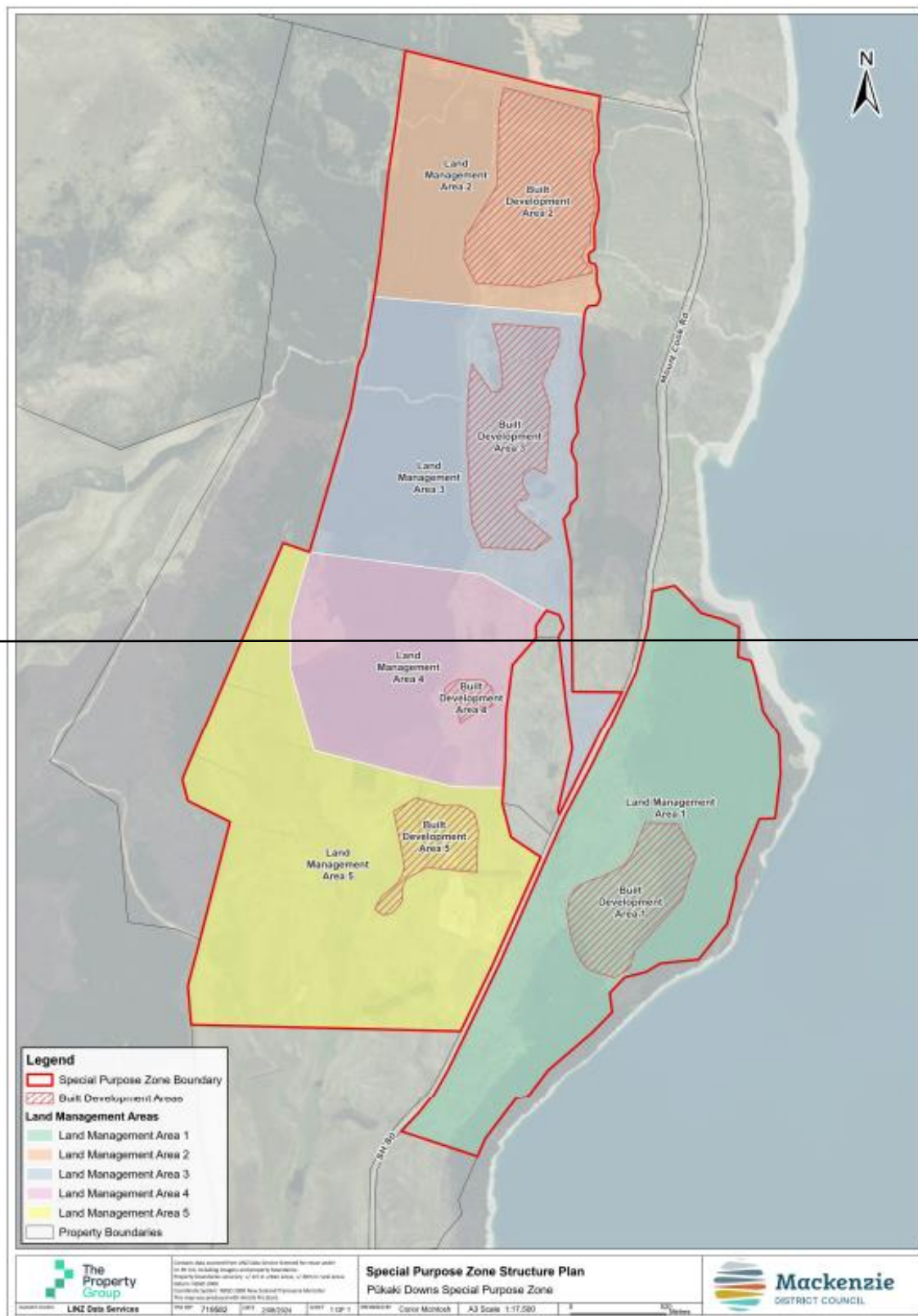
PDSPZ-MD6 Landscape

- 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.

⁴⁴ DOC (11.09)

APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

FIGURE PDSPZ-1: Structure Plan



APPENDIX 1: PDSPZ CHAPTER
DECISION VERSION 24 July 2025

