

VILLAGE CENTRE ZONES

1.1 ZONE STATEMENT

These Zones cover the commercial centres of Twizel, Lake Tekapo and Fairlie. These zones aim to consolidate development and maintain amenity in commercial centres. This consolidation also avoids the adverse effects of unplanned growth adjoining state highways, such as the use of access by heavy vehicles. The Twizel and Fairlie commercial centres are zoned Village Centre with the Lake Tekapo commercial centre having its own Lake Tekapo Village Centre 1 and 2 Zones. These Lake Tekapo zones aim to achieve an integrated, compact, pedestrian-friendly village centre that provides for a diverse range of activities and employment and acts as a strong community and tourist focal point. Development is to be in accordance with an Outline Development Plan.

1.2 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the Village Centre Zones, and the Lake Tekapo Village Centre 1 and 2 Zones:

- | | |
|--|-----------------------------|
| • Hazardous Substances | |
| Section 910 | |
| • Heritage Protection | Section 119 |
| • Signs and Outdoor Lighting | Section 124 |
| • Subdivision, Development and Financial Contributions | Section 132 |
| • Temporary Activities and Buildings and Environmental Noise | Section 143 |
| • Transportation | Section 154 |
| • Utilities | Section 165 |

STATUS OF ACTIVITIES

1.3 PERMITTED ACTIVITIES

1.3.1 Within the Village Centre Zone any activity which complies with all the following standards other than:

- any industrial activity, or
- any service station.

1.3.1.a Height of Buildings

- i The maximum height of any buildings or signs shall be 10.5m in the Fairlie

and Twizel Village Centre zones.

- ii Buildings shall not project beyond a building envelope constructed by recession planes above the boundary with any Residential Zone as set out in Appendix H.

1.3.1.b Setback from Neighbours

Buildings shall be set back a minimum of 5m from any internal boundaries adjoining a Residential Zone.

1.3.1.c Setback from Roads – Twizel Village Centre Only

Buildings shall be set back 10m from any road boundary within the Twizel Village Centre Zone other than from the road boundary of Market Place.

1.3.1.d Verandas

Every building fronting Market Place, Twizel and Main Street, Fairlie shall, on its creation or being reconstructed or altered in a way that substantially changes its external appearance, provide a verandah or other means of weather protection that has the ability to provide continuous coverage for pedestrians moving along the public footpath or place. The minimum width of any such verandah shall be the width of the footpath or 2.8m in Fairlie or 3m in Twizel, whichever is the most practicable.

1.3.1.e Flood Mitigation - Floor Heights

All floor heights shall comply with Rule 3.1.1.e in the Residential Zone (Section 6).

1.3.1.f Outdoor Storage

- i All outdoor storage of materials and goods (excluding vehicles or the display of goods for sale) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.
- ii No outdoor storage shall be located within the minimum setback from road boundaries.

1.3.1.g Location of Offices and Showroom

All offices and showrooms (except on rear sites) shall be sited at the front of buildings.

1.3.1.h Landscaping

A landscaped area with a minimum width of 2m shall be established and maintained along internal boundaries adjoining Residential Zones and shall be planted with species, which at maturity, will screen the buildings and outdoor storage areas from adjoining residential sites.

1.3.1.i Noise

- i On any site activities shall be designed and conducted such that the

following noise levels are not exceeded at any point within the boundary of any other site within the Village Centre zone:

Daytime	65dBA L10
Nighttime	55dBA L10
On any day between 9.00pm and 7.00am (next day)	85dBA Lmax

ii Activities shall also be designed and conducted such that the following noise levels are not exceeded within the boundary of any Residential zone:

Daytime	50dBA L10
Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

1.3.1.j **Discharge of Contaminants**

All activities that cause discharges to air, land or water must obtain and keep in a current state any necessary discharge consents and must comply with the relevant conditions of consent.

1.3.1.k **Dust**

Activities must not create a dust nuisance. A dust nuisance will occur if:

- there is visible evidence of suspended solids in the air beyond the site boundary; and/or
- there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.

1.3.1.l **Aircraft**

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

1.3.1.m **Scenic Viewing Areas**

No buildings shall be erected or trees planted on Scenic Viewing Areas identified on the Planning Maps.

1.3.2 **Within the Lake Tekapo Village Centre 1 and 2 Zones:**

Extensions to premises existing as at 1 June 2004 providing the extensions meet the standards for permitted activities in clause 1.4.3 below and do not increase the existing premises by more than 15% of that which existed as of 1 June 2004.

1.4 **RESTRICTED DISCRETIONARY ACTIVITIES**

1.4.1 Lake Tekapo Village Centre 1:

- Retail Sales
- Cafes and Restaurants
- Reception areas of visitor accommodation
- Visitor accommodation – Upper floors only

- Commercial activities other than retail sales and cafes and restaurants – Upper floors only.

All restricted discretionary activities shall meet the standards in 1.4.3. The Council's discretion to grant or decline resource consent or impose conditions is limited to the matters in Table 1 below. Policies relevant to the exercise of Council's decision are referred to in Table 1.

1.4.2 Lake Tekapo Village Centre 2: Commercial activities

- Retail sales
- Visitor accommodation
- Recreational activities
- Service activities
- Community Activities

All restricted discretionary activities shall meet the standards in 1.4.3. The Council's discretion to grant or decline resource consent or impose conditions is limited to the matters in Table 1 below. Policies relevant to the exercise of Council's decision are referred to in Table 1.

Table 1

Matters for Discretion	Relevant Lake Tekapo Village Centre Policies
Siting and Layout	a, b, c, d, e, f, g, h, j, k, l and m.
Building design, style, height and materials	a, b, d, g, h, i and Design Guidelines
Pedestrian access through sites	a, b, f, and g
Design for climatic conditions	b, d, h, and i
Views over and through the development	a, b, c, d, e, f, g and h
Connections through to the Domain	a, b, e, f, g and h
Landscaping	a, b, c, d, f, g, h and i

1.4.3 Standards

1.4.3.a Height of Building

The maximum height of all buildings and structures within the Village Centre 1 and 2 Zones shall be 8 metres.

1.4.3.b Retail Frontage

Village Centre 1 Zone: 75% of the site frontage at ground level shall be devoted to display windows.

1.4.3.c Verandas

Buildings should provide a veranda along the full extent of the frontage.

The veranda shall:

- Be so related to its neighbour so as to provide continuous pedestrian cover.

- Have a minimum height of 3 metres and a maximum of 4 metres above the footpath and be set back no further than 600mm from the kerb line where established.

1.4.3.d **Scale of Retailing**

Village Centre 1 Zone: Retail areas within Area A shown on the Outline Development Plan shall have a maximum net floorspace of 100m².

1.4.3.e **Building Setbacks**

- i Buildings shall be setback a minimum of 5 metres from any internal boundaries adjoining any Residential Zone.
- ii Buildings and structures shall be set back a minimum of 10m from the northern boundary of the Village Centre Zones as indicated on Planning Map 44A. This area shall be landscaped in a manner that reflects the Mackenzie Theme, and complements both the adjacent building and the Tekapo Domain. Outdoor furniture associated with businesses in the immediately adjacent building may be provided within this area provided all such furniture is removed at the close of business each day.
- iii Buildings and structures shall be set back a minimum of 5m from the northern boundary of the terrace top area within the Village Centre 2 Zone indicated on Planning Map 44A. This area shall be landscaped in a manner that reflects the Mackenzie Theme.

1.4.3.f **Noise**

Refer 1.3.1i

1.4.3.g **Dust**

Refer 1.3.1.k

1.4.3.h **Aircraft**

Refer 1.3.1.l

1.4.3.i **Parking**

All parking requirements shall be met by cash payments in lieu of parking in accordance with Transportation rule 2e.

1.4.3.j **Loading**

All premises shall provide for loading spaces in accordance with Transportation rule 2i.

1.4.3.k **Lake Tekapo Design Guidelines**

All new buildings or structures shall comply with the standards of the Lake Tekapo Design Guidelines contained in Appendix P.

1.4.3.l **No Build Areas**

No building or structure shall be constructed within the No-Build Areas indicated on Planning Map 44A in the Lake Tekapo Village Centre.

1.5 **DISCRETIONARY ACTIVITIES**

1.5.1 Within the Village Centre Zone any Permitted Activity which does not comply with any one or more of the following Permitted Activity standards:

- 1.3.1.a Height of Buildings
- 1.3.1.b Setback from Neighbours
- 1.3.1.c Setback from Roads
- 1.3.1.d Verandas
- 1.3.1.f Outdoor Storage
- 1.3.1.g Location of Offices and Showrooms
- 1.3.1.h Landscaping
- 1.3.1.i Noise
- 1.3.1.j Discharge of Contaminants
- 1.3.1.k Dust
- 1.3.1.l Aircraft
- 1.3.1.m Scenic Viewing Areas

In considering any such Discretionary Activity the consent authority shall restrict the exercise of its discretion to those matters of non-compliance.

1.5.2 Service Stations

1.5.3 Within the Lake Tekapo Village Centre 1 and 2 zones all Restricted Discretionary activities which do not meet the standards for Restricted Discretionary activities in 1.4.3a to 1.4.3k.

1.5.4 Within the Lake Tekapo Village Centre 1 and 2 zones any activity other than those specified as Permitted, Restricted Discretionary or Non-complying activities.

1.6 **NON-COMPLYING ACTIVITIES**

1.6.1 Any Permitted Activity in the Village Centre Zone which does not comply with the following Permitted Activity standards:

- 1.3.1.i Noise
- 1.3.1.e Flood Mitigation - Floor Height

1.6.2 Any industrial activity.

1.6.3 The construction of any building or structure is a non-complying activity within the No-build Areas indicated on Planning Map 44A in the Lake Tekapo Village Centre. These areas shall be maintained solely as landscaped open space other than where buildings exist as at 16 February 2007 and where a service lane shall run northwest – southeast in accordance with the Outline Development Plan for this area.

1.7 **NON-NOTIFIED ACTIVITIES**

- i Resource consents in relation to the following matters shall not need to be publicly notified:
- Restricted Discretionary Activities 1.4.1 and 1.4.2.

1.8 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

SERVICE ZONE

2.1 ZONE STATEMENT

The Service Zone comprises land on the west side of Gray Street between Allandale Road and Talbot Road, Fairlie.

2.2 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the:

- Hazardous Substances
Section ~~9~~10
- Heritage Protection Section 1~~1~~0
- Signs and Outdoor Lighting Section 1~~2~~4
- Subdivision, Development and Financial Contributions Section 1~~3~~2
- Temporary Activities and Buildings and Environmental Noise Section 1~~4~~3
- Transportation Section 1~~5~~4
- Utilities Section 1~~6~~5

STATUS OF ACTIVITIES

2.3 PERMITTED ACTIVITIES

2.3.1 Any activity listed in Schedule A to the Business Zones which complies with all the standards in 2.3.5.

2.3.2 Recreational Activities which comply with the standards in 2.3.5.

2.3.3 Community Activities which comply with the standards in 2.3.5.

2.3.4 Residential Activities which comply with the standards for residential activities in the Residential Zone.

2.3.5 Standards

2.3.5.a Height of Buildings

The maximum height of any buildings or signs shall be 9m.

2.3.5.b Setback from Neighbours

Buildings shall be set back a minimum of 6m from internal boundaries adjoining a

Residential Zone.

2.3.5.c **Setback from Roads**

Buildings shall be set back a minimum of 5 metres from road boundaries.

2.3.5.d **Building Coverage**

The maximum building coverage of any site shall be 75%.

2.3.5.e **Flood Mitigation - Floor Height**

All floor heights shall comply with Rule 3.1.1.e in the Residential Zone (Section 6).

2.3.5.f **Visual Amenity and Landscaping**

Outdoor Storage

- i All outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.
- ii No outdoor storage shall be located within the minimum setback from road boundaries.

Location of Offices and Showroom

- iii All offices and showrooms (except on rear sites) shall be sited at the front of buildings.

Landscaping

- iv A landscaped area of an average depth of 3m and a minimum depth of 1m shall be established along all road boundaries, except across entranceways. For the purposes of this rule, at least 50% of the landscaped area shall be planted with trees and shrubs.
- v All landscaping undertaken in accordance with (iv) shall be designed and established to:
 - Soften the outline and visual impact of the use or building, so that the visual character of the locality is not degraded, particularly as viewed from adjoining residential sites, roads and public places.
 - Provide partial screening and privacy between residential and non-residential activities. Total screening of an activity or building is not required by these rules.
 - Maintain traffic safety.
- vi All landscaping required by these rules shall be undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity commencing on site. Notwithstanding this, 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.

- vii All landscaping required by these rules shall remain on the site for the duration of the activity, shall be maintained by the site occupier and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

2.3.5.g Noise

- i On any site activities shall be designed and conducted such that the following noise levels are not exceeded at any point within the boundary of any other site within the Service Zone:

Daytime	65dBA L10
Nighttime	55dBA L10
On any day between 9.00pm and 7.00am (next day)	85dBA Lmax

- ii Activities shall also be designed and conducted such that the following noise levels are not exceeded within the boundary of any Residential zone:

Daytime	50dBA L10
Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

2.3.5.h Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

2.4 DISCRETIONARY ACTIVITIES

2.4.1 Any Permitted Activity which does not comply with any one or more of the following Permitted Activity standards:

- 2.3.5.a Height of Buildings
- 2.3.5.b Setback from Neighbours
- 2.3.5.c Setback from Roads
- 2.3.5.d Building Coverage
- 2.3.5.f Visual Amenity and Landscaping
- 2.3.5.h Aircraft

In considering any such Discretionary Activity the consent authority shall limit the exercise of its discretion to the matters of non-compliance.

- 2.4.2 Any Industry other than those listed in Schedule B to the Business Zones.
- 2.4.3 Residential Activities other than those provided for as Permitted Activities.
- 2.4.4 Any Commercial Activities or Service Industry not provided for as a Permitted Activity.
- 2.4.5 Visitor Accommodation
- 2.4.6 Any other activity not provided for as a Permitted Activity or Non-complying Activity.

2.5 NON-COMPLYING ACTIVITIES

2.5.1 Any industry listed in Schedule B to the Business Zones.

2.5.2 Any Permitted Activity which does not comply with the following Permitted Activity standards:

2.3.5.e Flood Mitigation - Floor Height

2.3.5.g Noise

2.6 ASSESSMENT MATTER - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

INDUSTRIAL ZONE

3.1 ZONE STATEMENT

The Industrial Zone covers land at Twizel (Ostler Road), Fairlie (on Allandale Road and Talbot Street) and Lake Tekapo (State Highway 8 on western approach and near Aorangi Crescent). There are also two Deferred Industrial Zones in Twizel, east and west of the Ohau/Ostler Road intersection.

The Industrial zones are primarily associated with the townships of Twizel, Fairlie and Lake Tekapo. It is the intention to appropriately provide for industrial development in these areas by consolidating their development and ensuring the adverse effects of these activities on the physical environment are suitably controlled.

3.2 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the:

- Hazardous Substances
Section ~~9~~10
- Heritage Protection Section ~~4~~011
- Signs and Outdoor Lighting Section ~~4~~12
- Subdivision, Development and Financial Contributions Section ~~4~~213
- Temporary Activities and Buildings and Environmental Noise Section ~~4~~314
- Transportation Section ~~4~~415
- Utilities Section ~~4~~516

STATUS OF ACTIVITIES

3.3 PERMITTED ACTIVITIES

3.3.1 Industrial Activities, other than those listed in Schedule B to the Business Zones, which comply with all the standards below in 3.3.6.

3.3.2 Commercial Activities, ~~other than service stations, which comply with the standards below in 3.3.6.~~ as follows:

a) The following commercial activities located in the Industrial zone in Twizel:

- i Yard-based retailing;
- ii Trade supply retail;
- iii Traveller's Accommodation; and
- iv The display and sale of goods processed or produced on the site;

and which comply with the standards below in 3.3.6.

b) Commercial Activities in all other Industrial zones, other than service stations, which comply with the standards below in 3.3.6.

3.3.3 Residential Units for on-site custodial purposes which comply with the standards below in 3.3.6.

3.3.4 Recreational Activities which comply with the standards below in 3.3.6.

3.3.5 Community Activities which comply with the standards below in 3.3.6.

3.3.6 Standards

3.3.6.a Height of Buildings

The maximum height of any buildings or signs shall be:

- i For fire station training and hose drying towers - 15m
- ii All other buildings and signs - 12m

3.3.6.b Setback from Neighbours

i Buildings shall be set back a minimum of 7m from internal boundaries adjoining a Residential Zone

ii Buildings shall be set back a minimum of 7m from internal boundaries adjoining Recreation A or P zones.

3.3.6.c Setback from Roads

Buildings shall be set back the following minimum distances from road boundaries:

- i Sites fronting Ostler Road, Twizel - 10m
Where the Council has created a landscape strip on Ostler Road this setback requirement shall be taken from the road boundary of the landscape strip.
- ii All other roads - 5m

3.3.6.d Building Coverage

The maximum building coverage of any site shall be 75%.

3.3.6.e Floor Height - Flood Mitigation

All floor heights shall comply with Rule 3.1.1e in the Residential Zone (Section 6).

3.3.6.f Visual Amenity and Landscaping

Outdoor Storage

- i All outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.

- ii No outdoor storage shall be located within the minimum setback from road boundaries.

Location of Offices and Showroom

- iii All offices and showrooms (except on rear sites) shall be sited at the front of buildings.

Landscaping

- iv A landscaped area of an average depth of 3m and a minimum depth of 1m shall be established along all road boundaries, except across entranceways. For the purposes of this rule, at least 50% of the landscaped area shall be planted with trees and shrubs.
- v A landscaped area of an average depth of 1m shall be established along all zone boundaries. All landscaping required to be established along zone boundaries for the purpose of this rule shall include species capable of creating a continuous screen with a minimum height of 1.8m at maturity.
- vi All landscaping undertaken in accordance with (iv) or (v) shall be designed and established to:
 - Soften the outline and visual impact of the use or building, so that the visual character of the locality is not degraded, particularly as viewed from adjoining residential sites, roads and public places.
 - Provide partial screening and privacy between residential and non-residential activities. Total screening of an activity or building is not required by these rules.
 - Maintain traffic safety.
- vii All landscaping required by these rules shall be undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity commencing on site. Notwithstanding this, 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.
- viii All landscaping required by these rules shall remain on the site for the duration of the activity, shall be maintained by the site occupier and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

3.3.6.g Noise

- i On any site activities shall be designed and conducted such that the following noise levels are not exceeded at any point within the boundary of any Residential Zone, or at any point within the notional boundary of any residential unit in the Rural Zone:

Daytime	50dBA L10
Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax
- ii Emergency service warning devices and sirens are exempt from the noise standards in (i) above.

3.3.6.h Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

3.4 CONTROLLED ACTIVITIES

Service Stations which comply with the following standards and terms:

Standards and Terms for Service Stations

a	Height of Buildings	-	refer 3.3.6.a
b	Setback from Neighbours	-	refer 3.3.6.b
c	Setback from Roads	-	refer 3.3.6.c
d	Building Coverage	-	refer 3.3.6.d
e	Noise	-	refer 3.3.6.g

Matters Subject to Council's Control:

a	Layout of the Site
b	Signs size, type, design and location
c	Access location and width
d	Landscaping and Screening
e	Provision for vehicle circulation
f	Retail Sales - type of goods sold and the scale of retail floorspace.

3.5 DISCRETIONARY ACTIVITIES

3.5.1 Permitted Activities which do not comply with one or more of the following Permitted Activity standards:

3.3.6.a	Height of Buildings
3.3.6.b	Setback from Neighbours
3.3.6.c	Setback from Roads
3.3.6.d	Building Coverage
3.3.6.e	Floor Height
3.3.6.f	Visual Amenity and Landscaping
3.3.6.g	Noise - on site boundaries
3.3.6.h	Aircraft

In considering any such Discretionary Activity the consent authority shall restrict the exercise of its discretion to the matters of non-compliance.

3.5.2 Activities listed in Schedule B to the Business Zones.

[3.5.3 Commercial Activities within the Industrial Zone in Twizel not provided for by Rule 3.3.2.\(a\) or Rule 3.4.](#)

3.5.~~34~~ Any other activity not provided for as Permitted or Controlled Activity.

3.6 DEFERRED INDUSTRIAL ZONES, TWIZEL

3.6.1 i In the Deferred Industrial (IND DEF) Zone located northeast of the Ohau Road/Ostler Road intersection in Twizel shown on Planning Map 54, the standards applicable to the Recreation A zone shall apply until services including reticulated water supply, wastewater, and stormwater are available to the site.

ii The removal of the deferred status and the implementation of the Industrial Zone shall be effected by a resolution of Council, when the required services have been provided, or can be provided to the satisfaction of the Council.

3.6.2 i. In the Deferred Industrial (IND DEF) Zone located northwest of the Ohau Road/Ostler Road intersection in Twizel shown on Planning Map 54, the standards applicable to the Rural zone shall apply until services including reticulated water supply, wastewater, and stormwater are available to the site.

ii The removal of the deferred status and the implementation of the Industrial Zone shall be effected by a resolution of Council, when the required services have been provided, or can be provided to the satisfaction of the Council.

3.67 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

SCHEDULE A - SERVICE INDUSTRIES

1. SERVICE INDUSTRIES

Bakeries and catering depots

Cabinet makers and associated woodcrafts, furniture restoration and upholstery

Commercial artists, signwriting, signmaking and engraving

Dressmaking, tailoring and footwear repairs

Foodstuffs manufacture, processing and packaging **excluding**

- those included in Schedule B
- animal foods manufacture
- bacon and ham curing
- food canning
- grain milling
- malting and brewing
- margarine manufacture
- meat processing works
- milk treatment, processing and production manufacture
- oil (vegetation), oil essence or extract manufacture
- yeast and vinegar manufacture

Funeral parlours and chapels

Garden centres

Hire and storage of vehicles and general equipment

Jewellery manufacture and repair

Laundries, dry cleaning, dyeing and cleaning services

Precision instrument manufacture and repair (including medical, surgical, optical, dental, photographic and electronic equipment)

Printing, publishing, duplicating and associated services

Repair and servicing of household and garden equipment and appliances, electrical goods, motor vehicles, caravans, boats, cycles and motorcycles **excluding**

- general engineering
- fibreglassing
- panel beating
- spray painting
- sand, steam and shot blasting

Studios (including arts and crafts, photographic and recording)

Tradesman's depots (including painters, plumbers, plasterers, glaziers and electricians)

Watch and clock repairs

Any other use of similar nature, being essentially a small scale or local industry use, and which does not detract from the amenities of the locality.

2. OTHER INDUSTRIES

Canvas leather and fur goods manufacture **excluding** - tanning and curing, dressing and dyeing of hides, skins and furs.

Clothing and clothing accessories manufacture

Cosmetic manufacture

Fabricated light metal products manufacture **excluding** - general engineering

Furniture manufacture (excluding joinery)

Household and garden equipment appliances and electrical goods manufacture **excluding**

- concrete products
- rubber products
- nails and wire

Safety equipment manufacture

Textile products manufacture **excluding** - carpet, flet, flock, shoddy and mungo

Tobacco, cigars and cigarette manufacture and packing

Toys and sporting equipment manufacture **excluding** - rubber products

Any other industry of a similar nature which under any conditions does not detract from the amenities of the locality.

3. WAREHOUSES excluding

- those included in Schedule B
- hides, wool, tallow and skins.

SCHEDULE B - INDUSTRIES, BULK STORAGE AND RELATED ACTIVITIES REQUIRING SEGREGATION BECAUSE OF NOXIOUS OR DANGEROUS ASPECTS

Abattoirs and slaughterhouses	Gunpowder manufacture
Acetylene-gas manufacture	Gypsum manufacture
Aerosol packers and manufacture	Hydrochloric acid manufacture
Aluminium alloy manufacture	Incinerator works
Alkali-waste works	Industrial chemical manufacture
Ammonia manufacture	Iron works and foundry
Ammunition manufacture	Knacker yards
Animal by-products manufacture	Lacquer manufacture
Asbestos manufacture	Lamp black manufacture
Battery manufacture	Lead works
Boiler manufacture	Leather tanning
Bearing manufacture	Lime manufacture
Briquette manufacture	Linoleum manufacture
Bisulphide of carbon works	Lucerne dehydration
Boiler makers	Manure (artificial) manufacture
Boiling down works	Meatworks-killing, freezing and packing
Bone crushing	Oil distillation and refining
Bulk storage of asphalt, sand, gravel, tallow, grain, industrial chemicals and scrap metal	Oxygen-gas manufacture
Candle manufacture	Paint, varnish, lacquer etc manufacture
Celluloid works	Paper and pulp manufacturers
Cement-packing bag cleaning works	Petroleum based products manufacture
Cement manufacture	Plastics manufacture
Chemicals manufacture	Pyridine works
Chlorine works	Railway workshops
Coke manufacture	Rubber goods manufacture
Detergent manufacture	Sausage casing manufacture
Distillation of coal, wood and bones	Smelting metals (all types)
Explosive manufacture and storage	Soap manufacture
Fat rendering	Steel works
Fell mongering	Stock yards
Fertilizer works	Stone and mineral crushing
Fibreglass manufacture	Sulphur-chloride manufacture
Fibrous plaster manufacture	Sulphur-dioxide manufacture
Fireworks manufacture and storage	Sulphuric acid works
Fire clay products manufacture	Synthetic fuel manufacture
Fish curing and preserving	Tallow-melting and refining
Fluorine works	Tanning and curing of hides and skins
Fuel oil refining and storage	Tar manufacture, refining, mixing
Fur curing and tanning	Timber treatment
Gas (coal, acetylene, ammonia or similar manufacture)	Turpentine manufacture
Glass manufacture	Varnish manufacture
Gelatine manufacture	White lead manufacture
Glue manufacture	Wool scouring
	Zinc chloride manufacture
	Zinc works

Or any other industry, warehouse, or bulk store that is, or under any conditions may become noxious or dangerous in relation to adjacent areas.

TOURIST ZONE

4.1 ZONE STATEMENT

The Tourist Zone includes areas in Lake Tekapo and Twizel which are expected to provide a focus for visitor oriented activities.

4.2 DISTRICT WIDE RULES

The following General Provisions containing District Wide Rules apply in the:

- Hazardous Substances
Section ~~9~~10
- Heritage Protection Section 1~~1~~0
- Signs and Outdoor Lighting Section 1~~2~~4
- Subdivision, Development and Financial Contributions
Section 1~~3~~2
- Temporary Activities and Buildings and Environmental Noise Section 1~~4~~3
- Transportation Section 1~~5~~4
- Utilities Section 1~~6~~5

STATUS OF ACTIVITIES

4.3 PERMITTED ACTIVITIES

4.3.1 Any activity which complies with all the following standards other than:

- any industrial activity, or
- any service station (refer Controlled Activities)

4.3.1.a Height of Buildings

- i The maximum height of any buildings or signs shall be 10.5m.
- ii Buildings shall not project beyond a building envelope constructed by recession planes above the boundary with any Residential Zone as set out in Appendix H.

4.3.1.b Setback from Neighbours

Buildings shall be set back a minimum distance of 5m from internal boundaries adjoining a Residential Zone.

4.3.1.c Setback from Roads

Buildings shall be set back a minimum of 5 metres from road boundaries.

4.3.1.d **Building Coverage**

The maximum building coverage of any site shall be 50%.

4.3.1.e **Outdoor Storage**

All outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.

4.3.1.f **Location of Offices and Showroom**

All offices and showrooms (except on rear sites) shall be sited at the front of buildings.

4.3.1.g **Landscaping**

- i A landscaped area of an average depth of 3m and a minimum depth of 1m shall be established along all road boundaries, except across entranceways. For the purposes of this rule, at least 50% of the landscaped area shall be planted with trees and shrubs.
- ii A landscaped area of an average depth of 1m shall be established along all zone boundaries. All landscaping required to be established along zone boundaries for the purpose of this rule shall include species capable of creating a continuous screen with a minimum height of 1.8m at maturity.
- iii All landscaping undertaken in accordance with (i) or (ii) shall be designed and established to:
 - Soften the outline and visual impact of the use or building, so that the visual character of the locality is not degraded, particularly as viewed from adjoining residential sites, roads and public places.
 - Provide partial screening and privacy between residential and non-residential activities. Total screening of an activity or building is not required by these rules.
 - Maintain traffic safety.
- iv All landscaping required by these rules shall be undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity commencing on site. Notwithstanding this, 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.
- v All landscaping required by these rules shall remain on the site for the duration of the activity, shall be maintained by the site occupier and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

4.3.1.h **Noise**

- i On any site activities shall be designed and conducted such that the

following noise levels are not exceeded at any point within the boundary of any other site within the Tourist Zone:

Daytime	65dBA L10
Nighttime	55dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

ii Activities shall also be designed and conducted such that the following noise levels are not exceeded within the boundary of any Residential zone:

Daytime	50dBA L10
Nighttime	40dBA L10
On any day between 9.00pm and 7.00am (next day)	70dBA Lmax

4.3.1.i Discharge of Contaminants

All activities that cause discharges to air, land or water must obtain and keep in a current state any necessary discharge consents and must comply with the relevant conditions of consent.

4.3.1.j Dust

Activities must not create a dust nuisance. A dust nuisance will occur if:

- there is visible evidence of suspended solids in the air beyond the site boundary; and/or
- there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.

4.3.1.k Design and Appearance

All buildings, extensions and redevelopments in Lake Tekapo Village Tourist zone with a gross floor area greater than 10m² shall be a Controlled Activity. (refer rule 4.4.2)

4.3.1.l Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

4.4 CONTROLLED ACTIVITIES

4.4.1 Service Stations, with the exception of service station in the Tourist zone in the area identified on Planning Map 52 as area S, which comply with the following Standards and Terms:

Standards and Terms for Service Stations

a	Height of Buildings	-	refer 4.3.1.a
b	Setback from Neighbours	-	refer 4.3.1.b
c	Setback from Roads	-	refer 4.3.1.c
d	Building Coverage	-	refer 4.3.1.d
e	Noise	-	refer 4.3.1.h

Matters Subject to Council's Control

- a Layout of the Site
- b Signs size, type, design and location
- c Access location, and width
- d Landscaping and screening
- e Circulation control
- f Retail Sales - type of goods sold and the scale of retail floor space.

4.4.2 Building Design and Appearance

All buildings, extensions and redevelopments in Lake Tekapo Village Tourist zone with a gross floor area greater than 10m² shall be a Controlled Activity in relation to design and appearance.

Standard for Controlled Activities

All buildings, extensions and redevelopments must comply with the following rules in the Tourist Zone:

- | | | | |
|---|-------------------------|---|--------------|
| a | Height of Buildings | - | refer 4.3.1a |
| b | Setback from Neighbours | - | refer 4.3.1b |
| c | Setback from Roads | - | refer 4.3.1c |
| d | Building Coverage | - | refer 4.3.1d |

Matters Subject to Council's Control:

- a Type of cladding
- b Compliance with the Mackenzie District Council Colour Palette for Lake Tekapo
- c Blending with "High Country/Alpine" theme and surrounding environment
- d Ample/easy pedestrian access
- e Landscaping
- f Non-reflective roofing
- g Design and appearance of signage.

4.5 DISCRETIONARY ACTIVITIES

4.5.1 Any Permitted Activity which does not comply with any one or more of the following Permitted Activity standards:

- 4.3.a Height of Buildings
- 4.3.b Setback from Neighbours
- 4.3.c Setback from Roads
- 4.3.d Building Coverage
- 4.3.e Outdoor Storage
- 4.3.f Location of offices and showroom
- 4.3.g Landscaping
- 4.3.i Discharge of Contaminants
- 4.3.j Dust
- 4.3.l Aircraft

In considering any such Discretionary Activity the consent authority shall limit the exercise of its discretion to the matters of non-compliance.

4.5.2 Any Controlled Activity which does not comply with the following Controlled Activity Standards and Terms:

- a Height of Buildings
- b Setback from Neighbours
- c Setback from Roads
- d Building Coverage

In considering any such Discretionary Activity the consent authority shall limit the exercise of its discretion to the matters of non-compliance.

4.5.3 A service station in the Tourist Zone on Ruataniwha Road identified as area S on Planning Map 52.

4.6 NON-COMPLYING ACTIVITIES

4.6.1 Any Permitted or Controlled Activity which does not comply with the following Permitted Activity condition:

4.3.1.h Noise

4.6.2 Any industrial activity.

4.7 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

TOURIST G ZONE

5.1 ZONE STATEMENT

The purpose of this zone is to provide for a range of commercial and service uses in association with tourist accommodation on the Twin Stream fan at Glentanner. The land has been subject to geotechnical investigation which has confirmed it as being suitable for development for the controlled activities. Development constraints to avoid hazards from landslip erosion and flooding have been applied in locating the zone and the building areas, which therefore define areas of minimum or controllable hazard.

Development within the zone is required to comply with environmental standards particularly those expressed by building design and location, vegetation conservation, site suitability and flood risk management plans.

5.2 ANTICIPATED ENVIRONMENTAL RESULTS

- Integration of development with the surrounding natural environment.
- A high level of amenity enjoyed with respect to visitor and residential accommodation.
- Mitigation of the effects of natural hazards.
- Maintenance of indigenous vegetation systems.

5.3 DISTRICT WIDE RULES

The following General Provisions containing District-Wide Rules shall apply in the Tourist G Zone:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Hazardous Substances
Section 9<u>10</u> | <ul style="list-style-type: none"> Section 11<u>10</u> |
| <ul style="list-style-type: none"> • Heritage Protection | <ul style="list-style-type: none"> Section 12<u>4</u> |
| <ul style="list-style-type: none"> • Signs and Outdoor Lighting | <ul style="list-style-type: none"> Section 13<u>2</u> |
| <ul style="list-style-type: none"> • Subdivision, Development and Financial Contributions
Section 13<u>2</u> | <ul style="list-style-type: none"> Section 14<u>3</u> |
| <ul style="list-style-type: none"> • Temporary Activities and Buildings and Environmental Noise | <ul style="list-style-type: none"> Section 15<u>4</u> |
| <ul style="list-style-type: none"> • Transportation | <ul style="list-style-type: none"> Section 16<u>5</u> |
| <ul style="list-style-type: none"> • Utilities | <ul style="list-style-type: none"> Section 16<u>5</u> |

STATUS OF ACTIVITIES

5.4 CONTROLLED ACTIVITIES

The following activities shall be Controlled Activities provided they comply with all the Standards and Terms listed in 5.4.4.

5.4.1 Visitor Accommodation

5.4.2 Commercial Activities

5.4.3 Residential Activities

5.4.4 Standards and Terms for Controlled Activity

5.4.4.a Location of Buildings

- No buildings shall be located within Area B shown in Map 17A.
- No buildings on the southern side of Twin Stream shall be located within 10m from the site boundaries on the northern side of SH 80.

5.4.4.b Building Height

The maximum height of any building shall be:

- 12m for buildings south of Twin Stream
- 6m for buildings north of Twin Stream.

5.4.4.c Flight Protection Areas

No building, structure, mast, pole or tree or other object shall penetrate any of the approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces shown on the Planning Maps 54 and 55 and described in Appendix M of this Plan.

5.4.4.d Aircraft

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

5.4.5 Matters Subject to Council's Control

5.4.5.a Building design, location and height.

5.4.5.b Colour, cladding and external appearance of buildings.

- 5.4.5.c Site stability and flood risk hazard within the areas marked A on Planning Map 17A. The construction and erection of any building shall require a non-notified application to Council to demonstrate that proper safeguards have been employed to ensure that any proposed buildings are adequately sited or protected from flooding. As a guide the Council would be seeking a level of flood protection works sufficient to protect development from a 100 year flood event and to contain such a flood within the Twin Stream river channel.

In addition, the method of construction of any building should not be detrimental to the stability of the site on which it is being constructed or the stability of any adjoining site.

Any application in respect of the above must be accompanied by a report from a Registered Engineer, Engineering Geologist or other suitability qualified person to the effect that the protection works proposed to be carried out will serve the purpose intended.

- 5.4.5.d Landscaping.

5.5 NON-COMPLYING ACTIVITIES

- 5.5.1 All activities not provided for as a Controlled Activity shall be Non-complying activities.

5.6 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

TRAVELLERS ACCOMMODATION ZONE

6.1 ZONE PURPOSE AND STATEMENT

This zone applies to land near Cowans Hill in Lake Tekapo Village, on Wairepo Road and Grandvue Drive in Twizel and on two sites near the Fairlie Domain on Gray Street. The permitted activities within the zone are limited to visitor accommodation because of their particular suitability for this purpose. Other tourist activities are discretionary activities because of the need to consider the impact of these activities on the cohesiveness and efficiency of established tourist focal points. In addition, in Lake Tekapo the impact of other tourist activities on the efficiency and safe functioning of the State Highway needs to be considered.

6.2 ANTICIPATED ENVIRONMENTAL RESULTS

- Provision of accommodation for travellers and tourists of a good standard compatible with residential amenities.
- A minimum of undesirable environmental effects on adjoining living zones.
- A zone environment with a medium density and scale of activities.
- Moderate levels of traffic generation to the areas but with standards minimising effects arising from parking, manoeuvring and location of access.

6.3 DISTRICT WIDE RULES

The following General Provisions containing District-Wide Rules apply in the Travellers Accommodation Zone:

- Hazardous Substances
Section ~~9~~10
- Heritage Protection
Section ~~4~~011
- Signs and Outdoor Lighting
Section ~~4~~12
- Subdivision, Development and Financial Contributions
Section ~~4~~213
- Temporary Activities and Buildings and Environmental Noise
Section ~~4~~314
- Transportation
Section ~~4~~415
- Utilities
Section ~~4~~516

STATUS OF ACTIVITIES

6.4 PERMITTED ACTIVITIES

6.4.1 Visitor Accommodation, and managers residences subject to the following standards:

6.4.1.a **Building Coverage**

The maximum percentage of the site to be covered by buildings shall be 45%.

6.4.1.b **Height of Buildings**

The maximum height of any buildings or signs shall be 8m.

Buildings shall not project beyond a building envelope constructed by recession planes above the boundary with any Residential Zone as set out in Appendix H.

6.4.1.c **Setback from Neighbours and Roads**

i Buildings shall be set back a minimum of 3m from all internal and road boundaries.

ii Buildings shall be set back a minimum distance of 6m from internal boundaries adjoining a Rec P Zone.

6.4.1.d **Landscaping**

i The minimum percentage area of the site to be landscaped shall be 10%.

ii On sites other than rear sites, all required landscaped areas shall be located along the road frontage of the site. Such landscaping shall include a landscaping strip with a minimum average width of 1.5m and a minimum width of 0.6m along the road frontage except across vehicle crossings **except that** on sites, or parts of sites, on the opposite side of a road to a living zone, the landscaping strip shall have a minimum average width of 4.5m and a minimum width of 1.5m along the road frontage, except across vehicle crossings.

iii Any landscaping or trees required by these rules shall be maintained, and if dead, diseased or damaged shall be replaced.

6.4.1.e **Visual Amenity**

Parking and outdoor storage areas shall be screened from adjoining roads or adjoining sites in a residential zone or recreation zone, by either landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.8m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing. Where screening is by way of landscaping, it shall be for a minimum depth of 1.5m along the zone or road boundary.

6.4.1.f **Retailing**

Any retailing shall only consist of the sale of liquor and/or food for consumption on the premises, and other goods provided that they are ancillary to the travellers' accommodation activity on that site.

6.4.1.g **Noise**

The noise standard in the Village Centre Zone shall apply.

6.4.1.h **Design and Appearance**

All buildings, extensions and redevelopments in Lake Tekapo with a gross floor area greater than 10m² shall be a Controlled Activity. (refer rule 6.5.1)

6.4.1.i **Aircraft**

No activity shall involve the take-off or landing of aircraft, other than for emergency services landing and rescues, civil defence, and activities carried out by the New Zealand Defence Force

6.4.2 **Residential Activities**

6.4.2.a Except as provided for in 6.4.2.b, All standards for residential activities shall be those for the Residential 1 Zone.

6.4.2.b All standards for residential activities and subdivision within the Travellers Accommodation Zone west of Grandvue Drive, Twizel (refer Planning Map 57), shall be those for the Residential 2 zone, except as follows:

6.4.2.b.i Buildings shall be set back a minimum distance of 6m from internal boundaries adjoining a Rec P Zone.

6.4.3 **Other Activities**

All standards for other activities shall be those for the Residential 1 Zone.

6.5 CONTROLLED ACTIVITIES

6.5.1 **Design and Appearance**

All buildings, extensions and redevelopments in Lake Tekapo with a gross floor area greater than 10m² shall be a Controlled Activity

Standard for Controlled Activities

All buildings, extensions and redevelopments must comply with the following rules in the Travellers Accommodation Zone:

- | | | | |
|---|----------------------------------|---|---------------|
| a | Building Coverage | - | refer 6.4.1.a |
| b | Height of Buildings | - | refer 6.4.1.b |
| c | Setback from Neighbours and Road | - | refer 6.4.1.c |

Matters Subject to Council's Control:

- a Type of cladding
- b Compliance with the Mackenzie District Council Colour Palette for Lake Tekapo
- c Blending with "High Country/Alpine" theme and surrounding environment
- d Ample/easy pedestrian access
- e Landscaping
- f Non-reflective roofing
- g Design and appearance of signage.

6.6 DISCRETIONARY ACTIVITIES

6.6.1 Any Visitor Accommodation which does not comply with any one or more of the following standards for Permitted Activity Visitors Accommodation:

- 6.4.1.a Building Coverage
- 6.4.1.b Height of Buildings
- 6.4.1.c Setback from Neighbours and Road
- 6.4.1.d Landscaping
- 6.4.1.e Visual Amenity
- 6.4.1.f Retailing
- 6.4.1.g Noise
- 6.4.1.i Aircraft

6.6.2 Any residential activity provided for as a Discretionary Activity in the Residential 1 Zone.

6.6.3 Any residential activity within the Travellers Accommodation Zone west of Grandvue Drive, Twizel (refer Planning Map 57) which is provided for as a Discretionary Activity in the Residential 2 Zone.

6.6.34 Any other activity not provided for as a Permitted or Discretionary Activity.

6.7 ASSESSMENT MATTERS - RESOURCE CONSENTS

Refer Clauses 7.1 and 7.2 for the assessment matters the consent authority shall have regard to in considering whether or not to grant consent or impose conditions on a resource consent.

ASSESSMENT MATTERS - RESOURCE CONSENTS

7.1 GENERAL

- 7.1.a In considering resource consents for land use activities in Business Zones, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out below.
- 7.1.b In the case of *Controlled Activities*, and activities which are *Discretionary Activities in respect of which discretion is limited* the assessment matters taken into account shall only be those relevant to matters to which discretion is limited.
- 7.1.c In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- 7.1.d In considering resource consents Council shall have regard to District-wide rules.
- 7.1.e In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited to, the following Assessment Matters.

7.2 BUSINESS ZONES

7.2.a Height of Buildings

- i The extent of any adverse effects on the environment from exceeding a maximum height and in particular the effect of any increased building height on the visual character of the area and compatibility with the scale of adjoining buildings.
- ii The degree to which the increased height may affect the amenity and enjoyment of other sites, roads and public open space through a reduction in view, casting of shadows, visual dominance of outlook by buildings, or loss of privacy through being overlooked, which is out of character with the local environment.
- iii The degree to which the increased building height may result in decreased opportunities for views from properties in the vicinity or from roads.
- iv The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping.

7.2.b Setback from Road

Where the performance standard allows no setback to be provided:

- i The degree to which a setback from the road boundary will affect the visual continuity of building frontage along the street and the character of the area, as a defined business centre of distinctive building style with a sense of enclosure and continuity of business activity.

Where the performance standard requires a setback to be provided:

- ii The extent to which the reduced setback will affect the potential of the site to comply with the standards for carparking and/or landscaping.
- iii The design and appearance of the building and its visual impact from the street or adjoining properties.
- iv The necessity for a reduced setback to enable more efficient or practical use of a site.
- v The degree to which a reduced setback will affect the coherence of adjoining site development in terms of appearance, layout and scale and the openness and visual amenity of the street when viewed from adjoining properties.
- vi The potential for the privacy of adjoining residential sites to be affected from buildings built at a reduced setback.
- vii The potential for any landscaping to mitigate any increased visual impact created from a reduced setback.

7.2.c **Building Coverage**

- i The effect on the amenity and character of the local environment of reducing open space and increasing the amount of building over a site.
- ii The extent to which site development will be able to comply with other performance standards such as setback, landscaping, parking, manoeuvring and loading.
- iii The necessity for the increased building coverage in order to undertake the proposed activities on the site.
- iv The ability of any landscaping or screening to mitigate any effects of a reduction in open space.

7.2.d **Amenities of Residential Zones - Setback and Screening**

- i The extent of the visual impact of the building from the adjoining residential site and its impact on the amenity and character of the residential environment taking into account its design and appearance, bulk and length of wall.
- ii The extent of any overshadowing created and the impact this may have on any outdoor living spaces or main living areas within a dwelling.
- iii The potential for the development to affect the amenity of the adjoining residential environment in terms of such matters as noise, glare, dust, smell and vibration.

7.2.e **Verandas**

- i Where a verandah is to be provided, the extent of the effect this will have on the visual continuity of building frontage from the street and the distinctive form and character of buildings in areas of intensive business activity.
- ii The volume of pedestrians using the street and the extent to which they will be exposed to adverse climatic conditions if a verandah is not provided.

- iii The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback and scale and the extent of the impact that non-provision of a verandah will have on the architectural cohesiveness of the street.

7.2.f Landscaping

- i The extent of the visual impact of buildings and outdoor storage areas on sites with a reduced area of landscaping.
- ii The extent to which the site is visible from adjoining sites, particularly from residential areas.
- iii The extent to which other factors may compensate for a reduced landscaped area, such as:
 - a higher quality of planting over a smaller area
 - a high standard of architectural design that is not visually obtrusive
 - the type of building materials used
 - the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- iv The visual appearance of the site and the length of boundary open to public view and the impact of buildings and activities on site on the character and amenity of the area.
- v The importance of improving the standard of landscape particularly where a low standard of landscaping currently exists.

7.2.g Visual Amenity

- i The extent and quality of landscaping provided on the site or alternative means of screening.
- ii The design and appearance of any buildings and their effects on the amenity of the area.
- iii The position of the offices, showrooms or storage areas in relation to buildings and options for the alternative layout of activities on site.
- iv The extent to which the site is visible from adjoining sites, particularly from residential areas and the effect this will have on the amenities of the area.

With respect to outdoor storage:

- v The type of goods or vehicles to be stored on site, their visual appearance and the nature of any adverse effects or potential hazards associated with their storage; and
- vi The height of any stacks of stored goods or vehicles and their visibility from surrounding sites and in particular, from residential sites.

7.2.h Residential Activity and Visitor Accommodation

- i The effect of residential activity and visitor accommodation on the ability of nearby

business activities to operate.

- ii The nature of nearby business activities.
- iii The effect of likely traffic and pedestrian generation from the proposed visitor accommodation in terms of levels of traffic congestion, reduction in levels of traffic safety, convenience, accessibility and cohesiveness of the business areas.

7.2.i **Access**

- i The effect of the activity on the safe and efficient operation on adjoining roads, including state highways.
- ii Whether provision has been made for an internal service road associated with new development in the Village Centre 1 or 2 Zones of Lake Tekapo which will not preclude access to other new development within the zones.

7.2.j **Flood Mitigation - Floor Heights**

Refer Section 16

7.2.k **Aircraft**

- i The proximity of other landing sites and the likelihood of reduced air safety in the area resulting from the proposed operation(s).
- ii The frequency of flights proposed, and the extent to which the frequency and flight paths of flights will affect traffic safety and the quality, amenity and character of the surrounding environment.
- iii The on-ground safety of aircraft operations and of passengers embarking or leaving aircraft.

7.2.l **Noise**

- i The degree to which excessive noise generation will affect the enjoyment of any public place, business or residential area in the vicinity.
- ii The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
- iii The nature of measures to mitigate excessive noise levels and the degree to which they are successful.

7.2.m **Lake Tekapo Village Centre Zones**

- i The extent to which the design and appearance of new buildings comply with the standards set out in the Lake Tekapo Design Guide contained in Appendix P.
- ii The degree to which a building or structure will retain the opportunity for open space, access to sunlight and pedestrian links from within the Village Centre zones.
- iii The extent to which buildings intruding into a setback jeopardise the retention and

enhancement of views, or the form and function of the setback. Particular attention should be paid to the potential effect of building dominance on open space, particularly where that open space is contained within a No-build area.

- iv The degree to which a proposal is consistent with the layout and intent of the Lake Tekapo Village Centre Outline Development Plan.

7.2.n Commercial Activities within the Industrial Zone in Twizel

- i the degree to which there would be any significant effect on the role and function of the Village Centre Zone in Twizel, particularly in terms of its role in providing Twizel's principal area for shopping and as a community focal point;
- ii the degree to which commercial activity may adversely affect the consolidation of the Village Centre Zone and the effect this may have on the use of existing infrastructure, such as car-parking, street works or street lighting, and on the amenity of the zone;
- iii the extent to which there would be any adverse effects on traffic movement, safety and efficiency, parking, access and manoeuvring within the vicinity of the site;
- iv the degree to which the activity would result in adverse effects on the amenity of sites in adjoining zones;
- v any cumulative effect of the proposed commercial activity in conjunction with other commercial activity undertaken in or in close proximity to the zone, in terms of the bullet points above.

7.2.o Deferred Industrial Zones, Ohau/Ostler Road, Twizel

- i Coordination of development, particularly roading access with adjoining land;
- ii the extent to which the services can be provided efficiently and effectively;
- iii the ability to reduce adverse amenity effects on adjoining or nearby residential areas;
- iv the effect of any activity on the future development of the Deferred Industrial zones or any part thereof, including the provision of a suitable layout of roads and services;
- v whether or not a time limit should be imposed as a condition of consent or the term of consent limited if it is likely that the activity will have an adverse effect on future industrial activity.