

9 RUATANIWHA ROWING ZONE

9.1 Zone Statement

The Ruataniwha Rowing Zone (RRZ) encompasses 26 hectares of land owned by South Island Rowing Incorporated, adjacent to Lake Ruataniwha at Twizel. Lake Ruataniwha itself is an internationally recognised rowing venue, and is of economic, social and recreational significance at a local, district and national level. The purpose of this zone is to recognise the importance of the rowing venue and facilities to the township and the District, and to provide for buildings and facilities to support this. It is intended that the zone be developed in a manner that provides for the continuing operation of rowing activities, while ensuring public access is maintained.

9.2 Objective and Policies

Objective 1

To recognize and provide for the importance of the Ruataniwha rowing course and associated facilities, by enabling ongoing use and development at the site while ensuring that adverse effects including those on the Lake and its margins, and on public access, are avoided, remedied or mitigated.

Policies

- 1 To provide for appropriate development and maintenance of the Ruataniwha Rowing Zone, in accordance with the site plan at Appendix B.
- 2 To ensure that public access to the site and the margins of Lake Ruataniwha is safeguarded.
- 3 To ensure that new and existing buildings and facilities are visually recessive, and do not impinge on the open space or visual amenity of the site and the adjacent Rec P area and lakeside.
4. To ensure that any development in the Ruataniwha Rowing Zone is adequately serviced.

9.3 District Wide Rules

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

<u>• Hazardous Substances</u>	<u>Section 10</u>
<u>• Heritage Protection</u>	<u>Section 11</u>
<u>• Signs and Outdoor Lighting</u>	<u>Section 12</u>
<u>• Subdivision, Development and Financial Contributions</u>	<u>Section 13</u>

- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

Except where the above rules are not consistent with a specific rule in the Ruataniwha Rowing Zone, in which case the Ruataniwha Rowing Zone rules shall prevail.

STATUS OF ACTIVITIES

9.4 Permitted Activities

The following are permitted activities provided they comply with the conditions specified in 9.4.9 below:

9.4.1 Buildings for rowing support facilities; being storage, administration, ablution, launching, adjudication, and ceremonial purposes; and a kitchen and lounge.

9.4.2 Caretaker's accommodation of up to one dwellinghouse.

9.4.3 Temporary accommodation and temporary buildings such as marquees in accordance with Section 14 Rule 1.1.2 of this Plan.

9.4.4 Retail sales directly associated with and integral to rowing events or activities, including food, beverage, clothing and souvenir sales.

9.4.5 Vehicular access and parking areas, and paths and routes for pedestrians and cyclists.

9.4.6 Earthworks and/or the felling or removal of trees for the purpose of clearing a building platform, tent sites, or the provision of picnic areas, and vehicle and pedestrian access routes.

9.4.7 Camping activities directly associated with rowing events or training (including caravans and campervans).

9.4.8 Landscaping and picnic areas in respect of the provision of seating, tables, permanent barbecues and rubbish facilities.

9.4.9 Conditions on Permitted Activities

9.4.9.a Siting of Buildings

Any buildings and activities in the Ruataniwha Rowing Zone shall be established and/or operated only in the areas identified on the site plan at Appendix B.

9.4.9.b Height of Buildings

No building or structure shall exceed 5m in height, except for the Control Tower building, which shall not exceed 12m and the Communications Tower, which shall not exceed 18m.

9.4.9.c Setbacks

All buildings and structures shall be set back a minimum of 20m from any road boundary, and 10m from the boundary of the Recreation P zone.

9.4.9.d Building Coverage

No single building footprint shall exceed 600m² in total area. The combined total of all buildings within the zone shall not exceed 20% of the total area of the zone.

9.4.9.e Building Design and Appearance

The maximum reflectivity index of the exterior of any buildings shall be 40%.

9.4.9.f Lighting

All exterior lighting shall be directed away from adjacent properties and roads, and Lake Ruataniwha, with the exception of lighting directed towards the lake for the purpose of lighting the rowing course during rowing regattas. All materials shall be of low or non-reflective nature, or shall be painted or otherwise coated to avoid reflective glare.

9.4.9.g Operation of Activities

Any buildings or activities shall be operated by an organisation that is involved in site management, or that administers activities or conducts training or competition, or that holds events, on Lake Ruataniwha.

Exemption: This shall not apply to Permitted Activity Rule 9.4.4.

9.4.9.h Vehicular Access

- i All vehicular access and parking areas shall be located and designed to maintain the visual amenity of the Ruataniwha Rowing Zone, the adjacent Recreation P Zone and adjacent sites. All such areas shall be landscaped in a manner that minimises the visual impact of the works from external private and public spaces and roads.
- ii The surface of all vehicular access and parking areas shall be formed, sealed or otherwise maintained so as to avoid dust or noise nuisance.
- iii All vehicular access and parking areas shall be formed and surfaced to ensure that no deleterious material is carried onto a sealed carriageway.

9.4.9.i Servicing

All telephone, power and other facilities lines (excluding temporary facilities associated with rowing events) are to be reticulated underground.

9.4.9.i Effluent Disposal

All effluent disposal shall be reticulated. There shall be no treatment and/or disposal of effluent on-site.

9.5 Restricted Discretionary Activities**9.5.1 The following activities:**

- a. The establishment or operation of any building or activity directly in support of or integral to rowing, other than those permitted in Section 9.4 above.

- b. The establishment or operation of any building or activity listed in 9.4.1 – 9.4.8 above (inclusive) that does not comply with Condition 9.4.9.a but complies with all other conditions in 9.4.9.

shall be Restricted Discretionary Activities in the RRZ, with the Council's discretion limited to the following matters:

- Effects on amenity values, including effects on the amenity of the adjoining Recreation P Zone
- Effects on landscape and natural character
- Effects on public access
- Servicing, including water supply and sewage disposal
- Building coverage, including the achievement of the standard in 9.4.9.d
- The extent to which the proposal complies with the site plan at Appendix B
- The extent to which the building or activity is necessary to support or assist with rowing activity
- The external design and appearance of buildings, and the extent to which any buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
- The extent to which the development satisfies the guidelines in Appendix K Landscape Guidelines.

9.6 Non-complying Activities

9.6.1 Any activity or building not provided for in Sections 9.4 and 9.5 above.

9.6.2 Commercial visitor accommodation not related to rowing events/activities.

9.6.3 Any subdivision, in accordance with Section 13 Rule 5.e of this Plan.

ASSESSMENT MATTERS

9.7 In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

- 9.7.1. The extent to which any activity, building or operation is ancillary to or supports rowing.
- 9.7.2. The extent to which any activity, building or operation is outside the designated area on the site plan in Appendix B.
- 9.7.3. The extent to which any proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
- 9.7.4. The extent to which building coverage may exceed the standard in 9.4.9.d.
- 9.7.5. The effect of the activity and associated buildings, structures, and access requirements on the amenity of the adjoining Recreation P Zone.
- 9.7.6. The extent to which any buildings are compatible with, and do not adversely affect, areas which have landscape or natural conservation values.
- 9.7.7. The ability to supply water and dispose of sewage and other wastes in an environmentally friendly manner.
- 9.7.8. Long term effects on landscape values.
- 9.7.9. The extent to which the development satisfies the guidelines in Appendix K Landscape Guidelines.